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**From:** Aryan Zainaleain <aryan.zain@me.com>  
**Sent:** Monday, April 8, 2019 3:04 PM  
**To:** \_CityCouncilListPublic  
**Cc:** Manis, Dina  
**Subject:** "FoxDen Dispensary and Agenda Item 16.1."

To Whom it May Concern,

My name is Aryan Zainaleain, a California cannabis cultivation license holder. In the past I have operated a legal Pre-Ico Dispensary and am currently an employee of a State licensed Distribution/Manufacturing business. My position allows me to have insight into the entire supply chain 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 in the Cannabis industry has been my main source of income for 11 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 community.

I currently live in Windsor, CA, An area that prohibits Cannabis retail storefronts. In order for me to access the variety of medicine I need, I have to drive all the way to Todd Road. I believe providing the residents of Santa Rosa and surrounding areas with more access to clean medicine will be key to the growth of Sonoma County's industry.

Thank you,

Aryan Zainaleain

415-636-0622

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MCCULLOUGH  
& TANSIL LLP

ATTORNEYS AT LAW

RECEIVED

APR 08 2019

April 8, 2019  
CITY OF SANTA ROSA  
CITY CLERK'S OFFICE

2:25p

Karin P. Beam  
Kari J. Brown  
Warren L. Dranit  
Douglas J. (DJ) Drennan  
Barbara D. Gallagher  
Albert G. Handelman  
Richard J. Hicks  
Lisa Ann Hilario  
Annette L. Holland  
Katherine L. Jeffrey  
Keenan J. McCullough  
Kevin J. McCullough  
Mark A. Miller  
Candice L. Raposo  
Stephanie J. Rothberg  
Carmen D. Sinigiani  
Gregory G. Spaulding  
Terry S. Sterling  
Pamela E. Stevens  
Jan Gabrielson Tansil  
Donald L. Winkle

*Sent via hand delivery*

City of Santa Rosa  
City Council  
Attn: Ernesto Olivares

Re: April 9 Appeal Hearing – Fox Den, Inc. Conditional Use Permit

Dear City Council Members,

Attached with this letter are copies of petition signatures, collected online and in-person, in opposition to the conditional use permit issued for Fox Den Dispensary, for your review and consideration prior to the appeal hearing on April 9. If you have any questions, please feel free to contact our office.

Thank you.

Warm Regards,



Darick Kowalski,  
Legal Secretary to Pamela E. Stevens

DDK:  
Enclosures



## **PETITION IN OPPOSITION TO THE CONDITIONAL USE PERMIT ISSUED FOR FOX DEN DISPENSARY AT 4036 MONTGOMERY DRIVE**

<https://www.thepetitionsite.com/takeaction/541/047/497/>

Author:

Recipient:

Petition: The Santa Rosa Planning Commission approved a conditional use permit for Fox Den Dispensary (retail location for medical and adult use cannabis dispensary) at 4036 Montgomery Dr., Suite B, which is immediately in front of Kiwi Preschool & Childcare. The preschool, which has been in operation for 28 years, is a licensed preschool and day care center. Currently, Kiwi teaches approximately 50 preschool children and 16 children that are enrolled in the "TK Program" which is geared to preparing children for Kindergarten. This proposed dispensary location shares a property line with the preschool playground yard where children ages 2-5 years old play much of the day.

Specific to the approval of the conditional use permit by the Santa Rosa Planning Commission, we point the Council to fact that the required "findings" necessary to approve a conditional use permit in this situation have not been met: 1) the design, location, size and operating characteristics of the proposed activity are NOT compatible with the existing and future land uses in the vicinity; 2) the site is NOT physically suitable for the type, density and intensity of the use proposed; and 3) granting the permit would be injurious and/or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons in the vicinity and zoning district in which the property is located.

Accordingly, the residents request the Santa Rosa City Council to overturn the Planning Commission's approval of the conditional use permit for Fox Den Dispensary. Additionally, if the Council is uncertain whether to support this petition, we the residents urge the Council to defer action on this matter so that further empirical analysis can be completed so that the Council can thoroughly evaluate such analysis. Analysis to date, including the anticipated increase in traffic in an already congested location is limited and inadequate.

