

# Jane Dispensary

## Conditional Use Permit

4040 HWY 12 (SONOMA HIGHWAY)

September 22, 2022

Suzanne Hartman, City Planner  
Planning and Economic Development

- **Proposed Use**

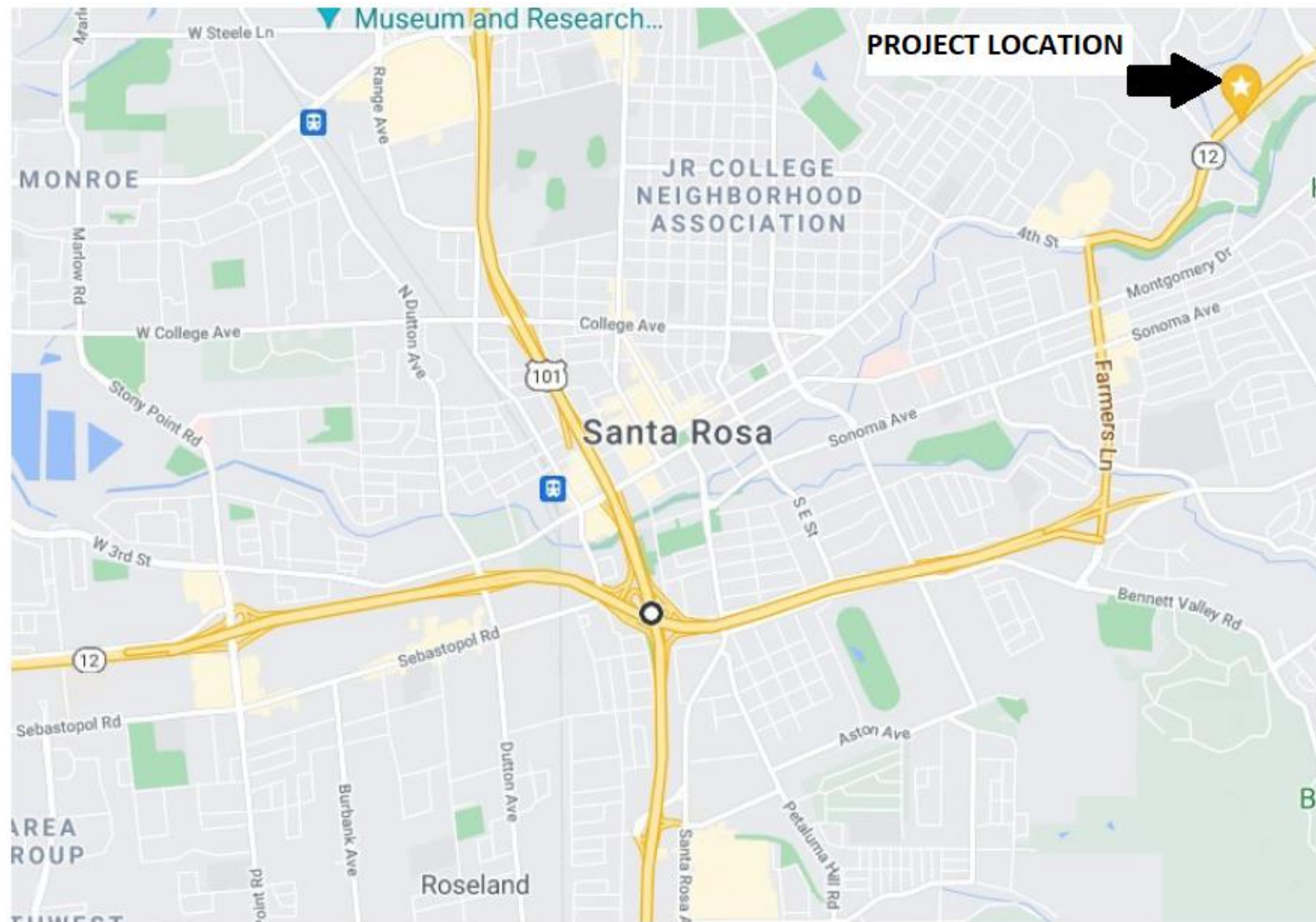
- The applicant proposes to operate a cannabis retail facility with delivery service within a 1,997-square-foot tenant space of an existing 4,776-square-foot multi-tenant building.
- The applicant does not propose on-site consumption.

- **Retail Hours**

- The applicant proposes to operate the retail dispensary between the hours of 9:00 a.m. and 9:00 p.m., 7 days a week.
- The applicant proposes to limit all commercial deliveries to the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday.

