

# Minutes



## TOWER DISTRICT DESIGN REVIEW COMMITTEE MEETING MINUTES

Tuesday, May 2, 2023 - 5:00 P.M.

### AGENDA

#### 1. CALL TO ORDER AND ROLL CALL

*This meeting was called to order at 5:25 p.m. with a master roll call.*

Present - 4: Michael Clifton, Dave Brenner, Tom Key, Elisa Rivera

Absent - 2: Jasjit Kamboj, Daniel Renteria

Staff: Luke Risner, Phillip Siegrist, Adrienne Asadoorian, and Sophia Pagoulatos

#### 2. APPROVAL OF THE AGENDA

*Committee member Clifton moved and Committee member Key seconded the motion to approve the agenda for May 2, 2023. The motion carried four votes to zero.*

#### 3. PROJECT REVIEW

##### A. Multi-Jurisdictional Housing Element Location: Citywide

California housing element law requires every jurisdiction to prepare and adopt a housing element every 8 years as part of their required general plans. The purpose of the Housing Element is to ensure planning for safe, decent and affordable housing for all city residents. The City of Fresno prepared its own housing element for the current housing element in 2016. At the same time, 13 of Fresno County's 16 jurisdictions, with help from the Fresno Council of Governments (FCOG), prepared a multi-jurisdictional housing element that was very well received by the California Department of Housing and Community Development, the state agency responsible for certifying housing elements. The City's Housing Element will need to be updated by December of 2023. FCOG jurisdictions have come together to embark on another multijurisdictional effort, and this time, the City Council directed that the City of Fresno participate in that effort due to cost, time and resource savings, and for the opportunity to collaborate regionally on housing. The Multi-jurisdictional Housing Element update is now underway, and the goal of the

presentation is to provide information about the update and prepare the committee to consider the updated Housing Element when it is available for public review/adoption later this year.

*Long Range Planning manager Sophie Pagoulatos gave a presentation on Fresno's Housing Element.*

*The Committee took no action on the presentation.*

#### **A. Razor Wire Text Amendment**

##### **Location: Citywide**

Text Amendment Application No. P23-01018 proposes a mechanism to provide additional security measures to businesses within areas where security fencing is permitted throughout the City of Fresno, many of which already included razor wire fencing, the City of Fresno (Applicant) is proposing Text Amendment P23-01018 which would amend Section 15-2009 Security Fencing of the Fresno Municipal Code to permit razor wire in the following situations: (1) where such fencing is required by any law or regulation of the City, the State of California, the federal government, or other public agency; (2) where used to contain livestock; (3) in Commercial Districts where not visible from any street, highway, public open space, recreation area, or Residential District; (4) in Industrial Districts unless it abuts a Residential District, is located within 100 feet of a Residential District or is located within 100 feet of a park or other public open space, where it is prohibited; (5) Construction Sites as a temporary measure. This update would not only codify the ability for businesses to install razor wire fencing but would grandfather in those businesses which already included razor wire fencing on their properties into compliance. Prior to installation, property owners are required to apply for a permit with the City.

*Long Range Planning Staff member Adrienne Asadoorian gave a presentation on the proposed Razor Wire Text Amendment.*

*Committee member Clifton moved, and committee member Key seconded the motion to approve the proposed text amendment as presented.*

##### **Vote Tally**

*Ayes (3): Clifton (motion), Key (second), Brenner, Rivera*

*Noes (0): None*

*Abstain (0): None*

*Absent (2): Renteria, Kamboj*

**4. ADMINISTRATIVE MATTERS**

*None*

**5. UNSCHEDULED MATTERS**

*None*

**6. ADJOURNMENT**

The Committee, having concluded all business, adjourned at 6:05 p.m.

Respectfully,

*Luke Risner*

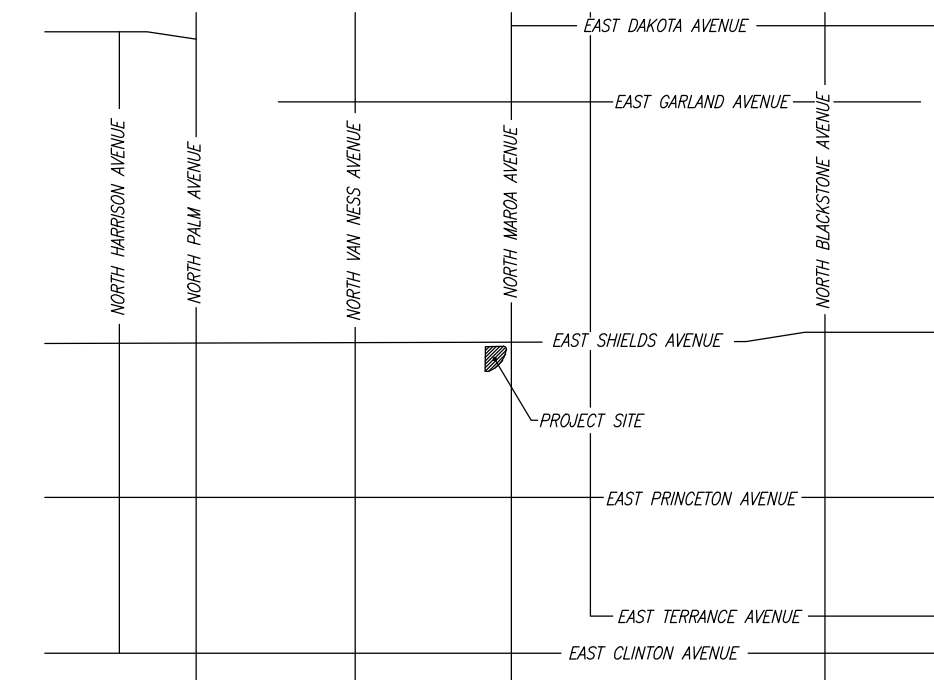
Luke Risner  
Committee Staff Liaison

# Exhibits

APPL. NO. P23-02236 EXHIBIT A DATE 06/28/2023  
 PLANNING REVIEW BY DATE  
 TRAFFIC ENG. DATE  
 APPROVED BY DATE  
 CITY OF FRESNO DARM DEPT

# SITE PLAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO, CALIFORNIA  
 PREPARED IN JUNE 20, 2023 BY PRECISION CIVIL ENGINEERING, INC.  
 SHEET 1 OF 1



VICINITY MAP

### CONSTRUCTION NOTES:

- 1 EXISTING 6" CURB AND GUTTER PER CITY OF FRESNO STD. P-5 TO REMAIN
- 2 EXISTING DRIVE APPROACH TO REMAIN
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN
- 4 EXISTING AC PAVING PER P.W. STD. P-21, P-22, AND P-23 TO REMAIN
- 5 EXISTING TREE TO BE REMOVED (SEE LANDSCAPE PLAN)
- 6 EXISTING FIRE HYDRANT TO REMAIN
- 7 EXISTING LANDSCAPED AREA TO REMAIN
- 8 PROPOSED EMERGENCY LIGHTING ON EXTERIOR LANDINGS AS REQUIRED BY 2019 CFC, SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.
- 9 EXISTING ACCESSIBLE RAMP TO REMAIN
- 10 EXISTING 3" RAILING ON THE RAMP TO REMAIN
- 11 EXISTING 6" RAILING TO REMAIN

### SITE INFORMATION:

APN: 443-080-41  
 ZONING: EXISTING: CC - COMMERCIAL COMMUNITY  
 PROPOSED: NO CHANGE  
 PLANNED LAND USE: EXISTING: COMMERCIAL - COMMUNITY  
 PROPOSED: NO CHANGE  
 SITE ADDRESS: 3119 & 3123 N MAROA  
 FRESNO, CA 93704  
 PROPERTY OWNER: SHIELDS-MAROA LAND COMPANY LLC  
 PO BOX 29426, FRESNO, CA 93729  
 SITE AREA: NET: 30,056 SF OR 0.69 ACRES  
 GROSS: 30,056 SF OR 0.69 ACRES  
 BUILDING HEIGHT: MAXIMUM: 35 FT  
 PROPOSED: 11 FT  
 BUILDING AREA: EXISTING: 10,087 SF  
 PROPOSED: 10,087 SF  
 COVERAGE: 33.56 % / 0.34 FAR  
 PAVED AREA: 15,855 SF OR 0.36 ACRES  
 LANDSCAPED AREA: 3,670 SF OR 0.08 ACRES  
 AUTO PARKING: SPACES REQUIRED: 29 (1 STALL PER 150 SF FOR RESTAURANTS + 1 STALL PER 450 SF FOR LIQUOR STORE AND OTHER RETAIL SALES)  
 SPACES PROVIDED (EXISTING): 38 STALLS (17' BY 9')  
 ACCESSIBLE PARKING REQUIRED: 1 STALL  
 ACCESSIBLE PARKING PROVIDED: 3 STALLS  
 EV PARKING PROVIDED: 1 STALL

