

# Old School Cannabis Conditional Use Permit

100 Sebastopol Road

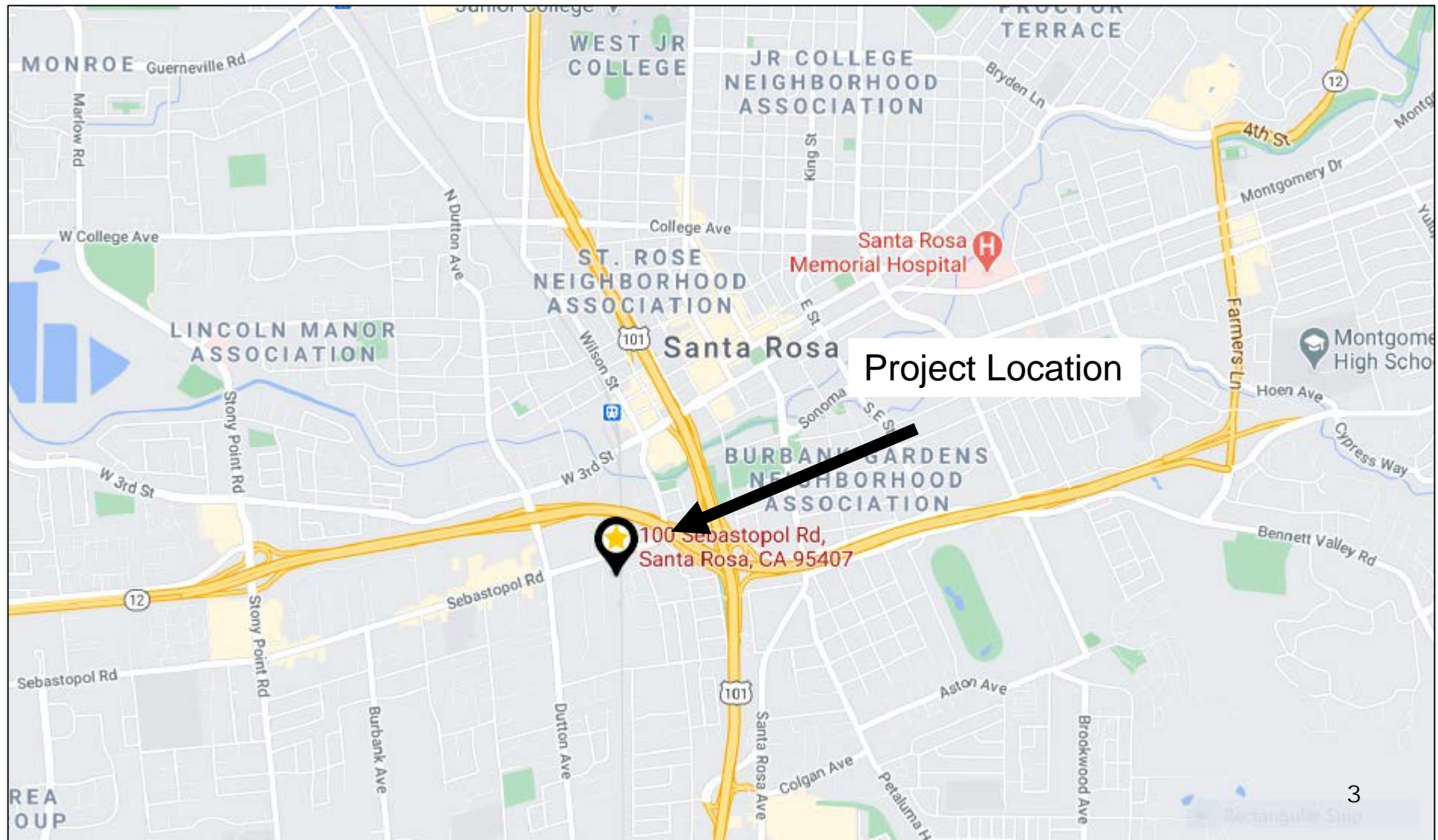
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September 23, 2021

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Planning and Economic Development



