

Ursu, Emmanuel

From: Wilson, Carrie
Sent: Monday, October 29, 2018 11:52 AM
To: Halbert Stone
Cc: Ursu, Emmanuel
Subject: RE: Dispensary next to school?

Mr. Stone,

Thank you for your comments Re: 1128 Sonoma Ave. CUP18-079.
I have forwarded this information to the City Planner assigned to this project.

Kind Regards,

Carrie Wilson | Senior Administrative Assistant

Planning & Economic Development | 100 Santa Rosa Ave, Room 3 | Santa Rosa, CA 95404
Phone: 707-543-4703 | CWilson@srcity.org



From: Halbert Stone <halbertstone@gmail.com>
Sent: Monday, October 29, 2018 11:06 AM
To: Wilson, Carrie <CWilson@srcity.org>
Subject: Dispensary next to school?

1128 Sonoma Ave is down the street from elementary school at Doyle Park & Sonoma.
This is not a reasonable location. Put the pot stores next to the liquor stores far away from kids.
Also, will to request to put a pot store next to El Pollo Loco to be denied? We shouldn't have a pot store in the freeway service area, don't encourage "get some pot with your coffee and gas" while traveling South through Santa Rosa.

Thanks,
Hal Stone
1320 Miller Drive
SR

Ursu, Emmanuel

From: Emmanuel Ursu <EUrsu@m-group.us>
Sent: Wednesday, October 17, 2018 1:34 AM
To: Ursu, Emmanuel
Subject: FW: modifying cannabis regulations

From: Michelle Gervais [mailto:mgervais@srfacs.org]
Sent: Friday, October 12, 2018 8:14 PM
To: Chris Rogers <crogers@srcity.org>; Ernesto Olivares <eolivares57@me.com>; John Sawyer <jsawyer@srcity.org>
Cc: Clare Hartman <chartman@ci.santa-rosa.ca.us>; Bill Rose <WRose@ci.santa-rosa.ca.us>; Emmanuel Ursu <EUrsu@m-group.us>
Subject: modifying cannabis regulations

Greetings again~

Following up on my email earlier today about modifying the cannabis regulation to extend the setback from schools in accordance with safe-school standards (1,000'), here is an example from a straight-forward zoning ordinance (San Jose) that might be helpful.

Thank you again for your consideration.

~Michelle

<http://www.sjpd.org/cop/dcr/regulations.asp>

Chapter 20.80 of the San Jose Zoning Ordinance regulates the location in the City where medical cannabis collectives, medical cannabis businesses, and non-medical cannabis businesses may locate.

Medical cannabis collectives, medical cannabis businesses, and non-medical cannabis businesses are not allowed to locate within:

- 1,000 feet of:
 - A public or private preschool, elementary school, or secondary school;
 - A child daycare center;
 - A community or recreation center;
 - A park; or
 - A library
- 500 feet of:
 - A substance abuse rehabilitation center; or
 - An emergency residential shelter
- 150 feet of places of:
 - A religious assembly;
 - An adult daycare center; or
 - A residential use (including legal non-conforming residential use)
- 50 feet of another collective or cannabis business*

**Excluding the 50-foot buffer between two cultivation-only sites and/or a shared cultivation-only site. A cultivation-only site would still be required to be separated by at least 50 feet from a dispensing location*

Compliant zoning areas

Medical cannabis collectives, medical cannabis businesses, and non-medical cannabis businesses can locate in the following zoning districts:

- Light Industrial (LI)
- Heavy Industrial (HI)
- Combined Industrial/Commercial (CIC)
- Industrial Park (IP)
- Downtown Primary Commercial (DC) – 2nd Story Only

[Illustrative Map Showing Parcels Potentially Compliant with the Medical and Non-Medical cannabis business Land Use Ordinance](#)

Noncompliant zoning areas

Medical cannabis collectives, medical cannabis businesses, and non-medical cannabis businesses are **not** allowed to locate in the following policy areas, business parks or zones:

- [Edenvale Development Policy Area Map](#)
- [International Business Park Map](#)
- [North San Jose Development Policy Area Map](#)
- Enterprise Zone and Business Incentive Zone

Michelle Gervais
Site Advisory Board Member
Past President, SRFACS Parent Association Foundation



