



## AGENDA

CITY OF SEASIDE  
ZONING  
ADMINISTRATION

SPECIAL MEETING  
Council Chamber  
440 Harcourt Avenue  
Tuesday, May 29, 2018  
5:00 PM

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*PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING*

1. **CALL TO ORDER**

2. **PUBLIC COMMENT**

3. **BUSINESS ITEMS**

- A. **MINOR USE PERMIT APPLICATION NO. MUP-18-08: CHARLENE VUCINA AND JANICE VUCINA, PROPERTY OWNERS, AND EDWIN PAUNETO, APPLICANT ARE REQUESTING THE APPROVAL OF A MINOR USE PERMIT APPLICATION TO ALLOW FOR A BUSINESS SPECIALIZING IN THE COMMERCIAL CANNABIS MANUFACTURING AND DISTRIBUTION WITHIN A COMMERCIAL BUILDING LOCATED AT 1230 PLAYA AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. CONTINUED PUBLIC HEARING FROM MAY 21, 2018.**

**PURPOSE & RECOMMENDATION:** In accordance with Chapter 19 of the Seaside Municipal Code, a license to allow for the manufacturing and transportation/distribution/assembly of cannabis as a commercial cannabis business is subject to the issuance of a Minor Use Permit issued by the Zoning Administrator.

4. **ADJOURNMENT**

Next Regularly Scheduled Meeting:  
Special  
Special

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The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

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<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300>

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**CITY OF SEASIDE  
STAFF REPORT**

Item No.: 3.A.

**TO:** Zoning Administration

**BY:** Rick Medina, Senior Planner

**DATE:** May 29, 2018

**SUBJECT: MINOR USE PERMIT APPLICATION NO. MUP-18-08: CHARLENE VUCINA AND JANICE VUCINA, PROPERTY OWNERS, AND EDWIN PAUNETO, APPLICANT ARE REQUESTING THE APPROVAL OF A MINOR USE PERMIT APPLICATION TO ALLOW FOR A BUSINESS SPECIALIZING IN THE COMMERCIAL CANNABIS MANUFACTURING AND DISTRIBUTION WITHIN A COMMERCIAL BUILDING LOCATED AT 1230 PLAYA AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. CONTINUED PUBLIC HEARING FROM MAY 21, 2018.**

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**PURPOSE & RECOMMENDATION**

In accordance with Chapter 19 of the Seaside Municipal Code, a license to allow for the manufacturing and transportation/distribution/assembly of cannabis as a commercial cannabis business is subject to the issuance of a Minor Use Permit issued by the Zoning Administrator.

**BACKGROUND**

The project site is located at 1230 Playa Avenue and is developed with an existing one-story commercial building. See Attachment 2 for location map. See Attachment 3 for street view photos.

The adjoining land uses consist of a California American Well site and multi-family residential dwellings to the north, an MPUSD Adult school to the east, multi-family residential dwellings and an assisted senior living facility to the south, and commercial retail businesses to the west.

On May 21, 2018, the Zoning Administrator conducted a public hearing on the proposed cannabis manufacturing. Based on public comments brought forth at the meeting, the application was continued to address the following issues:

1. Security

2. Odors
3. Location from Monterey Peninsula Unified School District property
4. Compatibility with adjacent land uses.

Correspondence received from Ms. Stacy Souders - Golding is provided as Attachment 4.

### PROJECT DESCRIPTION

The proposed project is for the non-volatile manufacturing and distribution of adult use medical and recreational cannabis products. All products brought to the facility will be lab tested to ensure that the product is free of contaminants, pesticides, and molds. No product will be manufactured or distributed until lab safety screening is passed. Any product that does not pass the testing stage will be sent back to the grower or will be stored and disposed of in a locked dump container inside the facility.

The proposed number of employees is approximately 5-7 upon start-up. Operating hours will be from 8 am to 5 pm, Monday-Friday. A total of three vehicles will be stored on-site for the secure transport of cannabis product.

The products to be manufactured and distributed are from the cannabis plant. The cannabis product to be manufactured and distributed through this facility will be as follows:

- Flowers are processed, trimmed buds
- Concentrates are extracts from active components of cannabis.
- Topicals are cannabis products applied directly to skin i.e. creams, spray, balms and ointments.
- Edibles are cannabis preparations that are ingested orally.
- =Cuttings are small rooted cannabis cuttings with no visible flowers for clients legally able to cultivate.
- Seeds are for clients who can legally self cultivate.
- Accessories to include vaporizers, pipes, rolling paper, and other cannabis accessories.
- CBD Rich (Low THC) product.

