

[EXTERNAL] 100 SEBASTOPOL RD, SANTA ROSA, CA 95407

Dennis Hagemann <dennish@sonic.net>

Sun 8/29/2021 7:23 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Totally against.

Thank you,

Dennis Hagemann

[EXTERNAL] Old School Cannabis PROJECT ADDRESS - 100 SEBASTOPOL RD, SANTA ROSA, CA 95407

Evette Minor <minoreve@prodigy.net>

Tue 9/7/2021 11:35 PM

To: **_PLANCOM - Planning Commission** <planningcommission@srcity.org>; Trippel, Andrew <atrippel@srcity.org>; Toomians, Kristinae <KToomians@srcity.org>

Cc: Maloney, Mike <MMaloney@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>; Shiels, Socorro <SShiels@srcity.org>; Telles, Magali <MTelles@srcity.org>; Mendoza, Gustavo <GMendoza@srcity.org>; Garduno, Danielle <DGarduno@srcity.org>

 1 attachments (2 MB)

100 Sebastopol Rd - PC Notice of Public Hearing - September 9, 2021.pdf;

Hello to you all,

This was recently brought to my attention today. Our group is based out of Roseland and was having a meeting where we just had a presentation about the drought and the water agency, then this arose. The group has 15 members and the majority of them speaks Spanish and 3 members speaks English. They voiced that they would love to have their comments heard. Unfortunately, none of the documents are in Spanish. We went over the documents in our meeting, where we had someone read it and paraphrase to the group what it was about to happen. I am not sure how far we are in the process of approvals, but I am sure that the public is not fully aware of what is about to happen at that site.

Our group is trying to mobilize to be able to speak at this meeting on Thursday. When I looked through the agenda to let them know how they can participate and found out that there is no Spanish translation. The City is working towards DEI and unfortunately this is not at the forefront for this topic. With a wide range of Spanish speakers that live in the area and around the site many are not able to understand the sign that is posted and they can't participate in this process.

We find it ironic that the community would love a library HQ, a community center or cultural center, but instead this is what is being considered. There are no civic buildings in this area that will allow the community to congregate and have functions or meetings. The current Roseland Center is being used for Covid testing and vaccines. Not only that, we had an increase in crime, side shows, gang activity, tagging, deaths and shootings in this area and now a potential site that may cause additional issues is a problem. Can I please have someone give me a call to find out how we can rectify this problem so that my team members can voice their concerns.

Thanks

Evette Minor

minoreve@prodigy.net



I acknowledge the territory that I stand on belongs to the Southern Pomo First Nations People. I honor the original caretakers of this land. I recognize that First Nations people are not relics of the past but still here today and continue to be impacted by colonial systems. Furthermore, I commit myself to actively magnifying their narratives, and lives so that reparations are achieved.

CONFIDENTIALITY NOTICE:

This communication constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 USC 2510, and its disclosure is strictly limited to the recipient intended by the sender of this message. This communication and any files transmitted with it may contain confidential and privileged material for the sole use of the intended recipient, including confidential communications and/or work product. Receipt by anyone other than the intended recipient is not intended to and does not constitute a loss of the confidential or privileged nature of the communications. Any review or distribution by others is strictly prohibited. If you are not the intended recipient you must not read, use, copy, retransmit or disseminate this communication and you are directed to immediately notify the sender by return electronic mail and delete all copies of this communication and reply to the email above.

[EXTERNAL] On e last letter of support for Old School Cannabis

Andrew Longman <andrew.longman@421.group>

Wed 9/8/2021 4:05 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Hi Kristinae,

Here is one more letter that just came in via email:

-----Letter begins-----

To whom it may concern,

I'm writing In absolute support to the project at [100 Sebastopol road](#) in Santa Rosa, California.

The vision and integrity behind this project is supreme! In this day and age it is so important to support local businesses that hold values for health, safety and holds local community in mind.

Knowing the minds and hearts that are behind this project is inspiring! I believe that as this vision grows to completion it will not only benefit the immediate local community, but will also benefit the larger west county area. West County is in need of a Safe and local medicine dispensary. One that supports local farmers and their families which in turn further supports West County to thrive in these times. Keeping business locally owned and sustained.

I'm excited to see their visions blossom.

Sincerely,
Malissa Burry BSK
Yoga facilitator; health and wellness educator

-----End of letter-----

With immense gratitude,

Andrew



Andrew Longman (he/him)

Client Services Manager

421 Group



(707) 861-8421

andrew.longman@421.group

September 9, 2021

Santa Rosa Planning Commission

Re: 100 Sebastopol Road, Proposed Old School Cannabis Complex

The proposed Old School Cannabis Complex is not in the best interest of the future development plans of the city of Santa Rosa nor the surrounding present and/or future communities. The proposed cannabis facility is proposing onsite cannabis consumption, sales, cultivation, and manufacturing. This will be in an area surrounded by multifamily housing units many with children. A cannabis facility of this nature and size will discourage developers of multifamily housing in the vicinity and may derail and jeopardize future development plans.

The front third of the property located at 100 Sebastopol Road (26,106 sq. ft.) is zoned by the Santa Rosa General Plan as Medium Density Residential 8-18 units per acre. This would allow for eleven new residential housing units. If the entire lot at 100 Sebastopol Road of 1.7 acres were to be developed for housing, it would produce thirty-five housing units. This would be the highest and best use for the property given its location and proximity to other surrounding developments and the need for housing.