# 100 Sebastopol Rd

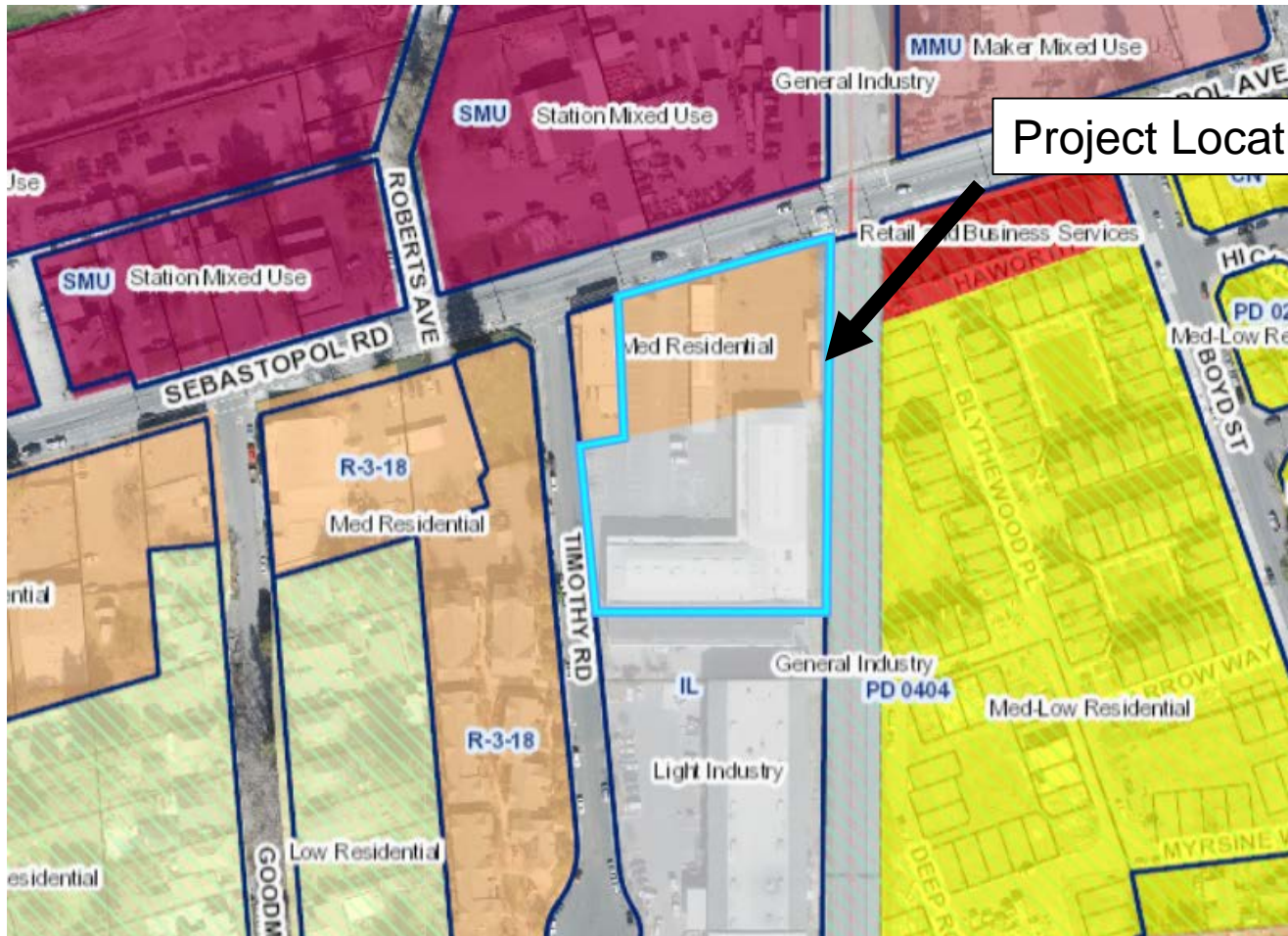