### STAFF ANALYSIS

In accordance with Title 19 of the Seaside Municipal Code, a minor use permit for testing, manufacturing and research and development of cannabis and cannabis products shall not be granted by the city unless all of the following findings are made based on substantial evidence

1. The activity, as proposed, will comply with all of the requirements of the state and city, and any additional conditions of license for the testing, manufacturing, or research and development of cannabis or cannabis products, including approval of a cannabis development/operating agreement by and between the city and owner.

Evidence: The project site is located within the Community Commercial (CC) Zoning District. Locational restrictions at the local and state levels require that any cannabis licensee being located a minimum of 600 feet from a K-12 school or youth center. The nearest youth center is the "Boys and Girls Club" located at 1332 La Salle Avenue to the southeast. This site is

approximately 700 feet from the project site. The nearest K-12 school is Seaside High School located approximately 1,600 feet to the north. The adjoining parcel to the east which is owned by the Monterey Peninsula Unified School District is currently in use as an adult education school. Under state law, the applicability of the MPUSD facility in relation to the proposed use is based on its current operations and not what it could be changed to in the future. The proposed project will include air filtration systems to mitigate potential odors from manufacturing and processing of cannabis and fencing to ensure that all deliveries and pick-ups of cannabis are screened from public view.

2. The use, as approved and conditioned, will not result in significant unavoidable impacts on the environment.

Evidence: Project will include conditions to require the approval of a security plan by the Chief of Police and the installation of an air filtration system to mitigate issues related to odors. Proposed air filtration system is provided as Attachment 5. Description of Security Plan details is provided as Attachment 6.

3. The use includes adequate measures that minimize use of water at the site.

Evidence: The project will include condition requiring that all water fixtures are retrofitted to comply with the water efficiency standards of the Monterey Peninsula Water Management District.

4. Any cultivation includes adequate quality control measures to ensure cannabis cultivated at the site meets industry standards.

Evidence: No cultivation occurring with the cannabis license.

5. The use shall include adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors, and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons within the state and not distributed out of state.

Evidence: The cannabis development/operating agreement by and between the city and owner will specify parameters which the manufacturing process must adhere to. The Seaside Police Department will maintain oversight over this operating agreement.

6. The applicant, owner, and permittees agree to submit to, and pay for, inspections of the operations and relevant records or documents necessary to determine compliance with this chapter from any enforcement officer of the city of Seaside or their designee.

Evidence: The cannabis development/operating agreement by and between the city and owner will specify parameters which the manufacturing process must adhere to in accordance with local and state laws.

7. Any person testing, manufacturing or performing research and development operations using cannabis shall obtain a valid and fully executed commercial cannabis development/operating agreement prior to commencing operations and must maintain such agreement in good standing in order to continue operations.

Evidence: The cannabis development/operating agreement by and between the city and owner will specify parameters which the manufacturing process must adhere to in accordance with local and state laws.

8. The owner shall be responsible for ensuring that all commercial cannabis activities at the site operate in good standing with all permits and licenses required by state law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits or licenses in good standing with the city, county or state may be grounds to commence an action to suspend or revoke the minor use permit pursuant to Chapter [17.80](#) SMC, or to revoke the required cannabis development/operating agreement.

Evidence: The cannabis development/operating agreement by and between the city and owner will specify parameters which the manufacturing process must adhere to in accordance with local and state laws.

### **SUMMARY**

The site is in compliance with the Zoning Code in that the area of the manufacturing will be located within the building and would include screening behind the front windows and wood fencing along the west side of the site so that the manufacturing operations inside the building and to the rear yard will not be visible from Playa Avenue or surrounding public right-of-ways or private properties.. Furthermore, to ensure neighborhood compatibility with the residential community to the east and south and commercial properties to the west, a charcoal air filtration system will be installed to eliminate potential impacts associated with odors (Attachment 5). Deliveries will occur during normal business hours ( 8 AM - 5 PM). Most deliveries will occur through the front door with small deliveries taking place at the rear through side driveway. Cannabis materials will be contained in opaque containers. The manufacturing process associated with Cannabis products and concentrates will not involve any type of significant audible noise generation. A security plan for the premise plus security standards to be enforced during delivery and receipt of product must be reviewed and approved by the Chief of Police (Attachment 6). Letter received from the property owner identifying the leasing options that have been considered for the site and their decision to pursue a cannabis manufacturing operation is provided as Attachment 7.