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Ursu, Emmanuel

From: Emmanuel Ursu <EUrsu@m-group.us>
Sent: Wednesday, October 17, 2018 1:34 AM
To: Ursu, Emmanuel
Subject: FW: BKind dispensary and school setback changes

From: Michelle Gervais [mailto:mgervais@srfacs.org]
Sent: Friday, October 12, 2018 12:28 PM
To: Clare Hartman <chartman@ci.santa-rosa.ca.us>; Bill Rose <WRose@ci.santa-rosa.ca.us>
Cc: Emmanuel Ursu <EUrsu@m-group.us>
Subject: BKind dispensary and school setback changes

Hi Clare & Bill~

I'm writing with concern about B-Kind Dispensary, proposed for 1128 Sonoma Avenue. It barely meets the required 600' setback from a school (Santa Rosa French American Charter School aka SRFACS), and it is scheduled for Planning Commission approval on Nov. 8th.

As you know, this 600' school setback is being reconsidered by the Cannabis AdHoc Committee. The previous meeting was cancelled due to lack of quorum, and so the topic has been rescheduled for 10/25.

I'm hopeful that growing awareness and concern by the community will move Council members to reform the policy quickly to be in line with federal and state laws for alcohol, tobacco and firearms (1,000' from schools). However there will not be time for this change to inform the decision about BKind unless their Planning Commission hearing is rescheduled (or cancelled).

Representatives from Santa Rosa City Schools, Sonoma County Office of Education and other districts - as well as a growing base of parents - are preparing to line up in strong opposition to the current 600' policy. I am not clear how the outreach went with schools when the policy was first adopted, but it seems that few were aware of such a policy (perhaps assuming that the 1000' safe-schools zone would be maintained).

Please advise on what steps you can and will take to ensure that the BKind Dispensary planning approvals - and any others in <1000' from a school - will be tabled until this policy is settled. Also I welcome your thoughts on what I can do to help make this important correction for Santa Rosa.

Warm regards,

~Michelle

Michelle Gervais
Site Advisory Board Member
Past President, SRFACS Parent Association Foundation



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Ursu, Emmanuel

From: Emmanuel Ursu <EUrsu@m-group.us>
Sent: Wednesday, October 17, 2018 1:34 AM
To: Ursu, Emmanuel
Subject: FW: question about cannabis applications near schools

From: Michelle Gervais [mailto:mgervais@srfacs.org]
Sent: Tuesday, October 2, 2018 9:29 AM
To: Emmanuel Ursu <EUrsu@m-group.us>
Subject: question about cannabis applications near schools

Hi Emmanuel~

I am concerned that the Cannabis Subcommittee meeting, now postponed until 10/25, will come too late to inform the review process for BKind, proposed for 1128 Sonoma Avenue, very near to SRFACS. As you may be aware, there is a concerted effort by school organizations and the community at large to revise the City of Santa Rosa policy to comply with other related policies at the state and federal levels that require a minimum 1,000' buffer from schools.

Can you please tell me what, if any, adjustments are being made to the review schedule of applications for projects proposed to be near schools? Are they on hold pending further discussion with the subcommittee?

Thank you in advance for your information!
~Michelle

Michelle Gervais
Past President, SRFACS Parent Association Foundation



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Ursu, Emmanuel

From: Emmanuel Ursu <EUrsu@m-group.us>
Sent: Wednesday, October 17, 2018 1:35 AM
To: Ursu, Emmanuel
Subject: FW: request update on CUP18-079

From: Michelle Gervais [mailto:mgervais@srfacs.org]
Sent: Tuesday, July 17, 2018 11:20 AM
To: Emmanuel Ursu <EUrsu@m-group.us>
Subject: request update on CUP18-079

Hi Emmanuel~

I'm writing as a parent representative on the Site Advisory Committee of the Santa Rosa French American Charter School (SRFACS), located at 1350 Sonoma Avenue. Our school community is very concerned about the BeKind cannabis retail shop proposed for 1128 Sonoma Avenue (CUP18-079).

Would you please share an update on the status of the CUP application. Also please add me to the list of notifications for this project.