We, the undersigned, call on the Santa Rosa City Council to overturn the Santa Rosa Planning Commission's approval of the conditional use permit for Fox Den Dispensary.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
1.	Don Winkle	Santa Rosa, CA	
2.	Nancy Richardson	Santa Rosa, CA	Setback requirements should apply to a pre-school as well as K-12!
3.	Linda Ronchelli	Santa Rosa,, CA	
4.	James L Johnso	Santa Rosa, CA	I do not want cannabis sold near any type of school.
5.	Matt Wolfinger	Santa Rosa, CA	
6.	Merlin Davis	Santa Rosa, CA	
7.	Bob Stolkin	Santa Rosa, CA	
8.	Lucia Gama	santa rosa, CA	
9.	Avinash Ramchandani	Santa Rosa, CA	
10.	Pax Mahle	Sebastopol, CA	My support of this appeal is based on my belief that a second high intensity retail store on the premises is not compatible with the site.
11.	Mark McDoerll	Windsor, CA	
12.	Tim Barrett	SANTA Rosa, CA	Trail house is a family friendly environment with already limited parking. Putting a cannabis dispensary in this spot does not coincide with the city's own stated values.
13.	Matt Farnham	Santa Rosa, CA	
14.	Paul Puntous	Santa Rosa, CA	
15.	Joseph Eliason	Windsor, CA	
16.	Tony Adan	Santa rosa, CA	This type of business needs to be on Santa Rosa ave only.
17.	Melissa Clark	Santa Rosa, CA	
18.	Roberta Delgado	Sebastopol, CA	I am among the many cyclists who travel to Trail House to ride the trails in the east side of Santa Rosa. The frequent coming and going of cars typical of a dispensary—especially as drivers attempt to exit onto that very busy section of Montgomery Drive—is altogether incompatible with the simultaneous movement of bicycling groups. This is asking for an increase in automobile/bicycle collisions at that location.
19.	Jose Navarrete	Santa Rosa, CA	
20.	Todd Foley	Santa Rosa, CA	I support the dispensary just not the location. I've been to other dispensaries and the traffic flow makes parking incredibly difficult. The proposed location already has a high volume of traffic flow and any additional would seemingly create a dangerous situation.
21.	David Jones	Santa Rosa, CA	I do not support this business. Also, the additional congestion it will bring. Locdting next to a pre-school is not a good plan.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
22.	Deborah Eppstein	Santa Rosa, CA	all children, including those younger than kindergarten, should e protected from being nee a cannabis operation of any kind. It is absurd tax the setback form K-12 does not apply to pre-K
23.	Guy Delorefice	Sonoma, CA	Not enough parking with one retail front; with a second retail front I feel the parking situation will be exacerbated and may be outright dangerous. Please evaluate the safety of the site.
24.	Kathy Kelly	Santa Rosa, CA	
25.	Jerome Nathan	Santa Rosa, CA	Setback rules should apply to protect all children. It should mean K-12 and Pre-K.
26.	Fred Friedland	Santa Rosa, CA	Terrible location for the service
27.	Dann Newton	Santa Rosa, CA	I don't feel it is appropriate to place a cannabis dispensary so close to a pre school.
28.	Todd Stevens	Santa Rosa, CA	The parking is already near maxed out at this address and additional cars at a high traffic establishment could pose a safety issue to me and my family, other Trail House customer/employees as well as the kids at the nearby school.
29.	David Peoples	Santa Rosa, CA	We already have enough gridlock and unsafe parking in Santa Rosa and the planning commissions's current ruling concerning this issue will only exacerbate the problem. A new attitude is needed if Santa Rosa is to remain "livable".
30.	Mel Halbach	Santa rosa, CA	Setbacks need to be in place for pre-school as well
31.	Gary Land	Santa Rosa, CA	Drugs and Children are not the correct mixture for prosperity and enrichment of our youth.
32.	Charlie Nicholls	Forestville, CA	The current parking situation is not very easy and I can't imagine how much worse it will get with another high traffic business moving in next door.
33.	Paul Van Tuyl	Santa Rosa, CA	This is incompatible with a preschool nearby.
34.	Rudy Zarate	Santa Rosa, CA	
35.	JASON CLARK	SANTA ROSA, CA	
36.	Jon Dick	Santa Rosa, CA	Seems like a really inappropriate place for this type of business.
37.	Jeremiah Kahmoson	Santa Rosa, CA	
38.	Rachel Zierdt	Sebastopol, CA	There is no way that a business of this caliber should be placed near a school. Shameful that this is being even considered.
39.	Miles Olson	SANTA Rosa, CA	
40.	Dave Myers	Santa Rosa, CA	This permit is incompatible with the pre-school already established in the area. Cannabis is fine...but not there.
41.	susan kirk	santa rosa, CA	My office is close to this location and the parking is just not well. I also think there are a lot more places to put a dispensary rather than next to a pre school. Come on.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
42.	Brent Arndt	SANTA ROSA, CA	
43.	Dawn Silveira	Santa Rosa, CA	
44.	Craig Harrison	Santa rosa, CA	Preschools and schools should be protected
45.	Susan Chamberlain	Santa Rosa, CA	Pre schoolers are definitely school children and should not be subject to the elements that this kind of a dispensary would attract !
46.	Jeanine Gugel	Santa Rosa, CA	
47.	steve meffert	santa rosa, CA	Too congested already. Poor parking and access in this already busy lot
48.	Mae Dutil	Santa Rosa, CA	
49.	Sid Burwell	Santa Rosa, CA	
50.	Andy Skrypka	Santa Rosa, CA	keep kids safe
51.	Elise Jones-Landry	Santa Rosa, CA	
52.	Remy Archer	Santa Rosa, CA	We have 2 small children - 1 preschool age and we would not even consider sending our child to a preschool who shares a boundary line with a cannibus dispensary. The decision to allow this will impact many parents who are looking for safe place to send their children to preschool in a city already short on childcare especially with the mold recently found at the local Merryhill preschool - not to mention a decision to allow this will have negative economic impact on the business of the preschool. We should be placing more focus on safe places for business owners who run childcare facilities and less on cannibus. Thank you for your time and consideration for the future of our children and community. More focus on children is what is needed right now. I can't imagine this is the only place they can find in town to operate a dispensary.
53.	Glenn Fant	Santa Rosa, CA	
54.	Victoria Nosler	Occidental, CA	As a longtime family physician with many patients who have attended kiwi, I think it is misguided if not illegal to have a dispensary this close to a school. With edibles mimicking beloved preschool candies (gummy bears, jelly beans, etc), sloppiness could also lead to preschoolers being put in jeopardy
55.	Kyle Elder	Santa rosa, CA	
56.	John Ware	Santa Rosa, CA	
57.	Cheri Whiting	Santa Rosa, CA	This area is already congested without another retail space
58.	Uyen Ly	Santa Rosa, CA	Next door to a preschool is not an appropriate location. This is not keeping kids safe.
59.	Loie Sauer	Santa Rosa, ug	too congested an area. Limited parking and awkward turn-in from Montgomery Drive. Not appropriate near a pre-school
60.	Benjamin Bursell	Santa Rosa, CA	This is not the correct location for this business.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
61.	Dino B	Sebastopol, CA	Not only does would this set a terrible example for children, it will diminish their safety.
62.	TED CHAMBERLAIN	Santa Rosa, CA	we have grandchildren in schools and don't want dispensary close to any school.
63.	Tony White	Santa Rosa, CA	I do not think a Cannabis dispensary should be anywhere near a school, private or public.
64.	Norman Smith	Santa Rosa, CA	I frequently visit the Trail House. Parking is already difficult as is entering and leaving the business via the busy Montgomery Drive. Another business creating more traffic will only exacerbate the problem.
65.	Christine Griffin	Santa Rosa, CA	I believe there are more logical places in the city for this business. Next to a pre-school is definitely not one of them.
66.	Ario Bigattini	Petaluma, CA	
67.	Jeff O	Santa Rosa, CA	There should not be a dispensary near a school, no matter the age. Additionally, the parking around Trail House is already difficult. This is not the right location.
68.	Greg Peterson	Santa Rosa, CA	It is right across from a preschool and in an already congested parking lot
69.	Teri ODonnell	Santa Rosa, CA	Please choose the health and well being of preschoolers over the economic benefits of a dispensary. Yes, cannibas is legal now, but that doesn't mean we need to normalize drug use for these children. They are exposed enough already to confusing messages regarding drug and alcohol use. Please don't influence their brain development by making them associate preschool learning and play time with drug use.
70.	Vanessa Hauswald	Petaluma, CA	I do not believe that the current parking lot can handle the additional traffic. I also believe that this will create a safety hazard for bicyclists. I am not anti-cannabis, I am anti traffic jam.
71.	Patrick C	Santa Rosa, CA	A marijuana dispensary adjacent to a preschool exposes children to a drug culture well before they are able to understand it. As a parent, I would not want my children to attend a school with a dispensary next door so I fear that Kiwi School may lose business and could be forced to close should the dispensary be allowed on this site. Additionally, the site is already congested as it is and another high-access business will create an unsustainable parking environment, economically hampering the businesses already present there.
72.	Eric Walker	Santa Rosa, CA	
73.	Brantly Richardson	Santa Rosa, CA	Ridiculous location!
74.	Barbara McRae	Santa Rosa, CA	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
75.	brian neary	cotati, CA	Parking in this area is already a challenge. Combining the heavy traffic use of a dispensary in conjunction w/ the already crowded pre-school, trailhouse , theatre & dry cleaners traffic will make this locale a traffic nightmare. Plenty of other nearby areas which are much more suitable and less impactful on local business's
76.	Kimberly Daly	Santa Rosa, CA	Safety. There is not adequate parking for such a business nor should it be located so close to children. This proposal will create a VERY unsafe environment for pedestrians (small and large), cyclists, and other drivers. It is the wrong location.
77.	Nicholas Allen	SANTA ROSA, CA	Robberies. Child safety. State and federal law.
78.	Sterling Witte	Penngrove, CA	
79.	Pam Chaffin	Santa Rosa, CA	As an educator in Santa Rosa for over forty years teaching preschool through third grade for Santa Rosa City Schools, I know the importance of our schools being located in a safe and healthy environment. It's of extreme value to our parents and families to be confident in the safety of their children either walking in the neighborhood on field trips, playing on the playground, or being brought to school. This dispensary tells the families that Santa Rosa doesn't care about the safety of their impressionable children or what these children could be exposed to in the immediate vicinity of their school. I'm appalled at the insensitive decision that made this school have to fight this in the first place. I was hoping for better decisions with a new city council and once again I'm disappointed with your judgment.
80.	Moira Jacobs	Santa Rosa, CA	No POT sites of any kind should be within 1,000 ft of a school or a park. This site not only endangers all the pre-school children at Kiwi, it also endangers the many thousands of children who enjoy Howarth Park. This is totally unacceptable and insane public policy. Please put the protection of our children before the interests of drug pushers. What kind of people are attempting to manage Santa Rosa these days? Why would you even consider allowing this? Oh, I can guess the answer: you only care about promoting and normalizing drug addiction among children, not protecting them, just brilliant! You also probably use too much of the product and have very poor judgement, like all drug addicts.
81.	Sonya G.	Santa Rosa, CA	As a teacher I feel that the safety of children is and should always be the number one priority. This seems highly irresponsible. Children deserve a safe and healthy learning environment, regardless of the grade level.
82.	Nicholas Moreda	Santa Rosa, CA	Because it is near kids in an already crowded parking area. Horrible location of choice. Nothing against cannabis but this location is not the right spot.



	<b>Name</b>	<b>From</b>	<b>Comments</b>
83.	Kim Petty	Santa Rosa, CA	There is already too little parking in this location and this business should not open next to a preschool.
84.	Jesse Yaeger	Forestville, CA	
85.	Abbie Durkee	Santa Rosa, CA	Because i coach kids (and am a mother of a soon to be teen) who hang out at TrailHouse and ride bikes from there. It is a healthy, positive family environment and feel that this proximity is way too close and will disrupt TrailHouse community energy. With the preschool sharing a fence line, and shared parking lot it is just not an appropriate location for recreational drugs to be sold and will attract a potentially conflicting crowd. We have enough issues with cars not respecting cyclists on our roadways, this could make an already busy intersection more chaotic. TrailHouse presences has evolved busy montgomery into a Cyclists thoroughway. This has been good for the city and county on many levels and crowding in a business with a conflict of interest is not proactive. There are many better locations in town vacant, they clearly want to exploit the market generated at TrailHouse. Please help them find a better spot.
86.	Andrea Wells	Sebastopol, CA	Trailhouse is a business that supports many weekly social events and fundraising events not to mention has become a local meeting and work space. Safe access to the business can be difficult due to the limited parking space around the business. As you know Trailhouse is located on a busy street and entering and exiting the parking area can be nerve wracking and dangerous. Increasing the traffic flow in and out of the parking area is not safe and will restrict community access to Trailhouse.
87.	Yvonne Andes	Ukiah, CA	
88.	James Henderson	Santa Rosa, CA	
89.	Eric A	Santa rosa, CA	There are much better suited locations besides this one. The traffic there is hard enough.
90.	Amber Streiff	Santa Rosa, CA	
91.	Rosalie Bulach	Santa Rosa, CA	
92.	Matthew Lantz	Santa Rosa, CA	Doesn't need to bring the type of people that will be under the influence while going to get more around a pre-school
93.	Jon Fernandez	Santa Rosa, CA	Doesn't seem to be ample space or parking in the location proposed.
94.	Cindi Bredeson	Barstow, CA	
95.	Daryl Shook	Santa Rosa, CA	
96.	Anthony Keeton	Santa Rosa, CA	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
97.	Jeff Crouch	Santa Rosa, CA	Unsafe. Too much traffic maneuvering around a tiny space. Current establishment is very family oriented, including many pedestrians and cyclists, including small children. Not opposed to a dispensaires in general. This is simply a very inappropriate location.
98.	Jon Johnson	Santa Rosa, CA	
99.	Kris Klotzbach	Walnut Creek, CA	As a Santa Rosa native, and frequent visitor, I oppose this location due to safety concerns. Safety is compromised for pedestrians and cyclists on the adjacent roads due to increased traffic, safety within the already crowded parking lot, and safety of the children present when users are present looking for, or needing, a fix. Recreational drugs have no place near schools period.
100.	Savannah Outlaw	Santa rosa, CA	
101.	Christy Shook	Santa Rosa, CA	Unsafe to be around a preschool. I work at a preschool nearby and if I worked there or was looking for a preschool for my child I would not even think about taking them near a place that dispenses pot nor would I want to work near one. Especially for the safety of the children or myself.
102.	Sara Fung	Santa Rosa, CA	
103.	Sarahfina Bachrach	santa rosa, CA	Trail House is a family business. I feel that White Fox will attract an unfit crowd for children and families to be around.
104.	John Barnes	Santa Rosa, CA	Trail House is a great family business with very limited parking on and off site. My store is near Spark, it's puts a lot of strain on my parking lot which is across the street so I can't see how it work work on this property.
105.	Patty Fontaine	Santa Rosa, CA	
106.	Erica Gorden	Rohnert Park, CA	
107.	Lori Llopis	Santa Rosa, CA	This so important to me because The Trail House is in my neighborhood. I am there with my 11 year old who plays in the parking lot, is in and out of the Trail House while we are there after our rides in the park. I'm all for the sale of cannabis however I am not for the bullying of other business in the area for a profit. That, and there is literally no parking as it is for cars at the Trail house already
108.	Caroline Hall	Santa Rosa, CA	I do not want this activity next to children, it will be a bad influence and dangerous for their well being.
109.	Kasey Jones	Santa Rosa, CA	This is is my local hangout whether it be with my friends or kids or both the place has a great vibe and the xtra traffic is goin to make it too crowded for that same feel.
110.	Troy Llopis	Santa Rosa, CA	
111.	Barbara Cooper	Santa Rosa, CA	I feel like there should be 1000ft. set back from any school, preschool, or park where youth are gathered for education or recreation. It seems like the planning commission is over (continues on next page)