### **ATTACHMENTS**

1. Attachment 1 - Resolution
  2. Attachment 1 - Exhibit A
  3. Attachment 2 - Location Map
  4. Attachment 3 - Site Photos
  5. Attachment 4 - Letter from Stacy Souders-Golding
  6. Attachment 5 - Air Filtration Ssystem
  7. Attachment 6 - Safety and Security Plan/FencingPlaya.Employee\_1
  8. Attachment 7 - Letterr from Property Owner
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**Meeting Date: May 29, 2018**

## RESOLUTION NO. 18-XX

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A MINOR USE PERMIT TO ALLOW A MANUFACTURE CANNABIS FACILITY WITH TRANSPORTATION/DISTRIBUTION/ASSEMBLY LOCATED AT 1230 PLAYA AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.**

**WHEREAS**, Charlene and Janice Vucina, property owners, and Edwin Pauneto, applicant, have applied for a Minor Use Permit for:

- A. The establishment of a Manufacture Cannabis facility with Transportation/Distribution/Assembly.

**WHEREAS**, the proposed project requires discretionary approval, and it is the responsibility of the Zoning Administrator to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

**WHEREAS**, the Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing at a special public meeting held on May 21, 2018 and May 29, 2018; and

**WHEREAS**, the project is a Categorically Exempt, Class 1, Section 15301 meeting the following conditions:

- a) The proposed development will consist of converting an existing commercial building into a cannabis manufacture facility which will not require any exterior alteration to the site or change in intensity of the site without creating any significant environmental impact on the community and neighboring properties.

**NOW, THEREFORE, BE IT RESOLVED**, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No. MUP-18-08:

- 1) The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

**Evidence:** *This project is located within the CC Zoning District in which a Cannabis Manufacture facility may be established with minor use permit approval subject to the manufacture facility being located on the back half of the building.*

**Evidence:** *The applicant will provide sufficient security measures to both deter and prevent unauthorized entrance into the facility and eliminate any unauthorized loitering inside and outside of the facility.*

- 2) The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

**Evidence:** *The site is designated as Community Commercial by the 2004 Seaside General Plan. The following Goals and Policies would apply:*

- Land Use Element Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, and play.*
- Land Use Element Policy LU-1.1: The proposed use would serve to implement and diversify the land uses within the Community Commercial land use category and improve the City's job housing balance.*
- Land Use Element Policy LU-1.2: The proposed use will serve to provide additional jobs to improve the City's job housing balance.*
- Land Use Element Goal LU-1.3: Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.*
- Land Use Element Policy LU-1.3: The cannabis manufacture facility will serve to establish a regional commodity within the City of Seaside that will provide a substantial investment within the community that will serve to improve the character of the northern Fremont Boulevard commercial area by improving the façade and site of a vacant building.*
- Land Use Element Goal LU-2: Revitalize existing commercial areas*
- Element Policy –LU-2.1: The proposed project will serve to revitalize an existing vacant commercial area of the community.*

- 3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

**Evidence:** *The proposed Cannabis Manufacture facility will meet the economic and jobs/housing needs of the community consistent with the Seaside General Plan and improve the overall business character with the infusion of monetary investment in the infrastructure of the site.*

- 4) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

**Evidence:** *The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. The proposed conversion of an office commercial building to a Cannabis Manufacture facility with interior changes and exterior façade changes conforms to Land Use Element of the Seaside General Plan.*

- 5) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

**Evidence:** *The proposed Cannabis Manufacture facility will provide for a community facility that is safe and attractive for a Cannabis land use.*

**Evidence:** *The proposed conversion of a commercial office building to a Cannabis Manufacture facility would not be detrimental to the public health, safety and general welfare of the people of the City and surrounding neighborhood, because the proposed use is located on an in-fill site and would help maintain a compact city form consistent with the scale and character of the surrounding commercial neighborhood*

**BE IT FURTHER RESOLVED**, that the Zoning Administrator approves Minor Use Permit Application No. UP-18-08 subject to the following conditions:

**Project Specific**

***Planning:***

1. Except as modified by required conditions of approval, the permittee shall have the right to operate a Cannabis Manufacture Facility with transportation/distribution/assembly in accordance with the project material stamped "Received by the City of Seaside April 5, 2018". Project floor plan is provided as Exhibit "A".
2. Prior to the issuance of a Certificate of Occupancy, the applicant must submit a security plan to the Chief of Police for review and approval. The security will detail security cameras, storage of cannabis product, delivery/distribution.

**Standard:**

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. The applicant shall comply with the security measures of the Seaside Police Chief outlined in Chapter 19 of the Seaside Municipal Code prior to receiving to a Certificate of Occupancy.
6. The exterior façade will be improved per plans submitted to and approved by the Zoning Administrator.
7. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
8. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
9. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
10. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
11. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

**PASSED AND ADOPTED** at a special meeting of the Zoning Administrator of the City of Seaside, State of California, on the 29th of May, 2018.

