

# Doobie Nights Cannabis Retail (Dispensary)

3011 Santa Rosa Avenue, Suite A

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March 28, 2019

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Planning and Economic Development

## Conditional Use Permit

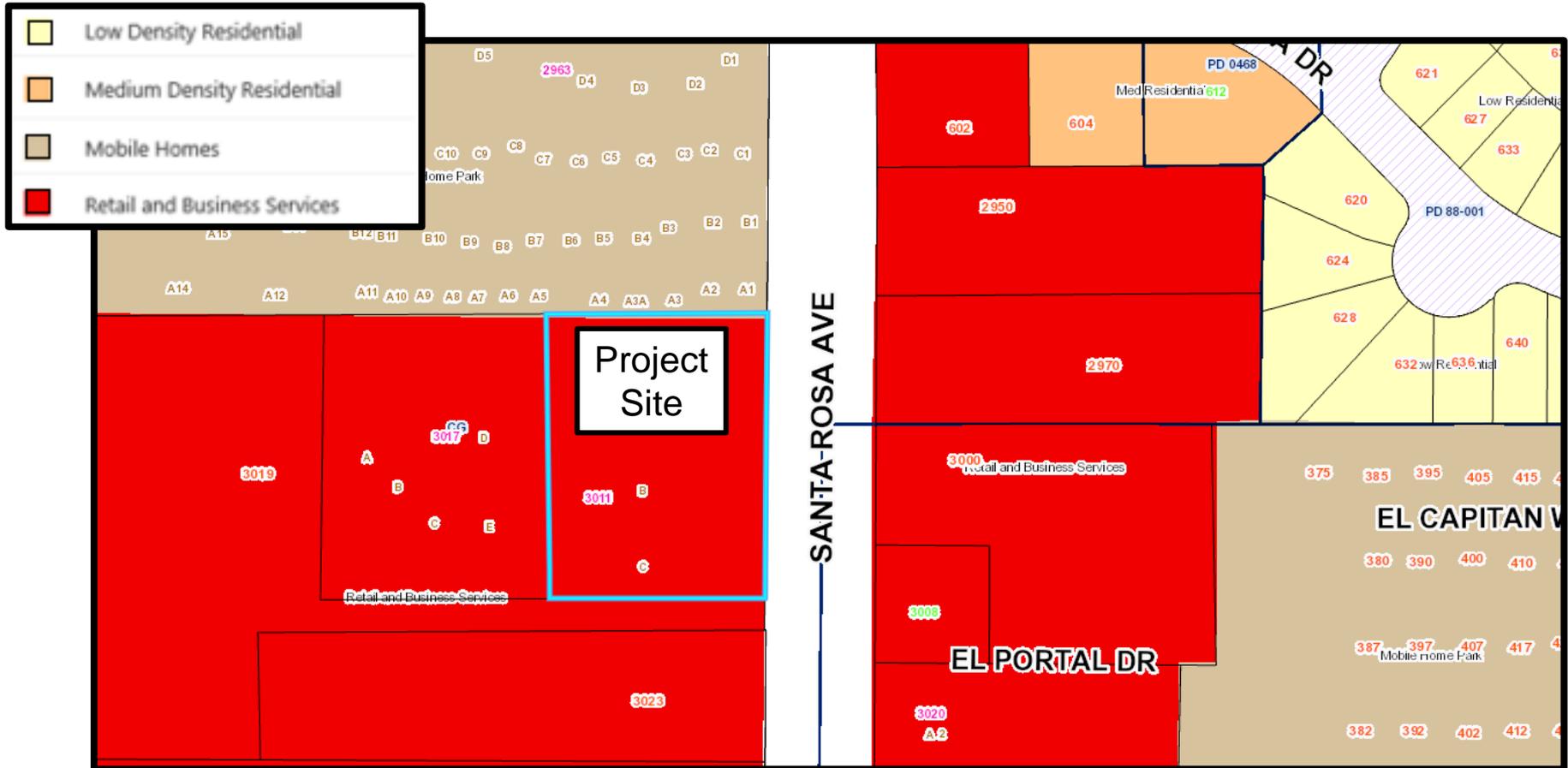
- Allow a 5,280-square foot Cannabis Retail business to operate from within an existing retail/commercial building