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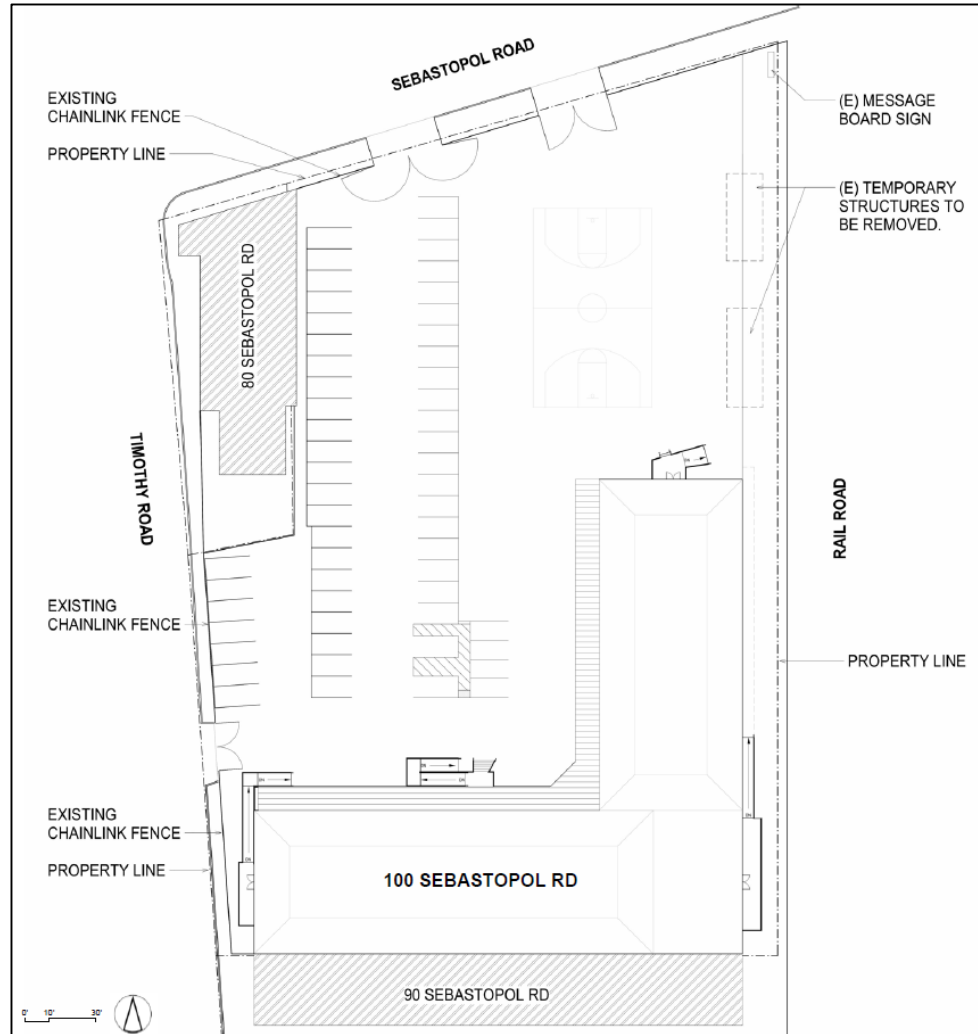