	<b>Name</b>	<b>From</b>	<b>Comments</b>
111.	Barbara Cooper	Santa Rosa, CA	<i>(continued from previous page)</i> reaching to the benefit of the marijuana community, to the detriment of young people.
112.	Jimmy Donaghy	Santa Rosa, CA	I am not anti cannabis or anti local business. But the traffic flow, and parking issues at Trail House is horrible as it is and adding another business that will attract hundreds of clients per day makes the parking situation move from frustrating to dangerous.
113.	Mickey Fimbres	Oakland, CA	I'm not opposed to dispenseries in general, but i'm not a fan of them in residential neighborhoods. This particular one has the potential to negatively impact businesses around by overwhelming the already limited parking, and changing the family vibe of those same businesses.
114.	Karl Dressel	Sebastopol, CA	
115.	Duncan Meyers	Healdsburg, CA	Allowing a dispensary to open in a tiny warehouse behind Trailhouse is a horrible idea. The parking is already an issue and will become unsustainable if this goes through. Please look closely at the lot, it's use and the available parking before moving forward with approval.
116.	Anthony Cinquini	Santa Rosa, CA	Parking is extremely limited already. Another high pedestrian traffic business is the wrong fit for this location.
117.	Adam Stiles	Rohnert Park, CA	As someone who frequents this area, parking in that business park is outrageous as it is. Allowing another high traffic business to the same lot just won't work.
118.	Kate Black	Santa tosa, CA	I don't want school children to be exposed to the lack of safety that dispensaries may create.
119.	Rob Melani	Santa rosa, CA	
120.	Kenneth de la Torre	Santa Rosa, CA	
121.	Jeremy Shawlee	Santa rosa, CA	Riding is a huge part of my life and trailhouse is also threatened by this dispensary. The fact that a preschool is a stones throw from the dispensary seems innapropriate as it is essentially a bar or liquor store for weed. You don't see any bars or liquor stores near schools/preschools.
122.	Dan Cranney	Santa Rosa, CA	
123.	Adrian Tamblin	Santa Rosa, CA	The location in question is an unsuitable site for the type of clientele which it would attract and it would impede surrounding businesses parking and general use. As a patron of Trail House I like the family friendly atmosphere and oppose having a cannabis dispensary in the already tight space. I also don't like the idea of having this type of business anywhere near a preschool.
124.	K G	Santa Rosa, CA	A- Parking is an issue at Trail House. How on earth is this going to not compound the problem by 5 to 10 folds? B-Why is a dispensary not ok near a school but okay so <i>(continues on next page)</i>

	<b>Name</b>	<b>From</b>	<b>Comments</b>
124.	K G	Santa Rosa, CA	<i>(continued from previous page)</i> close to a pre school? C-can't they find a different place?!
125.	Amy Ethington	Santa Rosa, CA	
126.	Patrick Brady	Santa Rosa, CA	I live 100 yards away.
127.	Jeremy Schmal	Santa Rosa, CA	Don't make a bad and dangerous parking situation any worse. Bad idea to approve this in the first place.
128.	Dr. Sandy Kolosey	Valley Ford, CA	Set backs, safety for children, schools, neighborhoods and communities
129.	Louis Debret	Santa Rosa, CA	
130.	Carla Miller	Santa Rosa, CA	
131.	Rob Dillion	Santa Rosa, CA	
132.	Barbara Nelson	Santa Rosa, CA	ALL children have the God-given right to live in a safe and sane and secure environment. I have a 6-year old GREAT Grandson. There are MANY other locations where the Cannabis store can locate. It is a shameful and sorrowful situation that the City of Santa Rosa has decided to create this outrageous and unnecessary stupid contradiction of child protection. You tried to force this on seniors in Oakmont. Now you are picking on our children. You have no morals, no sense of right or wrong. Did you even bother to research the neighborhood? You will NEVER get my vote. Santa Rosa would be better off without all of you. You DO NOT represent me and thousands of other residents. I drive a long way to an out-of-the-way cannabis dispensary for ointment that helps my arthritis. There are other out-of-the-way locations for this proposed dispensary. Do YOUR job. Find them one.
133.	Jeanine Blackner	SANTA ROSA, CA	This parking lot is already crowded. Adding more traffic where there are small children for a pot dispensary makes no sense whatsoever.
134.	Sam Licina	Santa Rosa, CA	Parking
135.	Tina Marie	Santa Rosa, CA	Parking is totally impacted!! Not a great space!
136.	William Wong	Windsor, CA	Dont believe it's the right place for a dispensary.
137.	Zara Wong	Windsor, CA	Poor location, traffic safety and exposure to children.
138.	Champhang W	Santa Rosa, CA	My children went to Kiwi. This is absolutely redicolous to even consider allowing a dispensary to be so close to any form of school or child care location. There are so many other places you can be, why chose a location with a preschool.
139.	Martha Angelica Rodriguez	Santa Rosa, CA	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
140.	Kenny P	Santa Rosa, CA	I went to Kiwi when I was a small child. I would hate to see them fold because nobody wants to take their kids there anymore. I have no problem with cannabis, but putting a dispensary near a school is akin to putting a liquor store near a school
141.	Yuri Hauswald	Petaluma, CA	Adding another business behind the Trail House will only make a poor parking, and safety situation, even worse. The increased traffic will only cause issues that could spill out on to Montgomery Street. Thank you for hearing my opinion.
142.	Raye Lochert	Santa Rosa, CA	I don't think this is a good location for a marijuana dispensary in general. Not enough parking, too close to the school and too close to a public park.
143.	Bob Shebest	Windsor, CA	Parking situation CLEARLY not compatible with another moderate-to-high traffic business. I already park in adjacent lots given the current parking situation. Consider how this affects ALL businesses in the immediate area. I would prefer NOT parking 0.5mi away to visit Trail House. Thank you.
144.	Ryan Anderson	Santa Rosa, CA	
145.	Roger Bartels	Healdsburg, CA	Seems like the leaders of the community could figure a part of town that could be zoned specifically for that industry. This is a less than ideal spot. Worlds would collide.....man. Not cool.
146.	Natasha Kolenko	Mill valley, CA	It is already so tricky to pull around in the back of that lot and cannabis near schools is not acceptable.
147.	Kelsey Cummings	Santa Rosa, CA	This has nothing to do with a dispensary or the proximity to the preschool (sorry) and everything to do with an area that already has heavily impacted parking. Open up a couple of doors down in any direction!
148.	Barrie Thom	Santa Rosa, CA	
149.	Steve Barney	Santa Rosa, CA	The parking in and around this location is impossible already.. this will be a disaster and dangerous!
150.	Eduardo Rodriguez	Santa rosa, CA	
151.	Mackenzie Segraves	Sausalito, CA	
152.	Mary F	Santa Rosa, CA	
153.	Mark Quam	Santa Rosa, CA	Do not want in my neighborhood
154.	Diane Wikse	Santa Rosa, CA	
155.	Michael Balasek	Santa Rosa, CA	Parking is #1 reason. The Trail House is an absolute gem in this area for gear, rendezvous before a run/ride in the parks, food/drink, and indoor/outdoor lounging. However, parking is already bad and (at least) 75% of us overflow into the nearby lots unintentionally impacting those spaces no doubt. Adding another, even medium traffic space, in such proximity would seem like a irreverence of foresight and (continues on next page)