The property was originally built as a school, consideration should be given for this site to be used as an elementary school or pre-school or as day care center. This need for schools and daycare will become more evident as more multi-family housing units are built by developers in the surrounding area. If a cannabis facility is allowed on this site, it will prevent any school from being built nearby.

The properties directly South of 100 Sebastopol Road are zoned IL (light industrial) these properties are confined to the area east of Timothy Street and the Smart Train Tracks. There are two parcels, the first being a wine storage warehouse and the second being an empty warehouse. All the properties on right side of Timothy Street are residential. The existing IL (light industrial) properties will more than likely be rezoned to residential consistent with the surrounding area in the next Santa Rosa General Plan.

The properties directly West of 100 Sebastopol Road are zoned medium density R 8-18. There is an empty lot on the corner of Timothy and Sebastopol Road and next parcel to the west is Site One Landscaping Supply Co. 126 Sebastopol Road, operating under a legal non-conforming use permit.

The property directly East of 100 Sebastopol Road is the Village Station Housing development. Village Station consists of 110 family housing units. There are several children residing as part of this community as evidenced by the child's playground on the premises including swings and slides. This community is just one hundred feet east of 100 Sebastopol Road on the other side of the Smart train tracks.

The properties directly North, across the street on Sebastopol Road is the newly formed Robert's district created by the DSASP (Downtown Station Area Specific Plan). The Roberts District includes the properties known as the Gateway Properties. The zoning for all these properties is multi-use residential with a FAR (Floor Area Ratio) of 6.0. The owners of the Gateway Properties have recently entered a PSA contract with a major housing developer. The intent of the developer is to develop 8.5 acres of the Gateway Properties for mixed use and multifamily housing. The development plan by the developer is expected to yield upward of six hundred multifamily housing units with a percentage of inclusionary affordable housing units. The developer is currently working on the development plan and expects to

submit site plans to the planning department soon. All the current IL (light industrial) uses of the Gateway Properties by the current tenants are on legal non-conforming use permits and are on a month-to-month rental basis.

Approval of the Old School Cannabis Complex will require a Major Conditional Use Permit, which will eliminate needed housing property. The consequences of approval of the Old School Cannabis Complex may prove to be severe to the city development plans, the community and the surrounding property owners, as well to discourage interested developers in the surrounding properties. Any developer of multifamily housing is going to be hesitant to invest in a major development project across the street from a large cannabis complex with onsite consumption.

Please weigh these issues carefully and vote for what is best for the City of Santa Rosa.

Thank You,

Cliff Whigham

September 2, 2021

To Whom It May Concern,

My name is Marlene Castillejos & I am writing this letter on behalf of the Old School Cannabis project and Nayeli Rivera.

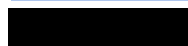
I have been an active member of this community my entire life. The Rivera family & my family are among some of the pioneers of the Latino community here in Sonoma County dating back to the early 70's. At that time resources & community organizations didn't exist but were starting to form. We have had the pleasure of serving this community along with many others who remain long standing Sonoma County residents. We have worked for the poor, disadvantaged, undocumented, homeless, at risk youth, fire survivors and fed the hungry side by side. We are proud of the work that has taken place over the years & everything we have had the opportunity to be a part of in this, now diverse, community . This is one of the many reasons that I am so excited to see this project come to fruition.

I'm excited because as cliché as it may sound, education is key. This statement cannot be more true than when it comes to the predispositions & misleading propaganda associated with Cannabis. My hope is that through projects like Old School Cannabis we can educate the community, specifically the Latino community, to break down incorrect stigmas associated with cannabis & teach folks the medical benefits & all of the ways that cannabis can improve one's health & well being. I'm also in support of the opportunities it will bring & the positive revenue impact it will have on the surrounding community. This really has potential for so many to learn & grow together.

The energy around this project is exhilarating. There are so many folks from different backgrounds that have come together to make this project a success. I know from this type of energy come great things. I'm excited for the Roseland community & women to directly benefit from the job creation & opportunity that this project will generate. I hope that you take this letter into consideration when making your decision. I greatly appreciate your time. Please feel free to reach out if I can be of further assistance. You will find my contact information below.

Best regards,

Marlene Castillejos
Project manager/Consultant
marlenecastillejos@gmail.com



Carlos Rivas



September 8, 2021

City of Santa Rosa
Planning Department
100 Santa Rosa Avenue
Room 3
Santa Rosa, CA 95404

Re: 100 Sebastopol Road

To whom it may concern:

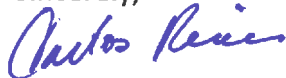
I am a commercial real estate broker and leased 100 Sebastopol Road to the current tenant. I feel it is an ideal location for a business that will benefit the community. As more medical applications are discovered with the use of cannabis, it is imperative that our residents have access to these products.

I personally have benefitted from cannabis, as my wife passed away three years ago from cancer. Because of the pain experienced, cannabis oil became a godsend for her and allowed her to minimize the suffering. Although I share my story with friends, formal education about cannabis benefits should be promoted.

The combination of a dispensary and of classes to be given in the same location will, in my opinion, be of great benefit and take the mystery from a much-maligned substance which is misunderstood by the general public.

I encourage the city of Santa Rosa to approve this use.

Sincerely,



Carlos Rivas