
From: David Peoples <dpeoples@sonic.net>
Sent: Monday, March 18, 2019 6:24 PM
To: _CityCouncilListPublic
Subject: Fox Den Dispensary

Dear Council Members,

The Fox Den Dispensary does not provide ample parking and should therefore be relocated to a site that provides more reasonable, safe and efficient access. Parking is rapidly becoming a noticeable problem throughout Santa Rosa and the City Council is in a position to set an example of wise planning. Now is an extremely important moment in the growth of our city and "The City Designed for Living" is on the brink of sliding into the unlivable category.

Thank you,
David Peoples



Virus-free. www.avg.com

From: Julian Kayne <juliankayne@gmail.com>
Sent: Monday, March 18, 2019 5:56 PM
To: _CityCouncilListPublic
Subject: support for fox den dispensary

The Trail House emailed me to sign the petition against Fox Den's use permit on grounds that the the tight parking lot will negatively impact their business. I believe that Trail House should have considered this and leased/bought the whole property if they were that concerned. I support the Council's approval of the Fox Den permit and the enforcement of approved uses per the zoning.

Thanks,

Julian Kayne
1809 Calavaras Dr.

From: John Ware <jdubbigdaddy@yahoo.com>
Sent: Tuesday, March 19, 2019 5:42 AM
To: _CityCouncilListPublic
Subject: Trail House

Parking at the Trail House is always challenging there are two blind corners with potential foot traffic and not enough on site parking another retail site on the property would only exacerbate the issue. There are many, many more suitable places to put a pot dispensary, away from schools (kiwi preschool) and from the many families that visit the Trailhouse. I know that everyone thinks they can control the usage on site but those of us that live in the real world know that that is not possible and will put Trailhouse patrons at risk as well as others in the surrounding area.

Sent from my iPad

From: Norman Smith <mrnorm53@aol.com>
Sent: Tuesday, March 19, 2019 9:45 AM
To: _CityCouncilListPublic
Subject: The Fox Den Dispensary

C'mon folks, let's find a better location for this business.

Thanks!

From: Deb Kiger <deb@kiger.com>
Sent: Tuesday, March 19, 2019 10:23 AM
To: _CityCouncilListPublic
Subject: Fox Den dispensary permit 18-076

Santa Rosa City Council members,

I live on the eastern edge of Santa Rosa and travel Montgomery Drive regularly, both on bicycle and by car. I strongly support the appeal/additional consideration against the placement of The Fox Den dispensary at 4036 Montgomery Drive. There is already inadequate parking by the Trailhouse and that makes for congestion at the street entry. My belief is that additional vehicle traffic cannot be safely supported there.

Thanks for listening, and providing the opportunity for input, Debra Kiger

From: Mark Walsh <markwalshcpa@sonic.net>
Sent: Tuesday, March 19, 2019 10:25 AM
To: _CityCouncilListPublic
Subject: Montgomery Drive Pot Shop

It's glaringly stupid to park a pot shop right next to a preschool. Please don't allow it to happen. There are other issues as well with respect to traffic and parking.

- Access to the parking lot will be almost impossible as weed-seekers using GPS will be told to turn into an already overflowing parking lot. Try and turn into that lot now, at 9 a.m., and you've got a 50/50. Forget using that lot if it's passed 10 a.m. on Saturday; there will not be room.
- Montgomery Drive gets some congestion now on weekend afternoons with cars heading west to east.
- The corner of Montgomery and Summerfield experiences an intricate mix of traffic, with walkers, joggers, kids on bikes, and cars of varying speeds.
- Pulling in and out of curbside spots on Montgomery is a bit tricky today; and will get worse.
- The pot-shop's lobbyists are former city council members, political consultants, and/or their partners. Citizens still don't know how the setback restrictions for schools and pot shops were amended to exclude preschools. This issue of who/how/what/when the amendment was proposed needs to be brought to full light prior to your vote on the matter of the individual application.