# 3011 Santa Rosa Avenue, Suite A

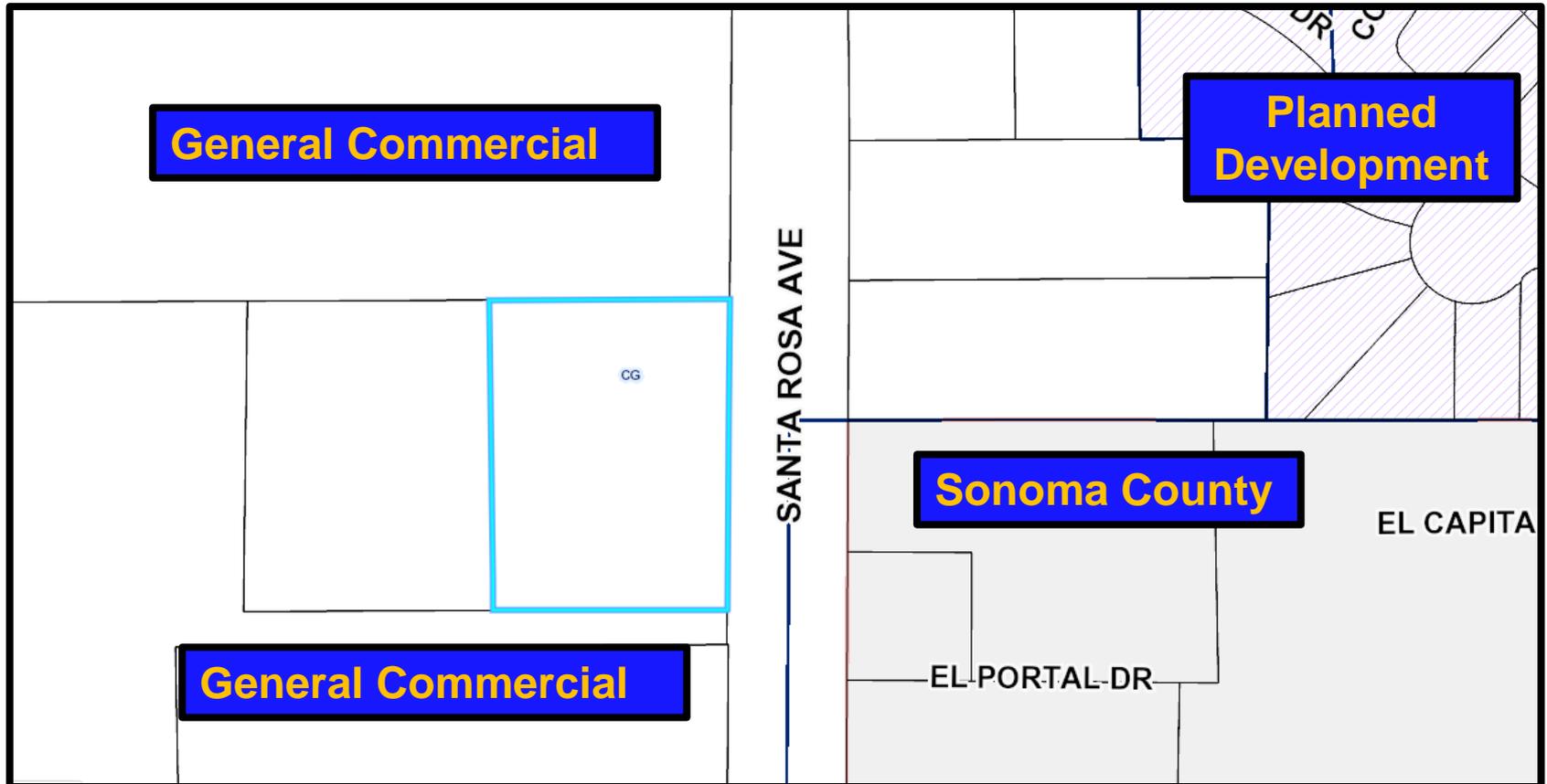


- February 28, 2018 - Neighborhood Meeting
  - Three people attended
- April 19, 2018 - CUP application submitted
- Noticing - In compliance with Zoning Code

