



# Appeal of CUP 25-02 130 N. Butte Street

WWCRS, INC. – RETAIL / DISPENSARY BUSINESS

SEPTEMBER 23, 2025 – CITY COUNCIL

# Background

- Planning Commission hearing held **August 5, 2025.**
- Resulted in a **2-2-1** vote and denial of the application.
- **Applicant filed an appeal** on August 12, 2025.

# Appeal Findings

1. The Staff Report provides findings establishing that **the application meets all criteria** for the issuance of a conditional use permit.
2. The project meets all requirements under the applicable city codes, CEQA, and is **consistent with both General Plan and the City Council's priorities and goals**.
3. The Planning Commission provided **no factual findings regarding the denial**.
4. The location associated with this Application for a Conditional Use Permit (#CUP-25-02) **is in the same commercial zoning and meets all of the same requirements as the Planning Commission's first agenda item** (Application for a Conditional Use Permit for Cali Love LLC (File# CUP-25-01) located at 157 North Butte Street), which was approved by the Planning Commission at the same August 5, 2025 Planning Commission meeting. No explanation, reasoning or findings were made as to why one application was approved, and the other was denied.
5. In addition to the Staff Recommendation to approve this Conditional Use Permit, WWCRS, Inc. (CUP-25-02) included **multiple letters** included in the Planning Commission Agenda Package **which demonstrated central commercial community support**.

# CUP Findings

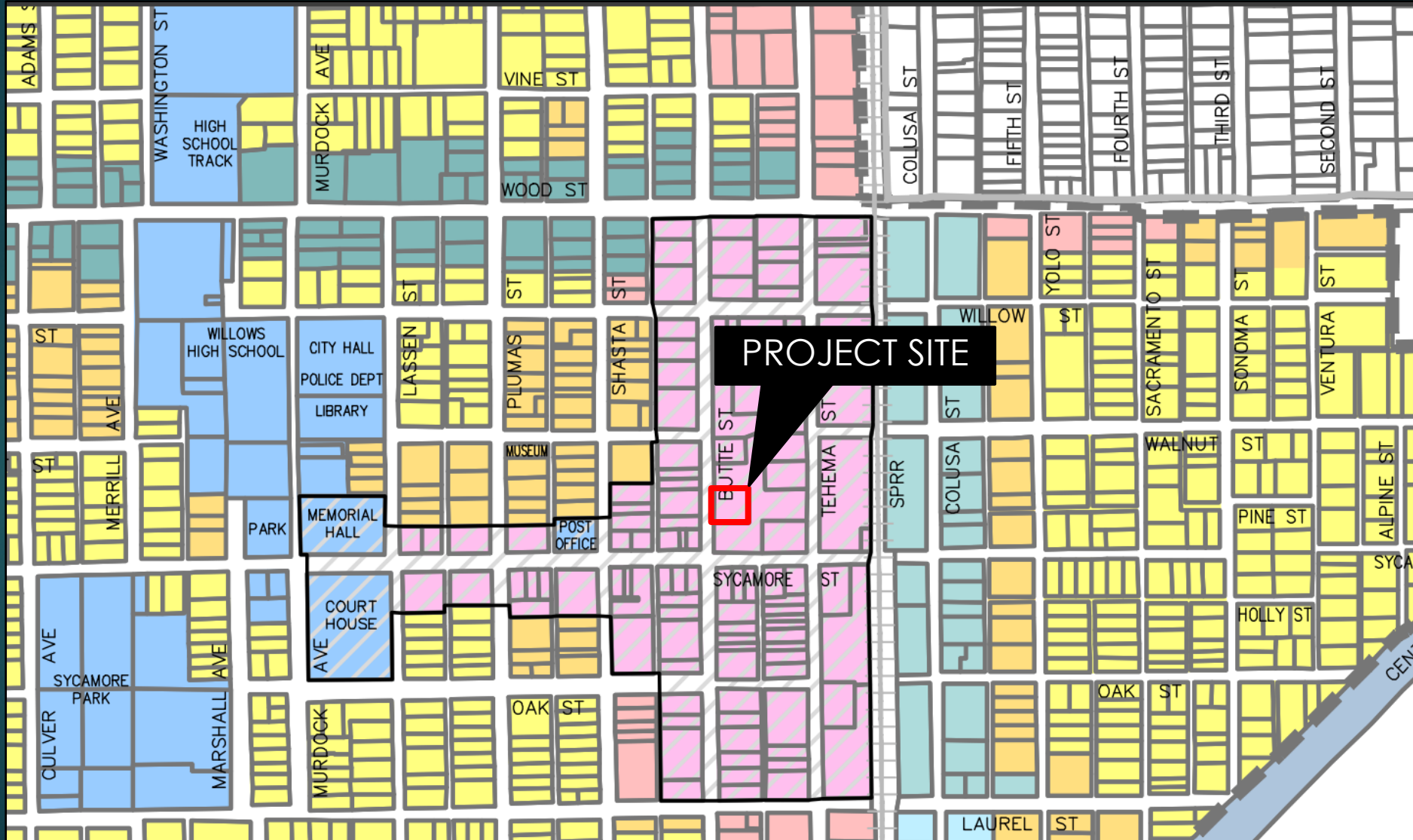
1. That the **use is consistent with the purposes of the district** in which the site is located.
2. That the proposed location of the use and the conditions under which it may be operated or maintained will **not be detrimental to the public health, safety, or welfare or materially injurious** to properties or improvements in the vicinity.
3. That the proposed **use is in conformance with the General Plan.**