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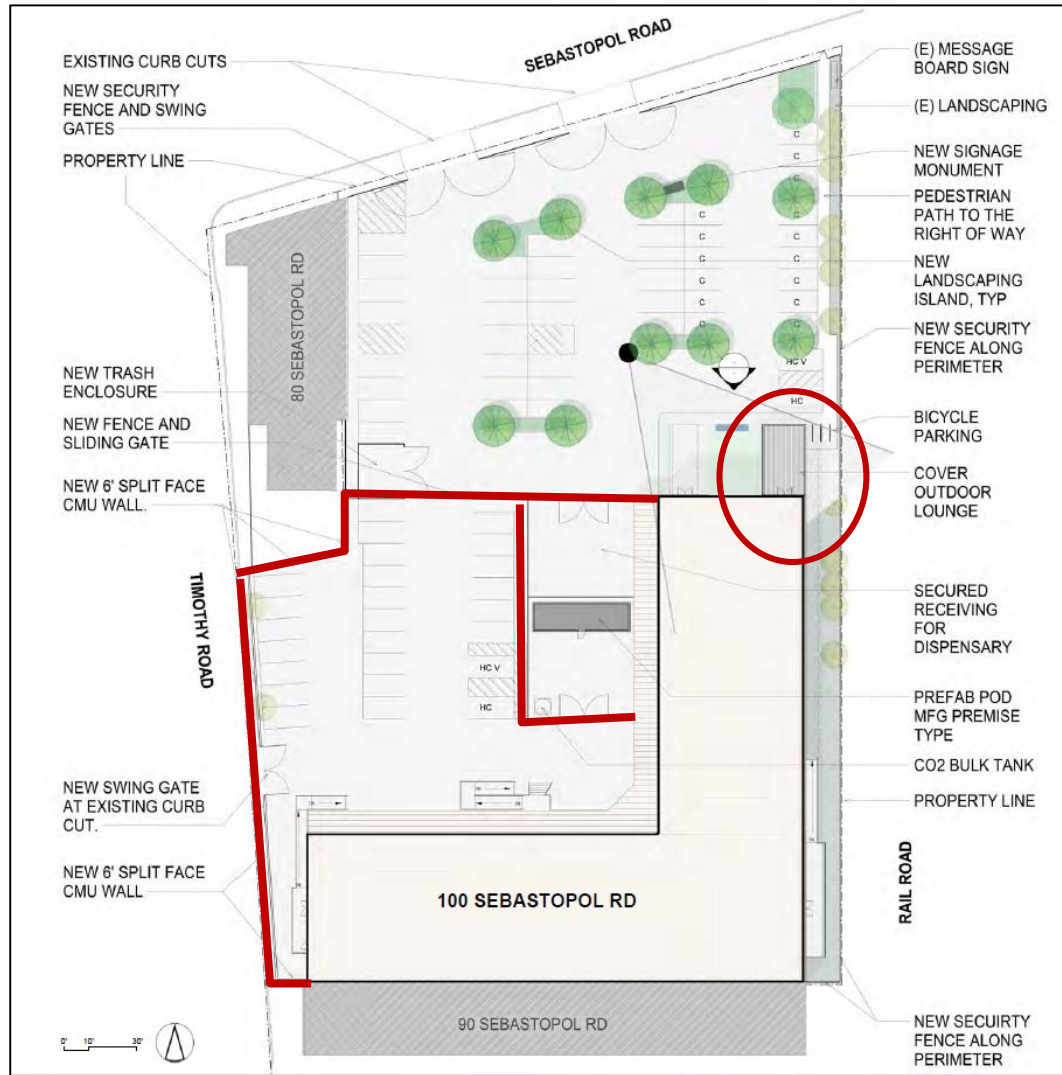