## Retail & Business Services



## General Commercial

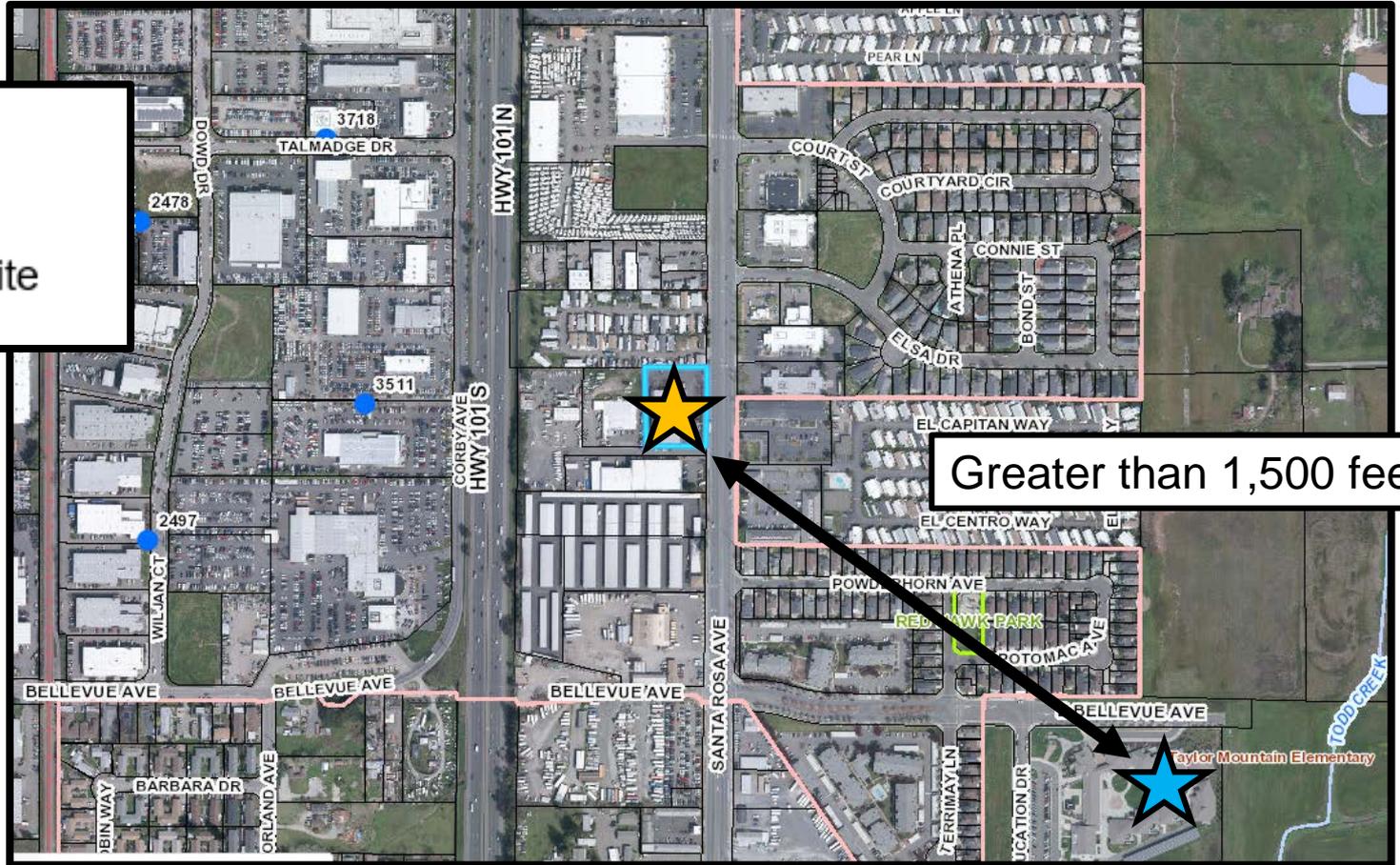


## Operational Standards

- Employment
- Odor
- Lighting
- Noise
- Security
- Delivery Service (hours)
- Parking

