



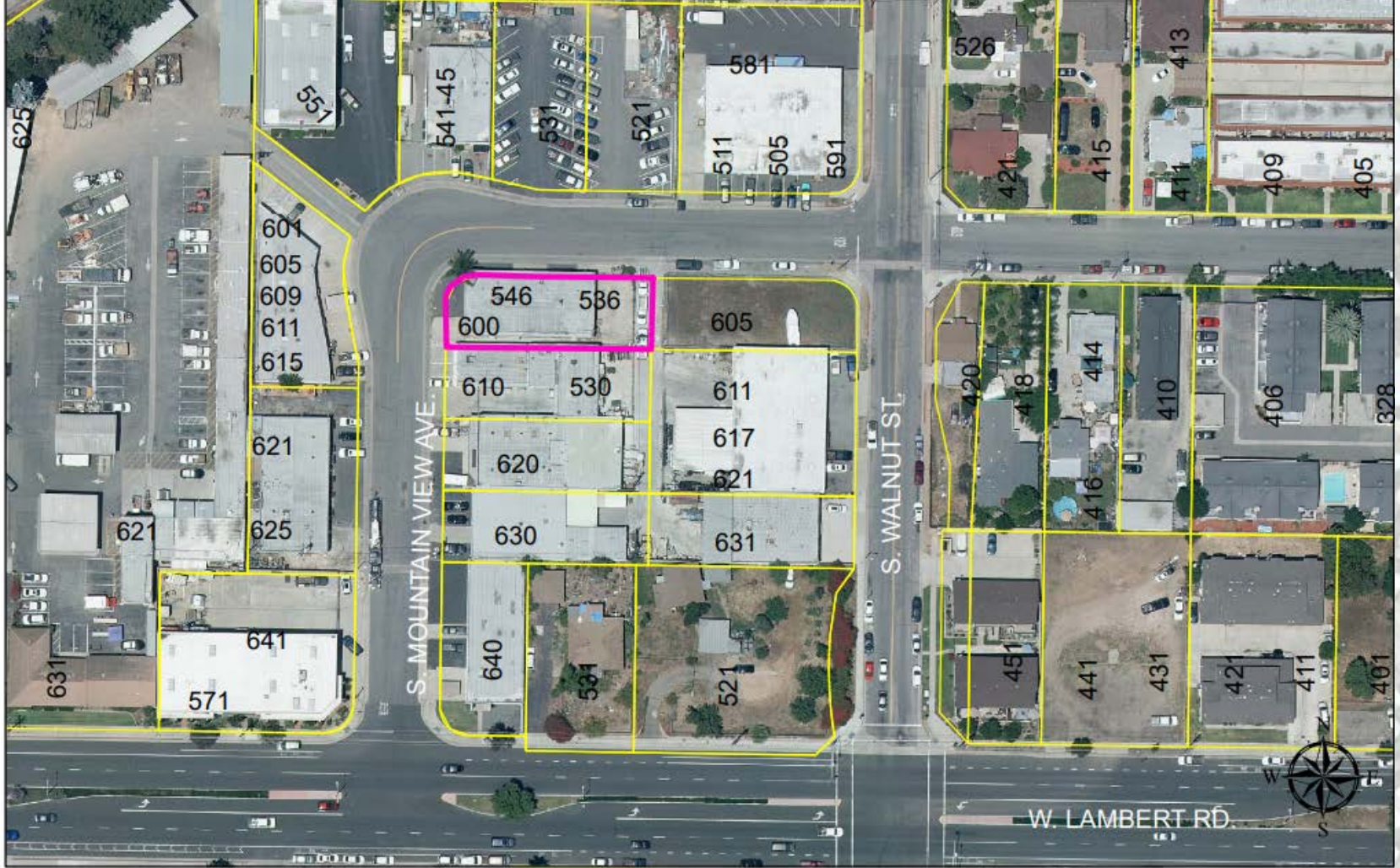
536 West Mountain View

January 11, 2021

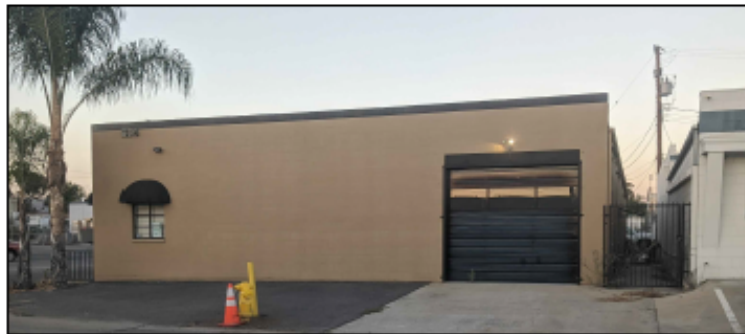
Public Hearings

- **CONSIDERATION OF CONDITIONAL USE PERMIT 20-10 TO ESTABLISH A CANNABIS DISTRIBUTION OPERATION