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Rick Medina, Zoning Administrator

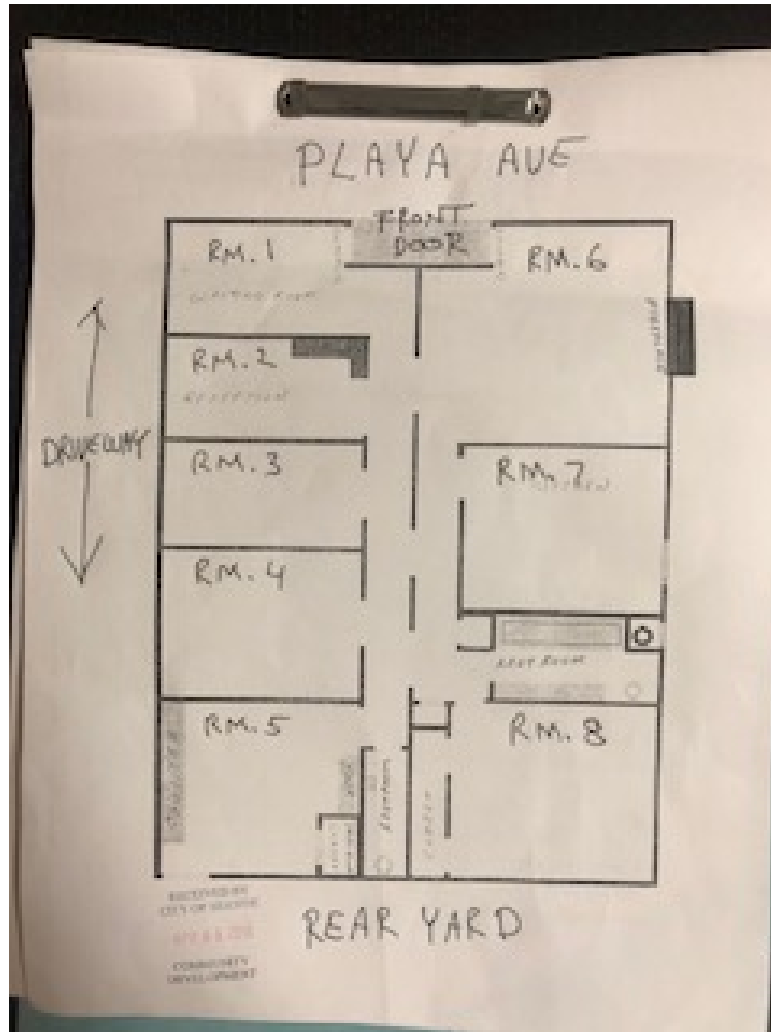
ATTEST:

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Planning Division Secretary

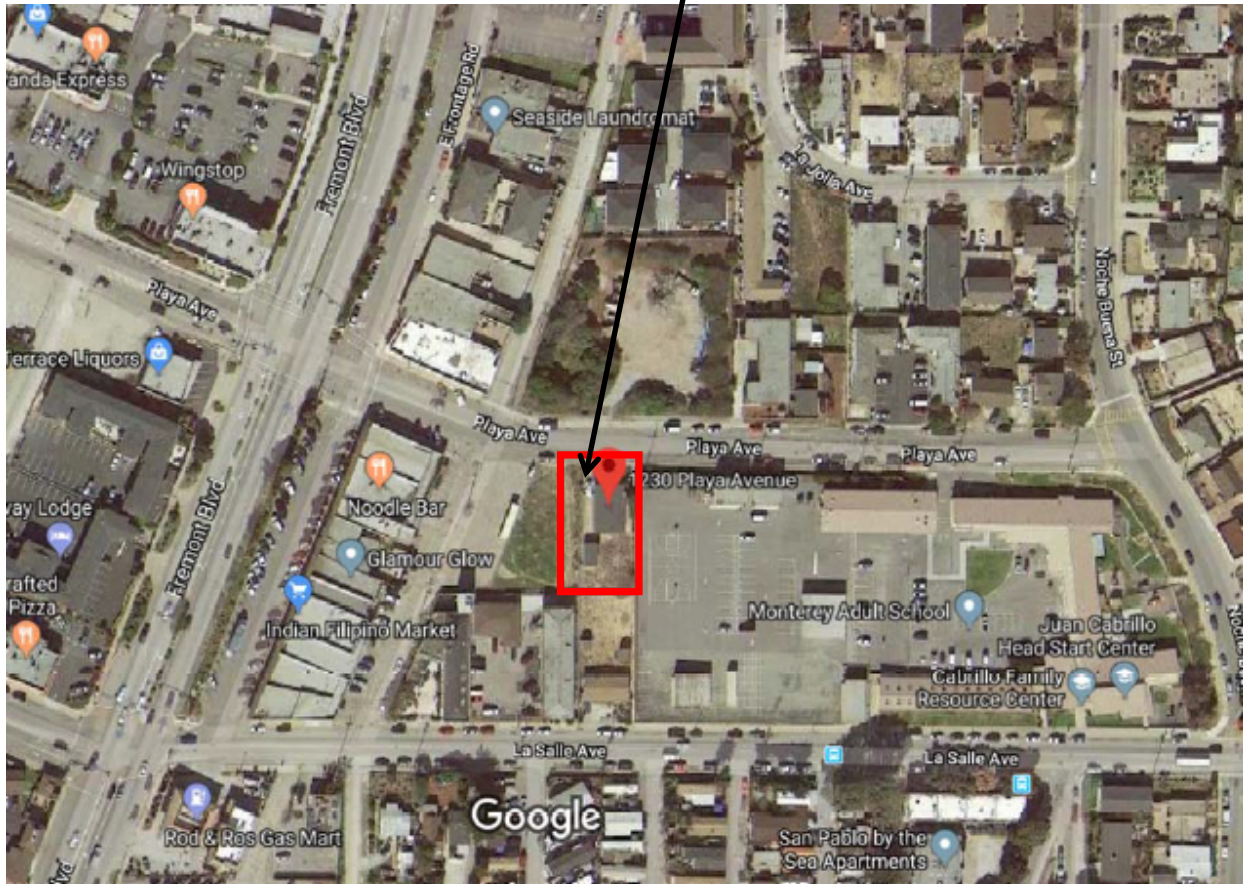
Attachment 1 – Exhibit A

Floor Plan



Attachment 2

Site Location: 1230 Playa Avenue



Attachment 3



View of site from Playa Avenue



View of west side from Playa Avenue



View of west side from alley to the west

**Rick Medina - Fwd: 1230 Playa**

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**From:** Stacey Souders Golding <[ssgolding@aol.com](mailto:ssgolding@aol.com)>  
**To:** <[rmedina@ci.seaside.ca.us](mailto:rmedina@ci.seaside.ca.us)>  
**Date:** 5/23/2018 9:58 AM  
**Subject:** Fwd: 1230 Playa

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Hello Rick,

Here is my initial letter. This is the third time I have sent it , twice to the city clerk, the second time highlighting for it to be delivered to you. I will send my second letter directly to you.

May you please verify that you have received this letter?

Thank you,

Stacey Souders Golding

Begin forwarded message:

**From:** Stacey Souders Golding <[ssgolding@aol.com](mailto:ssgolding@aol.com)>  
**Subject:** 1230 Playa  
**Date:** May 17, 2018 at 5:31:55 PM PDT  
**To:** [cityclerk@ci.seaside.ca.us](mailto:cityclerk@ci.seaside.ca.us)

To Whom It May Concern,

I am a commercial property owner in the immediate vicinity of the proposed site of the cannabis manufacturing and distribution business. My property has been in the same family for over 50 years as has the property in question. I have been a resident of the Monterey Peninsula since 1956.

The applicants' property has long been used as an office building. It is next door to a school, residential area and a block away from Seaside's main thoroughfare, Fremont Boulevard.

I do not believe that the proposed use for 1230 Playa positively benefits the City of Seaside. The City has worked very hard through the years to be a caring, cohesive community, welcoming and supportive of families. It is my firm belief that we do harm to the psychological and physical environment this City has worked so hard to attain by allowing this particular use in this particular location.

It is my understanding from my conversation with Mr. Medina of the Zoning Department that this parcel is zoned C-MX: Commercial/Mixed Use. This designation gives the property a very wide range of uses. In my opinion this is not a highest and best use of the property and does not even come close to that.

If this is to become a manufacturing site it would completely and negatively change the

neighborhood. In addition to any noise created, we must be aware of the probable intense aroma the concentration of cannabis into essential oil would create! This is simply not acceptable in this neighborhood.

I hope you will deny this application and encourage the Vucina family to find a more positive and suitable use for their building.

Thank you for your consideration.