Thank you very much.
~Michelle

Michelle Gervais
Site Advisory Board Member
Past President, SRFACS Parent Association Foundation



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Ursu, Emmanuel

From: Emmanuel Ursu <EUrsu@m-group.us>
Sent: Monday, October 29, 2018 1:13 PM
To: Ursu, Emmanuel
Subject: FW: BKind dispensary and school setback changes

From: Michelle Gervais [mailto:mgervais@srfacs.org]
Sent: Monday, October 29, 2018 12:53 PM
To: Chris Rogers <crogers@srcity.org>; Ernesto Olivares <EOlivares@srcity.org>; John Sawyer <jsawyer@srcity.org>
Cc: Chris Coursey <ccoursey@srcity.org>; David Guhin <dguhin@srcity.org>; Clare Hartman <chartman@ci.santa-rosa.ca.us>; Bill Rose <WRose@ci.santa-rosa.ca.us>; Emmanuel Ursu <EUrsu@m-group.us>
Subject: Re: BKind dispensary and school setback changes

Greetings all~

Last Thursday's City Council Cannabis Subcommittee hearing was not what I expected. Among my aHa's was that the school setback policy was not an error but intentional, and that it aligns with CA state law. My upset about this extends far beyond impacts to a particular school and taps bigger issues than setbacks or even controlled substances. It relates more to society's encroachment on the needs of and respect for children, their innocence and thoughts as much as their physical space. But I did hear and will respect your direction to focus on projects, not policy.

So I write after much reflection with a genuine willingness to receive and share ideas openly.

I'm grateful for your acknowledgement, CHRIS ROGERS, of the need for a study session (or more) with district administrations in Santa Rosa (SRCS, Roseland, Rincon Valley, Bennett Valley, others?). Also I encourage you to include leadership from private schools, preschools, daycare services - anyplace where children spend their days.

I hope to be of productive service to this conversation and will participate in the use permit process for the proposed B-Kind Dispensary.

As always, I welcome your comments and questions.

Thank you for your service.
~Michelle

Michelle Gervais
Site Advisory Board Member
Past President, SRFACS Parent Association Foundation



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Amazon.

On Oct 12, 2018, at 12:53 PM, Michelle Gervais <mgervais@srfacs.org> wrote:

Hi Cannabis Subcommittee Members~

I'm writing with concern about B-Kind Dispensary, proposed for 1128 Sonoma Avenue. It barely meets the required 600' setback from a school (Santa Rosa French American Charter School aka SRFACS), and it is scheduled for Planning Commission approval on Nov. 8th.

It has been my understanding for some time that the Subcommittee will be reconsidering this 600' school setback. Unfortunately that discussion continues to be postponed and is now rescheduled for 10/25.

I'm hopeful that growing awareness and concern by the community will move Council members to reform the policy quickly to be in line with federal, state and local laws for sale of alcohol and tobacco (1,000' from schools). *However there will not be time for this change to inform the decision about BKind unless their Planning Commission hearing is rescheduled (or cancelled).*

Representatives from Santa Rosa City Schools, Sonoma County Office of Education and other districts - as well as a growing base of parents - are preparing to line up in strong opposition to the current 600' policy. I am not clear how the outreach went with schools when the policy was first adopted, but it seems that few were aware of such a policy (perhaps assuming that the 1000' safe-schools zone would be maintained).

Please advise on what steps you can and will take to ensure that the BKind Dispensary planning approvals - and any others in <1000' from a school - will be tabled until this policy is settled. Also I welcome your thoughts on what I can do to help make this important correction for Santa Rosa.

Warm regards,

~Michelle

Michelle Gervais
Site Advisory Board Member
Past President, SRFACS Parent Association Foundation

<[srfacs-logo-text-200x45.png](#)>

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June 22, 2018

Our family has lived on Walnut Ct. for 38 yrs. We are very concerned about a Marijuana Dispensary at 1128 Sonoma Ave.

We have to live with the legalization of the product, but need good common sense on placement. This facility will be in the path of children walking home from the French America school. There are families that live in the surrounding area and one home is 25' away from this building.

There was a pharmacy behind our home at 990 Sonoma Ave. It was robbed three times, that we know of. The last robbery, the drug thieves bound the pharmacist & the ^{other} employees with duct tape. The pharmacy eventually closed because of it.

There was a break in at one of the dispensaries recently and

a gang called the Crips broke into someone's home just for the marijuana. They killed one person and beat a young boy.

There are nice people who enjoy cannabis, but it brings sleazy characters also like pedophiles, rapists, drug addicts etc.

We enjoy our neighbors on Walnut Ct. Together we have block parties, garage sales, & we all put out Christmas displays for the community to enjoy.