### CODE REFERENCE SECTION:

2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS  
 2019 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS  
 2019 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS  
 2019 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS  
 2019 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS  
 2019 CALIFORNIA ENERGY CODE WITH LOCAL AMENDMENTS  
 2019 CALIFORNIA GREEN BUILDING CODE WITH LOCAL AMENDMENTS

### NOTES:

1. THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN, AND TOWER DISTRICT SPECIFIC PLAN, AND FRESNO HIGH-ROEING COMMUNITY PLAN.
2. THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH CC ZONE DISTRICT DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
3. THE PROPOSED CANNABIS RETAIL BUSINESS IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE YARDS, WALLS, FENCES, PARKING AND LOADING FACILITIES, LANDSCAPING, AND ALL ITEMS REQUIRED FOR THE DEVELOPMENT.
4. THE PROPOSED CANNABIS RETAIL BUSINESS IS SERVED BY HIGHWAYS ADEQUATE IN WIDTH AND IMPROVED AS NECESSARY TO CARRY THE KIND AND QUANTITY OF TRAFFIC SUCH USE WILL GENERATE.
5. THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
6. THE PROPOSED CANNABIS RETAIL BUSINESS DEMONSTRATES COMPATIBILITY WITH THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD AND BLEND IN WITH EXISTING BUILDINGS. THE ESTABLISHMENT LOOKS SIMILAR TO OTHER NEARBY BUILDINGS.
7. THE PROPOSED CANNABIS RETAIL BUSINESS WILL COMPLY WITH THE CALIFORNIA BUILDING CODE AND FIRE CODE.
8. ALL EXISTING STRUCTURES AND INFRASTRUCTURE TO REMAIN.

### CONTACT:

APPLICANT: SWEET FLOWER LLC  
 10,000 CULVER BOULEVARD, CULVER CITY, CA 90232  
 (310) 995-2299  
 REPRESENTATIVE: PRECISION CIVIL ENGINEERING, INC.  
 1234 O STREET, FRESNO, CA 93721  
 (559) 449-4500

### LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 AND 2 OF LOT LINE ADJUSTMENT NO. 0015, AS EVIDENCED BY A CONDITIONAL CERTIFICATE OF COMPLIANCE RECORDED AUGUST 28, 1990 AS INSTRUMENT NO. 90103283 OF OFFICIAL RECORDS, BEING THAT PORTION OF LOT 5 OF POPPY COLONY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, RECORDED IN BOOK 2 OF RECORD OF SURVEY MAPS PAGE 22, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH 100.00 FEET OF THE NORTH 120.00 FEET OF THE EAST 110.00 FEET OF LOT 5 OF POPPY COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 22 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 0° 03' 23", ALONG THE EAST LINE OF SAID LOTS, A DISTANCE OF 20.00 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 36' 00" WEST, ALONG A LINE WHICH IS PARALLEL AND 20.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 50.00 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHERLY, ALONG A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30.00 FEET, THROUGH AN INTERIOR ANGLE OR 90° 03' 42" AN ARC DISTANCE OF 50.35 FEET; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 210.00 FEET, THROUGH AN INTERIOR ANGLE OF 19° 00' 35" AN ARC DISTANCE OF 69.67 FEET TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND 120.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89° 36' 00" EAST, ALONG SAID LINE BEING PARALLEL WITH AND 120.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 38.30 FEET, TO THE INTERSECTION WITH THE EAST LINE OF SAID LOT 5, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

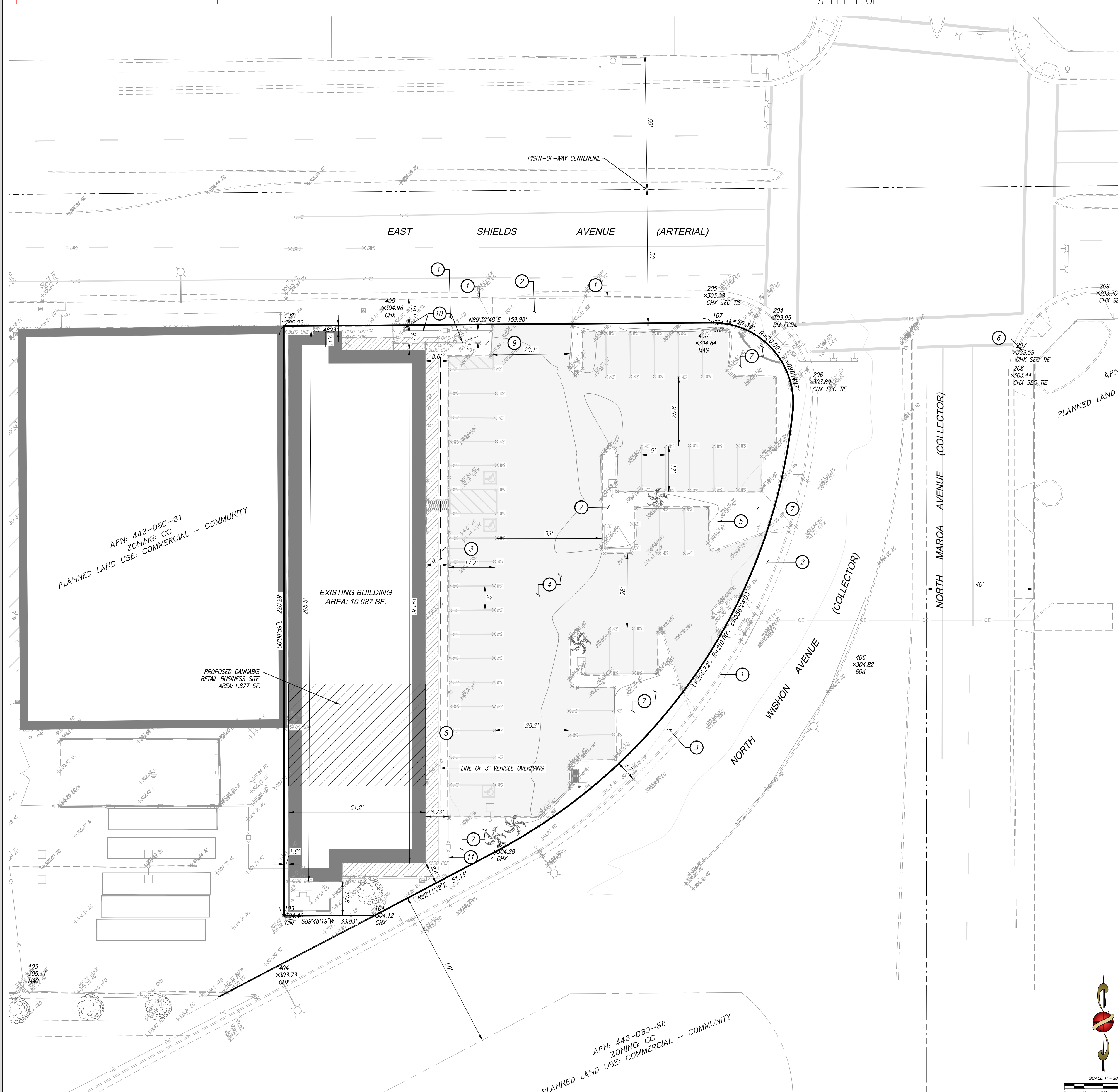
THE EAST 210 FEET OF THE NORTH 240.4 FEET OF LOT 5 OF POPPY COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 22 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 110 FEET OF THE NORTH 120 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

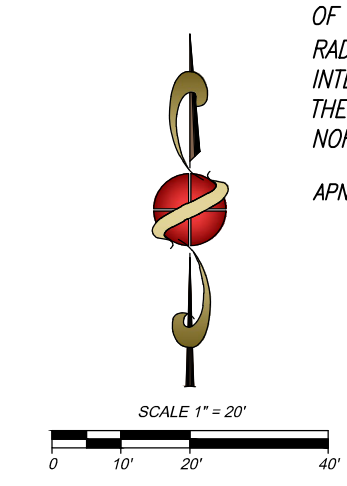
BEGINNING ON THE EAST LINE OF SAID LOT 5, AT A POINT WHICH IS 120.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 0° 03' 23" EAST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 150.40 FEET; THENCE SOUTH 89° 36' 00" WEST, ALONG A LINE WHICH IS PARALLEL WITH AND 270.40 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 233.28 FEET; THENCE NORTH 62° 07' 20" EAST, A DISTANCE OF 115.76 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 210.00 FEET, THROUGH AN INTERIOR ANGLE OR 37° 21' 12" AN ARC DISTANCE OF 136.91 FEET TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND 120.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89° 36' 00" EAST, ALONG SAID LINE WHICH IS PARALLEL WITH AND 120.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 38.30 FEET TO THE POINT OF BEGINNING.