Sincerely,  
Stacey Souders Golding

## **Carbon/Charcoal Filtration System to Eliminate Odors**

**1230 Playa Ave Seaside, CA**

The carbon filter ventilation fan system, shown below, is what will be in use at the facility located at 1230 Playa Ave, in Seaside, to eliminate any odor that may be generated inside of the facility. Although, this is not a grow facility and the odor produced in our manufacturing facility is far less than that of a grow site, we are taking extra measures to ensure odor is not emanating from the facility.

There will be three of the carbon filter systems installed at the facility. There will be one in each bathroom, as well as the kitchen area, to pull and filter any odors.

## **iPower 8 Inch 750 CFM Duct Inline Fan with 8" Carbon Filter 25 Feet Ducting Combo for Grow Tent Ventilation**

4.1 out of 5 stars 229 customer reviews

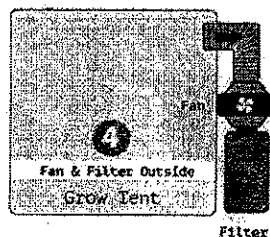
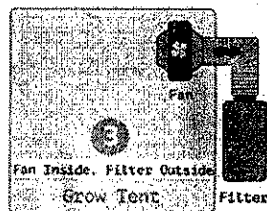
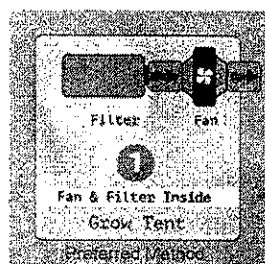
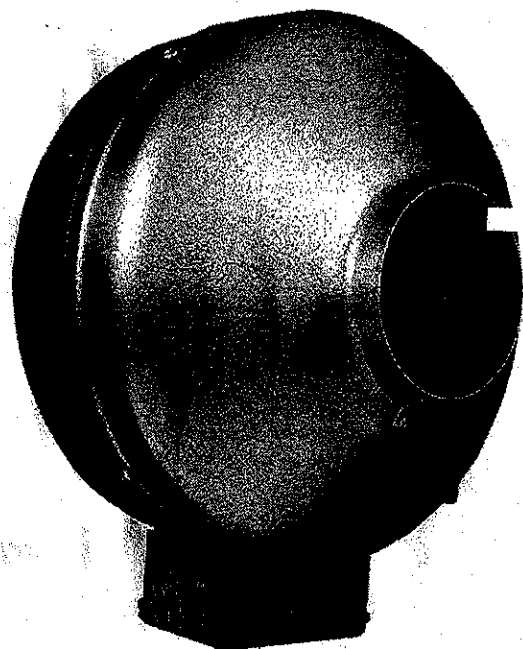
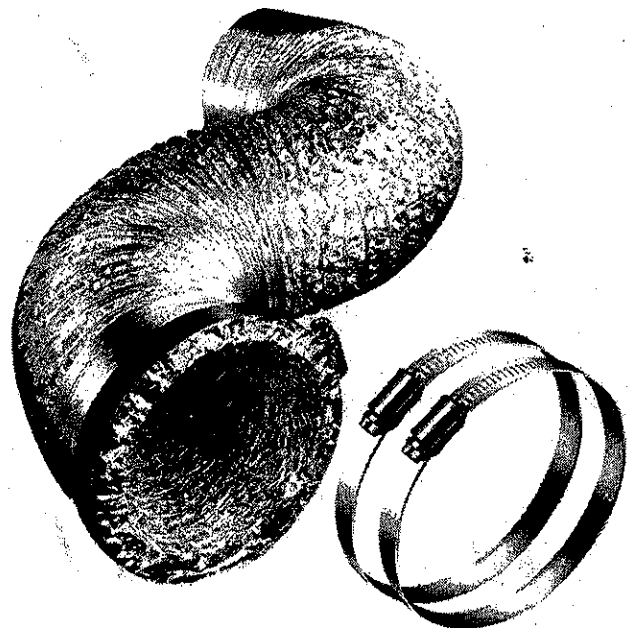
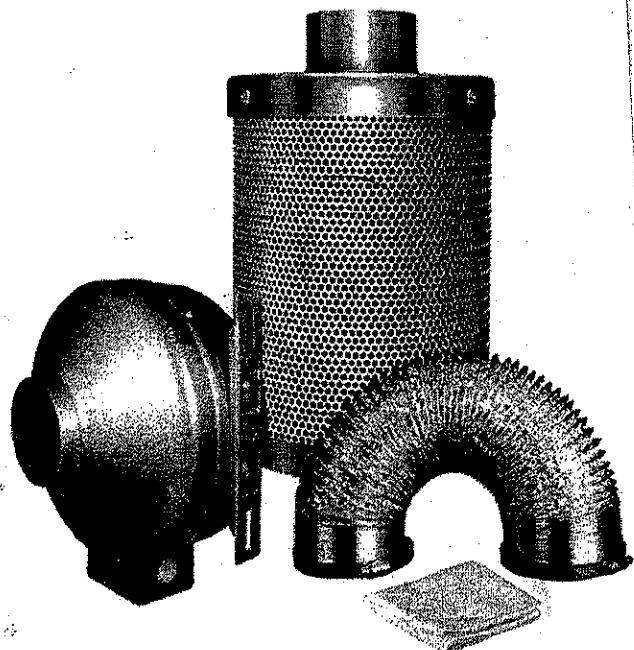
| 116 answered questions