	<b>Name</b>	<b>From</b>	<b>Comments</b>
155.	Michael Balasek	Santa Rosa, CA	<i>(continued from previous page)</i> planning. This is aside from the other concerns our community has raised below.
156.	Dana revallo	Santa Rosa, CA	
157.	Ashley Andrade	Santa Rosa, CA	
158.	J K	Santa Rosa, CA	The sad thing is the politicians have already been bought out. The \$ is more important than what a large number of citizens want (or care about) in the community. Sonoma County and Santa Rosa want to be leading the way in Cannabis, and don't care about our parking, safety, or moral problems with the location of this (potential) ca\$h cow ... I'd rather them chose another spot for a new dispensary in town, but they are going to a popular spot, Trailhouse made popular, to try and make more \$. Politicians probably get some back-door \$, and look good if the new dispensary is making \$, which means big tax \$ income, budget increase, they get \$, and get to spend more \$, etc ... It's sad. (Watch how much 1000+ people with the petition affects their decision, compared to the thousands of \$'s)
159.	Rose Morgan	Santa Rosa, CA	As an educator, parent, and grandparent I consider your proposal an affront to the safety and welfare of young children and all those associated with this specific environment. Why is a local business being considered next to a school that has been in place for decades? I work at a school where drugs, liquor, and smoking are prohibited. Children are influenced by what they hear, see, and live. As an educator, I am mandated by the State of California to teach the effects of drugs and the potential for overlap on our society, family, and friends. Kiwi School was set in place long ago with the responsibility of maintaining an environment conducive to the well-being of its charges. It has taken its responsibility seriously unlike the powers that be. You are adults who are to take care of our young people and not expose them to endangerment of any kind whether it be parking, traffic, excessive noise that interferes with their education, or exposure to a drug culture right next door to them. Neighbors are extremely important and this proposed neighbor is not compatible. Our children need our guidance and protection and common sense. Please protect our youth and oppose this permit.
160.	Randi Keeton	Santa Rosa, CA	There are several other locations near by that are more appropriate. There are several retail spaces on the east side of Santa rosa that have more parking and are not next to a preschool or park including in mission plaza and next to prickett's nursery.
161.	Josh Rasmussen	Windsor, CA	
162.	Ryan Parker	Santa Rosa, CA	I frequent the TH and parking will become an issue.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
163.	Ellen Woodward	Santa Rosa, CA	There are legitimate traffic concerns and it's not an appropriate business to be near a preschool
164.	Amy Chaffin	Redondo beach, CA	This seems like a no brainer -if a dispensary can't be near a school why is a preschool different? Please put our children before profits and change the law to include preschools. My daughter was very aware in preschool of what businesses were near. It is a conversation I would not have wanted to have with her.
165.	Nicole Leseigneur	Santa Rosa, CA	I agree that children are influenced by what they hear, see and some of the people coming to the dispensary may not be the best example for children.
166.	Emily Bonnin	Santa rosa, CA	
167.	McKenzie Crownover	Santa Rosa, CA	I am a mother of two young children, an educator, and a resident of the neighborhood that will be impacted by this dispenser if it is approved. This is absolutely the worst decision for this area of Santa Rosa. There are several elementary campuses and a middle school campus about a mile away. The Kiwi Preschool and Howarth Park should be two major reasons as to why this project should not go through. Parking at Trail House and in the shopping/dining center are always an issue. Children and healthy communities must come before money. Please reconsider.
168.	P Fay	Santa Rosa, CA	
169.	Kira Feik	Windsor, CA	
170.	Jeff Roth	Santa Rosa, CA	I live nearby with my daughter. This is wrong COME TO YOUR SENSES!!
171.	Forrest Johnson	Santa Rosa, CA	It's to close to the kids
172.	Robin Haskins	Windor, CA	I don't want that in the community
173.	Ben Vandevier	Santa Rosa, CA	It's often hard to find a parking spot at Trail House. Adding a high traffic business to that location is ridiculous.
174.	Jason Buckley	Sonoma, CA	
175.	Marie Coleman	Santa Rosa, CA	
176.	Catherine Day	santa rosa, CA	Preschools are schools too...Same rules should apply.
177.	Mary Dowdall	Santa rosa, CA	
178.	Jennifer Hewitt	Santa Rosa, CA	
179.	Michele Farley	Santa Rosa, CA	
180.	Chris Read	Santa Rosa, CA	In addition to being right next to preschool, it would be across from Howarth Park, already infested with drug users.
181.	Pauline Doyle	Santa Rosa, CA	A cannabis dispensary should not be allowed to share a property line with a pre-school, which is a school, whether city ordinance recognizes that or not.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
182.	Parker Hampton	Santa Rosa, CA	Although I am a supporter and frequent user of cannabis. Adding this store behind TrailHouse will not help either business succeed. There is already limited parking as is for all of our community. If we had a dispensary, then parking will become all but impossible. There are plenty of other locations that can suit a dispensary just fine.
183.	Charlene Stone	Santa Rosa, CA	Why would it be OK to have a cannabis dispensary next to ANY school (especially little people)
184.	HOLLYNN DLIL	GRATON, CA	Protection of our children is our PRIMARY responsibility. Children should never be placed in a situation where there is even a small doubt about their safety.
185.	Tricia Schexnaydre	Santa Rosa, CA	
186.	Meredith Freed	Santa rosa, CA	Bad parking, too close to school-
187.	Ellen Ebie	Santa Rosa, CA	
188.	Annie Taylor	Petaluma, CA	
189.	Nicole Massey	Rohnert Park, CA	Children should be able to attend school and play outside without the sale of Cannabis and that closer proximity.
190.	evelyn anderson	Santa Rosa, CA	Our city leaders should value our community children and their learning environments.
191.	Natalie B	Sebastopol, CA	
192.	Shirley Jensen	Santa Rosa,, CA	Traffic and morally against it.
193.	Andrea Nilsen	Pleasant hill, CA	
194.	Michelle Gervais	Santa Rosa, CA	The national standard of a 1000' safety setback between schools and substance-retailers should apply to preschools as much as to any older child.
195.	Mavis Allan	Santa Rosa, CA	
196.	Martha Keegan	Sebastopol, CA	
197.	Eric Libner	Santa Rosa, CA	Parking already blows there
198.	Phil Penna	Santa Rosa, CA	
199.	Mike Richter	Santa Rosa, CA	
201.	Allene Sims	Santa Rosa, CA	
202.	Steven Sims	Santa rosa, CA	
203.	Marissa Johnston	Santa rosa, CA	Safety of children
204.	Allen L	Santa Rosa, CA	Too close to school and too much pedestrian and bicycle traffic in a crowded parking lot for another retail business.
205.	Carol Smith	Santa Rosa, CA	Traffic, crowded parking lot already, preschool and park too close
206.	Sandra Traverso	Santa Rosa, CA	Feel a preschooler should not be exposed to a dispensary and not a good area for such a facility. Very busy parking area and would only get worse with the dispensary.



	<b>Name</b>	<b>From</b>	<b>Comments</b>
207.	Larry Meredith	Santa Rosa, CA	The "cash-only" nature of the cannabis business will make this location a target for crime that is likely to be violent. This would be better suited for an industrial park or warehouse area where there is less foot and vehicle traffic.
208.	Victoria Meredith	Santa Rosa, CA	As a retired teacher I feel that it is important that we take care of our youth. Pre-schools should have the same proximity allowance as the K-12 schools. It would be in the city's best interest to make sure no harm comes to the youngest of our community. With the Fox Den Dispensary, their business may be subject to robbery and vandalism due to the product that is being sold. People who choose to smoke in and around the property while children are playing is NOT OK near children and this is hard to police. I also feel that this may affect the preschool itself because parents might not decide to send their children to their establishment because of the proximity of the dispensary. We need our preschools. Look into your hearts. Think of your children, grand children and our next generation of citizens and let's keep the children safe from drugs. I understand that pot can help with those suffering with health difficulties but another place needs to be found that is totally away from ANY establishment that works with children.
209.	Bryan Porter	Santa Rosa, CA	Trail House parking and congestion
210.	Melissa Willaby	Santa Rosa, CA	
211.	James Park	Santa Rosa, CA	pre-school should have the same restrictions as K-12 schools. A dispensary should not be next to a school.
212.	Brad Zanetti	santa rosa, CA	I don't think a cannabis dispensary next to preschool/day care center is a good thing. Also parking is already an issue in this area for another business I frequent.
213.	Erik Brown	Santa Rosa, CA	
214.	Naomi Bradfute	Santa Rosa, CA	When I needed a medical marijuana certificate for a genuine medical issue, the people at the "clinic" were disappointingly unsavory. I know it is legal but that is not the right business to be next to a preschool. Not a liquor store or a bar either.
215.	Lisa Isabeau	Santa Rosa, CA	There is already a severe lack of parking in this location.
216.	Patrick Austin	Santa Rosa, CA	Parking is already untenable.
217.	Shannon Hoffmann	SANTA ROSA, CA	I do not believe it is a good fit for the location. This is an armed guarded business, wondering why the city thinks that is ok to have right next door to a preschool. Why do they have to have an armed guard at all times? Because it is proven that there is an element of crime or seedy behavior??? I am also worried about the impact of traffic and parking in the area. I have a small business on Industrial Dr. in Santa Rosa and we have many empty warehouses that are already zoned for cannibals. Why wouldn't they choose a location like this? If they are going to have delivery <i>(continues on next page)</i>