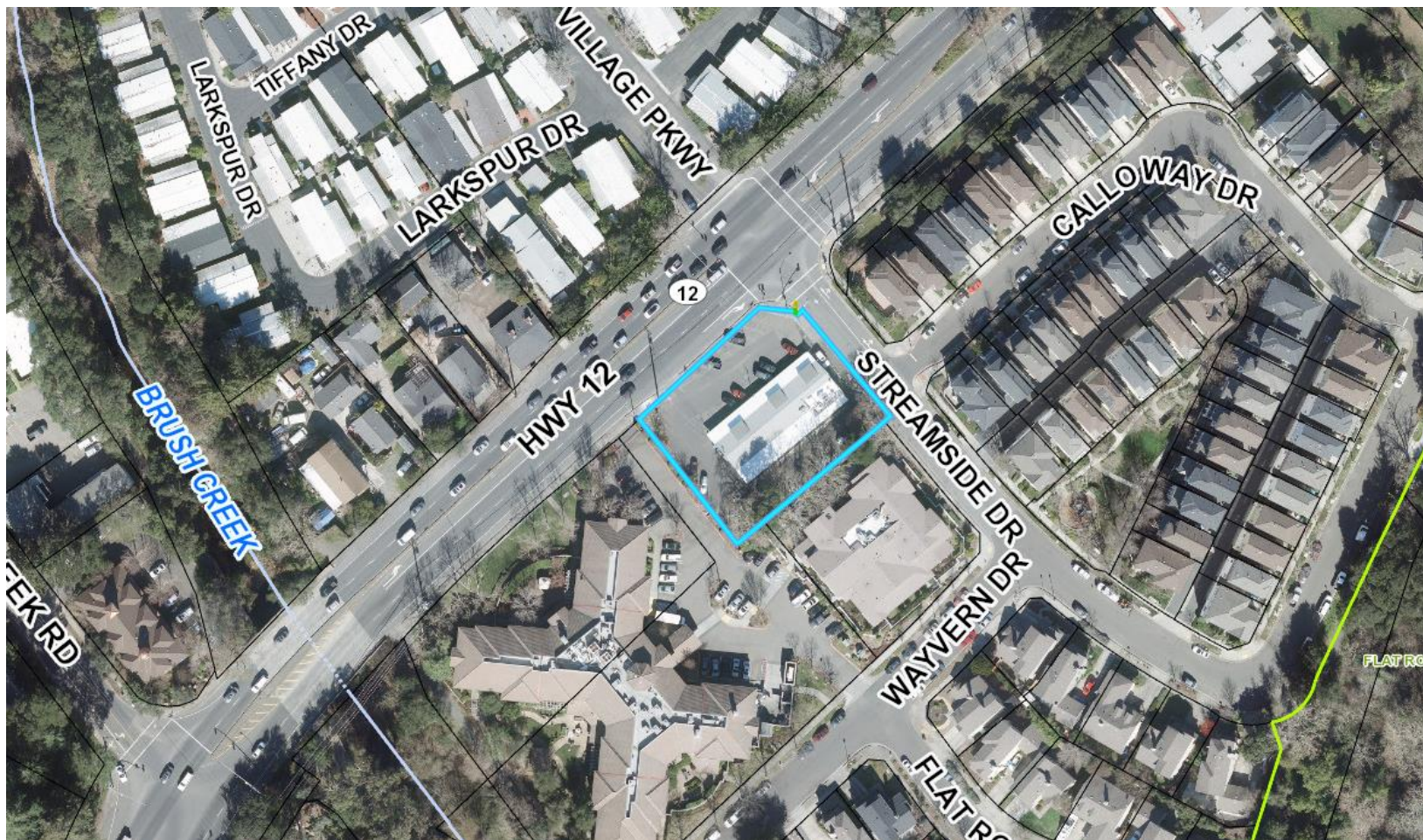
- On August 18, 2021, the applicant submitted a Major Conditional Use Permit Review application.
- On November 22, 2021, Planning staff held a neighborhood meeting to discuss the proposed project. Several neighbors participated in the meeting and voiced their concerns about the cannabis retail facility that is surrounding various residential districts.
- On August 30, 2022, the application was deemed complete.