APN: 443-080-41



### LEGEND

---	EXISTING RIGHT OF WAY
---	PARCEL LINE
---	SUBJECT PROPERTY LINE
---	SECTION LINE
---	ROAD CENTERLINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING BARBED WIRE FENCE
---	EXISTING WOOD FENCE
---	EXISTING METAL FENCE
---	EXISTING OVERHEAD ELECTRICAL WIRE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING UNDERGROUND CULVERT PIPE
---	EXISTING UNDERGROUND SEWER PIPE
---	EXISTING UNDERGROUND WATER PIPE
---	EXISTING POWER POLE / JUNCTION POLE
---	EXISTING SIGN
---	EXISTING MAILBOX
---	STREET LIGHT (NO ARM)
---	EXISTING WATER VALVE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING TREE / PALM TREE
---	SEWER CLEAN OUT
---	COMCAST BOX
---	STREET LIGHT BOX
---	TELEPHONE RISER
---	HOSE BIB
---	ELECTRICAL BOX
---	IRRIGATION BOX
---	BACK FLOW PREVENTER
---	BOLLARD
---	GUY WIRE
---	TRAFFIC LIGHT WITH ARM
---	PARKING LOT LIGHT



PLANNING SURVEYING CIVIL ENGINEERING  
 1234 O STREET, FRESNO, CALIFORNIA 93721  
 TEL: 559-449-4500 FAX: 559-449-4515  
 WWW.PRECISIONENGINEERING.NET



PROJECT TITLE: SWEET FLOWER SHIELDS AND MAROA RELOCATION  
 SHEET DESCRIPTION: SITE PLAN  
 COUNTY OF: FRESNO

PREPARED FOR: SWEET FLOWER (APPLICANT)  
 10,000 CULVER BOULEVARD  
 CULVER CITY, CA 90232  
 (310) 995-2299

REVISIONS  
 6/28/2023

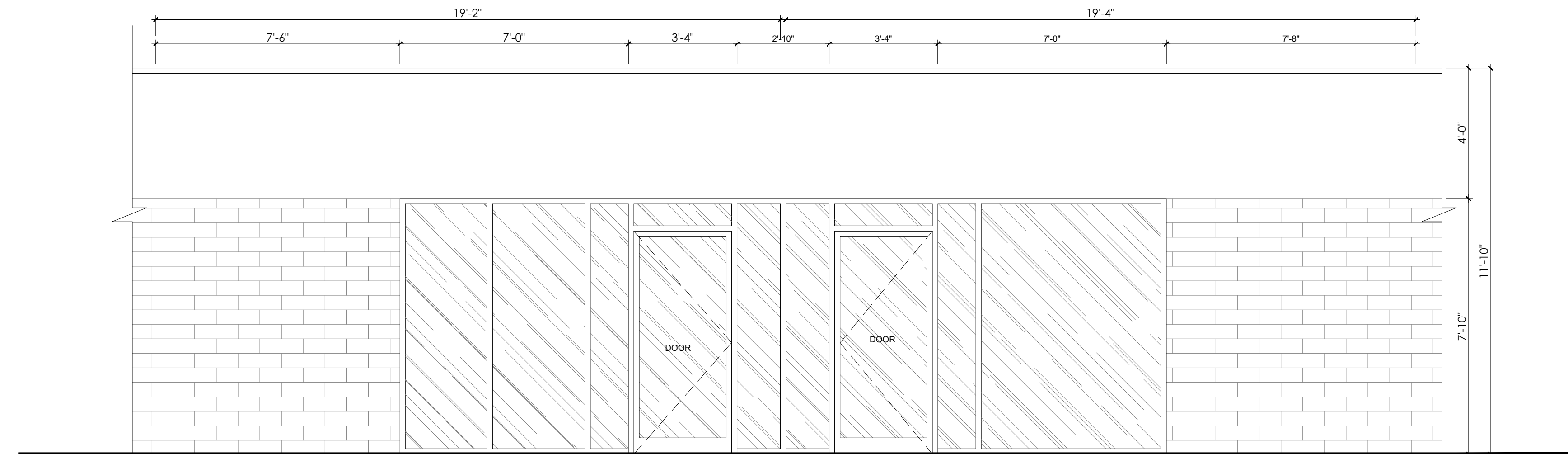
DRAWN BY: ST  
 CHECKED BY: KG  
 DATE: 6/28/2023

SHEET NUMBER:  
 1 OF 1  
 JOB NUMBER:  
 21-326

P:\CIVIL\_3D PROJECTS\2023\21-326 SITE PLAN RELOCATION\DWG 6/28/2023 10:04:00 AM

APPL. NO. P23-02236 EXHIBIT E DATE 06/28/2023  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO DARM DEPT**

**tni design**  
 The Next Idea Consulting LLC  
 DBA TNI Design  
 13800 Cordary Ave  
 Hawthorne, CA 90250  
 818 887 7714  
 info@tnidesign.com  
 www.tnidesign.com



**EXTERIOR ELEVATION A**  
 SCALE 1/2" = 1'

ARCHITECT

PROJECT TITLE:

INTERIOR RENOVATION

PROJECT ADDRESS:

SWEETFLOWER  
 FRESNO - 3119 &  
 3123 N MAROA,  
 FRESNO,  
 CA 93704,USA

DATE	INDEX	REVISIONS	REMARKS

DESIGN/DRAWN BY: CLIENT:

CHECKED BY: APPROVED BY:

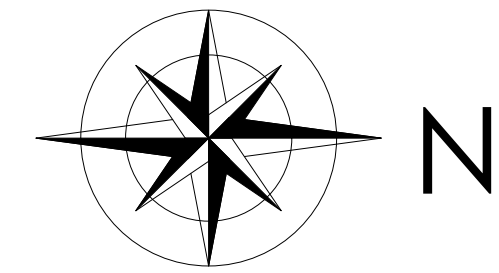
DATE: JOB NO :

JUNE-10-2023

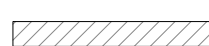
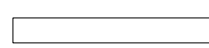
DRAWING TITLE:

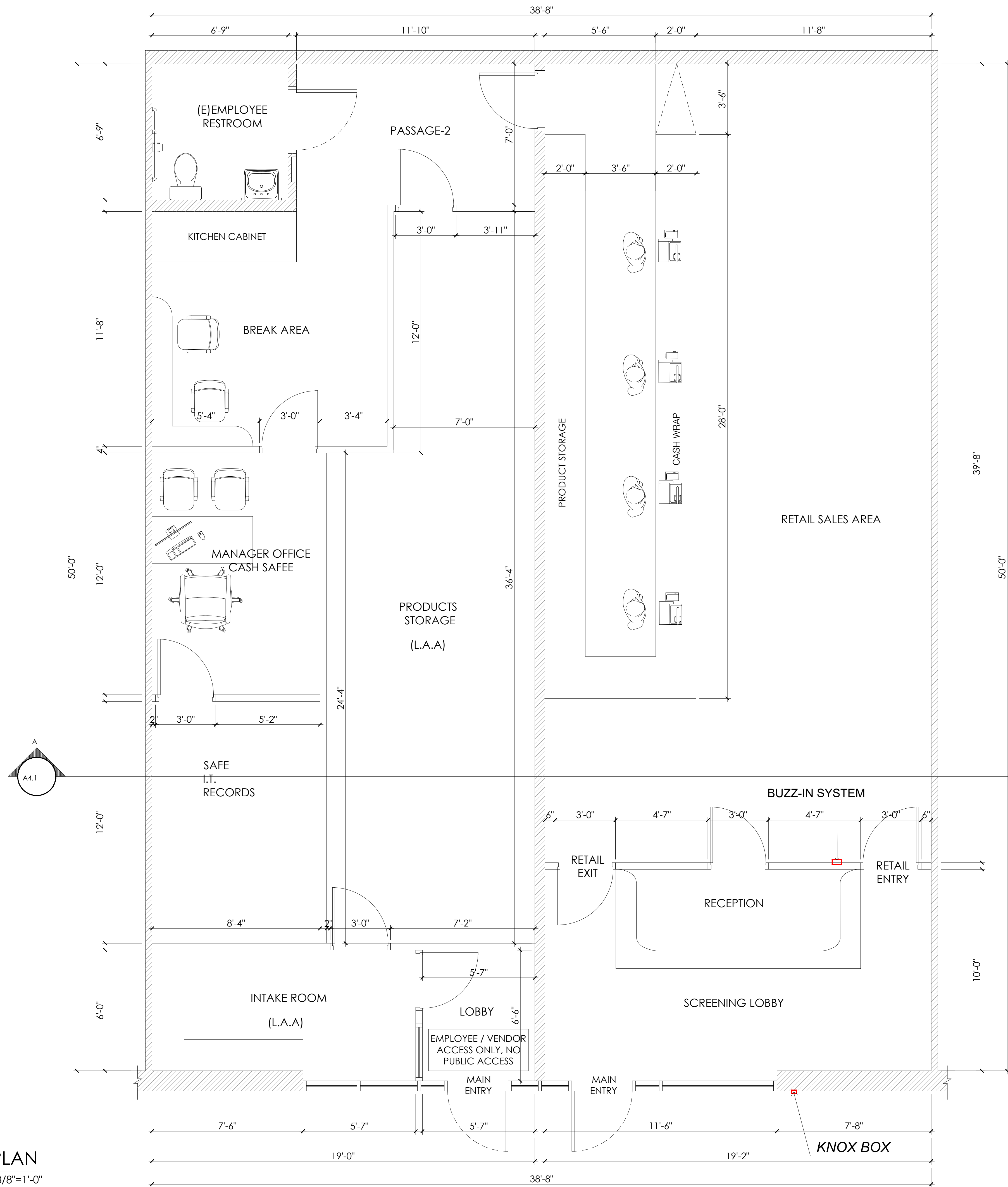
EXTERIOR  
 ELEVATIONS

A3.1



APPL. NO. P23-02236 EXHIBIT F DATE 06/29/2023  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO DARM DEPT**

**WALL LEGEND**  
 EXISTING WALL  
 PROPOSED WALL



**NOTE:**  
 LIMITED ACCESS AREA : AN AREA IN WHICH CANNABIS GOODS ARE STORED OR HELD AND ONLY ACCESSIBLE TO A LICENSEE, ITS EMPLOYEES AND AUTHORIZED INDIVIDUALS

**PROPOSED FLOOR PLAN**  
 SCALE 3/8"=1'-0"

ARCHITECT

PROJECT TITLE:  
 INTERIOR RENOVATION

PROJECT ADDRESS:  
 SWEETFLOWER  
 FRESNO - 3119 &  
 3123 N MAROA,  
 FRESNO,  
 CA 93704,USA

DATE	INDEX	REVISIONS	REMARKS

DESIGN/DRAWN BY: \_\_\_\_\_ CLIENT: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_ JOB NO: \_\_\_\_\_  
 JUNE-10-2023

DRAWING TITLE:  
**PROPOSED FLOOR PLAN**

**A2.1**





APPL. NO. P23-02236	EXHIBIT O	DATE 06/29/2023
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

**Planning & Development Department**  
**Development Services Division**  
 2600 Fresno Street, Third Floor, Room 3043  
 Fresno, CA 93721-3604

## Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

### Project Description:

Sweet Flower Shields and Maroa Relocation is being submitted by Shin Tu of Precision Civil Engineering on behalf of Sweet Flower Fresno 2, LLC and pertains to 0.69 acres of property located at 3119 & 3123 N Maroa, Fresno, CA 93704 APN: 443-080-41 and is zoned CC Commercial Community with a planned land use of Commercial – Community.

The applicant is requesting authorization to: the establishment of a cannabis retail Business with a conditional use permit within an existing structure (tenant change).

The proposed development will consist of

A conditional use permit to facilitate a cannabis retail business.

The existing site currently consists of 11,350 sf. structure with 38 existing parking spaces. The project will be located on 1,876.7 sf. of the structure.

The proposed hours of operation are from 8am to 10pm on Monday to Sunday. Other facts pertinent to this project are as follows:

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## Operational Statement Form

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1. Project Narrative: (*communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.*)

The Cannabis Retail Conditional Use Permit (CUP) is filed by Precision Civil Engineering on behalf of Sweet Flower Fresno 2, LLC (Applicant) and pertains to approximately 0.69 acres of property located on the southwest corner of E Shields Avenue and N Maroa Avenue (APN 443-080-41) at 3119 & 3123 N Maroa Ave, Fresno, CA 93704. The site is zoned CC – Commercial Community with a planned land use of Commercial – Community. The property is currently occupied by several tenants providing commercial and service uses. The existing building is built in 1985 and is roughly 10,087 square feet. Sweet Flower will occupy approximately 1,876.7 square feet (sf.) of the existing building’s footprint. The site currently provides 38 parking spaces, three (3) of which are currently reserved for disability. Eight (8) parking stalls will be reserved for Sweet Flower’s customers and two (2) of the parking stalls will be reserved for distribution deliveries and delivery driver vehicles. Two (2) existing points of ingress/egress are located on East Shields Avenue and North Wishon Avenue. The Applicant requests a CUP to facilitate the establishment of a cannabis retail business, a storefront with delivery service, in an existing retail building.

### *Project Operations*

Operational hours will be from 8:00 am to 10:00 pm, a total of 14 hours, for seven (7) days a week, Monday through Sunday. Operations will be indoors. There are no foreseen special activities. Sweet Flower anticipates an average of 200 customers and maximum of 250 customers each day based on their current store average customers. Customers would visit the site during operational hours. The proposed cannabis retail business will be located in a fully enclosed building and cannabis will not be visible from the public right-of-way.

### *Employment*

Approximately 28 employees are projected to work at the facility, including temporary or part-time seasonal employees. This includes 1 store manager, 1 assistant manager, 2 operations supervisors, 10 inventory associates, 10 sales associates, and 4 delivery drivers. There will be no caretaker that lives on-site. There will not be a physician located on the premises at any time for the purpose of evaluating patients for the issuance of a cannabis recommendation or card.

### *Deliveries*

Truck trips associated with the facility will consist of customer delivery and product receiving

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## **Operational Statement Form**

activities. All mobile deliveries will be provided via hybrid or electric vehicles.

### *Equipment*

Equipment used in the store would include surveillance systems, fire suppression, and electronic (Point of Sale/Track & Trace).

### *Products*

No goods or products will be produced on site. Cannabis goods will be sold on-site. All Cannabis products are stored in a secure inventory room that can only be accessed by store staff.

### *Solid Waste*

Different streams of cannabis waste will be disposed of in separate containers. Separation of waste streams allows for more accurate documentation and more efficient processing for regulators. Waste containers will always be properly labeled with the type of waste accumulated.

### *Noise Generation*

Sweet Flower will not play any loud music or host events with excessive noise. The noise level emanating from Sweet Flower should not be any higher than from any other similarly situated retail business. All doors and windows of the business will remain closed and locked for security purposes, preventing any noise from being heard outside the building. We will have a clearly posted Good Neighbor Policy, reminding customers to be respectful as they enter and exit. Sweet Flower staff and Security Personnel will be responsible for controlling patron conduct on the property. This includes monitoring the exterior of the premises and immediate action upon identifying a customer who conducts any inappropriate behavior, such as loitering and excessive noise from cars, car stereos, or voice volume.

Our location is isolated from any residential properties. In the unlikely event that noise would be coming from the retail store, all surrounding businesses will have direct access to Managers on duty, Security Personnel, and our Community Liaison to report and resolve any issues immediately pertaining to noise, parking, light, or any other concerns. All issues will be dealt with swiftly and respectfully and document in the Community Feedback Log.