	<b>Name</b>	<b>From</b>	<b>Comments</b>
217.	Shannon Hoffmann	SANTA ROSA, CA	<i>(continued from previous page)</i> it really shouldn't matter where they are located. I am not against cannabis but the location seems odd and the City is only interested in revenue. The City should be ashamed at them selves for not protecting established thriving businesses such as Kiwi and Trail House and only be interested in the money. Also, there cannot be a monopoly of any one business so as soon as they approve this it opens the door for many more dispensaries to open. I do not think neighborhoods are the appropriate location for this type of business.
218.	Sheila Edwards	Santa Rosa, CA	I agree this location is not compatible due to pre-school nearby and also VERY limited and narrow parking which requires cars to go around entire Trailhouse building. Dangerous to cyclists (primary customer of Trailhouse) and pedestrians - someone is going to get hit!
219.	Julie Schlander	Santa Rosa, CA	The parking lot is already maxed out with the customers of Trailhouse. Adding another retail business would only make the situtation more challenging. Adding more cars to the small lot will put pedestrians/bicyclists at risk. The Fox Den needs to find a new location,.
220.	Eric Fraser	Windsor, CA	
221.	Shannon Stingley	Santa Rosa, CA	So many cyclists, including my 14 y.o. son, ride in and out of Trailhouse on the way to and from rides, and the parking is already super tight, and all adjacent lots are busy and packed without an added business. Not to mention the type of business next to the preschool being inappropriate; even though legal, you have to admit it might not always be the most wholesome of environments.
222.	Claire Burson	Santa Rosa, CA	Obvious , a cannibus facility should not be near a child care facility.
223.	Kenny Likitprakong	Santa rosa, CA	
224.	Joe Saadeg	Santa rosa, CA	I am concerned about the proximity of the proposed establishment to a preschool. There will be major issues in accessing the already tight parking lot, on traffic on the street as well as adjacent lots. Further, with Trail house and associated cyclists nearby, there is increased chance of pedestrian or cyclist interactions with vehicles entering the lots. There will be quite a bit of traffic driving in and out of the area and onto Montgomery Drive, which is already tough to pull into.
225.	John Kelley	Santa rosa, CA	
226.	Sophia Emad	Santa Rosa, CA	
227.	Nick Kersmarki	Santa Rosa, CA	There is only like 5 parking spots to begin with... How could you add another location there???
228.	sarina fortune	petaluma, CA	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
229.	James Finn	Santa Rosa, CA	Trail House is a valued local resource for bicyclists. Unfortunately parking is extremely limited, and a dispensary at that location would crowd out existing patrons.
230.	Mary Williams	Santa Rosa, CA	My office building is adjacent to 4036 Montgomery. Parking all around the proposed dispensary site is already beyond capacity. There is ZERO distance between Kiwi Preschool and the dispensary property - their property lines meet all along the children's outdoor play area. Due to the TrailHouse, proximity to Annadel and Spring Lake parks, a yogurt shop and movie theater, there is a great deal of pedestrian and bicycle traffic all around the proposed dispensary location. The immediate proximity to small children, lack of parking as well as safety concerns for pedestrians and cyclists should result in rejection of this dispensary's permit.
231.	Steve Martin	Sebastopol, CA	
232.	Jo Fah	Santa rosa, CA	This is not the right site for a new dispensary. The area is over-impacted - not enough parking for visitors as it is. This is the WRONG site for this business.
233.	Christopher Pino	Santa Rosa, CA	there is no need to have a cannabis dispensary near a preschool.
234.	Tim McClish	Santa Rosa, CA	I don't believe this belongs close to a children's school. There always seems to be crime associated with these types of stores.
235.	Rosemarie Rohde	Santa Rosa, CA	As an elementary school employee, I daily see our young citizens struggling against the tide of peer pressure/social media to make wise personal decisions. As adults, it is up to us to guide them along the safest path.
236.	Matt Abbott	Santa rosa, CA	It will make the parking lot more congested and dangerous.
237.	Sandra Larkin	Santa Rosa, CA	
238.	Spencer Jones	Santa Rosa, CA	
239.	Carlos Perez	Santa Rosa, CA	There's no practical reason why this facility should be permitted and forced upon local businesses who have shaped the beating heart of their community. Simply because Santa Rosa has chosen to open their doors to recreational cannabis sales doesn't mean that it should try to force it to take place in places that aren't a good fit. There is FAR TOO MUCH EXISTING COMMUNITY AND FAMILY ACTIVITY in the existing lot for another business to be introduced here which is essentially creating a drive-through purchase opportunity for motorists. Nobody wants this. Listen to your community.
240.	Alisbeth Maldonado	Santa rosa, CA	
241.	Padraig Savage	Santa Rosa, CA	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
242.	Nicole Jeffries	SANTA ROSA, CA	All schools should be respected we don't have liquor stores next to our schools, we shouldn't have dispensary near our schools. Also the parking lot is already at capacity.
243.	Taylor Fiddymont	Truckee, CA	Drug culture often draws a particular crowd, not generally one that should be in such close proximity to a preschool.
244.	Cari Moore	Santa Rosa, CA	A dispensary next to a preschool? Seriously!?! Who could possibly think that's a good idea? I don't have an issue with that kind of business, but like alcohol sales, it does not belong in the same area as child care.
245.	Nadine Giovannini	Santa Rosa, CA	
246.	stephanie nacouzi	santa rosa, CA	i have noticed that existing dispensaries have excessive traffic, parking, and wandering people. perhaps this works for congestion in some places, such as downtown, but especially the problem is those who might roam about should not be near kiwi daycare, which was the daycare that my children attended
247.	Mark Miller	Sebastopol, CA	I don't believe that a marijuana dispensary should be located next to a school. I also am familiar with the site and think it is unreasonable to impact the parking lots nearby with as many as 500 additional vehicles everyday.
248.	Gabe Cheese	Santa Rosa, CA	
249.	Dian Hardy	Sebastopol, CA	

**PETITION IN OPPOSITION TO THE CONDITIONAL USE PERMIT ISSUED FOR FOX  
DEN DISPENSARY AT 4036 MONTGOMERY DRIVE**

**TO:** Santa Rosa City Council

**FROM:** Residents of Santa Rosa

On January 24<sup>th</sup> the Santa Rosa Planning Commission approved Conditional Use Permit 18-076 for Fox Den Dispensary located at 4036 Montgomery Drive, Suite B, directly behind Trail House. An appeal of this decision, initiated by Kiwi Preschool & Daycare, to the Santa Rosa City Council has been filed and will come up on the City Council's agenda on April 9<sup>th</sup>. Trail House supports this appeal on the basis of site incompatibility, as we believe the increased traffic and additional burden on the lots limited parking creates a dangerous environment for you, our customers.

To be clear, **we are not anti-cannabis**. Our support of this appeal is only based on our belief a second high intensity retail store on the premises is not compatible with the site.

Many of you are frequent Trail House customers and are already familiar with the difficulties in parking and traffic flow with just one high intensity business on the lot. If you want to make your voice heard in this matter, please sign our petition, which we will present to the City Council during the appeal.

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](mailto:citycouncil@srcity.org). A couple sentence email supporting the appeal and offering your own experiences of the difficulties parking and driving the lot is all that is required.

Finally, if you are able to join us at City Hall on April 9<sup>th</sup> 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. We truly appreciate your business and hope you will help us preserve the unique experience Trail House provides.

-Trail House, NorCal Bike Sport and The Bike Peddler

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On January 24, 2019, at 4:00 pm the Santa Rosa Planning Commission will meet to determine whether to issue a conditional use permit to Fox Den Dispensary, permit number CUP18-076, for retail cannabis at 4036 Montgomery Drive, Suite B.

We believe this proposed location will be detrimental to the surrounding community and businesses. This dispensary would be located less than 500 feet from Howarth Park and even closer to many surrounding businesses whose primary or secondary clientele are minors.

Trail House Santa Rosa, which occupies Suite A and would share the 4036 Montgomery Drive property with this dispensary, is concerned over a dangerous and unmanageable increase in traffic through the property, as well as the impact on the numerous child related events held on premise, including the weekly youth only Wolf Pack mountain bike rides and family friendly Monday Night Bingo.

The undersigned asks the Santa Rosa Planning Commission to vote no on the application for a conditional use permit to Fox Den Dispensary for cannabis retail.

**Planning Commission Meeting Information:**

**Date: January 24<sup>th</sup>, 2019**

**Time: 4:00 pm**

**Address: City Hall, 100 Santa Rosa Avenue, Santa Rosa CA 95404**

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SEAN	M. BROWN	2025 OVERSIDE RD	95405	SMBROWN@MUTUETHI.COM	
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FORREST	BIEGA	5997 VISTA BL	95409	Sonomaappraisal@yahoo.com	

5

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Melissa	Martin	2210 Sonoma Ave #8	95405	melissamartin1985@gmail.com	
Michael	Sullivan	4803 Mountainway DR	95409	mikesully@swain.com	
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Lindsey	Thomas	12430 Manuka Way	95405	mstthomas@gmail.com	

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RANE	LOCHERT	4725 ARCADIA LN SR	95401	RANELOCHERT@SBCGLOBAL.NET	
Dave	Forsberg	706 Benjamin RD SR	95409	dave@sfhouspt.com	
Theodore	Welter	1420 MAGIST SR	95404	ale@welterdynamics.com	
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Peter	Egerton	10A Mission Circle	95404	pcm.egerton@gmail.com	
MICHAEL	WRIGHT	4631 QUICK DR	95409		
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JEFF	THRASTNER	4643 QUICK DR.	95409	SENDSRAMT@JEFF@GMAIL.COM	
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Deborah	Quatro	1135 BUTTE DR SANTA ROSA CA 95403	95403	emilyc@prol.com	Deborah Quatro
Damon	Peter	512 scenic Ave	95407	peterdamon@yahoo.com	Damon Peter
Kevin	Nelson	2016 Coldport Dr SANTA ROSA CA 95404	95404	nelsonkevin@yahoo.com	Kevin Nelson
Rika	Altes	2117 Village Side Dr SANTA ROSA CA 95405	95405	rika.altes@gmail.com	Rika Altes
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Bonnie	Schram	4023 Hoer Ave Santa Rosa CA 95405	95405	hschram110@gmail.com	Bonnie Schram
Terry	Blangin	2123 Mission Blvd	95409	TerryBlangin@yahoo.com	Terry Blangin


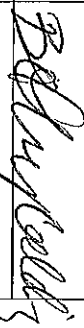

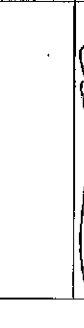

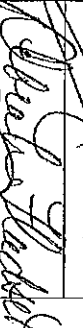





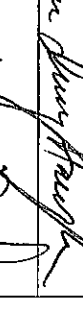
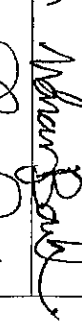