# Proximity To Schools

★ School  
★ Project site





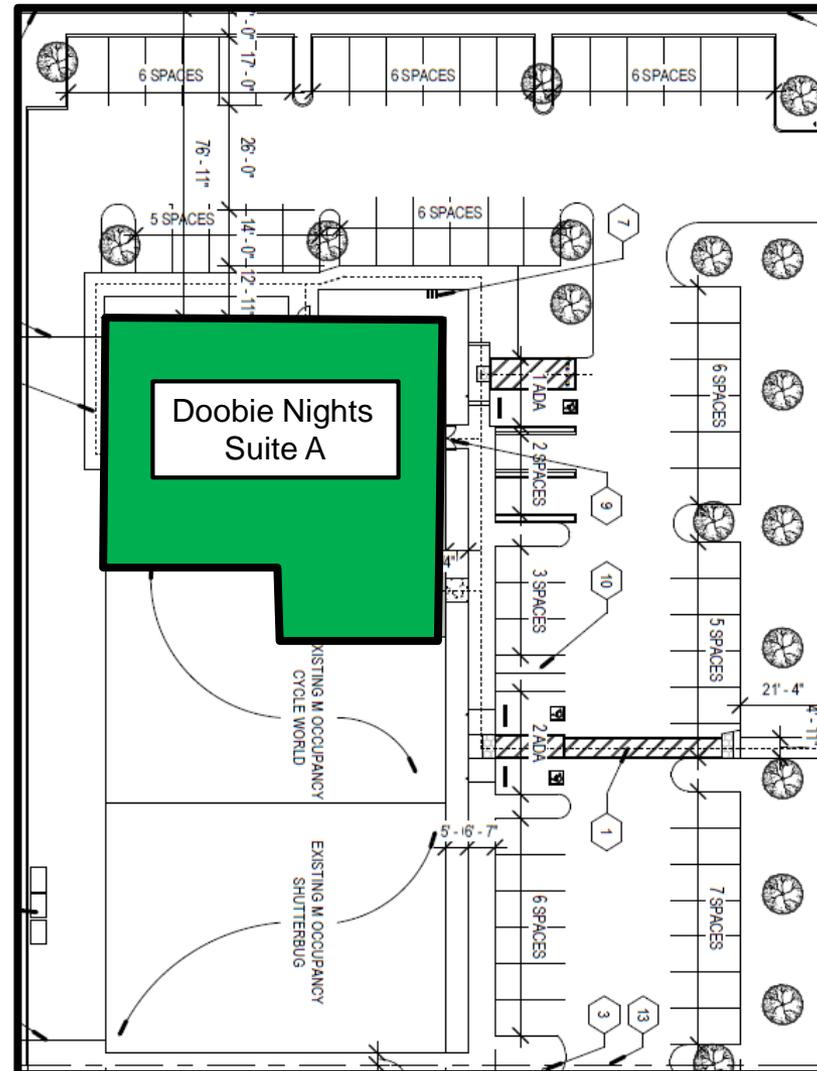
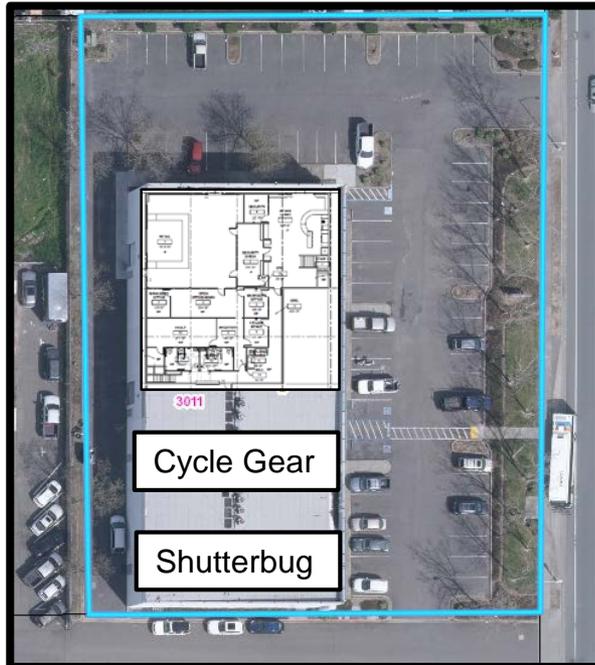
# Site Plan 3011 Santa Rosa Avenue