### *Designated Security representative/liaison*

Timothy Dodd - [tim@sweetflower.com](mailto:tim@sweetflower.com)

Cell: (310) 995-2299

# Operational Statement Form

## Verification Property is a Legal Lot of Record

### Lot Creation

A lot or parcel resultant from recordation of a final (tract) or parcel map. See below for parcel map and title report for legal description.

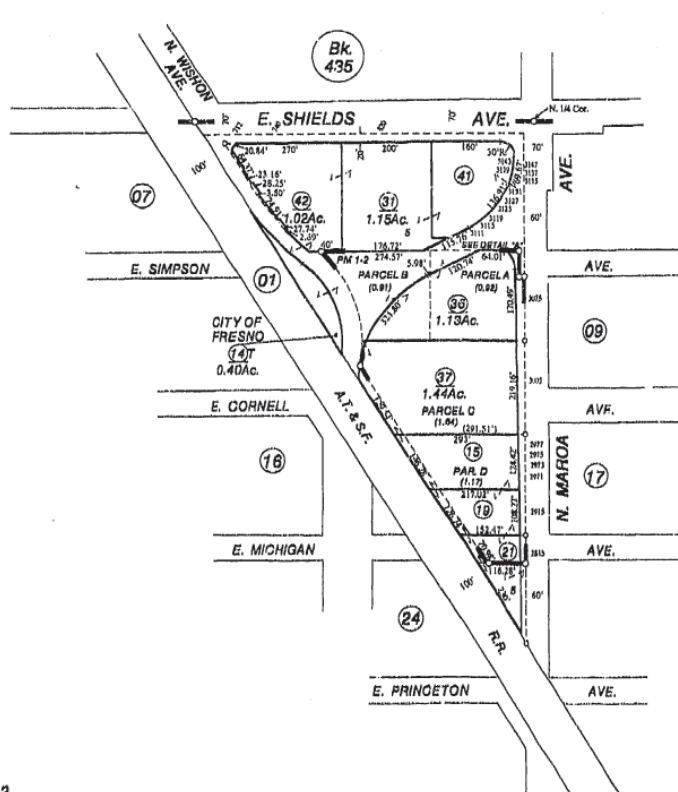
### Parcel Map

... NOTE ...  
This map is for Assessment purposes only.  
It is not to be construed as partitioning  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC.28, T.13S., R.20E., M.D.B.&M.

Tax Rate Area  
6-001

443-08



Parcel Map No. - Bk.1, Pg.2  
Poppy Colony - R.S. Bk.2, Pg.22

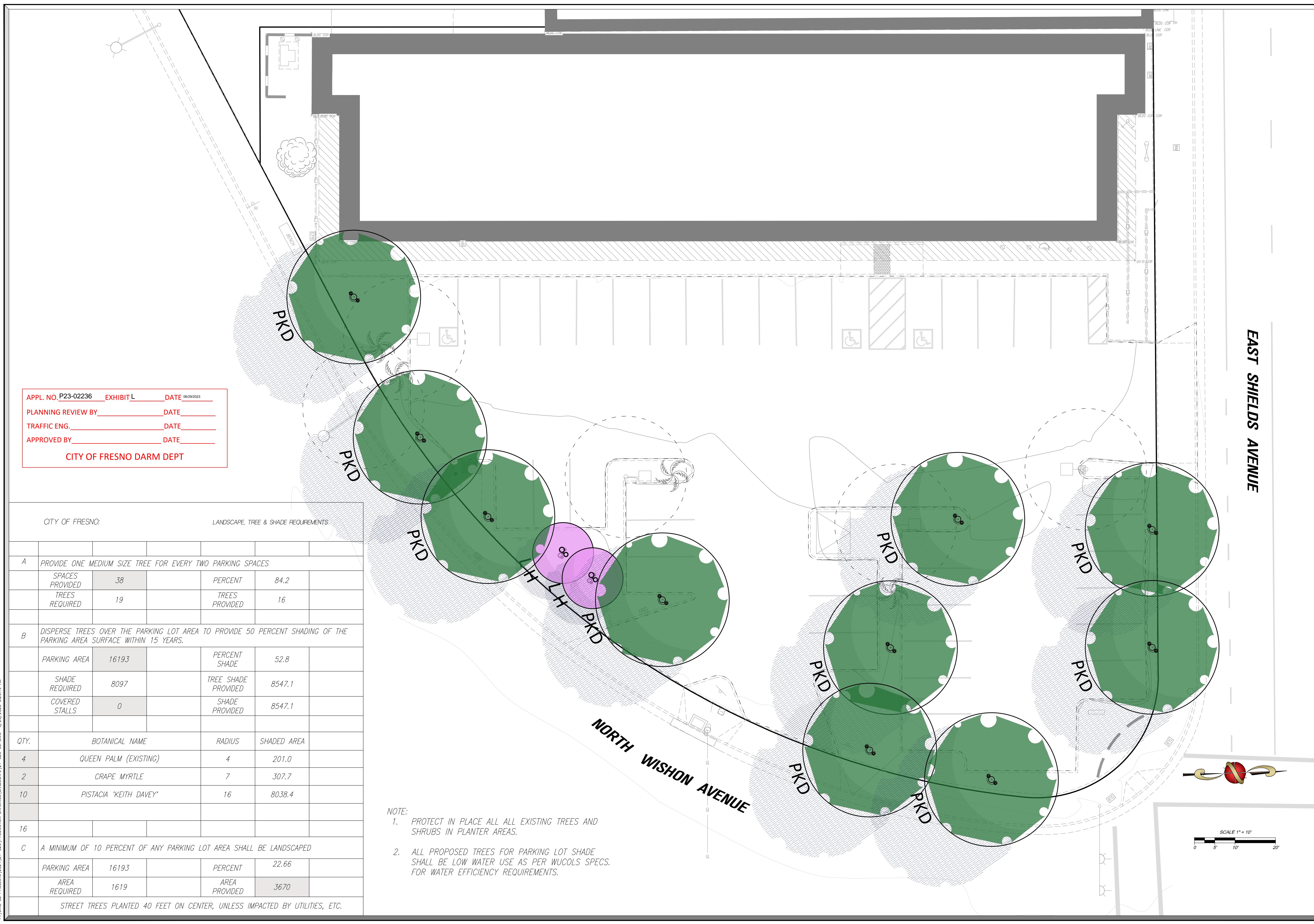
Assessor's Map Bk. 443 - Pg. 08  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.



JUL 23 1996

06-17-06



APPL. NO. P23-02236 EXHIBIT L DATE 06/20/2023  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

CITY OF FRESNO: LANDSCAPE, TREE & SHADE REQUIREMENTS

A PROVIDE ONE MEDIUM SIZE TREE FOR EVERY TWO PARKING SPACES				
SPACES PROVIDED	38	PERCENT	84.2	
TREES REQUIRED	19	TREES PROVIDED	16	
B DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS.				
PARKING AREA	16193	PERCENT SHADE	52.8	
SHADE REQUIRED	8097	TREE SHADE PROVIDED	8547.1	
COVERED STALLS	0	SHADE PROVIDED	8547.1	
QTY.	BOTANICAL NAME	RADIUS	SHADED AREA	
4	QUEEN PALM (EXISTING)	4	201.0	
2	CRAPE MYRTLE	7	307.7	
10	PISTACIA 'KEITH DAVEY'	16	8038.4	
16				
C A MINIMUM OF 10 PERCENT OF ANY PARKING LOT AREA SHALL BE LANDSCAPED				
PARKING AREA	16193	PERCENT	22.66	
AREA REQUIRED	1619	AREA PROVIDED	3670	
STREET TREES PLANTED 40 FEET ON CENTER, UNLESS IMPACTED BY UTILITIES, ETC.				

- NOTE:
1. PROTECT IN PLACE ALL ALL EXISTING TREES AND SHRUBS IN PLANTER AREAS.
  2. ALL PROPOSED TREES FOR PARKING LOT SHADE SHALL BE LOW WATER USE AS PER WUCOLS SPECS. FOR WATER EFFICIENCY REQUIREMENTS.

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April 27, 2023

APPL. NO. P23-02236	EXHIBIT N	DATE 06/29/2023
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

## Neighborhood Compatibility Plan

### 1. Addressing & Responding to Complaints

Sweet Flower is dedicated to seamless integration into the neighborhoods in which our stores are located and addressing any concerns in an open, collaborative, transparent, and effective way. We practice a whole community approach to neighborhood integration that has been successful at our current locations and strengthened our relationships with the broader communities we serve. The plan outlined below details how we will prevent and respond to community members’ concerns and complaints at our Maroa and Shields Ave. location in Council District 7.