# Existing Site Plan



# Proposed Site Plan



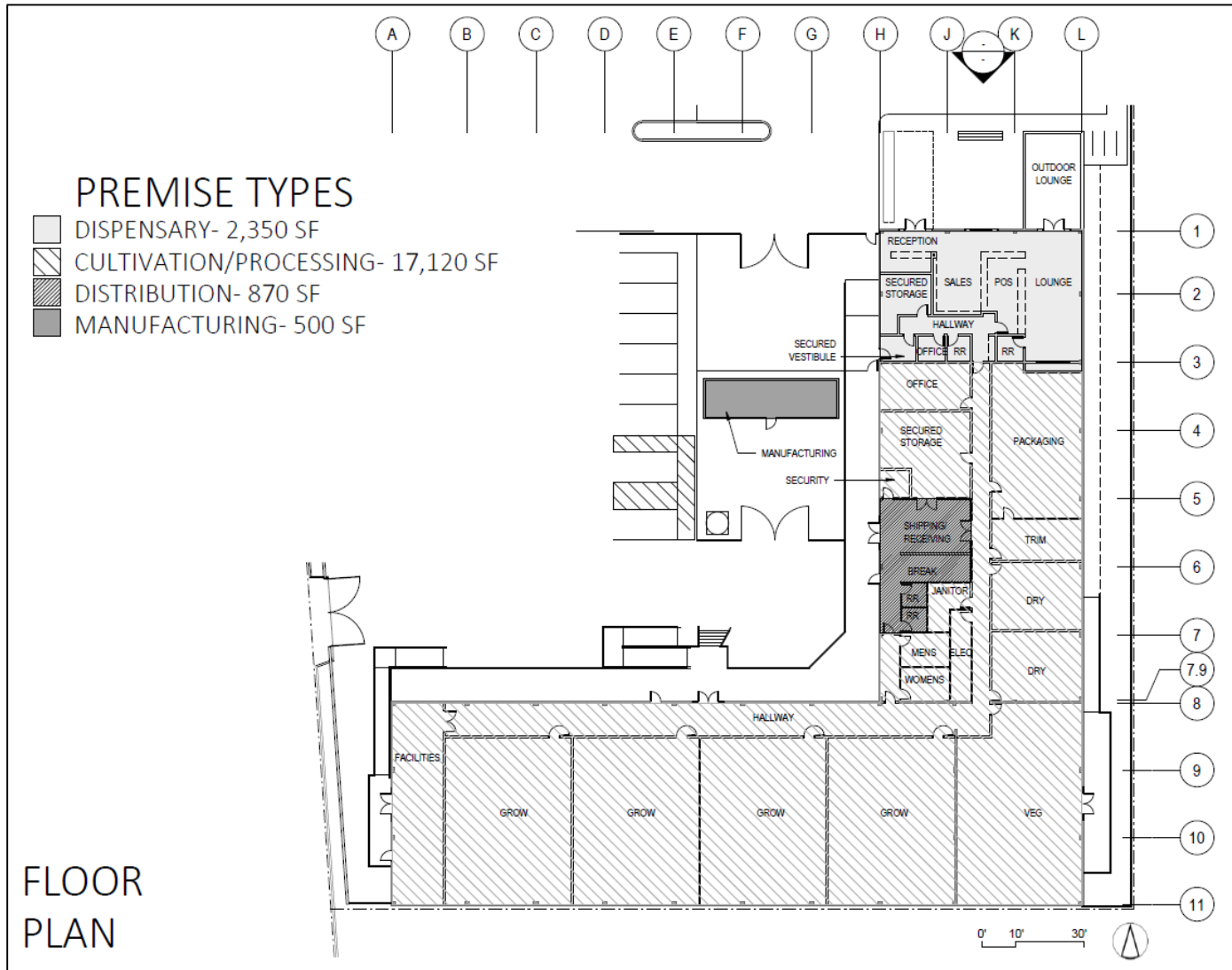


## 28 Spaces Required

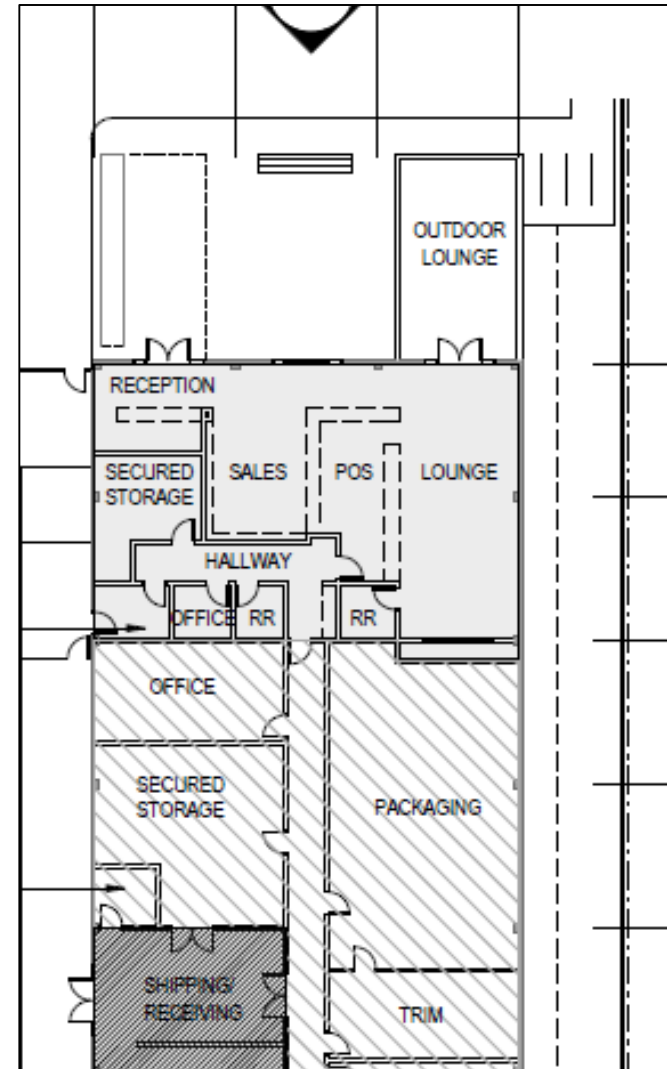
Use	Square Feet	Code Requirement	Required Spaces
Retail & Delivery	2,350	1 space per 250 sf	9
Cultivation	17,120	1 space per 1,000 sf	17
Distribution	870	1 space per 1,000 sf	1
Manufacturing	500	1 space per 350 sf	1
<b>Subtotal</b>	<b>20,840</b>		<b>28</b>

