

## ZONING CLEARANCE

**DATE:** December 07, 2017

**STAFF:** Clare Hartman

**FILE NUMBER:** ZC17-0331

**ADDRESS OF PROPOSED BUSINESS:** 965 PINER PL

**APPLICANT:** 965 Solutions, Llc

**APPLICANT NAME:** 965 Solutions, LLC

**MAILING ADDRESS:** 3558 Round Barn Blvd, #268 Santa Rosa, Ca 95403

**PREVIOUS USE OF PROPERTY:** Industrial - Warehouse, Wholesaling and Distribution

**PREVIOUS USE OF PROPERTY:** Industrial - Manufacturing - Processing - Light

**PROPOSED USE OF PROPERTY:** Industrial - Warehouse, Wholesaling and Distribution

**PROPOSED USE OF PROPERTY:** Industrial - Manufacturing - Processing - Light

**ZONING:** IL

**ASSESSOR'S PARCEL NUMBER:** 015680048

**GENERAL PLAN:** Light Industry

### ZONING CLEARANCE BASED ON THE FOLLOWING DESCRIPTION:

Proposal is to occupy an existing 7,816 sq. ft. industrial building with 2,911 sq. ft. for medical cannabis distribution (Type 11) and 4,905 sq. ft. for non-volatile medical cannabis manufacturing (Type 6).

Note: This Clearance supersedes previously issued ZC16-0276 and ZC17-0282.

### CONDITIONS/COMMENTS:

1. Meets current zoning requirements and use permit is not required.
2. Transfer of ownership or operator
  - a. A permittee shall not transfer ownership or control of a medical cannabis operation or transfer a medical cannabis operation permit to another person unless and until the transferee obtains an amendment to the permit from the Planning and Economic Development Department stating that the transferee is now the permittee. Such an amendment is obtained through the issuance of a Zoning Clearance that documents the transfer and commits the transferee to compliance with each of the conditions of the original permit.

3. Compliance with operational security and safety measures

a. Management Information. The name or names and addresses of the person or persons having the management or supervision of applicant's business shall be provided to the Police Department.

b. Minors. (1) It is unlawful for any permittee, operator, or other person in charge of a medical cannabis operation to employ any person who is not at least 18 years of age. (2) Persons under the age of 18 shall not be allowed on the premises of a medical cannabis operation unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian. (3) The entrance to a medical cannabis operation shall be clearly and legibly posted with a notice indicating that person under the age of 18 are precluded from entering the premises unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian.

c. Odors Control. A medical cannabis operation shall have an air treatment system that ensures off-site odors of cannabis shall not result to the maximum extent practicable.

d. Security Plans. A medical cannabis operation shall provide adequate security on the premises, as reviewed by the Police Department and approved by the Planning and Economic Development Department, including lighting and alarms, to insure the safety of persons and to protect the premises from theft. These plans shall remain updated and secured on file in the protective custody of the Building Division.

e. Security Cameras. Security surveillance cameras shall be installed to monitor the main entrance and exterior of the premises to discourage loitering, crime, illegal or nuisance activities. Cameras shall remain in active, operable condition.

f. Security Video Retention. Security video shall be maintained for 90 days.

g. Alarm System. A professionally monitored robbery alarm system shall be installed and maintained in good working condition. Santa Rosa City Code Section 6-68.130 requires that an alarm permit be obtained prior to installing an alarm system.

4. Obtaining of all necessary building and fire permits prior to occupancy

a. A building permit is required to confirm appropriate occupancy shall be required, even if no tenant improvements are planned.

b. An annual operating fire permit with inspection shall be required.

c. Fire sprinklers may be required based on local ordinance and scope of work.

d. Hazardous materials disclosure/inventory statement shall be provided and kept current with the Fire Department.

e. A fire alarm system shall be provided (as possible based on operation/activities in the building).

f. Access with a Fire Department lock box for keys to gates and doors shall be provided.

5. Compliance with State and local licensing requirements

a. Medical Cannabis operators shall be required to obtain a state license once they become available, and shall comply with any applicable state licensing requirements, such as operational standards and locational criteria.

b. Multiple medical cannabis uses and licenses proposed on any one site shall occur only if authorized by MMRSA and the City of Santa Rosa and only if all uses proposed are allowed pursuant to the City's Zoning Code.



APPLICANT'S SIGNATURE



AUTHORIZED CLEARANCE

*Note: A building permit is required for any change in building code occupancy classification, for all signs, and for all interior or exterior modifications.*



**A ZONING CLEARANCE CONFIRMS THAT THE  
PROPOSED USE IS AN ALLOWED USE  
IN THE SUBJECT ZONING DISTRICT**

—

**IT IS NOT A PERMIT TO OPERATE OR OCCUPY**

*A Building Permit is required to confirm that the building can support the proposed occupancy, even if no improvements are proposed.*

*A Building Permit with full plans and supportive documentation is required for any change in occupancy classification, for all signs, and for all interior or exterior improvements.*