# Project Location



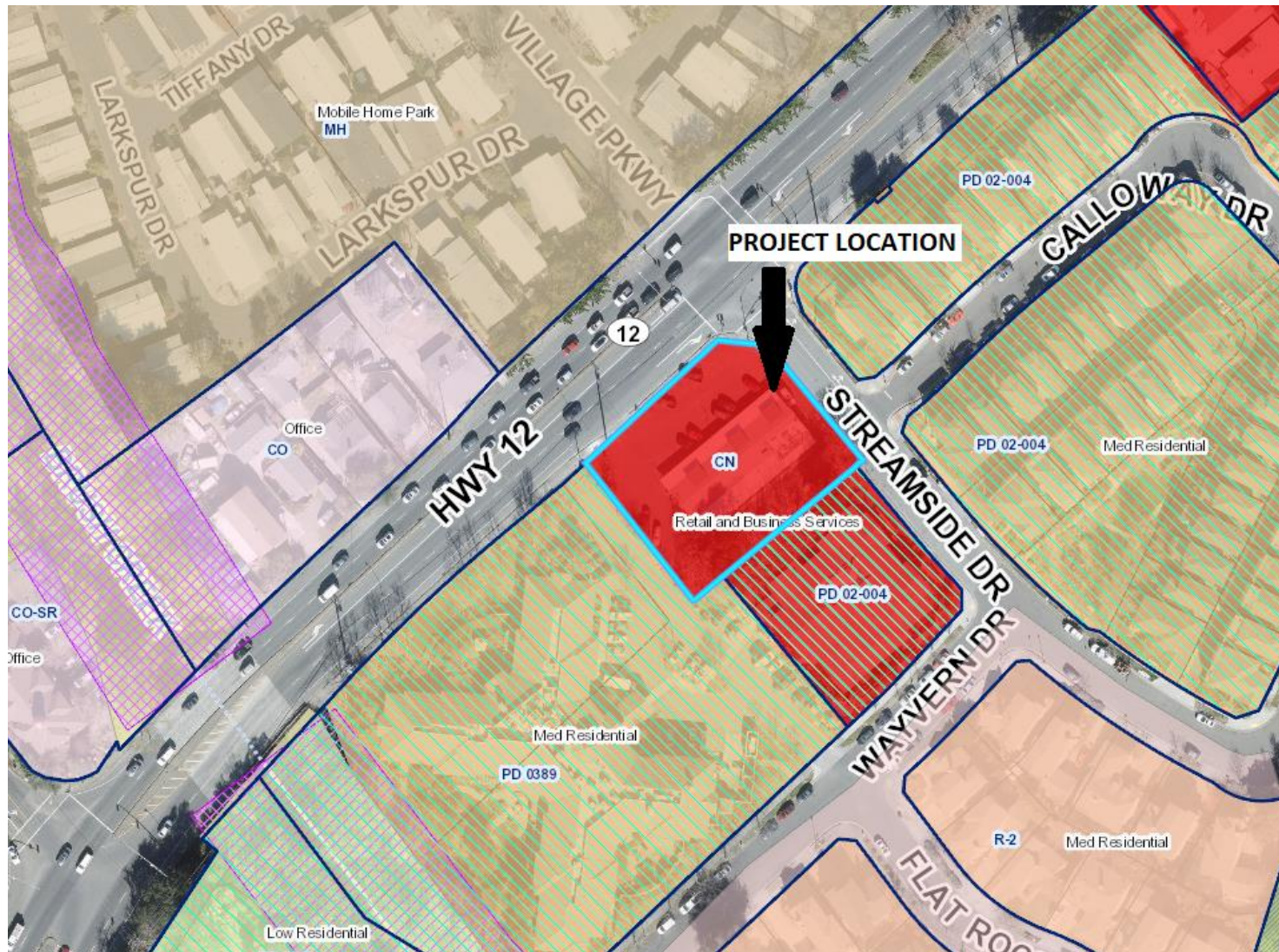


## 4040 HWY 12 – Aerial View

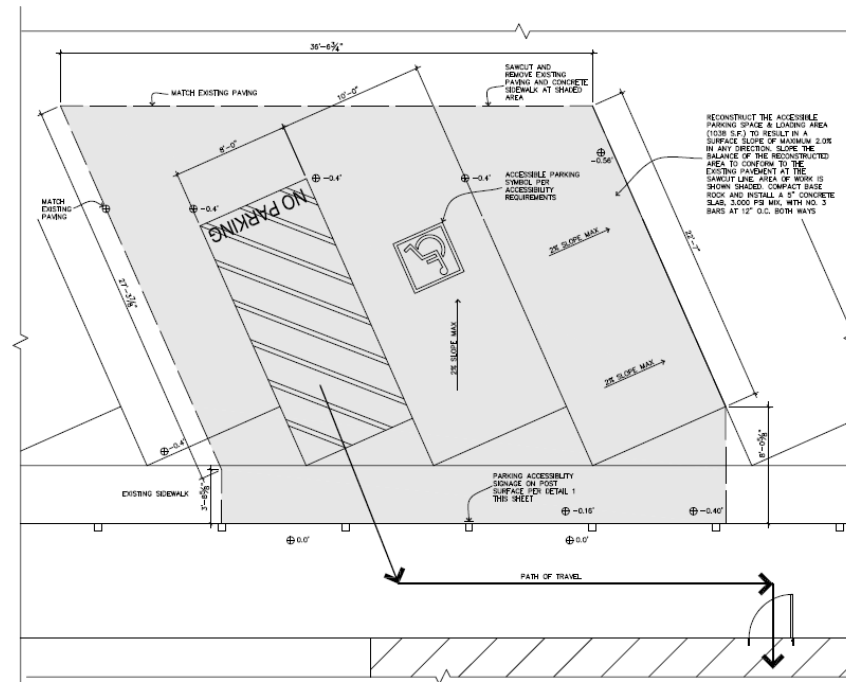