## 60 Spaces Available





# Retail & Onsite Consumption



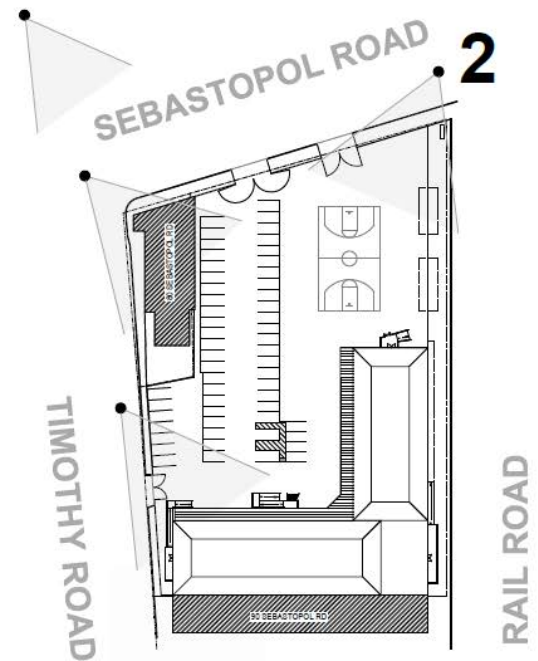


PERSPECTIVE- ENTRY

# Perimeter



**Old  
School**  
100 SEBASTOPOL RD



# Perimeter



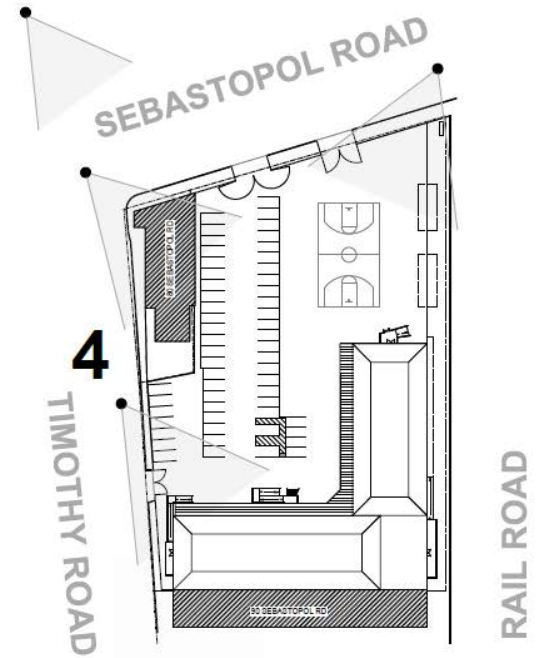
EXISTING



PROPOSED

## Old School

100 SEBASTOPOL RD



# Environmental Review

## California Environmental Quality Act (CEQA)

### Found in compliance with CEQA:

- The proposed project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 in that it involves a change of use, which will require minor exterior modifications to the structure/site.
- The proposed project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 in that it involves minor modifications to an existing facility, with no expansion of use.
- The Project qualifies for a Class 32 exemption under California Government Code Section 15332 (In-fill Development Projects).
- The Project qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the Project is consistent with the City's General Plan and the Roseland Area/Sebastopol Road Specific Plan for which EIRs were prepared and certified.

- The Planning and Economic Development Department recommends that the Planning Commission:
  - Approve a Conditional Use Permit Amendment to allow the expansion of a previously approved cannabis retail (dispensary) and delivery, cultivation, manufacturing, and distribution uses located at 100 Sebastopol Rd, Suites 303, 304, and 305.



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