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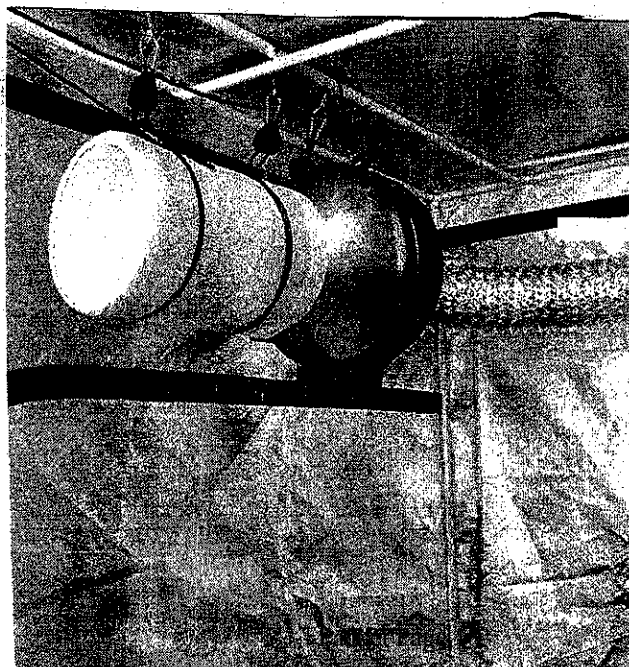
Price: \$174.61 *Free Shipping for Prime Members*