#### Meetings with the Fresno City Manager

During our first year of operation, Sweet Flower’s owners Timothy Dodd and Michael Thomson, the Store Manager, and Community Liaison, will attend regular meetings with the Fresno City Manager to discuss costs, benefits, and other community issues. They will also meet with the City Manager’s designees and other interested parties, as deemed appropriate by the City Manager. After our first year of operation, Sweet Flower’s owners and Store Manager will continue to meet with the City Manager or their designees as requested.

#### Addressing & Respond to Complaints - Community Feedback Log

Sweet Flower will have a dedicated Community Liaison whose name, telephone number, and email address are posted clearly onsite at the retail store and on our website. We will also provide the Community Liaison’s contact information to the City of Fresno and all businesses and residences located within 100 feet of our Fresno location. We will work to identify a Community Liaison in Fresno with deep ties to the community. Our Fresno Community Liaison will lead our community outreach efforts and institute an open line of communication for the community and city regarding any concerns. Additionally, the Community Liaison will work closely with all store employees to educate them on addressing and documenting a complaint by community members who may contact the store in-person or by telephone.

We have also created several communication channels to voice complaints and concerns so that any problem or potential problem can be dealt with swiftly. Our customers often use Google reviews or Instagram (@sweetflowershops) to contact us directly about concerns. Our Community Liaison will be available by phone and e-mail and receive all communication from Yelp, WeedMaps, Leafly, and our social media outlets in real- time. Any complaints or issues will be addressed personally within 24 hours.

All complaints will be documented in the store’s Community Feedback Log. The documentation should include the community member’s name and contact information, provided they consent to releasing that information. The log will also include a thorough description of the complaint or feedback, the employee’s name receiving the communication,



and the next steps to resolve the issue. All feedback will be communicated to the Community Liaison immediately. It is their responsibility to oversee the resolution, including following up with the community member who issued the complaint or feedback if their contact information was provided. The Community Liaison will send CEO Timothy Dodd a weekly summary of all entries into the Community Feedback Log. Mr. Dodd will be contacted immediately by the Community Liaison with any issues they deem to be extremely urgent. It will be the Community Liaison's responsibility to work with the CEO and Store Management to suggest updates to SOPs to prevent duplicate or further complaints or issues related to noise, light, odor, litter, vehicle, and pedestrian traffic.

**Noise** - Sweet Flower will not play any loud music or host events with excessive noise. The noise level emanating from Sweet Flower should not be any higher than from any other similarly situated retail business. All doors and windows of the business will remain closed and locked for security purposes, preventing any noise from being heard outside the building. We will have a clearly posted Good Neighbor Policy, reminding customers to be respectful as they enter and exit. Sweet Flower staff and Security Personnel will be responsible for controlling patron conduct on the property. This includes monitoring the exterior of the premises and immediate action upon identifying a customer who conducts any inappropriate behavior, such as loitering and excessive noise from cars, car stereos, or voice volume.

Our location is isolated from any residential properties. In the unlikely event that noise would be coming from the retail store, all surrounding businesses will have direct access to Managers on duty, Security Personnel, and our Community Liaison to report and resolve any issues immediately pertaining to noise, parking, light, or any other concerns. All issues will be dealt with swiftly and respectfully and document in the Community Feedback Log.

**Light** - We will provide sufficient lighting for customers to enter and exit our business safely during hours of operations. Exterior lighting will be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Light poles will be no higher than 20'. Exterior lighting will be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties. Sweet Flower will work with the Fresno Planning and Development Department and the Fresno Police Department for approval of all perimeter lighting systems, including motion sensors, for after-hours security, before opening. Broken or damaged exterior lighting will be repaired or replaced within 48 hours of being noted. If any lighting complaints arise, the Community Liaison will investigate any complaints and work swiftly to resolve any lighting issues. All issues will be documented in the Community Feedback Log.

**Odor** - Sweet Flower is committed to having zero negative impact on our community and will make air quality control and odor abatement one of our priorities. Sweet Flower will prevent the retail facility's minimal odors from being detected by a person from both



outside and inside the retail store. We will utilize an air filtration ventilation system, monitoring procedures, and maintenance plan to prevent any potential odor from escaping the facility.

All cannabis products delivered to Sweet Flower's premises will be packaged, thereby making it unlikely for any cannabis products onsite to emit odor. In the event that Sweet Flower receives an odor complaint from a member of the community, Sweet Flower staff will follow the following procedures:

- Log the date, time, source, contact information, and description of the complaint in the Community Feedback Log;
- Within 30 minutes of receiving the odor complaint, the Store Manager will identify the source of the odor by physically inspecting the facility for any cannabis product that may be emitting odor, including inspection of all areas of the retail premise;
- Within 30 minutes of receiving the odor complaint, the Store Manager will physically inspect the odor control system to ensure it is functioning properly;
- If the Store Manager identifies that the odor control system is malfunctioning, the Manager will immediately contact the manufacturer;
- The Store Manager will see if the issue can be addressed with the manufacturer over the phone. If the malfunction cannot be resolved over the phone, the Manager will schedule the first available appointment by the manufacturer to visit the retail facility to physically inspect the odor control system;
- If the odor control system cannot be fixed on the date of the inspection, the Store Manager will immediately place an order for the first available replacement part. Should the existing system be designated as beyond repair, a new system will be ordered at once;
- The Store Manager will communicate the complaint and resolution to Sweet Flower's entire ownership and leadership team via email within 2 hours of receipt of the complaint, or as soon as practicable;
- The Store Manager will discuss the source of the odor complaint or issue and resolution with the team at the next team meeting to develop and implement procedures to avoid future odor complaints.

*Please see Odor Mitigation Plan for further details.*

**Litter** - Sweet Flower will continually maintain the retail premises so that it is visually attractive and not dangerous to the health, safety, and general welfare of employees, patrons, surrounding properties, and the general public. Litter will be removed daily from the premises, including adjacent public sidewalks and the parking lot. Sweeping of sidewalks will be completed daily by the Sales Associates as part of their opening duties. Sales Associates will also be responsible for monitoring potential debris in exterior walkways throughout the day. Any complaints of litter on our premises will be taken care of immediately by store employees. Los Olivos Gardening Services will be





enlisted for the weekly upkeep of our exterior landscaping. They will also be responsible for removing debris and cleaning the parking lot weekly. Maintenance and operating characteristics will be compatible with abutting properties and the surrounding neighborhood.

**Vehicle Traffic** - Our website offers an order ahead/pick-up option, which will reduce customer congestion by shortening the length of time in the store and freeing up parking spot availability. We offer customer delivery as well, which will help ease parking congestion at our location.

At the onset of the COVID-19 crisis, we were the first dispensary chain in Los Angeles County to request and receive temporary relief approval for curbside pickup from the Bureau of Cannabis Control (BCC) and to implement curbside pickup at our retail stores. With permission from the BCC and City of Fresno, we will continue curbside pickup as necessary to observe social distancing protocols.

Sweet Flower's location will provide ample parking for our customers, distribution vehicles, and Delivery Driver vehicles. The premises will provide for at least 20 parking spaces. Two parking stalls will be reserved as Americans with Disabilities Act (ADA) regulation spaces. Two parking stalls near the rear of the building will be reserved—one for distributor deliveries and one for Delivery Driver vehicles.

Any complaints related to vehicle traffic or parking will be addressed immediately by our Community Liaison and documented in the Community Feedback Log. Exterior surveillance cameras will be used to monitor parking and vehicle traffic on our premises. Parking lot striping, markings, and signage will be checked daily by staff to ensure our customers and employees' safety.

**Pedestrian Traffic** - Our Security Personnel will not allow Sweet Flower's customers to congregate outside the building, in the parking lot, or anywhere on the premises. We welcome all forms of traffic (car, pedestrian, and bike). In addition to our clearly posted Good Neighbor Policy, our Security Personnel will do regular walking checks of our perimeter to ensure all Sweet Flower customers respect the property as a whole. Every business nearby will have direct access to the Store Manager, Security Personnel, and the Community Liaison to remedy any immediate concerns. All complaints and concerns will be logged in the Community Feedback Log and addressed immediately.

## **2. Management to Avoid Becoming a Nuisance**

Describe how the CCB will be managed to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community.