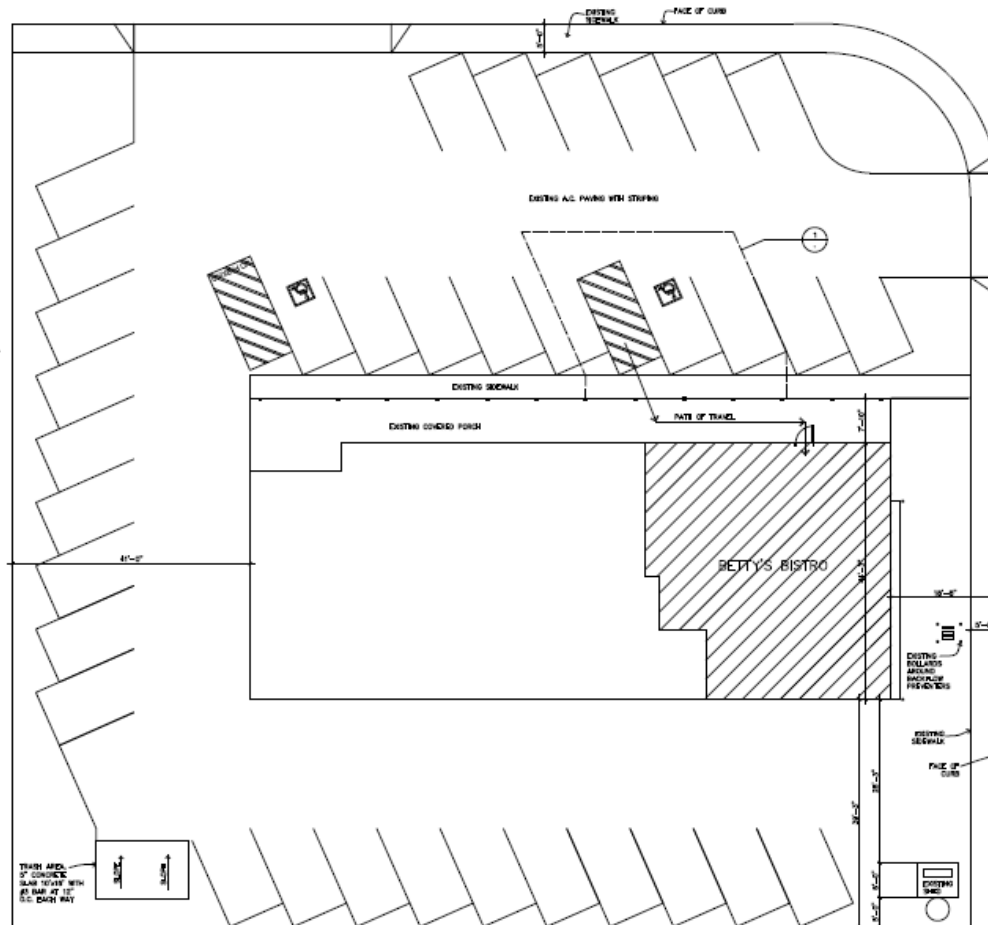




# General Plan & Zoning



# Site Plan



① PARTIAL SITE PLAN  
SCALE: 1/4" = 1'-0"