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Silvia	DORÉ	414 S Shaddstone	95405	slv.dore@gmail.com	
Rebecca	Dominguez	4951 Country Club Dr	<del>95428</del>	DOMINGUEZEMILIA@gmail.com	
Pascal	Mey Sing	3657 Arizona Dr.	95405	pascal.mey.sing@gmail.com	
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Michael	Stadler	405 E Corra H F	94031	MichaelStadler@gmail.com	
Marilyn	Leclerc	315 South "E" St	95404		
Francesca	Parnigoni	1333 W Steep Ln #530	95403	francescaparnigoni@gmail.com	
Alex	McDermott	481 Duane	95402	alexemcdermot	

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JULIE	Bussi	" " " "	" "	" "	
<del>TERENCE</del> TERENCE	<del>WELLY</del>	2151 AEWATER TR	95409	good.mats@sonic.net	
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Laurence	Hawerton	5760 Faun Dr, S.R.	95409	hawertonlarry@att.net	
Carolyn	Mari	5514 Mulberry Dr	95409	" "	
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David	HOPE	2706 Woodlake Dr	95405	" "	
Greg	Pope	573 Summerfield Pl	95405	" "	
Kevin	Sondan	2411 Jacqueline Dr	95405	" "	
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Chris	Collins	" "	95409		
Nathan	Bailey	5907 Vista Ridge, Santa Rosa	95409		
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Bohn	Cumbeht	3510 AARON Dr. Santa Rosa	95404	bcumbeht@STCS.k12.ca.us	





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**From:** Nick Allen <nickhallen@gmail.com>  
**Sent:** Tuesday, April 9, 2019 12:53 AM  
**To:** \_CityCouncilListPublic  
**Subject:** Fwd: Oppose "Fox Den" immediately next to Kiwi Preschool  
**Attachments:** image.png

## Oppose "Fox Den" immediately next to Kiwi Preschool

Image included, Kiwi and playground directly adjacent to and in full view from proposed Fox den parking area.

----- Forwarded message -----

From: **Nick Allen** <[nickhallen@gmail.com](mailto:nickhallen@gmail.com)>  
Date: Mon, Feb 25, 2019 at 12:35 PM  
Subject: Oppose "Fox Den" immediately next to Kiwi Preschool  
To: <[citycouncil@srcity.org](mailto:citycouncil@srcity.org)>

I am writing as a very concerned parent of a four year old Kiwi Preschool student. Kiwi has been operating locally for 24 years and has been a terrific learning environment for my daughter. The planning commission has recently approved a permit for "Fox Den" (4036 Montgomery Drive) cannabis distribution and delivery right next door to the preschool!


This business would share a wall with a zero foot setback, directly adjacent to the children's busy playground facility. This is an unacceptable location for this type of business. With the many local break-ins and statewide armed day-time robberies of cannibals retail locations (specifically delivery services) this is a completely irresponsible and dangerous site. (See related articles below).

The state required **600 foot setback** required has been blatantly ignored in this case due to an interpretation of the local statute. I have also contacted Congressman Mike Thomson's office and they replied that they are very aware of this specific situation and are monitoring the status of this store as is location clearly violates multiple federal laws. I am greatly saddened that this location is even being considered by the "socially responsible owners", Do the right thing for this community and these children and choose an appropriate location for your business.

Nick Allen  
Santa Rosa

<https://www.pressdemocrat.com/news/8631161-181/three-men-arrested-for-kidnapping>  
<https://www.forbes.com/sites/mikeadams/2018/03/28/california-officials-say-marijuana-legalization-causing-more-violent-crime/#e4e09792c3bc>  
<http://www.ktvu.com/news/marijuana-distribution-center-robbed-at-gunpoint-near-santa-rosa>  
<https://www.pressdemocrat.com/news/7890065-181/sebastopol-cannabis-dispensary-hit-by>  
<http://www.ktvu.com/news/pot-delivery-driver-robbed-at-gunpoint-in-concord>  
<https://www.pe.com/2018/06/24/3-people-wounded-during-banning-marijuana-dispensary-robbery-2-suspects-at-large/>  
<https://www.latimes.com/socal/daily-pilot/news/tn-dpt-me-kyle-handley-20180104-story.html>  
<https://losangeles.cbslocal.com/2018/10/22/marijuana-dispensary-armed-robbery/>

Kiwi Preschool & Childcare



Kiwi Preschool & Childcare  
4.7 ★★★★★ - 6 reviews  
Day care center



Directions

SAVE NEARBY SEND TO YOUR PHONE SHARE

573 Summerfield Rd, Santa Rosa, CA 95405  
F83H+5Q Santa Rosa, California  
kiwipreschool.com  
(707) 531-7041  
Closed. Opens at 7:00 AM  
Add a label

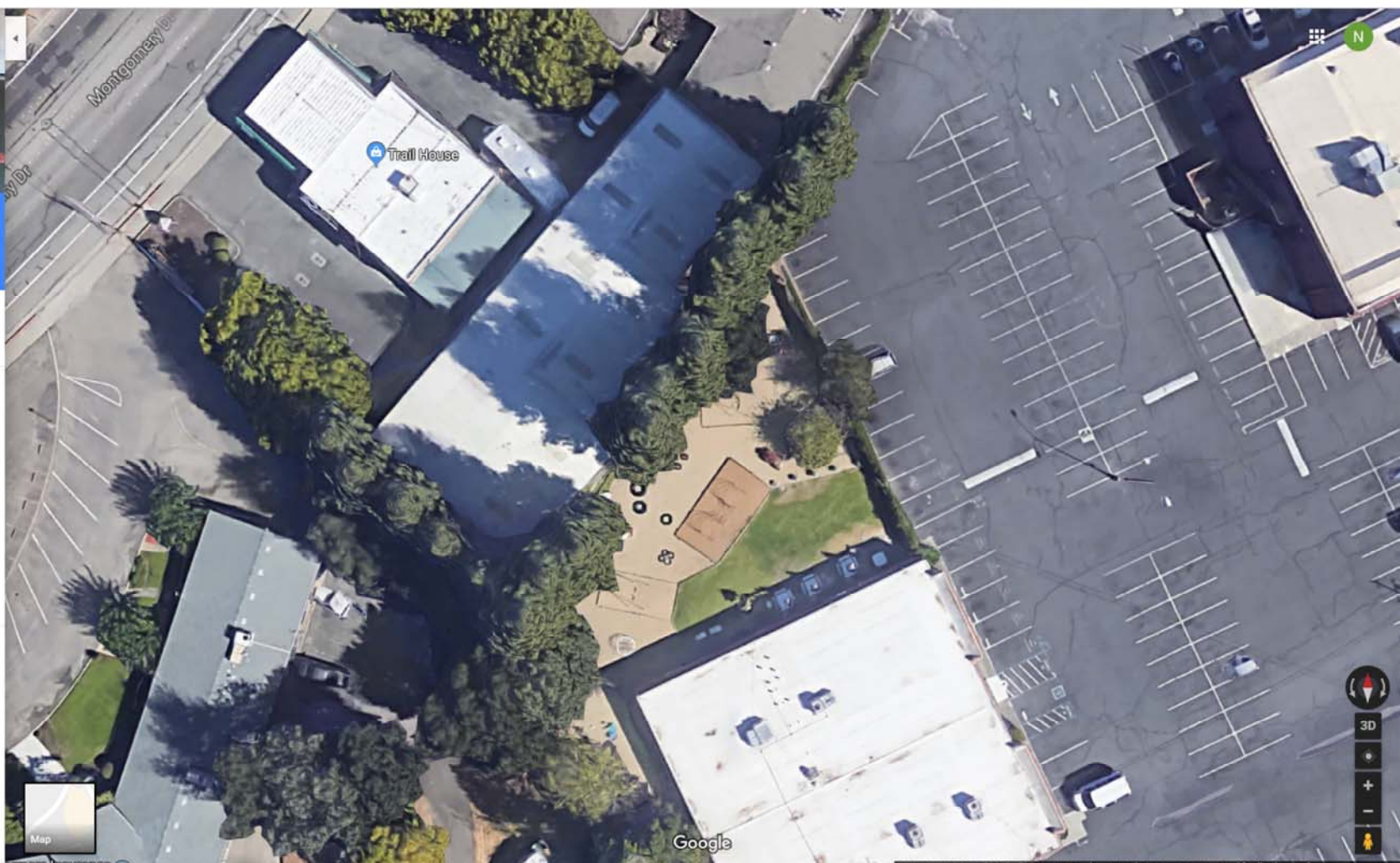
Suggest an edit

Photos



31 Photos

Add a photo



---

**From:** Ginny Doyle <ginnyd@sonic.net>  
**Sent:** Tuesday, April 9, 2019 8:41 AM  
**To:** \_CityCouncilListPublic  
**Subject:** Kiwi Application

I support the appeal by Kiwi Preschool to keep the Cannabis business away from the school. The ordinance should be changed to include preschools under the same rules as K-12 schools.

Thank you  
Ginny Doyle

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**From:** Lynn Wheeler <lynn@hobowines.com>  
**Sent:** Tuesday, April 9, 2019 11:24 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 and a regular patron of Trail House I am writing to support the appeal of the proposed cannabis dispensary at 4036 Montgomery Drive, Suite B.

The parking there is already so limited and traffic congested in the driveway with not only cars, but pedestrians and many bikers. Please do not endanger my children by allowing another business with traffic coming and going and no where to park.