At Sweet Flower, we focus on targeted outreach to surrounding residential neighbors and local businesses, ensuring everyone is involved and at ease in the process. We believe that the



sensitive addition of cannabis retail storefronts will provide a significant economic and health, and wellness benefit for the City of Fresno. However, we also understand how crucially important it is to address the impacts and concerns that may occur from this unfamiliar business type to some neighbors and the surrounding community.

We believe that mitigation of impacts starts with communication, education, and transparency. Sweet Flower will hold regular community meetings to engage the neighborhood, reach out to neighborhood councils, local community groups, and law enforcement. We will provide real-time feedback on our overall operations and elicit insight for any changes that need to be made to be a good neighbor. Cannabis businesses can often be misunderstood, creating discomfort from community members, which must be addressed through extensive ongoing outreach and education. Rather than seeing this in a negative light, Sweet Flower embraces this moment as an opportunity to educate the community in an engaging, respectful manner, destigmatizing the perception of the cannabis industry with each passing day.

This education process takes on different forms of communication and outreach, enabling us to meaningfully reach every person in our diverse community base. Our management team's goal is for any resident or visitor of Fresno to clearly understand our operations, and we will have several channels of direct communication to voice any concerns.

### **Community Outreach**

The first step in our community outreach plan starts before we open. We want all stakeholders (residents, businesses, community groups, police, and city representatives) to have a voice at the table as we prepare to serve Fresno. We will achieve this through direct personal outreach, not by hiring a canvassing team. Our outreach will be done by our CEO, Timothy Dodd, and Sweet Flower's Community Liaison.

Our outreach strategy includes personally canvassing residences and businesses within 1,000 feet of our location. We will introduce Sweet Flower to the neighborhood by knocking on doors (or sending out mailers due to COVID- 19) and notifying community members of the proposed project, soliciting any feedback, and answering questions about the new, highly regulated cannabis market. We will also invite them to continue the conversation by attending community meetings we will host or directly contacting us. These plans may be redirected to a virtual format providing the status of the COVID-19 crisis at the time of opening.

We will proactively reach out to the surrounding Neighborhood Associations and any other appropriate community groups. Fresno has an enviable amount of active community and neighborhood improvement groups, and we will introduce Sweet Flower by sharing our plans and eliciting feedback. The purpose of these presentations and meetings is to listen to the broader community Sweet Flower's success is dependent on our positive and mutually beneficial relationship with all of the community.

Sweet Flower believes that mitigation of impact starts with communication, education, and transparency. To engage all Fresno stakeholders, we will hold regular community meetings to



encourage feedback on our overall operations and receive insight into any changes that need to be made to be a good neighbor. We will also develop and launch multiple online engagement platforms to update specific plans and register concerns. Sweet Flower will use these online platforms as a tool to foster transparency with the city and the community. Sweet Flower will particularly focus its outreach and educational programs for youth organizations and educational institutions that outline the risk of minor use of cannabis, responsible consumption, and identify resources available to youth-related to drugs and drug addiction.

We believe trust is built over time. We continually demonstrate our dedication to being a good neighbor, including transparency, rapid responses to community concerns or complaints, and a proven track record of responsible, safe, and compliant operations.

Sweet Flower will work with the Fresno Police Department to go over our security systems and protocols and implement any advice for improvement. Additionally, we hope to bolster Fresno Police Department partnerships with neighborhood groups. This includes Crime Stoppers, Bringing Broken Neighborhoods Back to Life, Neighborhood Watch, Citizens On Patrol, Citizen's Police Academy, and the Police Chief's Advisory Board.

Sweet Flower will provide the name, telephone number, and email address of the Community Liaison to whom notice of problems associated with the business can be provided. Sweet Flower will also provide the Community Liaison's contact information to all businesses and residences located within 100 feet of the location.

Furthermore, during the first year of operation, Sweet Flower's CEO, Store Manager, and Community Liaison will attend meetings with the Fresno City Manager and other interested parties to discuss the community issues arising as a result of Sweet Flower's operation. After the first year of operation, Sweet Flower's CEO, Store Manager, and Community Liaison shall meet with the City Manager at any time as requested by the City Manager.

### **Community & Neighborhood Advisory Committee**

We will mitigate potential impacts by forming a Community & Neighborhood Advisory Committee, including representation from residential neighbors, businesses, and community leaders. This committee will meet regularly, provide a forum for ongoing feedback from the community, promote communication, and build trust. We assemble an Advisory Committee at each of our retail locations. Current Advisory Committee members at existing locations include former elected officials, local school board members, representatives from Chambers of Commerce, longtime community activists, and stakeholders from local nonprofits.

We look forward to building an Advisory Committee in Fresno to help us stay accountable to our community and make recommendations regarding the following:

- Creating policies to prevent nuisances and potential neighborhood impacts;
- Ongoing opportunities to solicit feedback and input from the community (e.g., events, social media);



- Allocation of our Community Investment Fund;
- Partnerships with new or existing local business;
- Preventing youth access to cannabis through education and outreach to parents and youth organizations;
- Strengthening security procedures, protocols, and training; and
- Identifying and implementing priority programs in Fresno.

### **Neighborhood**

Sweet Flower will be located at the corner of Shields and Maroa Ave, in District 7. We are excited to be located in Councilmember Nelson Esparza's historically diverse district, home to a large Latino, Hmong, Cambodian, and Laotian community. We intend to be a positive addition to local and commercial businesses in the surrounding areas by supporting neighborhood revitalization, community investment, economic development, public safety, and sustainability.

While the area has its share of challenges, including higher than city average levels of poverty and unemployment, it also has a growing number of neighborhood resource centers to meet these challenges head-on. Sweet Flower is committed to partnering with these entities in the district to help support their programs and initiatives to increase the nearby community's quality of life. We have identified such groups as Fresno Building Healthy Communities, CARE Fresno, and the Fresno EOC Sanctuary Transitional Shelter as potential partners. Based on all of the revitalization efforts happening throughout the city, we are excited to be a part of Fresno's vision. Sweet Flower looks forward to serving as a model for economic growth in Fresno and beyond. Sweet Flower plans to engage and work with the leadership and nearby communities on an ongoing basis, always looking to understand each neighborhood's specific issues. As responsible business owners who deeply care about the community it operates in, Sweet Flower will not only protect what people love about Fresno but will look to enhance those qualities. This is the type of relationship we envision establishing with every neighborhood and resident of Fresno, undoubtedly creating a cleaner, safer, better place to live..

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### **Website**

Before Sweet Flower's opening, we will launch a page on our website and a social media strategy to capture a wide range of feedback. Our website is designed to be an educational and outreach platform for the community. We have included content on our current website designed to answer questions about our products and introduce our brand. On Sweet Flower's page, we will have information regarding our team, a vision for our integration into the City of



Fresno and provide multiple opportunities for the public to share their input.

### **Operations to Avoid Becoming a Nuisance**

Sweet Flower believes that site upkeep and maintenance, as well as an instituted thorough and complete Safety and Security Plan, will add to the positive safety impact this business will have on the nearby communities and the city at large. We will prioritize the property's daily upkeep to ensure a clean, professional, and welcoming retail environment. We will institute daily monitoring of the property for any trash, graffiti, other debris and timely removal to facilitate a well-maintained storefront. We intend to enhance both the aesthetics of Sweet Flower and the community by making significant capital investments in the area. Another way to maintain the storefront business's appeal is to reduce customer congestion by facilitating a safe, quick and seamless product pick-up, which will reduce the number of customers, length of time in the store, and free up parking spot availability. The floor plan was also designed to facilitate ease of circulation and flow of customers, as to not negatively impact the neighborhood.

Sweet Flower will have educational materials available, and the Sales Associates will also educate customers on responsible cannabis consumption practices to further prevent any negative impacts on the community.

Sweet Flower has developed a thorough Security Plan to prevent crime and nuisance, including comprehensive video surveillance, Security Personnel, exterior lighting, alarms, motion sensors, etc. All employees will receive training and implement protocols to reduce the risk of disruptive, nuisance behavior and negative impacts on neighbors. This includes ensuring that customers do not loiter and immediately exiting the property upon obtaining cannabis. Sweet Flower staff will be responsible for controlling patron conduct on the property. This includes immediate action upon identification of a customer who is conducting any inappropriate behavior, including but not limited to loitering, consumption of cannabis, tobacco, or alcohol on-site, littering, graffiti, harassment, noise, and illegal parking.