**ZONING CLEARANCE  
 MEDICAL CANNABIS**

Please Type or Print

File #: 2017-0331
Related Files:
Set:
<b>Department Use Only</b>

www.srcity.org

<b>G E N E R A L  I N F O</b>	LOCATION OF PROJECT (ADDRESS) 965 Piner Place	ASSESSOR'S PARCEL NUMBER(S) 015-680-048	EXISTING ZONING IL
	NAME OF PROPOSED PROJECT 965 Solutions - Distribution		GENERAL PLAN DESIGNATION IL
	APPLICANT NAME 965 Solutions, LLC	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> BUSINESS <input type="checkbox"/> FAX (707) 484-7131	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	APPLICANT ADDRESS 3558 Round Barn Blvd #268, Santa Rosa, CA 95403	CITY STATE ZIP Santa Rosa CA 95403	EMAIL drgibbens@me.com
	APPLICANT REPRESENTATIVE Dustin Gibbens	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> BUSINESS <input type="checkbox"/> FAX (707) 484-7131	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	APPLICANT REPRESENTATIVE ADDRESS 3558 Round Barn Blvd #268, Santa Rosa, CA 95403	CITY STATE ZIP Santa Rosa CA 95403	EMAIL "
<b>P R O J E C T  I N F O</b>	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) Piner Place, LLC	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> BUSINESS <input type="checkbox"/> FAX (707) 484-7131	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	PROPERTY OWNER ADDRESS 3558 Round Barn Blvd #268 Santa Rosa CA 95403	CITY STATE ZIP Santa Rosa CA 95403	EMAIL "
	<b>PROJECT/BUSINESS SUMMARY DESCRIPTION – (Attach separate sheet if necessary.)</b>		
	Please see attached Project Description. 2,911 distribution 4,905 non-volatile manufacturing		
	SIZE OF PARCEL 16,988 SQ FT or - ACRES	GROSS SQ FT OF PROPOSED USE: 7,816 sf	PRIOR USE Vacant
	<b>INDUSTRIAL ZONE:</b> <input type="checkbox"/> BUSINESS PARK (BP) <input type="checkbox"/> LIGHT INDUSTRIAL (IL) <input type="checkbox"/> GENERAL INDUSTRIAL (IG)		
<b>D E P T</b>	<input checked="" type="checkbox"/> EXISTING BUILDING/REOCCUPANCY <input type="checkbox"/> NEW CONSTRUCTION		<b>LIST EXISTING TENANTS</b>
	# BUILDINGS: 1	MAX EMPLOYEES/SHIFT: 25	USE
	TOTAL SQ FT: 7,816 sf	# SEATS/CAPACITY:	SQ FT
	SQ FT OCCUPIED: 7,816 sf	# PARKING SPACES: 9	
	SQ FT EACH BUILDING (Please list): 7,816 total	% LOT COVERAGE:	
	# PARKING SPACES: 9	DAYS/HOURS OF OPERATION: 24/7 w/ delivery & pickup during normal business hours	
<b>SUBMITTAL INFORMATION – THESE ITEMS MUST BE SUBMITTED FOR A COMPLETE APPLICATION UNLESS INITIALED BY A CITY PLANNER</b>			
Plan <b>MUST</b> either be reduced to 11 X 17 or folded to 8 ½ X 14			
1 Copies of <b>SITE PLAN</b> showing all dimensions.			
1 Copies of <b>FLOOR PLANS</b>			
1 Copies of <b>NEIGHBORHOOD CONTEXT MAP</b>			
Project Narrative (See pg. 2 of application. Address how dual licensing, security, odor mitigation, lighting, and noise will be addressed)			
<b>PROPERTY OWNER'S CONSENT</b>			
<b>PROPERTY OWNER'S CONSENT</b> – I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.			
<b>PROPERTY OWNER'S SIGNATURE</b>			
APPLICATION	RECEIVED BY 	DATE 12-5-17	FEE RECEIVED \$ 1200

## ZONING CLEARANCE APPLICATION

City of Santa Rosa

DEC 5 2017

Planning & Economic  
Development Department

Applicant: 965 Solutions, LLC  
Address: 965 Piner Place  
APN: 015-680-048  
Zoning: Light Industrial (IL)  
Building: 7,816 sq ft  
Lot Size: 16,988 sq ft  
Proposed Use: Manufacturing Type 6 - Level 1 and Distribution

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This zoning clearance application is filed by 965 Solutions, LLC (the “Applicant”), a California Limited Liability Company. This statement provides details about the proposed medical cannabis Manufacturer Type 6 – Level 1 and Distribution facility to comply with the City of Santa Rosa Official Zoning Code Interpretation (No. 11) and state law.

### ZONING CLEARANCE AND GENERAL PLAN APPLICATION

The proposed site located at 965 Piner Place is zoned Light Industrial (IL), which accommodates light industrial, warehousing and heavy commercial uses. The proposed project will be consistent with traditional distribution, manufacturing and industrial uses in the Industrial Zoning district. According to the City of Santa Rosa Official Zoning Code Interpretation (No. 11) issued on August 3, 2016, distribution and manufacturing is allowed in IL zone as a permitted use. The proposed site does not abut a residential zoning district and is not adjacent to a parcel zoned residential, therefore the Applicant has filed this Zoning Clearance.

### DESIGN REVIEW

The proposed project is exempt from Design Review under Zoning Code Section 20- 52.030, as there are no proposed exterior changes to the existing building.

### PROJECT DESCRIPTION

The Applicant proposes to operate commercial cannabis distribution facility within existing buildings on the property that total 7,816 square foot space located at 965 Piner Place in Northwest Santa Rosa. The distribution activities will occupy approximately 2,253 square feet of the facility and manufacturing activities will occupy approximately 4,905 square feet. The building is currently vacant and under construction pursuant to building permits and the previously issued Zoning Clearance for Type 6 – Level 1 cannabis manufacturing.

### DISTRIBUTION

This application proposed to utilize a designated section of the facility for cannabis distribution. No exterior changes will be made to the existing buildings. No additional construction or interior alterations will be needed for this project. The Applicant proposes to convert some of the manufacturing storage areas to distribution areas. As described on the floor plans, the distribution area will have separate entrances and interior doors, making the distribution area separate and distinct from the manufacturing space.

The proposed distribution project will include all activities permitted by a Type 11 cannabis state license, including but not limited to the following activities: receiving raw bulk dried materials;

processing of bulk materials; packaging/re-packaging, storage of raw materials and manufactured products; and, administrative space for activities such as financial, administrative, marketing and human resources.

For the distribution aspect of the business, the Applicant anticipates utilizing two to four vehicles. All operations and vehicles utilized for distribution will comply with state laws and regulations.

The Applicant proposes phasing the building permits to continue with the manufacturing building permits. The distribution area will be built out in phase two.

### MANUFACTURING

The proposed project will include all activities permitted by a Type 6-Level 1 manufacturing cannabis license, including but not limited to the following activities: receiving raw bulk dried materials; light manufacturing and processing of bulk materials; packaging/re-packaging including but not limited to sorting, grading, quality control, labeling/re-labeling, inventory controls; internal testing for quality control; research and development; manufacturing of cannabis oils, products and compounds using CO2 or ethanol extraction, and ethanol post-processing and refining of cannabis oils; storage of raw materials and manufactured products; commercial kitchen and production of value added products such as edibles, topical and tinctures as permitted under a Type 6-Level 1 license; and, administrative space for activities such as financial, administrative, marketing and human resources.

### HOURS OF OPERATION

The Applicant proposes to operate the proposed facility twenty-four hours a day, seven days a week. This is to ensure security on the premises; however, the distribution transportation activities will occur between 8:00 AM and 8:00 PM. The Applicant anticipated transportation activities to take place primarily between 9:00 AM and 5:00 PM to avoid peak traffic congestion on the highways.

### SECURITY & FENCING

The Applicant will institute an extensive security plan, which is intended to prevent theft or diversion of any cannabis, as well as to discourage loitering, crime, and illegal or nuisance activities. Detailed security plans will be provided to the Planning Department, to be reviewed by the Police Department and to remain confidential and out of public view for building security purposes.