From: Pam Chaffin <pamchaffin@comcast.net>
Sent: Tuesday, March 19, 2019 3:18 PM
To: _CityCouncilListPublic
Subject: Kiwi preschool

Please do not allow a marijuana dispensary anywhere near any of our preschoolers in this city. Please at least use the guidelines you have for our other schools. I'm hoping it was only an oversight that you would forget our preschools. I'm asking as a forty year teacher for Santa Rosa City Schools and director of Franklin Park Preschool as well as parent, grandparent, PTA president, CASA, and lifelong advocate for the children of this community. Surely you must have overlooked the importance of health and safety as well as impressionability of our most important citizens who can't speak up for themselves and have no money to give the increasingly deep coffers of Santa Rosa.

From: puntous3 <puntous3@sbcglobal.net>
Sent: Tuesday, March 19, 2019 3:29 PM
To: _CityCouncilListPublic
Subject: fox den dispensary

Dear City Counsel members,

Please do not allow a permit for a dispensary at 4036 Montgomery Dr.
The parking situation is already miserable.

There have been many times I have wanted to visit the Trail House, but have been unable to, given the total lack of parking.

This is a local business, built from long-time Santa Rosa residents and members of the cycling community.
Any more disruption could put them out of business.

I am NOT anti-cannabis.

They just need to find a different location.

Thank you,
Paul Puntous
707-217-1074

From: Lori Allen <sicpants6@yahoo.com>
Sent: Tuesday, March 19, 2019 7:26 PM
To: _CityCouncilListPublic
Subject: Trail House Establishment and Proposed Dispensary

Hello,

I live in the same neighborhood in Santa Rosa as The Trail House. The Trail House has been one of the most productive places to go after my family and I spend time in Howarth Park and Annadel State Park. Our 11 year old daughter also frequents the Trail House as it is one of the few child friendly places that she can run around and play with her friends both inside and outside, have a healthy meal and learn new things about her new hobby mountain bike riding.

While I fully support recreational marijuana and the sale of, I simply cannot support a dispensary moving in to an area that is as small as the one they are trying to move into; not only do I not support it based on the very limited parking for TH goes but also having a dispensary in this area where families are frequenting such as the park, a preschool in the area that's been a mainstay for several years but also poorly planed building that simply won't work in the area proposed. Increasing traffic in this small parking lot is dangerous and will create a very different environment, an environment not conducive and basically incompatible for a dispensary.

I urge the town council to support the appeal submitted by Kiwi Preschool and Childcare based on blatant incompatible and poorly planned site for a medical marijuana dispensary.

With Warm Regards,
Lori Llopis
3429 Sonoma Ave
Santa Rosa, Ca. 95405

From: Mike Keefer <mikekeefer2@gmail.com>
Sent: Tuesday, March 19, 2019 8:25 PM
To: _CityCouncilListPublic
Subject: Trailhouse/Cannabis parking

Dear City Council members,

*Life long Santa Rosa resident

*No problem with Cannabis Retail locations, actually support their new industry efforts.

*I'm Pro-Growth

Parking is my only issue, Trailhouse has brought a very new & unique business to our City.

And

Parking is difficult and a challenge with every visit.

If you haven't already done so, please visit this site, to me it's so obvious.

Please consider changing your decision to the benefit of Trailhouse and it's customers.

Thank you,

Mike Keefer

Sent from my iPhone

From: Kelsey Cummings <kelsey.cummings@sonic.com>
Sent: Tuesday, March 19, 2019 10:23 PM
To: _CityCouncilListPublic
Subject: Fox Den Dispensary

I do not believe the location which has been approved is appropriate.

I'm a frequent visitor to the Trail House and parking is already severely impacted with insufficient on-site parking and very limited street parking. Many visitors end up poaching parking from neighboring businesses as it is today or encroach the red-zones, including the inexplicable red-zone directly to the west of the Trail House. I frequently end up parking in the movie theater lot today. I want to be clear that my objection has nothing whatsoever to do with it being a dispensary (Santa Rosa should probably have more) or the proximity to the preschool.

I hope the council will reconsider.

--
kelsey.cummings@sonic.com sonic.net, inc.
System Architect 2260 Apollo Way
707.522.1000 Santa Rosa, CA

From: zenithh@aol.com
Sent: Wednesday, March 20, 2019 9:15 AM
To: _CityCouncilListPublic
Cc: zenithh@aol.com
Subject: Fox Den and Kiwi School

Santa Rosa City Council:

As an educator, I find the proposal for a drug dispensary next door to Kiwi School an affront to the youth who are being educated in that educational environment. Children learn what they hear, see, and live. Kiwi has apparently been in place for decades now and has taken its responsibility to serve its charges seriously(their well-being and safety as well as education.) Neighbors are critical to other neighbors' well-being; and compatibility with the neighborhood is a must.