It doesn't make sense to have a pot dispensary so close to the school and our homes.

Sincerely,
Daryl & Jackie Managatta
115 Walnut Ct.

City of Santa Rosa

NOV 05 2013

Planning & Economic
Development Department

To whom it may concern,

I am an Eastside Santa Rosa resident, and cannabis patient. I have found great relief and benefit from medical cannabis for a multitude of medical issues, including cancer. I know how valuable having a Cannabis Dispensary on the Eastside of Santa Rosa would be for those who need access.

While my treatments were not incapacitating and I was able to get myself to dispensaries on the other side of town, I think having Dispensary access on the Eastside, for patients who are not as fortunate and cannot easily get around, would be tremendously helpful.

If the need were to arise, I would definitely become a customer, and know of many others in the area who would as well. I look forward to seeing what B Kind can do in such a great part of town.

Thank you,



Holly Schaeffer
Santa Rosa, CA

To the Santa Rosa Planning Commission,

This is Jay Pelm, Vice President of Wyatt Irrigation Company. I have been working with the NorCal Cannabis Company for about a year.

My experience with this business has been all around positive. They are knowledgeable about the industry, professional in their relationship with our business, and on time with payments. I support their upcoming B Kind retailer in Santa Rosa.

Sincerely,



Jay Pelm
Wyatt Irrigation Company
Santa Rosa

City of Santa Rosa

NOV 06 2021

Planning & Economic
Development Department

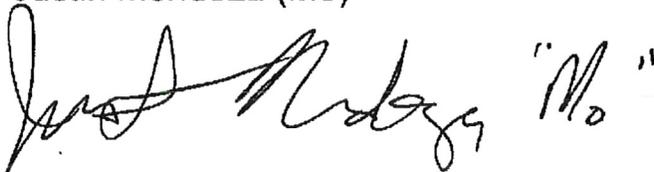
Dear whoever it may concern,

My name is Justin Mendoza and I've been using Nor Cal Cannabis' services for several years. In all that time, I've been impressed with their dedication to a quality experience. Their employees are really helpful and work well with clients.

I genuinely feel like they are positive for the North Bay community, and completely support their "B Kind" project.

Thank you for your consideration.

Justin Mendoza (Mo)



San Francisco

City of Santa Rosa
NOV 05 2018
Planning & Economic
Development Department

Barry Neil Silberg, M.D., F.A.C.S.

Cosmetic, Plastic and Reconstructive Surgery

October 24, 2018

City of Santa Rosa

OCT 30 2018

Planning & Economic
Development Department

To whom it may concern:

At the beginning of prohibition with the passage of the 18th amendment the criminal Al Capone famously said, "Gentleman, the government has just put us in business". What resulted was the greatest increase in crime our country has ever experienced. The laws against cannabis have had an even more perverse and damaging effect: a criminal industry thrived as our prisons filled with people whose only "crime" was using cannabis.

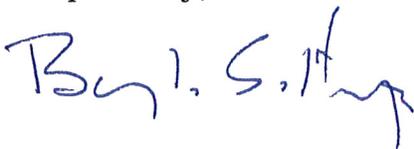
Cannabis has finally become legal in California. The profits from the sale of cannabis are now earned by honest people as tax revenue is generated for the benefit of all. Ironic that we live in the Wine Country-we benefit from what had formally been criminal enterprise.

There is essentially no difference between permitting a wine store and a cannabis store: Both are licensed and regulated by the state of California. As such there is no rational bases for denying a permit for the sale of cannabis at 1128 Sonoma Avenue.

I have been on the trauma team at Santa Rosa Memorial Hospital for many years. During that time I have witnessed the terrible consequences of the abuse of alcohol on our roads and in our homes. The main negative consequence of cannabis has been the violence and crime resulting from the same laws that brought us Al Capone. Honest people had to contact criminals whose motivation was the promise of enormous profits.

My office is at 1111 Sonoma Avenue across the street from 1128 Sonoma Avenue. I fully support the issuance of a permit for the legal sale of cannabis at 1128 Sonoma Avenue., The arguments against this permit are only based on unfounded prejudice and misinformation.

Respectfully,



Barry N. Silberg, M.D., F.A.C.S.