Additionally, Trail House is a family environment and a cannabis dispensary with armed guards does not seem like a thoughtful approach.

Thank you.  
Lynn Wheeler

---

**From:** Nancy and Brantly Richardson <nrchrdsn@sonic.net>  
**Sent:** Monday, April 8, 2019 4:20 PM  
**To:** Mahre, Kali  
**Cc:** \_CityCouncilListPublic; Ursu, Emmanuel; Manis, Dina; Rose, William; Hartman, Clare  
**Subject:** PUBLIC COMMENT FOR CUP18-076 FOX DEN DISPENSARY  
**Attachments:** Dispensary Trip Generation Data.pdf

Good afternoon, Ms. Kahli,

Please add this email and the attachment re: trip generation data for cannabis dispensaries to your file before tomorrow's (4/9/19) appeal hearing initiated by Kiwi Preschool and send me an **electronic receipt**.

How many existing retail businesses in Santa Rosa (such as the Trail House) provide their parking lot as a driveway for a high volume business that the applicant's very own traffic study estimates to be 441 trips per day?

Nancy Richardson

# New Trip Generation Data – Marijuana Dispensaries Drive 10 Times More Traffic Than Specialty Retail Stores



Per square foot (KSF), Marijuana Dispensaries are proving to be one of the biggest retail traffic generators in the United States. The tables below show the traffic rates at marijuana dispensaries as compared to pharmacies and other small size retail operations as reported in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 9th Edition* (<http://www.ite.org/tripgeneration/trippubs.asp>).

Weekday	Rate - Trips Per KSF			
	Marijuana Dispensary	ITE 880: Pharmacy w/o Drive Thru <sup>1</sup>	ITE 881: Pharmacy w/ Drive Thru <sup>1</sup>	ITE 826: Specialty Retail <sup>1</sup>
Daily	402.27	90.06	96.91	44.32
AM Generator	37.31	7.71	8.36	6.84
AM Adjacent Street (7-9am)	16.86	2.94	3.45	n/a
PM Generator	63.61	11.07	9.72	5.02
PM Adjacent Street (4-6pm)	54.64	8.40	9.91	2.71

<sup>1</sup> From the Institute of Transportation Engineers' *Trip Generation Manual, 9th Edition*.

Saturday	Rate - Trips Per KSF			
	Marijuana Dispensary	ITE 880: Pharmacy w/o Drive Thru <sup>1</sup>	ITE 881: Pharmacy w/ Drive Thru <sup>1</sup>	ITE 826: Specialty Retail <sup>1</sup>
Daily	418.25	n/a	n/a	42.04
Peak Generator	58.28	10.68	8.20	n/a
AM Adjacent Street (7-9am)	9.02	n/a	n/a	n/a
PM Adjacent Street (4-6pm)	55.92	n/a	n/a	n/a

<sup>1</sup> From the Institute of Transportation Engineers' *Trip Generation Manual, 9th Edition*.

(<http://www.mikeontraffic.com/wp-content/uploads/2015/11/Marijuana->



[Dispensary-Trips.jpg](#)) How do we know marijuana dispensaries are generating about 10x more traffic than a typical retail store and 5x more than a pharmacy?

The Spack Consulting team partnered with [Melanie Banfield](#), [owner and president of Ridgeview Engineering Consultants, LLC](#) (<mailto:melanie@ridgeview-engineering.com>) in Morrison, Colorado to record traffic videos using [CountingCars.com](#)'s (<http://bit.ly/CountingCarscom>) [COUNTcam](#) (<http://bit.ly/COUNTcamcom>) products at the driveways of four dispensaries in the Denver, Colorado area. Traffic video was collected for three days at each of the sites and then we reviewed the video and counted the traffic at these dispensaries using our [COUNTcloud](#) (<http://bit.ly/COUNTcloud>) service. You can get the full data set at [www.TripGeneration.org](http://www.TripGeneration.org) (<http://bit.ly/TripGen>).

[Get Trip Generation Data](#)

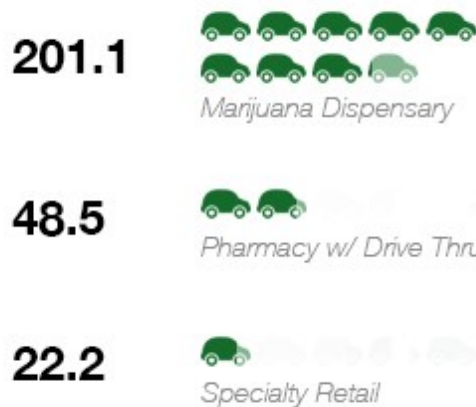
([https://ez173.infusionsoft.com/app/page/tripgen-download-landing-page?\\_ga=2.48885478.1147134321.1513029014-354120653.1513029014](https://ez173.infusionsoft.com/app/page/tripgen-download-landing-page?_ga=2.48885478.1147134321.1513029014-354120653.1513029014))

Being able to accurately calculate the number of trips travelers make to specific destinations is the lifeblood of a transportation engineer. While the ITE Trip Generation Manual is the “go to” source for traffic engineers, the data collected and distributed in the manual has some limitations – including the age of data and limited or no data available on some land uses such as marijuana dispensaries.

ITE recommends in their Trip Generation Handbook that engineers collect current, localized trip generation data to use in their analysis. At Spack Consulting we feel strongly that not only should engineers collect localized data for use in their specific project, but also openly, and freely share that data to benefit everyone. This is why we created [TripGeneration.org](#) (<http://bit.ly/TripGen>) – a **free** website with more than 4,080+ hours of professionally collected traffic data for popular land uses.

**Average Vehicles Per Day**

Per Thousand Square Feet of Retail Space



<http://www.mikeontraffic.com/wp-content/uploads/2015/11>

[/vehicle\\_graph\\_r3.jpg](#)) Currently four states — Alaska, Colorado, Oregon, and Washington — as well as in the District of Columbia have legalized the recreational use of marijuana. But 23 states have legalized marijuana for medicinal purposes which opens the door to expanding its use for recreational purposes, creating a potential boom in the development of dispensaries. Thus the need to data on specialty land uses like marijuana dispensaries.

One outstanding question is what is driving the high trip generation numbers. The high trip generation rates for marijuana dispensaries may be due to their newness. Krispy Kreme stores generated tremendous amounts of traffic when they first opened in Minnesota. Traffic died down after the newness wore off to the point where the Krispy Kreme stores are all out of business in Minnesota fifteen years later. We'll monitor the traffic generated by marijuana dispensaries to see if their trip generation rates decrease. We'll also work to add data from dispensaries outside of Colorado to make sure there isn't a location bias in the data.

If you'd like to partner with us to collect trip generation in your area, we have a limited pool of COUNTcams video collection products that we're lending for free to collect trip generation data around the country. Leave your contact information in the comments section if you'd be interested in the lending program or contact [Sales \(mailto: sales@countingcars.com\)](mailto:sales@countingcars.com) at CountingCars.com.



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**Related**

**The Evolution of Free Trip Generation Data**

(<http://www.mikeontraffic.com/evolution-free-trip-generation-data/>)

October 26, 2017  
In "Data"

**Top Seven Highlights of the new ITE Trip Generation Manual**

(<http://www.mikeontraffic.com/seven-highlights-new-ite-trip-generation-manual/>)

August 31, 2017  
In "Profession"

**What is Trip Generation?**

(<http://www.mikeontraffic.com/trip-generation/>)

April 22, 2008  
Similar post

⌵

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**From:** Ashley Oldham <frostflower707@gmail.com>  
**Sent:** Monday, April 8, 2019 4:24 PM  
**To:** \_CityCouncilListPublic; Manis, Dina  
**Subject:** FoxDen Dispensary, Agenda Item 16.1

To Whom it May Concern,

This is Ashley Oldham, a second generation Cannabis Cultivator, the owner of Frost Flower Inc., and a Sales and Procurement executive for a local cannabis company. I am also a mother of two, and an active member of our community. I have dedicated my entire life to the cannabis industry. Everyday I work with farmers, manufacturers, and distributors who depend on retail stores to get their products to market. I have closely watched and learned from the development of this industry from day one. Throughout this, I have consistently recognized the important role retail facilities play in supporting and strengthening the supply chain. Retail locations are the key to a successful industry. Without retail there is no way to get our products to the consumers. It is in my opinion that this area is in need of more retail shops in order to support our growing marketplace. If this does not happen, it is my fear that we will experience a bottle neck in our supply chain, which may put other small local cannabis companies out of business damaging our local economy.

It is of great importance that our city leaders support retailers throughout our jurisdiction and uphold the policies they created.

We count on our local officials to continue making decisions that support growth throughout the industry.

On a more personal note, my role as a cultivator and sales executive has been my main source of income for the majority of my adult life. Like others, my career keeps me financially stable enough to remain in this area where the cost of living seems to continuously go up. Especially considering I lost my home and the majority of my assets in the fires. I know many others within the industry with similar stories, who have the same devotion to our community. We must continue building jobs and increasing revenue to support our local economy. It is vital for our community.

It is for these reasons and more that I support Fox Den, an upcoming retailer.

Thank you.