In conjunction with these stringent security protocols, Sweet Flower will look to create a sustained and robust partnership with the Fresno Police Department. We will establish an open communication line for meaningful dialogue and feedback with both our local Central and Southeast Policing District Offices, which are bracketed to the north and south of the Sweet Flower storefront. Sweet Flower plans to operate as an engaged and transparent partner with other Fresno city offices and officials.

We look forward to establishing a positive and productive relationship in this district with the Police Chief, with the Central District Captain, the Central District Crime Prevention Officer, the Southeast District Captain, and Neighborhood Resource and Community Service Officers from both stations.

As we have seen in our other locations across California, residents in many neighborhoods are saying no to graffiti, crime, and littering by participating in neighborhood patrols. At the



same time, residents are saying yes to working with the City to perform neighborhood cleanups, spearhead beautification projects, and address code compliance issues. The collaborative efforts of neighborhood councils and the City have decreased crime and graffiti, removed blight and decay, and improved the city's appearance. Sweet Flower is excited to be a value-added partner to these efforts and ideas. Based on our track record and the above-mentioned safety, design, programs, and policies, we are confident that we will be able to mitigate any potential negative community impacts. Our greatest hope and intention, born out of a carefully considered strategic plan, is to positively impact the health, safety, and economy. Sweet Flower will strive not just to be a business, brand, or location, but a meaningful space in which all residents can experience what it means to be a part of a supportive community.



April 27, 2023

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## Odor Management and Control Plan

### 1. Odor Mitigation

Please describe all proactive policies, procedures and/or practices the business and its employees will used to prevent odor complaints.

Sweet Flower is committed to having zero negative impact on our community and will make air quality control and odor abatement one of our priorities. Sweet Flower will prevent any possible odors from the retail facility from being detected by a person from both outside and inside the retail store. It is unlikely that our location will produce any cannabis odors, as all cannabis products are delivered in their final packaged form and inventory is not stored on the Retail Floor. As a precaution, Sweet Flower installs exhaust air filtration systems with odor control, which prevents internal odors and pollen from being emitted externally. Additionally, we install air systems that create negative air pressure between the premises' interior and exterior so that the odors generated inside the premises are not detectable outside the premises. These odor control devices, in-depth employee training, and maintenance of the systems ensure an effective Odor Mitigation Plan.

Please see Neighborhood Compatibility and Responsibility Plan, *Addressing & Responding to Complaints - Odor* for an overview of Sweet Flower's policy and procedure for responding to an odor complaint, including use of the Community Feedback Log.

### 2. Potential Sources of Odor

Identify potential sources of odor.

Sweet Flower will not be conducting any cultivation, processing, extraction, laboratory testing, or packaging of cannabis goods as part of the proposed project. As a result, no noxious fumes or gases will be utilized at the premises.

Sweet Flower will not store cannabis products on the Retail Floor. Cannabis products are stored in the limited- access Inventory Room. All packaging on the retail floor is emptied of cannabis product and used for display purposes only. All cannabis products will be delivered to the licensed premises in their final, packaged form as required by State regulations. All packaging shall protect the product from contamination, be tamper-evident, and sealed so the contents cannot be opened without destruction of the seal, be child-resistant, and resealable if it contains more than one serving. The cannabis goods shall not leave Sweet Flower's premises unless placed in an opaque exit package. Based on the preceding, it is improbable that any cannabis products onsite will emit odor. Notwithstanding the foregoing, odor mitigation efforts of surrounding areas will be continually monitored as it is Sweet Flower's goal is to prevent any negative impacts on neighboring areas. Any additional measures needed to ensure the prevention of odors will be taken immediately.



The only activity that may cause minor odor inside the retail facility is customer inspection of the product, which is allowed under limited circumstances by the Bureau of Cannabis Control (BCC) in accordance with the California Code of Regulations Section 5405. Sweet Flower will have select cannabis flower products removed from their packaging and placed on display for customer inspection in a secure container. Cannabis flower is the only cannabis product available for customer inspection—topicals, tinctures, and edibles will not be removed from their packaging for display. The cannabis flower inspection containers will allow customers to visually inspect the flower more closely prior to purchase. No testing or consumption of products is permitted. The closed inspection containers will be stored in the locked display cases on the Retail Floor. The containers shall not be readily accessible to customers for handling without a Sweet Flower employee's assistance. A retail employee must remain with the customer at all times that the container is being handled and inspected by the customer. Employees allow only one container to be inspected by a customer at a time to mitigate odor and prevent theft. The cannabis goods removed from their packaging for inspection shall not be sold or consumed and shall be destroyed in accordance with Sweet Flower's Waste Management Plan. Potential minor odors generated from display products for customer inspection will be effectively mitigated by the below-described carbon charcoal filtration and exhaust system.

### **3. Odor Control Devices & Techniques**

Describe odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the permitted premises.

Even though we do not expect our cannabis retail business to generate any cannabis odor, Sweet Flower will take careful measures and use an air filtration ventilation system, monitoring procedures, and maintenance plan to prevent any potential odor from escaping the facility. Sweet Flower's existing locations use these practices to successfully mitigate potential odor from impacting our communities. Our Studio City location has utilized these systems for years without a single odor complaint. These odor mitigation practices described below utilize the best available technology on the market for odor neutralization and comply with all applicable regulations.

Sweet Flower will install a carbon filtered ventilation system at the retail facility, which will prevent any potential odor from escaping the building. This filtration system works by pairing a charcoal exhaust system with a carbon filter. The charcoal exhaust system contains a charcoal air filter placed in-line with the exhaust fan and forces air circulating within the HVAC system through an activated carbon filter. These filters act by "scrubbing" the air, absorbing contaminants into the activated carbon material as it passes through to be recirculated throughout the HVAC system. Activated carbon is capable of removing the smell from the air and completely neutralizing it. These filters will also remove other impurities from the air. All odors and pollen are eliminated prior to being exhausted from the building through the use of these high-quality filtration systems. Filters will be inspected regularly and changed as needed to ensure proper air exchange rates. Carbon charcoal filtration systems are used across multiple industries and are effective in neutralizing and mitigating odor. The systems are the





best available technology on the market for odor neutralization and a cannabis industry standard. Any odor generated inside is not detectable on the outside of the business. Negative air pressure is the result of the HVAC system creating a pressure differential by expelling more air from the interior than is being brought into the space. This control of interior air pressure will prevent odor from escaping the facility, other than through the carbon filtration system described above.

Sweet Flower will work with the Fresno Planning Department to ensure our ventilation and air purification systems are approved by the city.

#### **4. Odor Mitigation Training & System Maintenance**

Describe all proposed staff odor training and system maintenance.

**Store Manager** - The Store Manager is responsible for the development, implementation, and maintenance of the Odor Management Plan (OMP). This includes maintaining all records relating to odor management, including system installation, maintenance, equipment malfunctions, and deviations from the plan. The Store Manager verifies the effectiveness of the system weekly by physically inspecting the system. This includes listening for the sound of the system, visually ensuring the lights are on and the system is functioning, and verifying there is no detectable odor. The Manager logs that the system has been checked weekly in the Odor Control Maintenance Log.

If the Store Manager identifies that the odor control system is malfunctioning, the Manager will immediately contact the manufacturer. The Manager will see if the issue can be addressed with the manufacturer over the phone. If the malfunction cannot be resolved over the phone, the Manager will schedule the first available appointment by the manufacturer to visit the retail facility to physically inspect the odor control system. If the odor control system cannot be fixed on the inspection date, the Store Manager will immediately place an order for the first available replacement part. Should the existing system be designated as beyond repair, a new system will be ordered at once. The malfunction and resolution will be communicated to Sweet Flower's entire ownership and leadership team via email.

The Manager is also tasked with handling any complaints of odor from the community or city officials and maintain records of odor complaints received and response action thereto.

**Assistant Manager & Sales Associates** - Sweet Flower's Assistant Managers and Sales Associates will receive training on the Odor Mitigation Plan from the Store Manager. The Manager educates the team on the functionality of the carbon charcoal "scrubbing" exhaust and filtration system. They also receive an overview of how to physically inspect the system, listen for the sound of the system, visually ensure the lights are on and the system is functioning, and verifying there is no detectable odor. This will enable Assistant Managers and Sales Associates to update the odor control maintenance log in the absence of the Store Manager.



Sweet Flower's Assistant Managers and Sales Associates shall receive training regarding policies for customer inspection of cannabis goods as it relates to the Odor Mitigation Plan.