**Tenant Space: 15,000 sf**

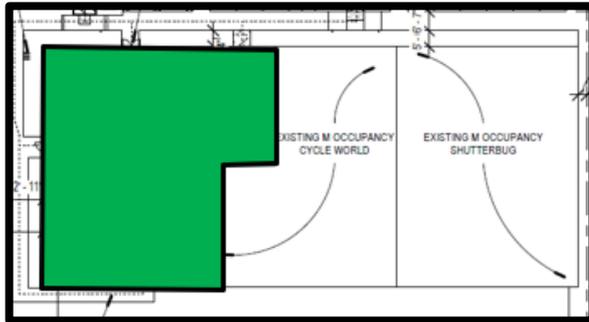
Doobie Nights: 5,820 sf

Shutterbug: 5,000 sf

Cycle Gear: 4,180 sf

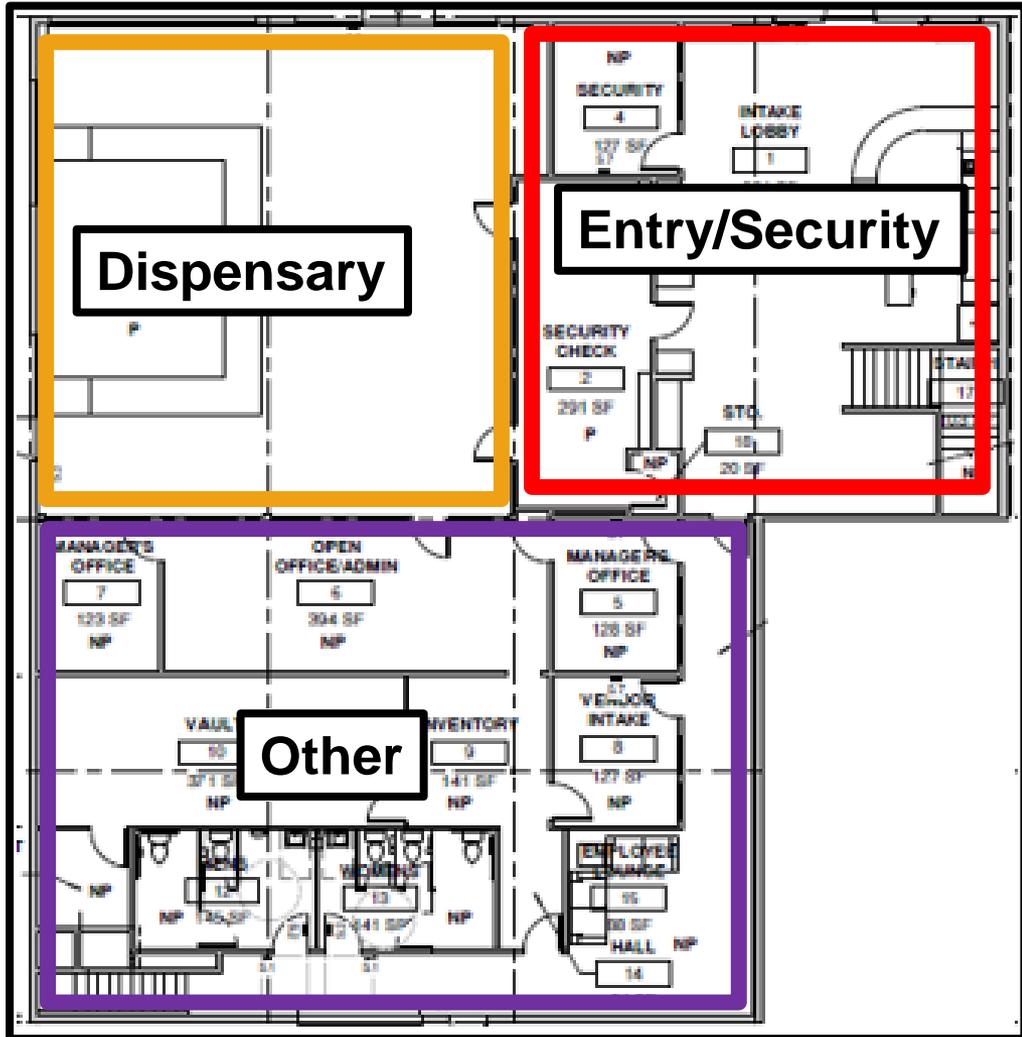


# Floor Plan 3011 Santa Rosa Avenue, Suite A



**Doobie Nights: 5,820 sf**

Dispensary: 1,600 sf  
Entry/Security: 1,400 sf  
Other: 4,180 sf



# Site Photograph



**Current**

**Conceptual**



- Neighborhood Meeting (February 28, 2018)
  - Will the approval of this business attract more homeless people?
  - Will gang-related activities increase as a result of this business being approved?
  - Will site security be adequate to protect against crime?
- Subsequent Correspondence
  - No other comments have been received

# Conditional Use Permit

## Required Findings a - c

- a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and the City Code;
- b) The proposed use is consistent with the General Plan and any applicable specific plan;
- c) The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

# Conditional Use Permit

## Required Findings d - f

- d) The site is **physically suitable for the type, density, and intensity of use** being proposed, including access, utilities, and the absence of physical constraints;
- e) 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
- f) The proposed project has been reviewed in **compliance with the California Environmental Quality Act** (CEQA).

### Found in compliance with CEQA:

- Pursuant to CEQA Guidelines Section 15303 – Involves a change of use
- Pursuant to CEQA Guidelines Section 15301 – Involves minor modifications to an existing facility
- Pursuant to CEQA Guidelines Section 15332 – Infill development

It is recommended by the Planning and Economic Development Department that the Planning Commission approve a Conditional Use Permit allowing Doobie Nights, an Cannabis Retail use, to conduct business from 3011 Santa Rosa Avenue, Suite A.

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