I have personal experience with this since a business was granted a permit to operate within 60 feet of my home by the County of Sonoma and, seven days a week, I must listen to screeching, banging, raucous voices, slamming of doors, huge trucks generating their engines to a roar, forklifts sounding over and over again, etc. I have tried to work with the County of Sonoma for 15 years addressing this and am told there are not enough employees to monitor and enforce this problem. It would not have been a problem if the County of Sonoma had honored its own rules and regulations in the first place and not placed a business next to a private residence. Is the City of Santa Rosa going to be in this same situation? Children need our protection and guidance and assurance that they will be functioning in a safe environment. The powers that be are responsible for supporting our youth and using common sense that support our children.

Please do not approve this proposed facility next to a school as it is not in the best interests of the children.

Rose Morgan

From: Mike Richter <mbrichter1@gmail.com>
Sent: Friday, March 22, 2019 3:15 PM
To: _CityCouncilListPublic
Subject: Opposition to Fox Den Dispensary

Hi.

I want to voice my opposition to

Conditional Use Permit 18-076 for Fox Den Dispensary located at [4036 Montgomery Drive, Suite B](#). My family is frequent visitors to the Trail House especially after bike rides. We have young children and enjoy sitting outside eating after riding in Annadel and Around Spring Lake. I am very concerned that having a dispensary at the same location will not be conducive for young families. In addition, the parking at Trail House is all ready very crowded with very little off street parking. An additional business which also relies on continuous foot traffic does not seem appropriate for this location.

Thanks for considering my opposition.

Mike Richter
Santa Rosa

From: kenny@hobowines.com
Sent: Monday, April 1, 2019 11:06 AM
To: _CityCouncilListPublic
Subject: Fox Den Dispensary 4036 Montgomery Drive, Suite B - Conditional Use Permit 18-076

Hello City Council Members

As a Santa Rosa resident who was born and raised in Rincon Valley, a patron of Trail House, and a local business owner, I am writing to support the appeal of the proposed cannabis dispensary at 4036 Montgomery Drive, Suite B. With already limited parking and congested traffic on the driveway, it does not seem like the property can handle another light let alone heavy use business. Additionally, Trail House is a family environment and a cannabis dispensary with armed guards does not seem like a compatible business for the property.

Thank you
Kenny Likitprakong

From: Alicia Clarke <echica1980@gmail.com>
Sent: Thursday, April 4, 2019 8:18 AM
To: _CityCouncilListPublic; Manis, Dina
Subject: Support Fox Den as an upcoming Retailer, Agenda Item is 16.1

To Whom it May Concern,

My name is Alicia Clarke and I currently work in the cannabis industry. My position includes tracking expenses for various projects, attending meetings with partners in the cannabis industry, and maintaining financial records, and gives me a unique perspective on the development of this industry. Throughout developing my expertise, I have consistently recognized the importance of retail facilities when working to strengthen the supply chain. Simply put: retail locations are the key to a successful industries. Consumers fuel demand, which maintains the momentum for all businesses involved. It is vital that our city leaders support retailers throughout our jurisdiction and uphold the very policies they created. Elected officials must maintain their dependability, and continue making decisions that support growth throughout the industry. It is for these reasons and more that I lend support to Fox Den, an upcoming Retailer.

On a more personal note, my role as Executive Assistant has been my main source of income for two years. I have seen firsthand the role that my job plays in my own life, specifically, it has allowed me to remain a resident in Sonoma County as housing prices soar and the cost of living continues to increase year after year. I know several others within the industry with the same stories, with the same devotion to their city. We need to be building jobs and increasing revenue and retail facilities accomplish this goal. We owe it to our community to support local retailers, which will hopefully include Fox Den.

