



Planning Application
Department of Conservation and Development
Community Development Division
 30 Muir Road
 Martinez, CA 94553
 (925) 674-7200
www.cccounty.us

PROJECT DATA	
Total Parcel Size:	56,192 SF
Proposed Number of Units:	1
Proposed Square Footage:	10,000
Estimated Project Value:	250,000

TYPE OF APPLICATION (Mark all that apply):

<input type="checkbox"/> ACCESSORY DWELLING UNIT	<input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY	<input checked="" type="checkbox"/> REZONING
<input type="checkbox"/> ADMINISTRATIVE REVIEW (former Redevelopment Area)	<input type="checkbox"/> LAND USE PERMIT	<input type="checkbox"/> TREE PERMIT
<input type="checkbox"/> CERTIFICATE OF COMPLIANCE	<input type="checkbox"/> LOT LINE ADJUSTMENT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> COMPLIANCE REVIEW	<input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION	<input type="checkbox"/> WIRELESS _____
<input type="checkbox"/> DEVELOPMENT PLAN	<input type="checkbox"/> PLANNING CONSIDERATION	<input type="checkbox"/> OTHER _____

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: Ron Elvidge - SPM Properties, Inc.

ADDRESS: 1330 N. Broadway, Suite C

CITY, STATE: Walnut Creek, CA ZIP: 95696

PHONE #: 925-930-7760

EMAIL: ron@spmproperties.com

APPLICANT (MAIN CONTACT INFORMATION)

NAME: Brian Mitchell - The Shryne Group

ADDRESS: 728 E. Commercial St., 2nd Fl

CITY, STATE: Los Angeles, CA ZIP: 90012

PHONE #: 415-336-0374

EMAIL: brian.mitchell@shrynegroup.com

I am the property owner and hereby authorize the filing of this application.
 DocuSigned by: Ron Elvidge
 SIGNATURE: 2598E9F69BF14A9...

Check here if billings are to be sent to applicant rather than owner.
 DocuSigned by: Brian Mitchell
 SIGNATURE: 01F47E36E5724A9...

Project Description: SEE ATTACHED PROJECT DESCRIPTION

10,000 SF Distribution Center for Cannabis

*****FOR OFFICE USE ONLY*****

Project Description: The applicant is requesting approval to re-zone the subject parcel from Retail Business District to General Commercial District for the purposes of establishing a cannabis distribution facility.

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: 125-032-031
Area: Pacheco	*Base Fee/Deposit	\$ 7,000	S-	Site Address: 100 1st Ave N., Pacheco
Fire District: Consolidated	Late Filing Penalty (+50% of above if applicable)	\$ 0	S-066	Zoning District: RB
Sphere of Influence: Pleasant Hill	½% Est. Value over \$100,000	\$ 0	S-029	General Plan: CO
Flood Zone: X	#Units/Lots _____ x \$ _____ Sq. Ft. x \$ _____	\$ 0	S-014	Census Tract: 3212
x-ref Files: MJ19-0012	Notification Fee	\$15.00/\$30.00	S-052	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Supervisory District: Federal Glover-V
	Environmental Health Dept.	\$57.00	5884	Received By: F. Avila
Concurrent Files: LP20-2003	TOTAL	\$ 7,000		Date Filed: 4/2/2020
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: R220-03254

RE-ZONING - WRITTEN STATEMENT

100 1st Ave N., Pacheco, CA 94553

(AKA 5753-5759 Pacheco Blvd)