Style: 8 Inch

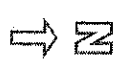
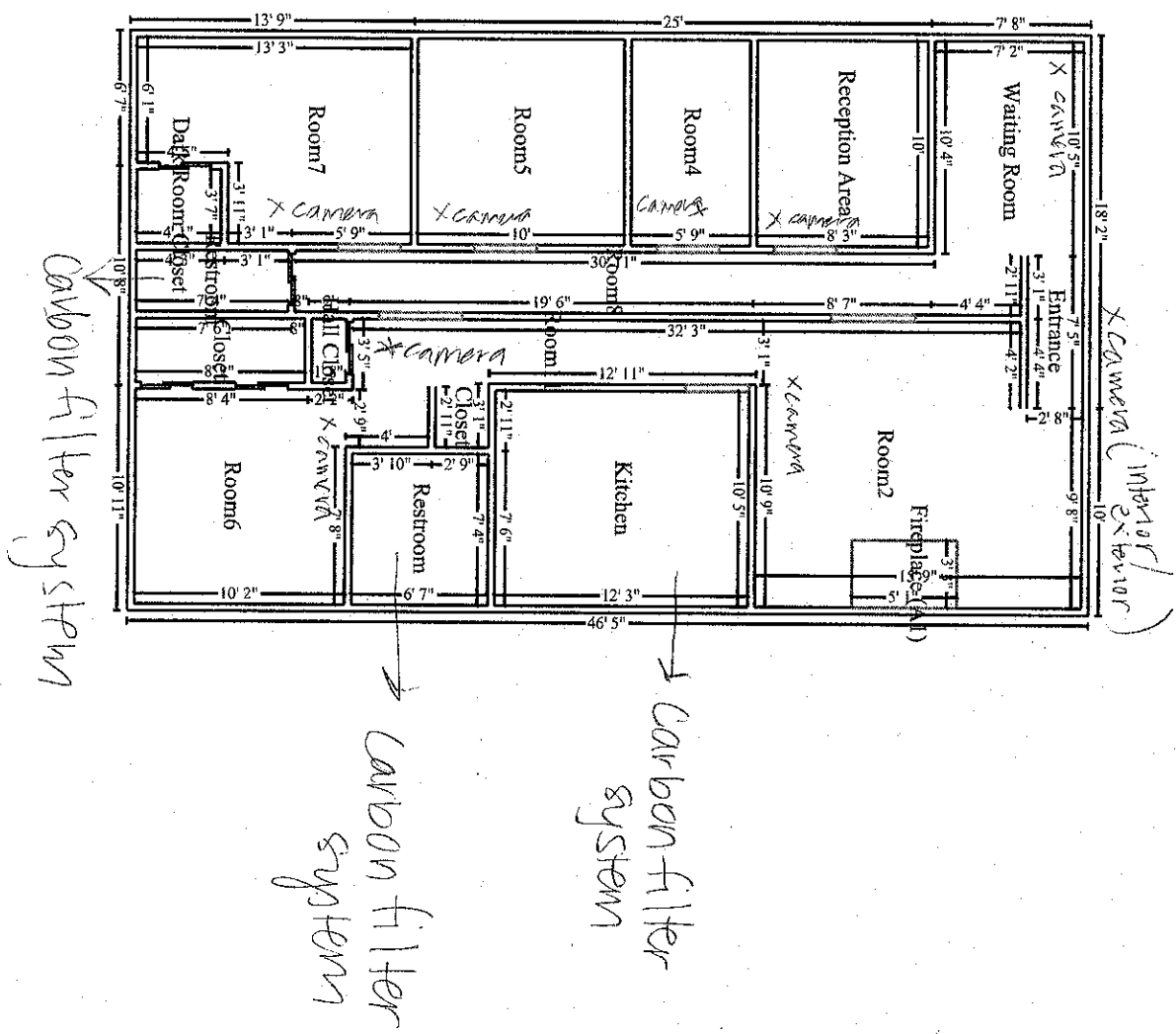
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- 8 Inch 750 CFM Duct Inline Fan Blower: Made with quality UL components for quiet operation. Composite fan blades and center hub which reduces noise and vibration.
- 8 Inch 1050+ IAV Australia Charcoal Filter: One of the world's most absorbent carbon available; Dimensions: 8" Flange Ducting x 20" Length; Reversible flange.
- 8 Inch 25 Feet Uninsulated Aluminum Ducting + 2 Stainless Clamps: Flame-retardant coating and corrosion-resistant wire helix; Temperature endurance range from 0 ~ 185°F. (-18°C ~ 85°C).
- FREE Pre-Filter included: We recommend replace the Pre-Filter every 6 months to protect your filter.
- Multi-Functional: This ventilation combo removes heat and eliminates the undesirable ill-smelling odors in the grow tent to solve air delivery problems without major system rework or expense.



**POWER**



1230 Playa Seaside



Main Level

## **Safety and Security Plan**

### **1230 Playa Ave. Seaside, CA**

Your Label Manufacturing is very concerned about the security and safety of employees, visitors and the neighbors in the surrounding neighborhood. Our team is implementing a safe and secure environment at the facility. We will achieve this by following the items listed below:

1. Accurate checking of documentation and identification of anyone entering the facility.
2. Access control measures for all staff members with an electronic id badge system.
3. State of the Art security camera and DVR system for 24 hour monitoring for interior and exterior coverage.
4. Security Alarm system with 24 hour response and ability to immediately and discreetly notify police or emergency personnel in the event of an emergency.
5. Private third party security company to provide additional support for after hours, between the hours of 5pm – 8am.
6. Fire Alarm System
7. Secondary roll down doors behind any door leading to the exterior
8. 8 Foot privacy fence to be built around premises.
9. A security gate, with gate code to be placed in line with the house.

### **Employees and Vehicles**

Your Label is a small manufacturing firm. We will employ 5-7 employees at this time. We will have a vehicle fleet of 3 vehicles to be parked in the driveway.

### **Fencing and Security Gate**

The fence shown below is what we are proposing to build around the property. It provides screening, but does not completely block the area. There will also be a security gate setback in line with the house that will be camera monitored 24 hours per day.



5/24/18

To Whom it may concern

I, Charlene Vucina, believe that renting the unit at 1230 Playa Ave, is the highest and best use for this property. We have had multiple meetings and reviewed Mr. Pauneto's application, as well as checked his business background. After doing so, we felt he would make best use of this space and his business plan is solid. This business will not be of any nuisance to the neighborhood. He has already shown he takes pride in his facility by making upgrades to the facility on his own dime. We do not have any problems with the cannabis business and do not feel it would bring any disruption to the commercial or residential neighborhoods in the area. This is not a high traffic business, there are employees that work on the premises 8am – 5pm, and there will be after hour security to monitor the premises.

In closing, we feel we have made a wise business decision in renting the premises to Mr. Pauneto.

Thank you



Charlene Vucina