The Applicant will install a professionally monitored alarm system that will be maintained in good working condition and will obtain any necessary permits prior to installing the alarm system. The camera surveillance system will also be maintained in good working condition and surveillance videos will be stored for the required amount of time. All cannabis products and waste will be stored securely so as to prevent diversion, theft, loss, hazards and nuisance. Management will require that employees follow necessary procedures to ensure that cannabis and any related by-products from the project site are not visible or accessible to the public.

No changes are proposed to the existing fencing. The entire perimeter of the property is fully enclosed by cyclone fencing, which will remain unaltered. There is only one gated entrance to the

property that will be locked during non-operating hours. The Applicant will ensure that emergency access is in compliance with California Fire code and Santa Rosa Fire Department Standards.

AIR QUALITY AND ODOR CONTROL

The Applicant's goal is to distribute high quality and safe products with as little environmental impact as possible. As part of the manufacturing project, the Applicant has installed air quality and odor control systems to mitigate cannabis odors throughout the facility.

PARKING

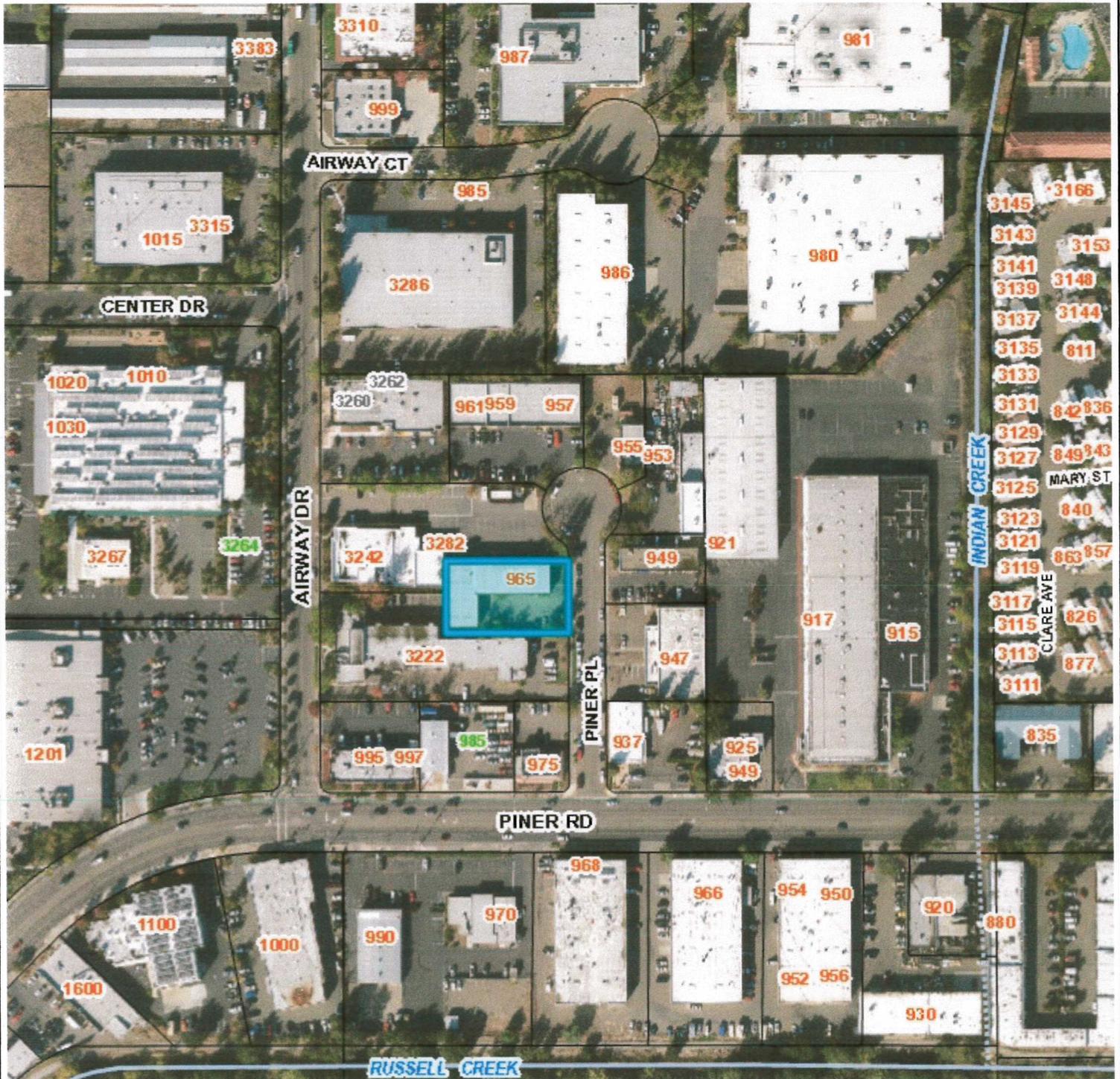
The proposed project has nine dedicated parking spaces. The building will not be open to the public and will have no public parking. For distribution activities, the Applicant anticipated using two vehicles which will be parked onsite when not in use.

NOISE

No generators will be used onsite, except during a temporary emergency. The entire cannabis facility will comply with the City of Santa Rosa Municipal Code Chapter 17-16 regarding noise.

LANDSCAPING

No changes to the existing landscaping are proposed.