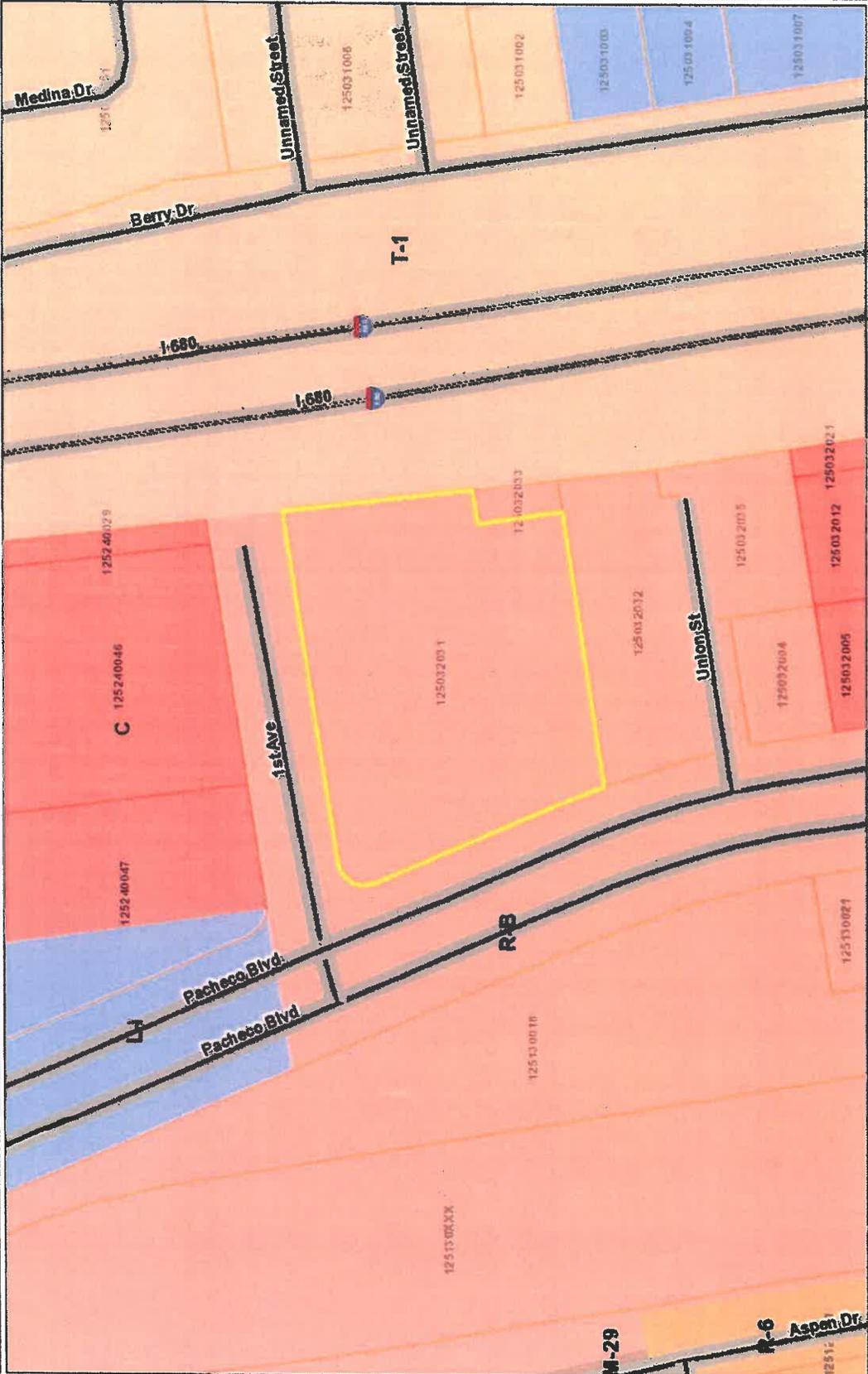
APN: 125-032-031

1. The proposed use of the premises is for an adult use cannabis distribution facility attached to a cannabis retail facility.
2. The total property is a 20,000 square foot rectangular shaped, multi-tenant building situated on the corner of 1st Ave N and Pacheco Blvd.
3. The property is currently zoned R-B (Retail-Business) but needs to be rezoned as Commercial (C) in order for a distribution business to be compliant with County Zoning. The property just to the north is zoned Commercial as well as property to the South. The General Plan for the area is zoned Commercial (CO). We see no issue with the rezone because of the surrounding zones are compatible with this change.

Zoning: R-B Retail Business



- Legend**
- City Limits
 - Highways Bay Area
 - Streets
 - Zoning
 - R-6 (Single Family Residential)
 - R-6.5 (Single Family Residential Combining District)
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This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate. THIS MAP IS NOT TO BE USED FOR NAVIGATION!

Scale: 1:1,128
 Centre Coast County -DOT GIS