

Re: [EXTERNAL] 2489 Guerneville Road Santa Rosa, Ca 95403

ⓘ Label: 2 years old - Sent Items (2 years) Expires: Thu 4/7/2022 10:32 PM



Toomians, Kristinae

Tue 4/7/2020 10:32 PM

To: Barbara Fenech <barbarafenech@yahoo.com>



Hi Barbara,

Thanks for your comments.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Barbara Fenech <barbarafenech@yahoo.com>

Sent: Tuesday, April 7, 2020 10:05:45 PM

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

Subject: [EXTERNAL] 2489 Guerneville Road Santa Rosa, Ca 95403

Reference, Manifest Venture. I live just in front of 1422 Fulton Road. 1426 FULTON>

I feel;PINER HIGH SCHOOL, is too close for this type of CANNABIS SALES.

I'm sure the owner of MANIFEST VENTURE would save a great many problems by locating

his business at different property.

Thank you:

Barbara Fenech

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Re: [EXTERNAL] Cannabis Retail- Manifest Venture

Label: 2 years old - Sent Items (2 years) Expires: Thu 4/7/2022 11:09 AM



Toomians, Kristinae

Tue 4/7/2020 11:09 AM

To: Brenda Benigno-Hall <bearbenigno@gmail.com>



Hi Brenda,

Thank you for your comments. I will include them with the file record.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Brenda Benigno-Hall <bearbenigno@gmail.com>

Sent: Tuesday, April 7, 2020 11:08:09 AM

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

Subject: [EXTERNAL] Cannabis Retail- Manifest Venture

My concerns to have this business here near my neighborhood is the fact that there is an apartment complex, West Oaks Apts. , that does have many families with children living there. I drive a passenger van though that complex and would also see the large yellow school bus there picking up kids.

Although the Schools are out now, when back in session there is also PINER HIGH SCHOOL down the street. I already have many kids that would walk past my house in that direction of the said business.

I just see and feel that having a business such as this here in our neighborhood would not be safe for our kids in this area.

Thank you

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Re: [EXTERNAL] Manifest Venture Questions

ⓘ Label: 2 years old - Inbox (2 years) Expires: Wed 4/6/2022 3:14 PM

LD Linda Downing <thebeach12@sbcglobal.net>
Mon 4/6/2020 3:14 PM
To: Toomians, Kristinae



CUP20-008 Plans.pdf
5 MB

Thank you Trying my best to figure it out..It looks like it won't envelope the message area but we hope it will.
Guess time will tell !!!

On Monday, April 6, 2020, 02:48:50 PM PDT, Toomians, Kristinae <ktoomians@srcity.org> wrote:

Hi Linda,

Please, take a look at the attached plans for the proposed dispensary. There is currently no planned meeting. The postcard was a courtesy notice to notify neighbors within 600 feet that we received an application for a cannabis retail dispensary. I don't know when a meeting will be scheduled. The City is currently focused only on essential services to slow the spread of the virus. The postcards were created and sent to the print shop before the shelter in place order.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

The City of Santa Rosa has closed most City facilities to the public and has limited operations to essential services through May 3rd.

This action is an effort to reduce public-facing City services to slow the spread of the coronavirus and protect the health of our community members and our employees providing essential services.

If you have any questions related to coronavirus, please visit srcity.org/PreventTheSpread. There you will find a list and contact information for those services still being provided throughout the City.

From: Linda Downing <thebeach12@sbcglobal.net>
Sent: Monday, April 6, 2020 2:42 PM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: [EXTERNAL] Manifest Venture Questions

I left you a message this morning concerning this new application. We live on Covent Garden next to the Asia Mart that is in that vacant area. We would like to know if this will take up the whole building which would include the massage place that is a big eyesore and a questionable business! The empty parking lot

Re: [EXTERNAL] Manifest Venture File # CUP20-008 - Cannabis Retail & Delivery

Ms. Toomians:

Thank you for your response. I am presuming we will hear more about this after May 3rd.

Bill Bown

From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Monday, April 6, 2020 1:20 AM
To: Bill Brown <cattitude@sonic.net>
Subject: Re: [EXTERNAL] Manifest Venture File # CUP20-008 - Cannabis Retail & Delivery

Hi Mr. Brown,

Thank you for your comments. The project was just recently submitted and has not been fully reviewed. The postcard was designed and submitted to the print shop before the shelter in place order and was significantly delayed. I hope you are safe and healthy.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

I am working remotely at this time.

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From: Bill Brown <cattitude@sonic.net>
Sent: Sunday, April 5, 2020 11:48 AM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: [EXTERNAL] Manifest Venture File # CUP20-008 - Cannabis Retail & Delivery

Re: [EXTERNAL] Manifest Venture

ⓘ Label: 2 years old - Inbox (2 years) Expires: Wed 4/6/2022 9:28 AM

BS

Belluomini, Sherri <sherri.belluomini@engelvoelker.com>

Mon 4/6/2020 9:28 AM

To: Toomians, Kristinae



Thank you Kristinae,
Stay safe and healthy also

On Mon, Apr 6, 2020 at 1:22 AM Toomians, Kristinae <KToomians@srcity.org> wrote:

Hi Sherri,

Thank you for your comments. The project was just recently submitted and has not been fully reviewed. I hope you are safe and healthy.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

I am working remotely at this time.