City of Santa Rosa

DEC 5 2017

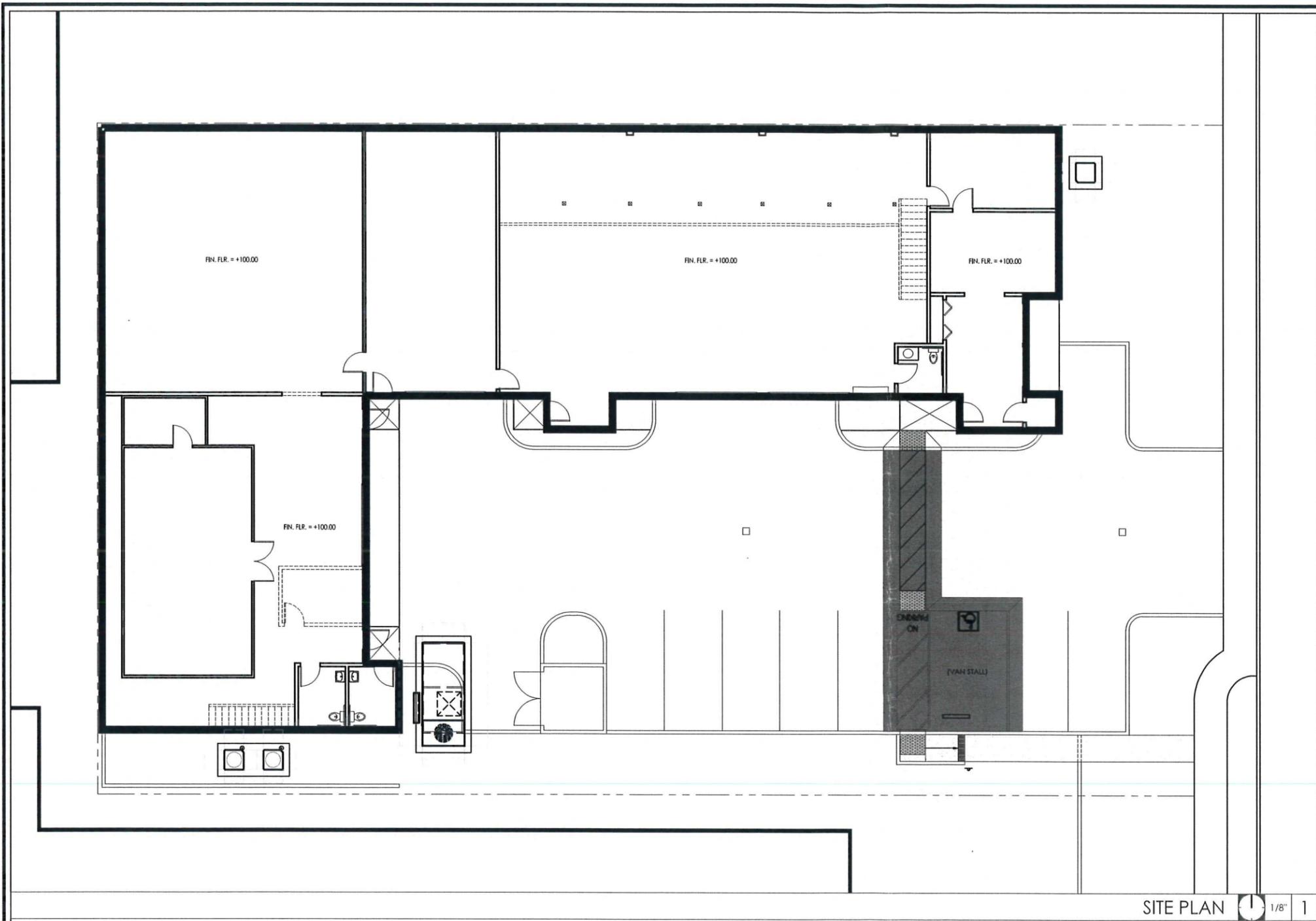
Planning & Economic  
Development Department



10/5/2017

Scale 1: 2,400

0 Miles 0.04



SITE PLAN 1/8" = 1'

City of Santa Rosa

DEC 5 2017

Planning & Economic  
Development Department

**ARCHILOGIX**  
DESIGN • DEVELOPMENT • STRATEGIES  
500 South Pine Avenue, Suite 100  
Santa Rosa, California 95402  
8707.436 • 800.611.7277 • 805.534.4444  
www.archilogix.com



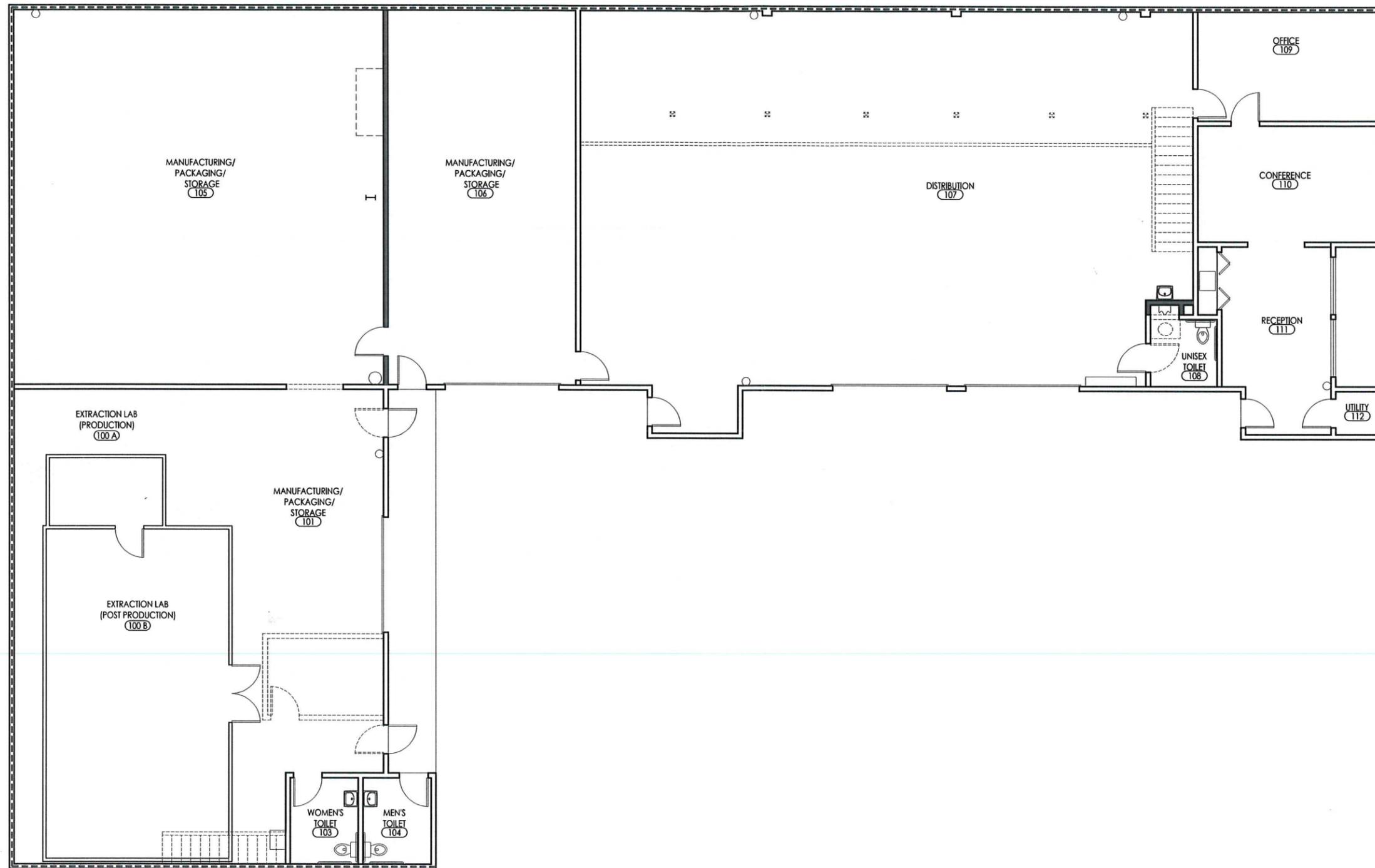
PINER PLACE COLLECTIVE  
TENANT IMPROVEMENT  
965 PINER PLACE  
SANTA ROSA, CA 95403