# Analysis

- Recently amended Cannabis Ordinance
- Three step Application Process
- Consistency with Zoning Code, General Plan, and City Council Priorities



# Zoning Map

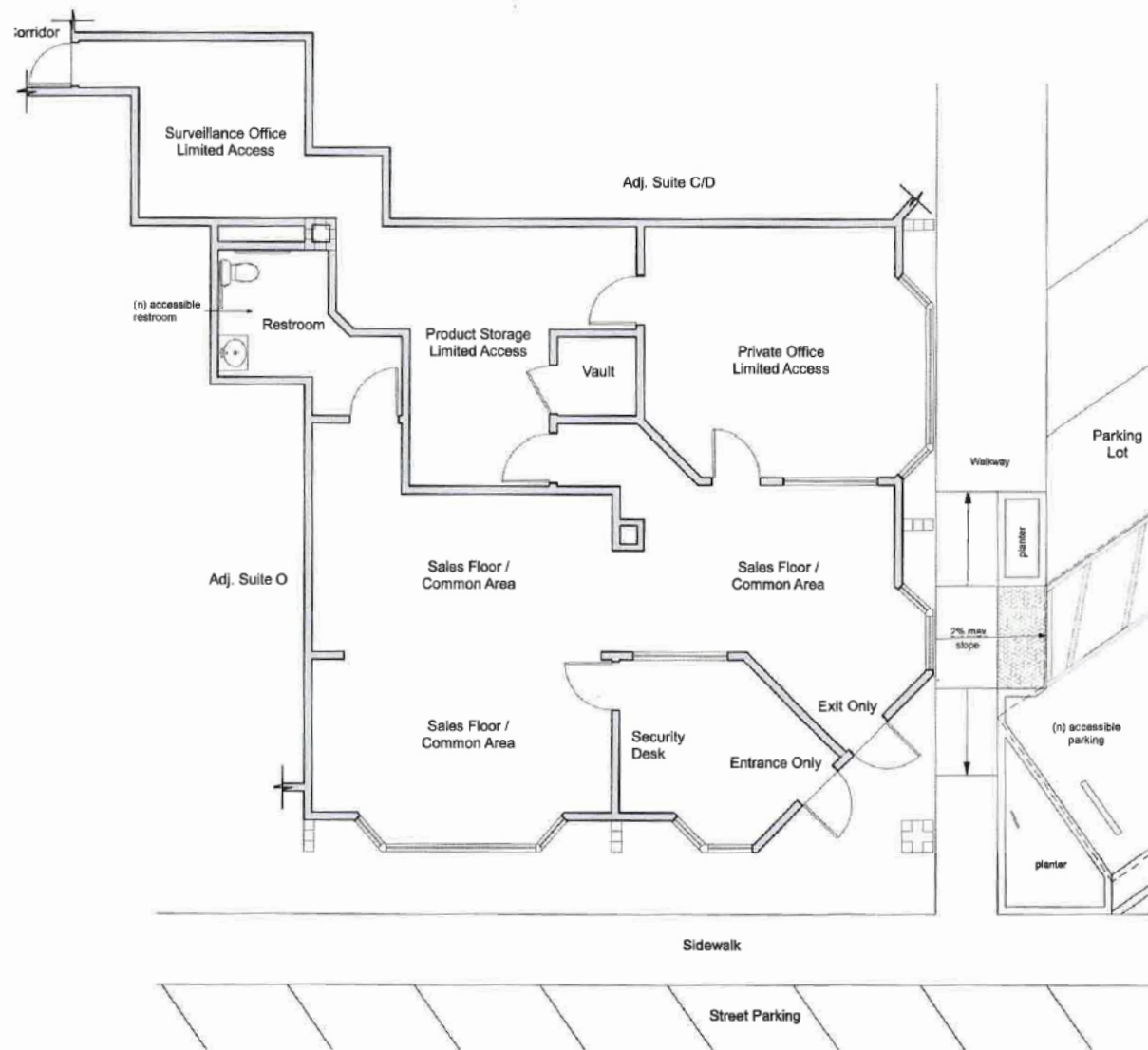




# Location



# Floor Plan





## Staff Recommendation

- ▶ The project is categorically exempt from the preparation of environmental documentation under the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301 (Existing Facilities).
- ▶ Staff recommends the Planning Commission approve the Conditional Use Permit and find the project exempt from CEQA.