Thank you,

Alicia Clarke

From: Andrew Kramer <laissezesprit@gmail.com>
Sent: Thursday, April 4, 2019 10:23 AM
To: _CityCouncilListPublic
Cc: Manis, Dina
Subject: Fox Den Dispensary, Agenda Item 16.1

To the Santa Rosa City Council,

My name is Andrew Kramer and I have lived in Bennett Valley for 4-5 years. I'm writing in regards to showing my support for the Fox Den Cannabis Dispensary. Living over on the East Side of Santa Rosa, we have very few options for dispensaries and to visit a dispensary that fits my needs and I feel comfortable in, I often find myself driving all the way to Sebastopol. This can take me up to 30 minutes each way and feels pretty wasteful when I could be visiting something on my own side of town.

Cannabis has been legal for over a year now in our state and it is frustrating to not have access to Cannabis in my neighborhood/side of town. I also feel that the lack of dispensaries allows for them to mark up prices and that combined with all of the taxes makes it difficult for someone who has been using Cannabis as a legal medicinal patient for 15+ years.

I urge you to grant Fox Den the required permitting so that we can have safe access to Cannabis in East Santa Rosa.

Thank you for your consideration and I look forward to seeing the hearing next week.

Sincerely,

Andrew Kramer
4731 Ponderosa Drive
Santa Rosa, CA

From: joanna cedar <jhcedar@gmail.com>
Sent: Thursday, April 4, 2019 3:52 PM
To: _CityCouncilListPublic; Manis, Dina
Subject: Public Comment: April 9. 2019 City Council Agenda Item 16.1 / CUP for Fox Den Dispensary

April 4, 2019

To the Members of the Santa Rosa City Council,

I am writing in support of Fox Den, a cannabis retailer previously approved at 4036 Montgomery Drive. I firmly believe that any negating arguments as to the safety of Fox Den operations in that location stem from miseducation. As a former high school social science and health education teacher with almost 20 years of experience teaching in Santa Rosa City Schools, I offer a unique perspective and a series of counter narratives to the opposition; ones based on objective data.

A 2018 study from the Rand Corporation researched cannabis dispensaries and their impact on crime rates in the state of California. This resulted in a conclusive statement that “no evidence” suggested cannabis ordinances would lead to an increase in crime, and that dispensaries themselves were not targets of criminal behavior. In recent years, Santa Rosa Police have fielded very few 911 calls were related to existing dispensaries. With regard to traffic, a recent study by UC Davis and Columbia University researchers confirmed that states that had legalized adult cannabis use saw a significant decline in traffic fatalities when compared to states without a legal regulated cannabis supply chain. The study attributed the decline to a reduced likelihood of residents driving under the influence of alcohol.

So, why opposition to the Fox Den cannabis dispensary? On the surface, it stems from the lack of understanding regarding the security requirements for cannabis retailers. More insidiously, however, the arguments perpetuate long held prejudices against those who engage in cannabis related activity; a stigma and bias instilled decades ago but is not rooted in any objective data.

A cannabis dispensary does not pose any threat to the children at the nearby Kiwi preschool or youth who may be joining their families at Trailhouse, a nearby brewery. Research, such as a decade long study conducted by Columbia University as well as a survey focusing on children’s health and wellness funded by the California Department of Education (CDE), found that the legalization of cannabis did not lead to increased minor consumption. In fact, the CDE survey saw a near 50% decrease in use by 7th graders and a 25% drop in 8th graders. One can assume that legalization has made room for proper education, decreasing juvenile attempts for illicit use. The more that youth experience the cannabis market as a regulated market, the less likely they are to use, abuse or misuse the product.

Security requirements mandated by the Bureau of Cannabis Control are so stringent, it is impossible for a minor to enter the retail facility or see through a window what is sold there. Valid IDs are required to enter the facility and customers will be required to register with the company prior to seeing any product. A security guard is required.

The proprietors will be excellent neighborhood partners. A dispensary is not incompatible with a bike shop or a restaurant or a frozen yogurt shop or any other permitted business. I trust that the City Council will continue to make decisions based on evidence, and allow Fox Den to continue development.