WITHIN AN EXISTING INDUSTRIAL BUILDING AT 536 WEST MOUNTAIN VIEW AVENUE AND A RECOMMENDATION TO THE CITY COUNCIL ON DEVELOPMENT AGREEMENT 20-01**

Vicinity Map



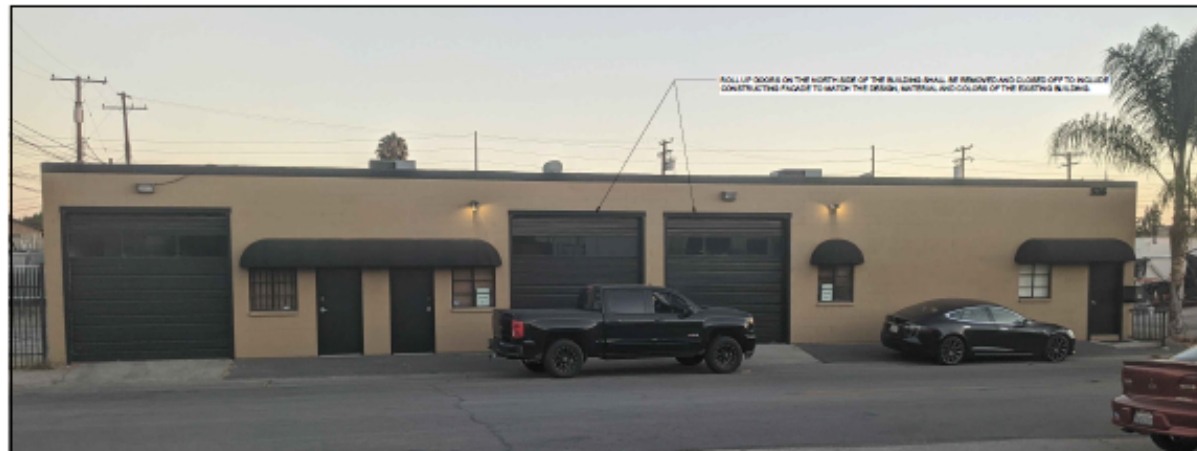
536 W. Mountain View Ave.