# Conditional Use Permit

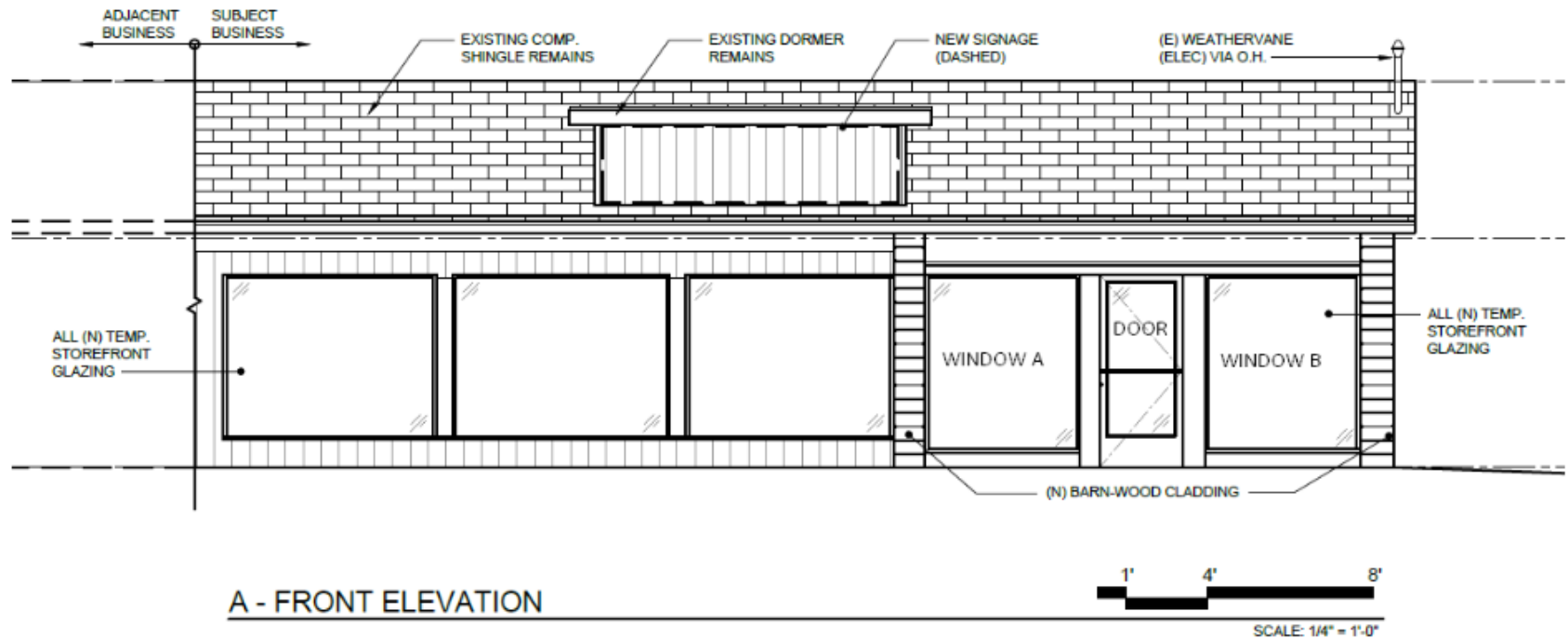
- The proposed use is allowed within the Neighborhood Commercial (CN) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code; and
- The proposed use is consistent with the General Plan and any applicable specific plan; and
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity; and
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).





# Proposed Storefront

## Storefront §20-46.080 e



- Based on the size of the lot (2,000-square-feet), 1 bicycle parking space and 8 vehicle parking spaces are required.
- The total parking area of the Project property is 36 vehicle parking spaces, including 2 ADA-compliant vehicle parking spaces.

Use	Parking Required	Total Square Footage	Parking Required Spaces
Retail	1 vehicle parking space per 250 square feet; 1 bicycle space per 5,000 square feet	2,000 Square Feet	Vehicle: 8 Bicycle: 1
Total Parking Spaces Required			Vehicle: 8 Bicycle: 1

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:

- Class 1 Categorical Exemption under CEQA Guidelines Section 15301
- Class 3 Categorical Exemption under CEQA Guidelines Section 15303
- Class 32 Categorical Exemption under CEQA Guidelines Section 15332 (In-fill Development Projects)



## Recommendation

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow the proposed cannabis retail (dispensary) facility with delivery use located at 4040 HWY 12.

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