Respectfully submitted,

Joanna Cedar
(707) 953-5829

From: ken clarke <kenclarke810@gmail.com>
Sent: Friday, April 5, 2019 5:07 PM
To: Manis, Dina; _CityCouncilListPublic
Subject: Support Fox Den, Agenda Item is 16.1

To the Santa Rosa City Council,

My name is Ken Clarke and I have lived in Sonoma County for 9 years. I'm writing this letter to show support for the Fox Den cannabis dispensary

Though it's been more than a year since cannabis was fully legalized in the state of California, we have had a slow going with establishing cannabis dispensaries. I have many friends and family members who currently use cannabis products medicinally and recreationally, and many of them have voiced their frustration regarding the challenges of finding a local establishment that carry a variety of products that fits their individual needs. Unfortunately, options are limited and current dispensaries are able to sell products at exorbitant prices due to the lack of competition in the Sonoma County area. I truly believe that increasing the number of dispensaries in the Santa Rosa area will be beneficial to a significant number of residents who are looking for avenues to purchase product that is safe and legal. After attending the initial Conditional Use Permit Hearing for Fox Den and listening to the owner and members of the Fox Den team, I believe that Fox Den would provide residents with the safe and legal venue to purchase product that they are seeking.

I appreciate your time in reading this letter and hope you will join me in supporting Fox Den.

Sincerely,

Ken Clarke

From: Marsha Dupre <marshad@sonic.net>
Sent: Monday, April 8, 2019 7:42 AM
To: MARSHALIST@LISTS.SONIC.NET; _CityCouncilListPublic
Subject: SR CC Public Appeal Hearing on April 9th, 5 PM - Petition in Support of Kiwi Preschool & Daycare Appeal
Attachments: Cannabis Letter to City Council 04-04-19.pdf

The SR City Council will meet Tues., April 9, 5 PM for a Public Appeal Hearing - Petition in Support of Kiwi Preschool & Daycare Appeal.

5PM Public Hearing

15.1 Appeal of a Planning Commission Conditional Use Permit approval for a Cannabis Dispensary near Kiwi Preschool and Daycare on Montgomery Drive.

THANKS, Marsha

You received this E-mail because you are on Marsha Vas Dupre's email alert distribution. Your email address will not be shared with anyone. If you want to be removed from the list, please make that request to marshad@sonic.net.

From: Nancy and Brantly Richardson [mailto:nrchrdn@sonic.net]
Sent: Saturday, March 23, 2019 12:37 PM
To: Marsha Dupre
Subject: FROM NANCY RICHARDSON: Petition in Support of Kiwi Preschool & Daycare Appeal

Please sign and forward to your friends. SCOE and SR School District asked for a 1,000 foot setback to schools, but City ignored their request. Now City maintains that a preschool is not a school? What?!

Nancy

Hello, friends, Brantly and I just signed this petition and hope you will too. We oppose this dispensary because it **shares** a property line with Kiwi Pre-school playground! Under Santa Rosa regs a pre-school is not really considered a school and does not enjoy the setback requirements that K-12 does. We think pre-schools should be included. Below is the letter from Kiwi and the link to the petition which you can sign on-line. Please forward/share with your friends, write to the City Council members (link below) and attend the appeal hearing on April 9th. It is such a waste of time and money for Kiwi to be forced to hire an attorney and appeal the Planning Commission decision.

Best, Nancy

Friends of Kiwi Preschool & Daycare:

On January 24th the Santa Rosa Planning Commission approved Conditional Use Permit 18-076 for Fox Den Dispensary located at 4036 Montgomery Drive, Suite B, which shares a boundary line with Kiwi. Kiwi filed an appeal of this decision to the Santa Rosa City Council. The appeal hearing will come up on the City Council's agenda on April 9th. Kiwi filed this appeal on the basis of site incompatibility, as we believe that a preschool like Kiwi should enjoy the 600 foot setback requirement from cannabis operations that is currently in place for K-12 schools. Additionally, we believe the increased traffic and additional burden on the parking lot's limited parking creates a dangerous environment for the Kiwi children.

If you want to make your voice heard in this matter, please sign our online petition, which we will present to the City Council during the appeal.

<https://www.thepetitionsite.com/takeaction/541/047/497/?cid=headerClick>

Writing to the City Council will also help support our position. You can contact all seven members of City Council by using citycouncil@srcity.org. A couple sentence email supporting the appeal is all that is required.

Finally, if you are able to join us at City Hall on April 9th we would welcome your support in person. City Council values the quantity of opposition, and support, for these issues so a strong showing will benefit us all. We will send a follow up email closer to the City Council meeting when there is a listed agenda and time.