SITE PLAN

No.	Revision	Date

Project Manager  
PETER STANLEY  
Drawn By  
MICH CONNER  
Date  
04.11.2017  
File Name  
A1.0\_Site Plan.dwg  
Job Number  
176 1601  
Sheet

**A1.0**



City of Santa Rosa  
 Planning & Economic  
 Development Department  
 DEC 5 2017

FIRST FLOOR PLAN 3/16" 1

**ARCHILOGIX**  
 DESIGN • DEVELOPMENT • STRATEGIES

50 Santa Rosa Avenue, Suite 400  
 Santa Rosa, California 95404  
 (707) 535-1000 | FAX: (707) 535-1001  
 www.archilogix.com



**PINER PLACE COLLECTIVE  
 TENANT IMPROVEMENT**

965 PINER PLACE  
 SANTA ROSA, CA 95403

**FIRST FLOOR PLAN**

No.	Revision	Date

Project Manager: PETER STANLEY  
 Drawn By: [ ] Checked By: MITCH CONNER  
 Date: 04.11.2017  
 Title: A2.0\_Floor Plans\_Entire Building.dwg  
 Job Number: 176 1601  
 Sheet:

**A2.0**



## ZONING CLEARANCE

**DATE:** January 23, 2018

**STAFF:** Clare Hartman

**FILE NUMBER:** ZC18-0028

**ADDRESS OF PROPOSED BUSINESS:** 965 PINER PL

**APPLICANT:** 965 Solutions, Llc

**APPLICANT NAME:** 965 Solutions, LLC

**MAILING ADDRESS:** 3558 Round Barn Blvd, #268 Santa Rosa, Ca 95403

**PREVIOUS USE OF PROPERTY:** Industrial - Manufacturing - Processing - Light

**PROPOSED USE OF PROPERTY:** Industrial - Manufacturing - Processing - Light

**ZONING:**

**ASSESSOR'S PARCEL NUMBER:** 015680048

**GENERAL PLAN:**

### ZONING CLEARANCE BASED ON THE FOLLOWING DESCRIPTION:

Zoning Clearance to add Adult Use cannabis distribution (Type 11) and non-volatile cannabis manufacturing (Type 6) to existing 2,911 sq. ft. Medical Cannabis distribution (Type 11) and 4,905 sq. ft. non-volatile Medical Cannabis manufacturing (Type 6) businesses in a 7,816 sq. ft. industrial building approved through Zoning Clearance ZC17-0331.

### CONDITIONS/COMMENTS:

1. Meets current zoning requirements and use permit is not required.
2. This Zoning Clearance is subject to all conditions of approval included with the previously approved authorization or use permit.
3. Compliance with all applicable operational provisions of Chapter 20-46 of the Zoning Code is required.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
AUTHORIZED CLEARANCE

*Note: A building permit is required for any change in building code occupancy classification, for all signs, and for all interior or exterior modifications.*



APPLICATION  
**ZONING CLEARANCE  
 MEDICAL CANNABIS**

Please Type or Print

File #: 2018-0028
Related Files: 2017-0331
Set:
<b>Department Use Only</b>

www.srcity.org

<b>G E N E R A L  I N F O</b>	LOCATION OF PROJECT (ADDRESS) 965 Piner Place	ASSESSOR'S PARCEL NUMBER(S) 015-680-048	EXISTING ZONING Light Industrial (IL)
	NAME OF PROPOSED PROJECT 965 Solutions		GENERAL PLAN DESIGNATION Light Industrial (IL)
	APPLICANT NAME 965 Solutions, LLC	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	APPLICANT ADDRESS 3558 Round Barn Blvd., #268, Santa Rosa, CA 95403	CITY STATE ZIP	EMAIL drgibbens@me.com
	APPLICANT REPRESENTATIVE Dustin Gibbens	<input checked="" type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX 707-484-7131	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	APPLICANT REPRESENTATIVE ADDRESS 3558 Round Barn Blvd., #268, Santa Rosa, CA 95403	CITY STATE ZIP	EMAIL drgibbens@me.com
<b>I N F O</b>	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) Piner Place LLC	<input checked="" type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX 707-484-7131	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	PROPERTY OWNER ADDRESS 3558 Round Barn Blvd., #268, Santa Rosa, CA 95403	CITY STATE ZIP	EMAIL drgibbens@me.com

**PROJECT/BUSINESS SUMMARY DESCRIPTION – (Attach separate sheet if necessary.)**

See attached Zoning Clearance Application narrative. The only proposed change is to add adult use activities to the existing zoning clearances on file for non-volatile manufacturing and distribution.

SIZE OF PARCEL 16,988 SQ FT or ACRES	GROSS SQ FT OF PROPOSED USE: 7,816	PRIOR USE vacant building
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**INDUSTRIAL ZONE:**  BUSINESS PARK (BP)  LIGHT INDUSTRIAL (IL)  GENERAL INDUSTRIAL (IG)

<b>P R O J E C T  I N F O</b>	<input checked="" type="checkbox"/> EXISTING BUILDING/REOCCUPANCY	<input type="checkbox"/> NEW CONSTRUCTION	LIST EXISTING TENANTS	
	# BUILDINGS: 1	MAX EMPLOYEES/SHIFT:	USE	SQ FT
	TOTAL SQ FT: 7,816	# SEATS/CAPACITY:		
	SQ FT OCCUPIED: 7,816	# PARKING SPACES: 9		
	SQ FT EACH BUILDING (Please list):	% LOT COVERAGE:		
	# PARKING SPACES: 9	DAYS/HOURS OF OPERATION: 24/7		

**SUBMITTAL INFORMATION – THESE ITEMS MUST BE SUBMITTED FOR A COMPLETE APPLICATION UNLESS INITIALED BY A CITY PLANNER**

Plan **MUST** either be reduced to 11 X 17 or folded to 8 ½ X 14

1 Copies of **SITE PLAN** showing all dimensions.

1 Copies of **FLOOR PLANS**

1 Copies of **NEIGHBORHOOD CONTEXT MAP**

**Project Narrative** (See pg. 2 of application. Address how dual licensing, security, odor mitigation, lighting, and noise will be addressed)