WEST ELEVATION



EAST ELEVATION

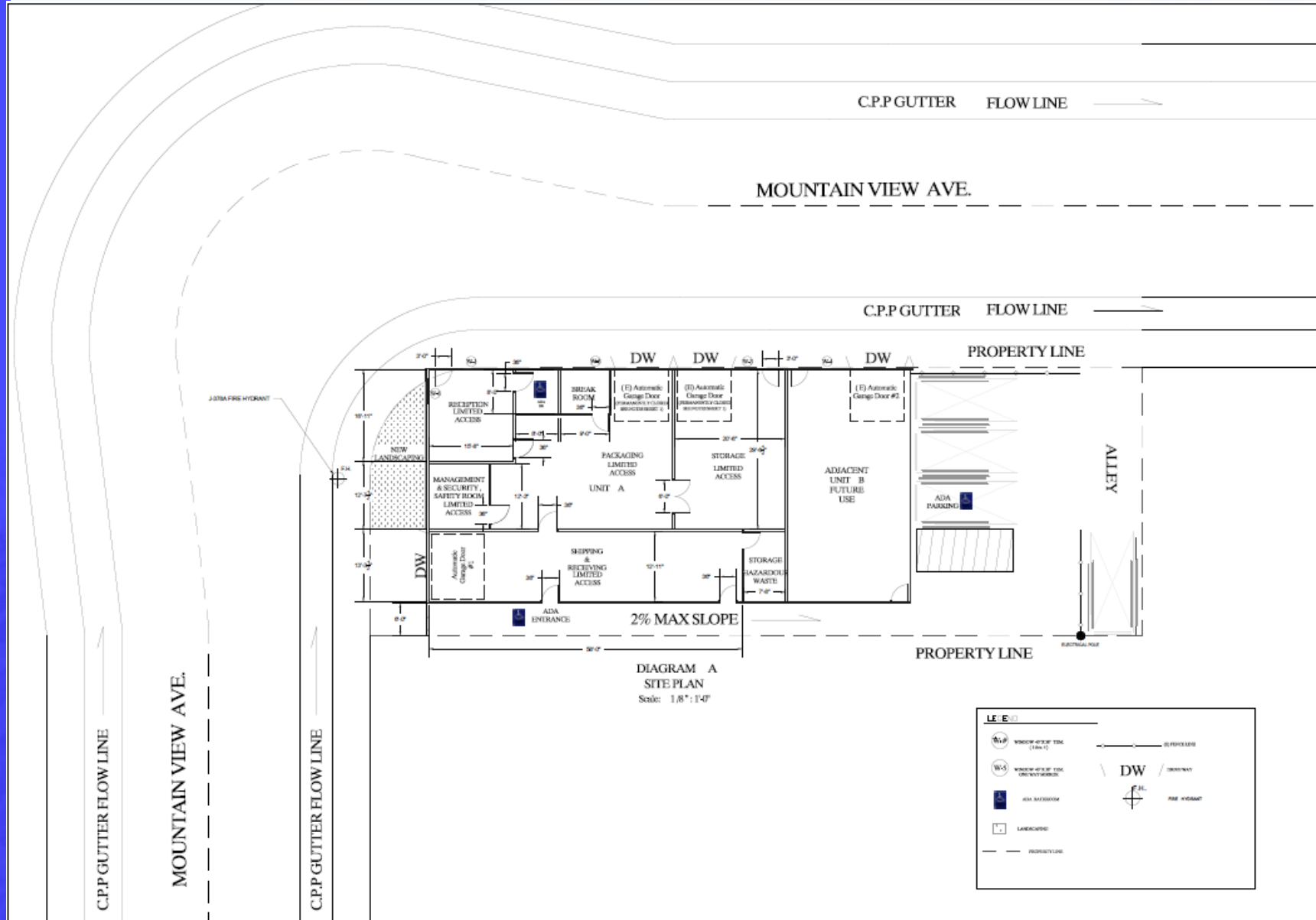


NORTH ELEVATION

DIAGRAM E
EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"

Floor Plan



Dev. Agreement

- Gov't Code Sections 65864 through 65869.5
- Initial Period is 4 years
- Payments by Developer
 - Quarterly
 - 3.75% tax rate
- Measure W
- Charitable Service
 - Annual
 - 24 volunteer hours
 - Monetary payments

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

City of La Habra
City Clerk
110 East La Habra Blvd.
La Habra, California 90631

APN: 298-102-01
SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code §6103

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and entered into this ____ day of _____, 2020 ("Execution Date") by and between the City of La Habra, a California municipal corporation ("City") and Pinnacle Wellness Group, L.L.C., a California limited liability company ("Developer"). City and Developer are sometimes referenced together herein as the "Parties." In instances when a provision hereof applies to each of the Parties individually, either may be referenced as a "Party." The Parties hereby jointly render the following statement as to the background facts and circumstances underlying this Agreement.

RECITALS

A. The State of California enacted California Government Code sections 65864 et seq. ("Development Agreement Statutes") to authorize municipalities to enter into development agreements with those having an interest in real property to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development in connection with the development of real property within their jurisdiction.

B. The purpose of the Development Agreement Statutes is to authorize municipalities,

PINNACLE WELLNESS - CITY OF LA HABRA
DEVELOPMENT AGREEMENT
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Recommendation

CONDITIONAL USE PERMIT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 20-10 TO ESTABLISH A CANNABIS DISTRIBUTION OPERATION WITHIN AN EXISTING INDUSTRIAL BUILDING AT 536 WEST MOUNTAIN VIEW AVENUE AS PER THE APPROVED PLAN, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

Recommendation

DEVELOPMENT AGREEMENT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT AGREEMENT 20-01 FOR A CANNABIS DISTRIBUTION OPERATION WITHIN AN EXISTING INDUSTRIAL BUILDING AT 536 WEST MOUNTAIN VIEW AVENUE AS PER THE APPROVED PLAN, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.