Thank you for all the support you have shown us over the years.

-Kiwi Preschool & Daycare

April 4, 2019

Santa Rosa City Council
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Dear Santa Rosa City Council:

Community members have contacted my office concerning Conditional Use Permit 18-076 for Fox Den Dispensary located at 4036 Montgomery Drive, Suite B, adjacent to Kiwi Preschool & Daycare. As County Superintendent of Schools, I strenuously object to using property around the Kiwi School for marijuana-related businesses.

As the County Superintendent and County Board of Education, we support the community standard that all cannabis operations be located a minimum of 1,000 feet from a school, which is the same for alcohol and tobacco retailers. Therefore, we wish that any cannabis operation be located a minimum of 1,000 feet from Kiwi Preschool and request consideration of federal law under drug-free school zone restrictions.

To be clear, we are not anti-cannabis. However, there is an appropriate location and space for cannabis businesses in Sonoma County and within 1,000 feet of schools is not tolerable. SCOE firmly believes the exposure of students to cannabis, alcohol or other drugs adversely affects a student's ability to achieve academic success, is physically, emotionally, and developmentally harmful to children, and has serious social and legal consequences.

Children are a protected class and schools are expected to comply with federal standards which forbid the manufacture, distribution, or possession of controlled substances (including cannabis) within 1,000 feet of parks, daycare centers, and school (21 U.S.C.A. § 860).

The county's current restrictions are reasonable and comply with this federal standard. We encourage you to adhere to the federal and county standards by setting a 1,000-foot perimeter around Kiwi School.

The City of Santa Rosa needs to continue to protect this county's most valuable resource—the safety and well-being of its 70,000 students—and not the profit interest of cannabis businesses.

Sincerely,



Steven D. Herrington, Ph.D.
Sonoma County Superintendent of Schools

From: Debbie McKay <mckay930@sonic.net>
Sent: Monday, April 8, 2019 8:50 AM
To: _CityCouncilListPublic
Subject: Agenda Item 15.1 Appeal of a Planning Commission Conditional Use Permit

Dear Council Member,

I am writing regarding Agenda Item 15.1 Appeal of a Planning Commission Conditional Use Permit approval for a Cannabis Dispensary near Kiwi Preschool and Daycare on Montgomery Drive.

Preschools are schools. Preschools are learning centers which provide for the education, training, and safety of our most vulnerable population--children. As Superintendent Harrington stated in his letter to the Council, "Children are a protected class and schools are expected to comply with federal standards which forbid the manufacture, distribution, or possession of controlled substances (including cannabis) within 1000 ft. of parks, day care centers and schools."

It is completely unacceptable to locate a cannabis business so close to a pre-school. There are many other places such a business could be located.

I strongly urge you to uphold the appeal of the above referenced conditional use permit by the Kiwi Preschool and Day Care Center.

Debbie Mc Kay

From: Paula Bruning <paulabruning@gmail.com>
Sent: Monday, April 8, 2019 11:06 AM
To: _CityCouncilListPublic
Cc: Manis, Dina
Subject: FoxDen Dispensary and Agenda Item 16.1

To Whom it May Concern,

My name is Paula R. Bruning and I work at a Cannabis company as a Personal Executive Assistant. My position includes multiple experiences and opportunities to interface with people and businesses in the industry and gives me a unique perspective on the development of this industry. Throughout developing my expertise, I have consistently recognized the importance of retail facilities when working to strengthen the supply chain.

Simply put: retail locations are the key to a successful industries. Consumers fuel demand, which maintains the momentum for all businesses involved. It is vital that our city leaders support retailers throughout our jurisdiction and uphold the very policies they created. Elected officials must maintain their dependability, and continue making decisions that support growth throughout the industry. It is for these reasons and more that I lend support to Fox Den, an upcoming Retailer.

On a more personal note, my role as a Personal Executive Assistant has been my main source of income for the last two years. I have seen firsthand the role that my job plays in my own life. My career keeps me financially stable enough to remain in an area that seems to cost more each year. I know several others within the industry with the same stories, with the same devotion to their city. We need to be building jobs and increasing revenue. We owe it to our communities and it's residents who desire the opportunity to thrive!