**PROPERTY OWNER'S CONSENT**

**PROPERTY OWNER'S CONSENT** – I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

**PROPERTY OWNER'S SIGNATURE**

<b>D E P T</b>	APPLICATION 2018-0028	RECEIVED BY JG16	DATE 1/19/18	FEE RECEIVED \$ 0

**ZONING CLEARANCE APPLICATION**

Applicant: 965 Solutions, LLC  
Address: 965 Piner Place  
APN: 015-680-048  
Zoning: Light Industrial (IL)  
Building: 7,816 sq ft  
Lot Size: 16,988 sq ft  
Proposed Use: Manufacturing Type 6 - Level 1 and Distribution

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**City of Santa Rosa**  
**JAN 19 2018**  
**Planning & Economic  
Development Department**

This zoning clearance application is filed by 965 Solutions, LLC (the “Applicant”), a California Limited Liability Company. This statement provides details about the proposed medical and adult use cannabis Manufacturer Type 6 – Level 1 and Distribution facility to comply with the City of Santa Rosa Ordinance No. ORD 2017-025 and state law.

**ZONING CLEARANCE AND GENERAL PLAN APPLICATION**

The proposed site located at 965 Piner Place is zoned Light Industrial (IL), which accommodates light industrial, warehousing and heavy commercial uses. The proposed project will be consistent with traditional distribution, manufacturing and industrial uses in the Industrial Zoning district. According to the City of Santa Rosa Official Zoning Code Interpretation (No. 11) issued on August 3, 2016, distribution and manufacturing is allowed in IL zone as a permitted use. The proposed site does not abut a residential zoning district and is not adjacent to a parcel zoned residential, therefore the Applicant has filed this Zoning Clearance.

**DESIGN REVIEW**

The proposed project is exempt from Design Review under Zoning Code Section 20- 52.030, as there are no proposed exterior changes to the existing building.

**PROJECT DESCRIPTION**

The Applicant proposes to operate commercial cannabis distribution facility within existing buildings on the property that total 7,816 square foot space located at 965 Piner Place in Northwest Santa Rosa. The distribution activities will occupy approximately 2,253 square feet of the facility and manufacturing activities will occupy approximately 4,905 square feet. The building is currently vacant and under construction pursuant to building permits and the previously issued Zoning Clearance for Type 6 – Level 1 cannabis manufacturing.

The entire facility is approximately 7,816 square feet, and the division of space is as follows:

- Distribution with ancillary office space will occupy approximately 2,911 square feet; and,
- Manufacturing will occupy approximately 4,905 square feet.

**DISTRIBUTION**

This application proposed to utilize a designated section of the facility for cannabis distribution. No exterior changes will be made to the existing buildings. No additional construction or interior alterations will be needed for this project. The Applicant proposes to convert some of the manufacturing storage areas to distribution areas. As described on the floor plans, the

distribution area will have separate entrances and interior doors, making the distribution area separate and distinct from the manufacturing space.

The proposed distribution project will include all activities permitted by a Type 11 cannabis state license, including but not limited to the following activities: receiving raw bulk dried materials; processing of bulk materials; packaging/re-packaging, storage of raw materials and manufactured products; and, administrative space for activities such as financial, administrative, marketing and human resources.

For the distribution aspect of the business, the Applicant anticipates utilizing two to four vehicles. All operations and vehicles utilized for distribution will comply with state laws and regulations.

The Applicant proposes phasing the building permits to continue with the manufacturing building permits. The distribution area will be built out in phase two.

### MANUFACTURING

The proposed project will include all activities permitted by a Type 6-Level 1 manufacturing cannabis license, including but not limited to the following activities: receiving raw bulk dried materials; light manufacturing and processing of bulk materials; packaging/re-packaging including but not limited to sorting, grading, quality control, labeling/re-labeling, inventory controls; internal testing for quality control; research and development; manufacturing of cannabis oils, products and compounds using CO2 or ethanol extraction, and ethanol post-processing and refining of cannabis oils; storage of raw materials and manufactured products; commercial kitchen and production of value added products such as edibles, topical and tinctures as permitted under a Type 6-Level 1 license; and, administrative space for activities such as financial, administrative, marketing and human resources.

### HOURS OF OPERATION

The Applicant proposes to operate the proposed facility twenty-four hours a day, seven days a week. This is to ensure security on the premises; however, the distribution transportation activities will occur between 8:00 AM and 8:00 PM. The Applicant anticipated transportation activities to take place primarily between 9:00 AM and 5:00 PM to avoid peak traffic congestion on the highways.

### SECURITY & FENCING

The Applicant will institute an extensive security plan, which is intended to prevent theft or diversion of any cannabis, as well as to discourage loitering, crime, and illegal or nuisance activities. Detailed security plans will be provided to the Planning Department, to be reviewed by the Police Department and to remain confidential and out of public view for building security purposes.

The Applicant will install a professionally monitored alarm system that will be maintained in good working condition and will obtain any necessary permits prior to installing the alarm system. The camera surveillance system will also be maintained in good working condition and surveillance videos will be stored for the required amount of time. All cannabis products and

waste will be stored securely so as to prevent diversion, theft, loss, hazards and nuisance. Management will require that employees follow necessary procedures to ensure that cannabis and any related by-products from the project site are not visible or accessible to the public.

No changes are proposed to the existing fencing. The entire perimeter of the property is fully enclosed by cyclone fencing, which will remain unaltered. There is only one gated entrance to the property that will be locked during non-operating hours. The Applicant will ensure that emergency access is in compliance with California Fire code and Santa Rosa Fire Department Standards.

#### AIR QUALITY AND ODOR CONTROL

The Applicant's goal is to distribute high quality and safe products with as little environmental impact as possible. As part of the manufacturing project, the Applicant has installed air quality and odor control systems to mitigate cannabis odors throughout the facility.

#### PARKING

The proposed project has nine dedicated parking spaces. The building will not be open to the public and will have no public parking. For distribution activities, the Applicant anticipated using two vehicles which will be parked onsite when not in use.