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From: Belluomini, Sherri <sherri.belluomini@engelvoelkers.com>

Sent: Saturday, April 4, 2020 10:30 AM

Re: [EXTERNAL] oppose project name-Manifest Venture

ⓘ Label: 2 years old - Sent Items (2 years) Expires: Wed 4/6/2022 1:16 AM



Toomians, Kristinae

Mon 4/6/2020 1:16 AM

To: Chao Dai <asiamart2481@yahoo.com>



Hi,

Thank you for your comments.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

I am working remotely at this time.

The City of Santa Rosa has closed most City facilities to the public and has limited operations to essential services through April 7th.

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If you have any questions related to coronavirus, please visit srcity.org/PreventTheSpread. There you will find a list and contact information for those services still being provided throughout the City.

From: Chao Dai <asiamart2481@yahoo.com>

Sent: Sunday, April 5, 2020 11:16 PM



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

Subject: [EXTERNAL] oppose project name-Manifest Venture

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[EXTERNAL] Fwd: 2489 Guerneville Rd., Manifest Venture Project

-  Flag for follow up. Completed on 8/10/2020.
-  Label: 2 years old - Inbox (2 years) Expires: Fri 7/29/2022 12:53 PM

TB

Thomas Bauer <terilynn1101@aol.com>

Wed 7/29/2020 12:53 PM

To: Toomians, Kristinae

----- Original Message -----

Subject: 2489 Guerneville Rd., Manifest Venture Project

From: Thomas Bauer <terilynn1101@aol.com>

Sent: Wednesday, July 29, 2020, 12:51 PM

To: ktoomians@srcty.or

CC:

Good Afternoon,

I am writing to express our opposition to the proposed project being considered for 2489 Guerneville Rd. (corner of Guerneville Rd. and Fulton Rd.), Manifest Venture, File # - PRAP20-012

We feel that this is an inappropriate location for this venture due to its close proximity to a high school, numerous pre-schools and churches.

There is already a cannabis dispensary located 2 miles away. Aloha Aina dispensary (1954 Piner Rd.) is situated at the corner of Piner Rd. and Marlow Rd.

We feel more thought needs to be given to the proposed project at Guerneville Rd. due to the already congested traffic at that intersection, the close proximity of another cannabis dispensary and its fit in the neighborhood.

Additionally, PG&E will be installing underground lines on Fulton Rd. The project is expected to start August, 2020 and last until October, 2021. The City of Santa Rosa is planning a street widening project along Fulton Rd. from Guerneville Rd. to Piner Rd. This is expected to be done in conjunction with PG&E project.

This dispensary is the wrong project at the wrong time at the wrong place.

Please enter our opposition into the record.

Thank you,
Tom and Teri Bauer

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Re: [EXTERNAL] Manifest Venture project - 2489 Guerneville Rd., SR

ⓘ Label: 2 years old - Inbox (2 years) Expires: Fri 8/5/2022 10:48 AM

NL

Nancy Lindell <nancyindell1@gmail.com>

Wed 8/5/2020 10:48 AM

To: Toomians, Kristinae

Cc: Charles Lindell <charlesjlindell@gmail.com>

👍 ↩ ⏪ → ⋮

Thank you for your response.

On Wed, Aug 5, 2020, 10:21 AM Toomians, Kristinae <KToomians@srcity.org> wrote:

Hi Nancy,

It was a neighborhood meeting to provide project information and to answer questions and get feedback from neighboring property owners and occupants. There was no action taken. If the applicant decides to move forward, the project will eventually go before the Planning Commission and you will get a new notice in the mail. I will be sure to include your comments in the file and they will be forwarded to the Planning Commission.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Nancy Lindell <nancyindell1@gmail.com>

Sent: Wednesday, August 5, 2020 9:32 AM

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

Cc: Charles Lindell <charlesjlindell@gmail.com>

Subject: [EXTERNAL] Manifest Venture project - 2489 Guerneville Rd., SR

Hello Kristinae,

We were unable to participate in the July 29 Webinar regarding this project. We own a home two blocks away from this location. We are very concerned about the type of customers and traffic this will bring to our neighborhood. We are against this project because of the location being so close to our home, a high school, (Piner High), and neighboring parks.

Can you please provide us with the outcome of this meeting and what happens next?

Concerned resident,

Nancy Lindell

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Re: [EXTERNAL] 2489 Guerneville Rd - "Cannabis Retail"

ⓘ Label: 2 years old - Inbox (2 years) Expires: Wed 4/6/2022 12:54 PM

HB HENRI BOUSTANY <boust0369@yahoo.com>
Mon 4/6/2020 12:54 PM
To: Toomians, Kristinae

👍 ↩ ↶ → ⋮

Thank you.