October 24, 2018

Santa Rosa Planning Commission
100 Santa Rosa Avenue
Santa Rosa, CA 95404

City of Santa Rosa
OCT 30 2018
Planning & Economic
Development Department

Re: Cannabis Dispensary at 1128 Sonoma Avenue -- Neighbors Vote Yes

Dear Sir or Madam:

We live at 138 Glenwood Court, an adjacent property to the proposed dispensary at 1128 Sonoma Avenue.

While we had some questions when a dispensary was first proposed on our corner, our questions have been answered fully, and we would welcome the added security that this business would bring to the neighborhood, and we appreciate BKind's efforts to help alleviate the homeless problem in our neighborhood and our property.

Since BKind has been working with the Santa Rosa Police, we have seen a decrease in problems such as people riffling through our trash in the middle of the night, and wandering around our home.

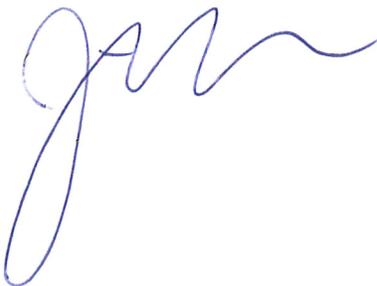
We would vote yes to have BKind as our helpful and considerate neighbors. Thank you for your consideration.

Sincerely,

Dr. Rachel Denney
206-851-2075



Dr. Jordan Marcus
707-293-7921



Women's OB/GYN

1111 Sonoma Avenue, Suite 202

City of Santa Rosa

OCT 30 2018

Planning & Economic
Development Department

October 29, 2018

To the Santa Rosa Planning Commission,

I am writing to you as a Sonoma County physician in support of the licensing of the Cannabis dispensary at 1128 Sonoma Avenue.

As an OB/GYN physician caring for the women of Sonoma County, I am open to the new changes in the cannabis law. Some of my patients report great benefits from cannabis. I do recommend these products for some of my patients. I am not comfortable recommending that my patients go find a random dispensary for these products. Our medical community needs a nearby dispensary that we can develop a good working relationship with.

As a physician practicing across the street, I am happy to know that there may be a nearby dispensary that is easy for my patients to access. I support licensing the dispensary at the 1128 Sonoma Avenue location. The dispensary is compatible with the medical services, pharmacy, police and fire department in the immediate area. The location is well suited for a dispensary. Having a nearby dispensary will be very convenient for my patients.

Thank you for your assistance in licensing the dispensary at 1128 Sonoma Avenue. Please feel free to contact me regarding this issue.

Sincerely,



Lela Emad, MD

Tel 707-575-1626

Fax 707-575-3941

Ursu, Emmanuel

From: Sonne Pedersen <sonneped@sonic.net>
Sent: Friday, August 17, 2018 8:54 AM
To: Ursu, Emmanuel
Subject: status of 1128 Sonoma Ave permit

Would you be so kind as to update me on the cannabis permit for the above property? Our neighbourhood will be impacted by the City's actions and we would appreciate a status report and when the next meeting might take place.

Thank you very much.

My phone is 707 526 6031 or text at 707 382-5497.

I will appreciate hearing from you.

Sonne Pedersen

Ursu, Emmanuel

From: Sonne Pedersen <sonneped@sonic.net>
Sent: Monday, August 06, 2018 4:44 PM
To: Ursu, Emmanuel
Subject: RE: status of 1128 Sonoma Ave

Andrew Trippel was kind enough to give me your email address in regards to 1128 Sonoma Ave. Could you please give me the status of the permit at this time? Our neighbourhood will be greatly impacted if the dispensary does open. Thanks. I will pass along any news to rest of neighbors so you are not overloaded with questions.

Sonne

From: Trippel, Andrew [mailto:atrippel@srcity.org]
Sent: Monday, August 06, 2018 2:46 PM
To: Sonne Pedersen; Ursu, Emmanuel
Subject: RE: status of 1128 Sonoma Ave

Good afternoon,

The project application for a Cannabis Retail (Dispensary) use at 1128 Sonoma Ave. has been assigned to Emmanuel Ursu. I am including Emmanuel on my email so that you can communicate directly with him.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Sonne Pedersen <sonneped@sonic.net>
Sent: Monday, August 06, 2018 11:46 AM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: status of 1128 Sonoma Ave

Hi Andrew,

Could you tell me the status of the permit process for cannabis dispensary at above location?

Thanks.

Sonne Pedersen