January 2, 2019

The Hive, LLC
949 Highland Way
Grover Beach, CA 93433

Subject: Commercial Cannabis Permit Amendment for The Hive, LLC - Approval and Statement of Decision

Dear Mr. Yantzer;

On January 2, 2019, as City Manager, I have approved a Commercial Cannabis Permit Amendment for The Hive, LLC located at 949 Highland Way, subject to the conditions contained herein. This approval is based upon the following findings as required by GBMC Article III, Chapter 18, Section 4000.160.G:

1. The commercial cannabis business has the right to operate at 949 Highland Way, based on approval of Development Application 17-38 by the City Council on March 3, 2018 and the amendment to Development Application 17-38 by the Planning Commission on July 11, 2018 subject to the conditions contained in both City Council Resolution 18-22 and Planning Commission Resolution 18-03.

2. The Police Department has completed the backgrounds as required by GBMC Article III Chapter 18 and the City Manager has determined that no "good cause" exists to deny the Commercial Cannabis Permit.

3. The applicant has demonstrated that it has the right to occupy and use the property as required by GBMC Article III Chapter 18 Section 4000.70.

4. The applicant has complied with all of the requirements for issuance of a Commercial Cannabis Permit consistent with GBMC Article III Chapter 18 Section 4000.10 et seq.

The approval of this Commercial Cannabis Permit is subject to the following condition of approval:

G-1. This Commercial Cannabis Permit Amendment authorizes the applicant, The Hive, LLC, to operate a commercial medical and adult use cannabis facility consisting of distribution and manufacturing uses at 949 Highland Way. All conditions contained in City Council Resolution 18-23 for the Commercial Cannabis Permit approved on March 3, 2018 shall remain in full force and effect. The applicant shall adhere to all conditions established by both City Council Resolution 18-23 and Planning Commission Resolution 18-03 and all applicable regulations set for in GBMC Article IX and Article III Chapter 18 and Article IX...
Section 4.10.015. Failure to operate in compliance with this Commercial Cannabis Permit may be justification for revocation by the City Manager.

The applicant is responsible to ensure that the conditions are implemented. The approval of this Commercial Cannabis Permit by the City Manager is appealable to the City Council within 10 days of the approval date as provided in GBMC Article III Chapter 18 Section 4000.160.G. Appeals shall be filed with the City Clerk and the required appeal fee. If you have questions regarding this Commercial Cannabis Permit, please contact Janet Reese at (805) 473-4520 or jreese@groverbeach.org.

Sincerely,

[Redacted]

Matthew Bronson
City Manager