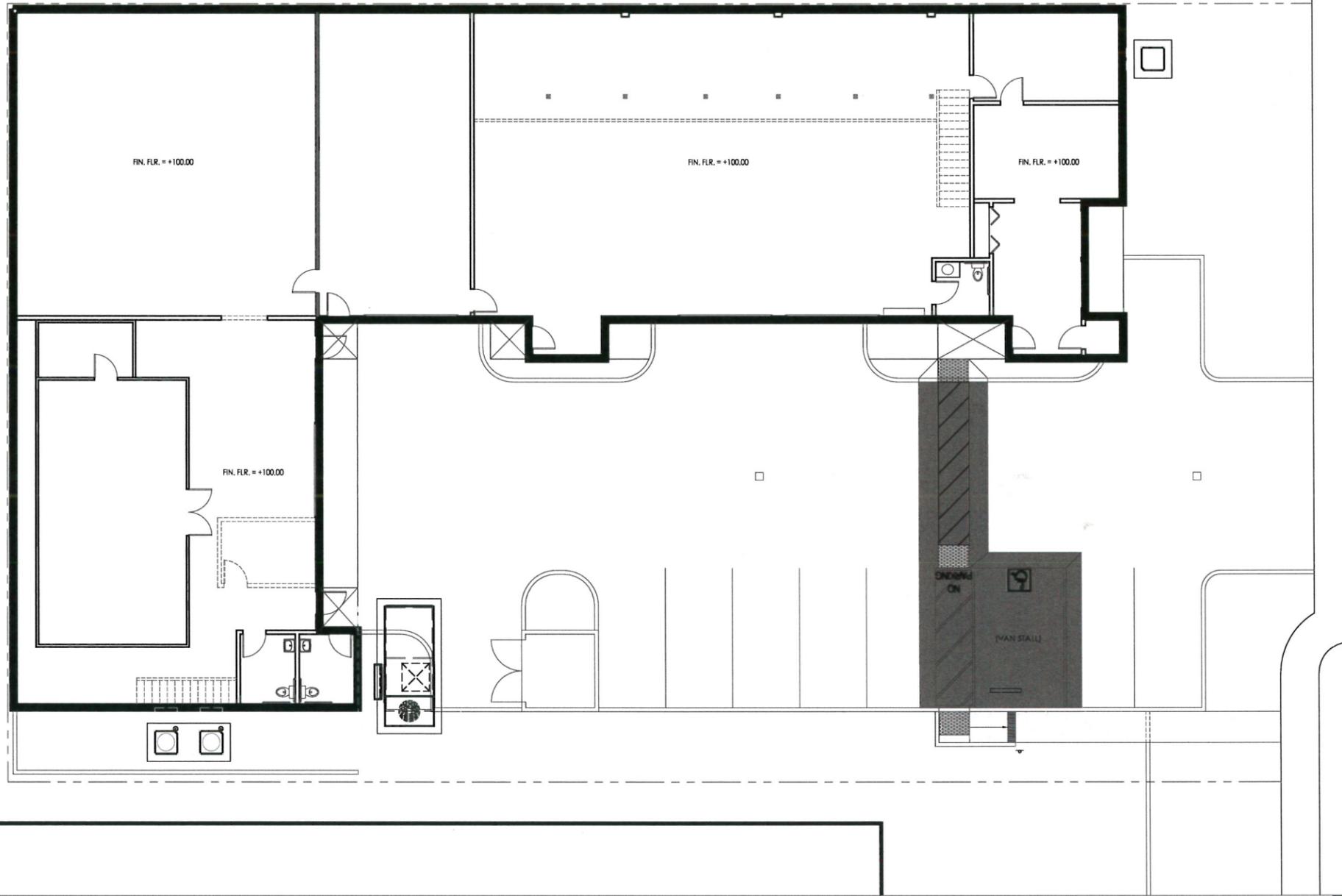
#### NOISE

No generators will be used onsite, except during a temporary emergency. The entire cannabis facility will comply with the City of Santa Rosa Municipal Code Chapter 17-16 regarding noise.

#### LANDSCAPING

No changes to the existing landscaping are proposed.

# Site Plan



SITE PLAN 1/8" = 1'

**City of Santa Rosa**  
**JAN 19 2018**  
**Planning & Economic**  
**Development Department**

**ARCHILOGIX**  
 DESIGN DEVELOPMENT SERVICES  
 40 Santa Rosa Avenue, Suite 400  
 Santa Rosa, California 95404  
 707.538.0867 / 707.538.0868  
 www.archilogix.com



**PINER PLACE COLLECTIVE**  
**TENANT IMPROVEMENT**  
 965 PINER PLACE  
 SANTA ROSA, CA 95403

**SITE PLAN**

No.	Revision	Date

Project Manager  
**PETER STANLEY**  
 Drawn by  
 Checked by  
**MITCH CONNER**  
 Date  
 04.11.2017  
 Filename  
 A1.0\_Site Plan.dwg  
 Job Number  
 176 1601