--

*Ashley Oldham*  
Frost Flower Farms - Owner  
PH: (707)391-7333  
[frostflower707@gmail.com](mailto:frostflower707@gmail.com)



S/A

SCHWARTZ ARCHITECTURE

April 9, 2019

Project:

Fox Den Dispensary and Delivery  
4036 Montgomery Drive, Unit B  
Santa Rosa, CA 95405  
APN: 013-284-012  
Re: CUP18-076

Rec'd at Meeting	4/9/2019
Item No.	15-1
From	Mike Schwartz

- I am the Architect who worked with Glenn, Shane, and Specialized on the Trail House project in 2016.
- Trail House is on a small site with intensive bicycle, pedestrian, and vehicular activity. Realization of the Trail House project required a considerable amount of site study, so I am familiar with many of the site characteristics that make it challenging.
- I understand that almost the entire City Council membership has been able to visit the site personally and meet with the staff. This is much appreciated.
- The site has existing features that predate Trail House and are non-compliant with current standards.
  - Trail House made site improvements to mitigate these deficiencies, but existing site constraints did not allow them to be completely eliminated.
  - Their impact will be magnified with the presence of a second intensive use and could impact visitor safety.
- The current Planning submittal by Fox Den includes 4 potentially design variations. None of them address issues that I think would need to be resolved to meet Code requirements. These issues include vehicle access, pedestrian access, and life safety.
  - Existing vehicle access
    - Existing site conditions do not allow compliant vehicular circulation.
    - Backup space is too short.
    - Site visibility and navigational space are impacted by existing features.
      - Trail House removed a storage structure (concrete pad remains) at the back of their building to improve vehicular circulation.
      - This allows 1-way loop circulation through the site which is more compatible with limited navigational space.
        - Increased customer flow and safety.
    - Trail House was approved with a site parking count reduction from 27 to 17 (Zoning Clearance letter 5/20/2016).
      - Parking requirements for Fox den add 5 spaces to the site count which includes their staff parking.
      - Without the reduction for Trail House, the site parking requirement would be 32.
  - Proposed vehicle access

- The Fox Den appeal response letter indicates that their business model encourages rapid customer turnover.
  - By default, these customers are going to be transaction focused and are making a quick stop.
- Trail House presents an informal atmosphere that encourages a more social atmosphere.
  - They are more likely to spend time onsite visiting with friends and the local community.

Trail House has become a force multiplier for the outdoor community in Santa Rosa and a neighborhood gathering place. This unique business, in a neighborhood currently impacted with traffic and parking issues, is on a land parcel that cannot support another retail use as currently proposed.

Sincerely,



Mike Schwartz, Architect, NCARB, MBA

Rec'd at Meeting	4/9/2019
Item No.	15.1
From:	Colin Burgett

Date: April 9, 2019

To: Mayor Schwedhelm and Santa Rosa City Council Members

From: Colin Burgett  
Senior Project Manager  
TJKM

Subject: **Rebuttal to the Applicant's Response to TJKM's "peer review" of Proposed Cannabis Dispensary and Delivery Business at 4036 Montgomery Drive**

**1. Small sample size that Santa Rosa City Staff used for projecting parking needs for this ever-evolving industry is unknown**

The Applicant's response with regard to parking primarily relies on citing "city code" to say that the proposed parking supply will be adequate. However, the city's code requirements for Cannabis Retail (dispensary) and delivery is simply the exact same requirement that applies to most retail businesses in Santa Rosa (i.e. one space per 250 square feet, which equates to 4 spaces per thousand square feet).

It appears that, given the previous lack of data on parking demand generated by cannabis dispensaries when the City adopted cannabis regulations in 2017, the city applied the "default" parking requirement to cannabis dispensaries. However, the city's parking code requirement is quite a bit lower than the ITE parking demand data that Kiwi cited in the peer review letter (peak demand of 20.7 spaces per thousand, and average demand of 7.19 spaces per thousand square feet). Parking code requirements are typically intended to accommodate the "peak" demand that occurs during busy times of the day (not just the "average" demand).

**2. The Applicant and W-Trans failed to respond to the ITE parking demand data**

Where W-Trans states that 50 trips per hour (thus 25 customers per hour) would only need 6 spaces (assuming 15-minute visits for each customer), that statement assumes that (a) there would be no overlap between departing and arriving passengers; (b) it assumes that customers will be evenly distributed between each 15-minute block (i.e. no more than 6 customers during each 15-minute block). In reality, though, there will be overlap between departing and arriving passengers (i.e. if Customer A arrives at 4:03 and leaves at 4:18, while Customer B arrives at 4:15 and leaves at 4:30, there's overlap). That peak demand reflects the fact that the number of customers will fluctuate from one 15-minute period to the next).





Rec'd at Meeting 4/9/2019  
 Item No. 15.1  
 From: Matt Wolinger

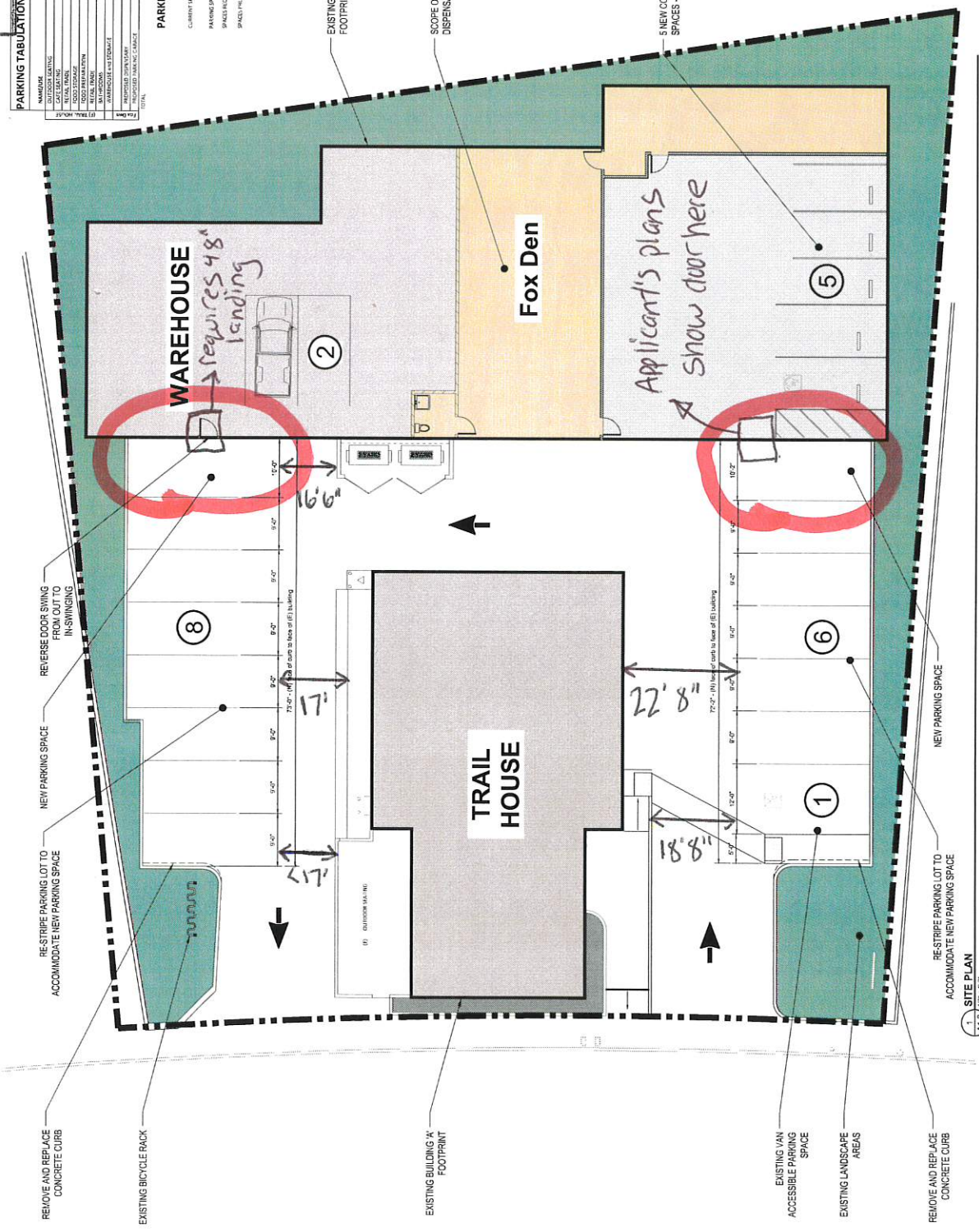
MANUFACTURE	ACTIVITY	PAVING	SPACES	AREA	PERCENT
ASPHALT	ASPHALT	ASPHALT	ASPHALT	ASPHALT	ASPHALT
CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
GRAVEL	GRAVEL	GRAVEL	GRAVEL	GRAVEL	GRAVEL
WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
STEEL	STEEL	STEEL	STEEL	STEEL	STEEL
GLASS	GLASS	GLASS	GLASS	GLASS	GLASS
BRICK	BRICK	BRICK	BRICK	BRICK	BRICK
OTHER	OTHER	OTHER	OTHER	OTHER	OTHER
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

**PARKING CALCULATION**

**VEHICLE SPACES**  
 17 SPACES PLUS  
 1 VAN ACCESSIBLE SPACE  
 18 SPACES TOTAL

**BIKE SPACES**  
 1 SPACES + BICYCLE  
 1 SPACE TOTAL

**SPACES PROVIDED**  
 22 SPACES PLUS  
 1 VAN ACCESSIBLE SPACE  
 23 SPACES TOTAL



1. SITE PLAN  
 A1.2 / REV 1.00"

**Fox Den - Concept Site Plan/Site Analysis**

4036 B MONTGOMERY DRIVE, SANTA ROSA, CA

DATE: JANUARY 28, 2018

WORK JOB #: 1804.01

A1.2

4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 574-7766



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