Thank you in advance.
Kind Regards,
Paula R. Bruning

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EMAIL: paulabruning@gmail.com

Etsy Shop: <https://Wishuponastonegarden.etsy.com>

Facebook Fan Page: <https://www.facebook.com/wishuponastoneandgarden>

Blog: <https://www.wishuponastoneandgarden.com/blog>

Web: <https://Wishuponastoneandgarden.com>

From: Nancy and Brantly Richardson <nrchrdsn@sonic.net>
Sent: Monday, April 8, 2019 1:09 PM
To: Manis, Dina; _CityCouncilListPublic; Ursu, Emmanuel; Mahre, Kali
Cc: Rose, William; Hartman, Clare
Subject: TO WHOM IT MAY CONCERN: Fox Den Cannabis Dispensary CUP18-076

PUBLIC COMMENT ON CUP18-076
Fox Den Dispensary 4036 Montgomery Drive, Santa Rosa, Ca.
Appeal Hearing April 9, 2019

Please provide electronic receipt.

COMMENTS ON THE FOX DEN APPLICANT'S TRAFIC STUDY

I am a 46 year long resident of Santa Rosa. I am not a traffic consultant, but I can do basic math and I have done some figuring using the applicant's very own traffic study.

Fox Den's traffic study is based on 441 visits in a 12-hour day. That works out to a little over 36 cars pulling in every hour. With five full time clerks (which understand to be their figure), each clerk will have to handle 7+ customers each hour in order to get those 36 customers out the door before the next batch of customers arrive. That means that each clerk has about 8.5 minutes to handle each transaction. That 8.5 minutes includes the time it takes the client, after parking his/her car, getting out, walking to the store, figuring out what they want to buy, paying for it, leaving and getting back in their car and pulling out of the space. This presupposes that no car will have more the one customer in it, so for every transaction, a car will leave.

Another way of looking at their traffic report is that with 36 cars arriving each hour, each car can only linger 12 minutes in one of the seven spaces before that space is needed for the next arrival. This also presupposes that the cars arrive in a very smooth stream throughout the day. That just won't happen. I have no idea what the favored time is to buy cannabis, but I would expect here are a couple of peak times during the day. In those cases, the lot would really get jammed up and the clients would have to parking all over the place in other owner's lots.

Oh, and yes, I forgot to factor in the coming and going of the Fox Den delivery car. If the Fox Den owners won't allow their employees to park in the slots, they will most likely park in the other retail outlets space. Their traffic study and consultant suggests their employees will be riding their bikes to work or taking public transportation which is most unlikely. They also suggest that their customers will be arriving by bus. Where is the evidence of that happening?

I just don't see how this retail operation can justify asking for a permit with only seven available parking spaces. Fox Den traffic consultants and city planners must be using some very different math than I do.

Brantly Richardson

From: Manis, Dina <dmanis@srcity.org>
Sent: Monday, April 8, 2019 11:30 AM
To: nrchrdsn@sonic.net
Subject: RE: Fox Den Cannabis Dispensary CUP18-076

Ms. Richardson - You can submit your letter regarding Fox Den Cannabis Dispensary CUP18-076 to the e-mail group you used below. This e-mail group is sent to all City Council Members, and cc's the City Clerk's Office.

Sincerely,

Dina Manis | Deputy City Clerk

City Clerk's Office | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-3126 | Fax (707) 543-3030 | dmanis@srcity.org



From: Nancy and Brantly Richardson <nrchrdn@sonic.net>

Sent: Saturday, April 6, 2019 5:24 PM

To: Ursu, Emmanuel <eursu@srcity.org>

Cc: _CityCouncilListPublic <citycouncil@srcity.org>

Subject: Fox Den Cannabis Dispensary CUP18-076

Good afternoon, Mr. Ursu,

I wish to submit a letter to the file for the CUP18-076 Fox Den cannabis application at 4036 Montgomery Drive in Santa Rosa. The hearing is set for Tuesday April 9th. I understand if the City Council denies the appeal by Kiwi that all correspondence must be in hard copy and on the record if Kiwi appeals the denial to the courts. No new facts may be presented in court. Is this correct? Please advise where and to whom I must send my comments.

Nancy Richardson