Sheet  
**A1.0**

# **Floor Plans**

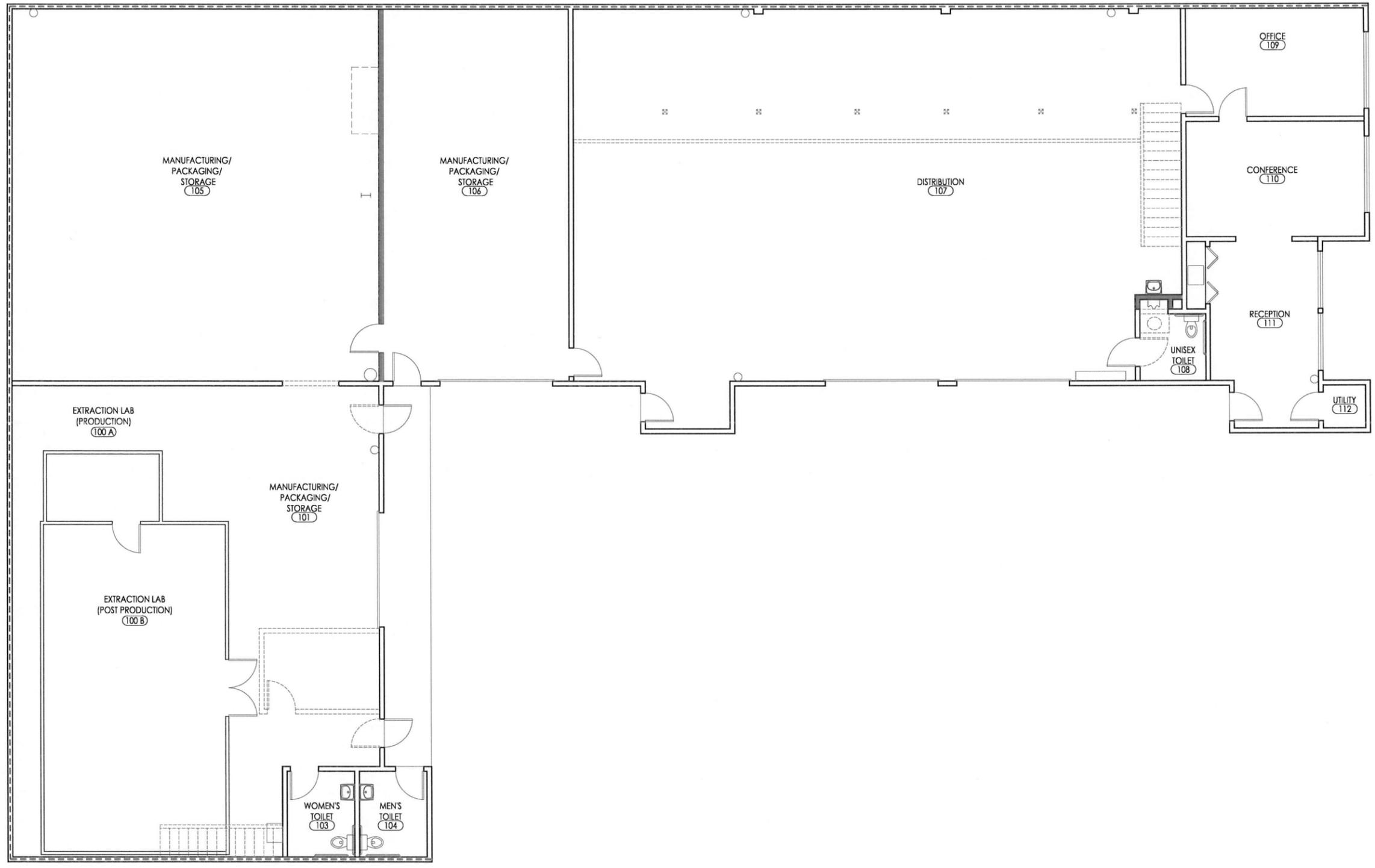


**PINER PLACE COLLECTIVE  
TENANT IMPROVEMENT**  
965 PINER PLACE  
SANTA ROSA, CA 95403

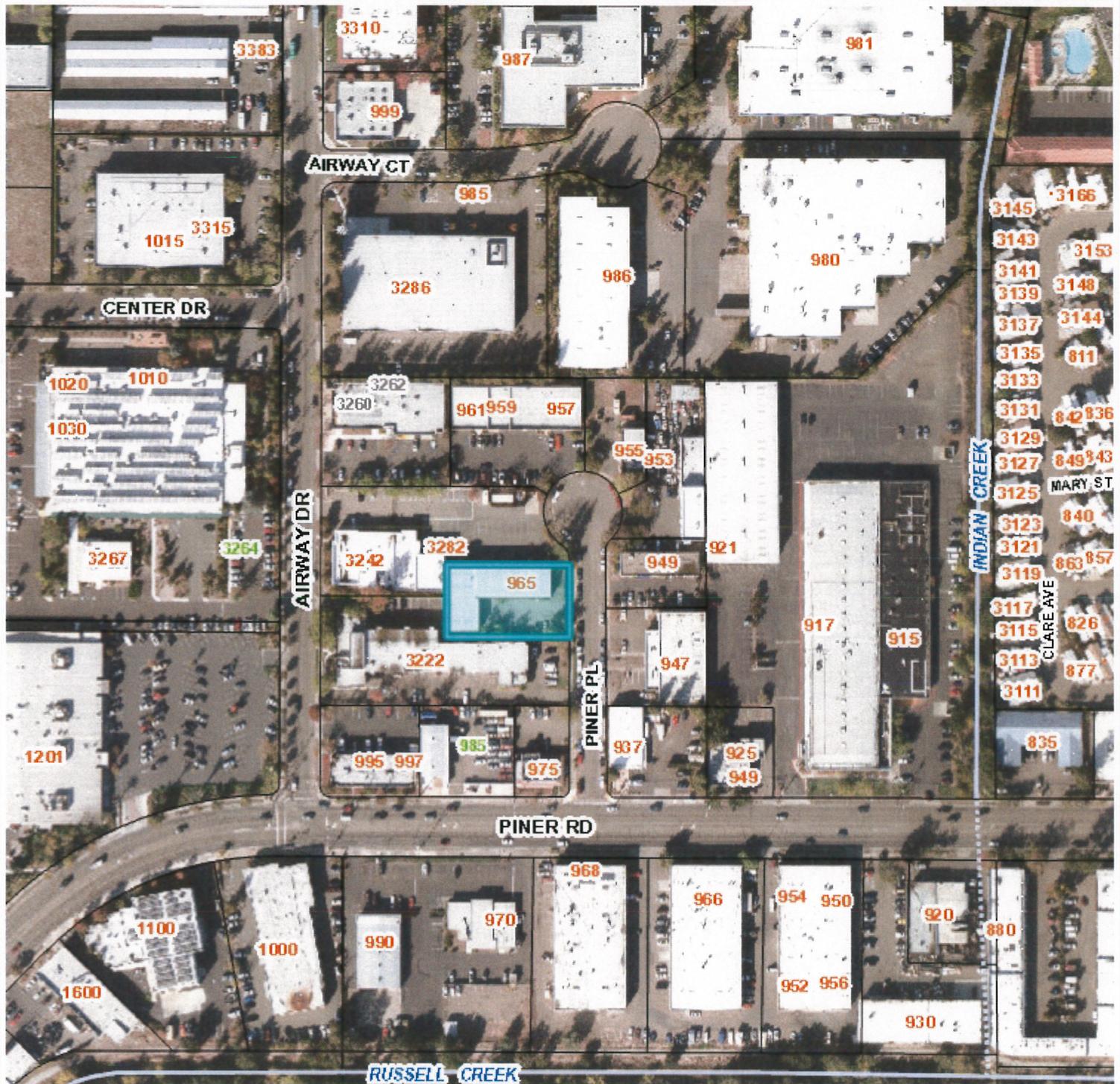
FIRST FLOOR PLAN

No.	Revision	Date

Project Manager: PETER STANLEY  
 Designer: \_\_\_\_\_  
 Checked by: MITCH CONNER  
 Date: 04.11.2017  
 Filename: A2.0\_Floor Plans\_Enire Building.dwg  
 Job Number: 176 1601  
 Sheet: A2.0



# **Neighborhood Context Map**



**City of Santa Rosa**

**JAN 19 2018**

**Planning & Economic  
Development Department**



10/5/2017

Scale 1: 2,400

0 Miles 0.04