Henri

On Apr 6, 2020, at 01:24, Toomians, Kristinae <KToomians@srcity.org> wrote:

Hi Henri,

Thank you for your comments. The project was just recently submitted and has not been fully reviewed. Here is a link to the City's cannabis retail ordinance: https://qcode.us/codes/santarosa/view.php?topic=20-4-20_46-20_46_080&frames=on

Kristinae Toomians | Senior Planner

Planning & Economic Development | [100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404](#)

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

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From: HENRI BOUSTANY <boust0369@yahoo.com>
Sent: Friday, April 3, 2020 12:52 PM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: [EXTERNAL] 2489 Guerneville Rd - "Cannabis Retail"

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Re: [EXTERNAL] Manifest Venture

ⓘ Label: 2 years old - Inbox (2 years) Expires: Wed 4/6/2022 9:28 AM

BS

Belluomini, Sherri <sherri.belluomini@engelvoelker.com>

Mon 4/6/2020 9:28 AM

To: Toomians, Kristinae



Thank you Kristinae,
Stay safe and healthy also

On Mon, Apr 6, 2020 at 1:22 AM Toomians, Kristinae <KToomians@srcity.org> wrote:

Hi Sherri,

Thank you for your comments. The project was just recently submitted and has not been fully reviewed. I hope you are safe and healthy.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

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From: Belluomini, Sherri <sherri.belluomini@engelvoelkers.com>

Sent: Saturday, April 4, 2020 10:30 AM

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

Subject: [EXTERNAL] Manifest Venture

Dear Kristinae,

I oppose the construction of a Cannabis Store at 2489 Guerneville Rd. as this location is too close to the residential areas. This store will bring a different clientele than the ones that frequent the Railey's shopping center accross the street. I believe it will also decrease the property values of Appletree.

Thank you

↩ Reply ▾ 🗑 Delete 🚫 Junk 🚫 Block ⋮

Re: [EXTERNAL] Against Dispensary at 2489 Guerneville Rd

📄 Label: 2 years old - Sent Items (2 years) Expires: Wed 4/6/2022 1:22 AM



Toomians, Kristinae

Mon 4/6/2020 1:22 AM

To: Jennifer Henry <jhenry@sclscal.org>



Hi Ms. Henry,

Thank you for your comments. The project was just recently submitted and has not been fully reviewed. The postcard was designed and submitted to the print shop before the shelter in place order. I hope you are safe and healthy.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

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From: Jennifer Henry <jhenry@sclscal.org>

Sent: Saturday, April 4, 2020 3:26 PM

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

Subject: [EXTERNAL] Against Dispensary at 2489 Guerneville Rd

Dear Ms Toomians

I write against the proposed cannabis dispensary for 2489 Guerneville Rd.

Students walk by there daily to and from Piner High. There is also a skateboard park in walking distance. I fear this would send the wrong message to the students and pose an attractive nuisance.

There is also inadequate parking spots, and the intersection already has a lot of issues such as stacking and "racing" in the merge lane. A CEQA analysis would be required and any approval should be conditioned on the owner mitigating traffic and any other environmental or social impacts.

Regards,

Jennifer Henry

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[EXTERNAL] Manifest Venture Guerneville Road proposal

- ① Flag for follow up. Completed on 8/10/2020.
- ① Label: 2 years old - Inbox (2 years) Expires: Wed 7/27/2022 8:35 PM

CO

Cynthia Omoth <vikingsby7@msn.com>

Mon 7/27/2020 8:35 PM

To: Toomians, Kristinae

[👍](#) [↶](#) [⏪](#) [→](#) [⋮](#)

Dear Ms. Toomians,

The proposal of a cannabis dispensary 0.6 miles from Piner High School is preposterous! I understand the location is within the legal distance of a school but that does not make it acceptable.

It will be a lure for teenage students and the potential for serious crime is extremely high. Just recently a dispensary employee in Oakland was shot and killed and another wounded. Now that dispensary wants more police protection. Will the Santa Rosa Police Department offer more protection for us? Is that in the budget?

Google "Cannabis dispensary shooting" if you want an eye-opener and see how many hits you get. Many are security guards being gunned down, so hiring a guard will not make me feel more comfortable.

I have nothing against cannabis use, I have witnessed its legitimate medicinal benefits. However, if Manny Rivera and Manifest Venture were an upstanding business, he would not choose a seedy location that cannot keep a renter, next to a shady massage parlor!

As a resident in this neighborhood, I strongly object to this proposal. I trust that the Planning Department will also find this location unreasonable and dangerous to our children and our neighborhood.

Sincerely,

Cindy Omoth
2423 Jenes Lane
Santa Rosa, CA 95403

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[EXTERNAL] manifest ventur

[i](#) Label: 2 years old - Inbox (2 years) Expires: Sat 4/9/2022 8:33 AM

SA

Steven Abrams <seabrams@sbcglobal.net>

Thu 4/9/2020 8:33 AM

To: Toomians, Kristinae

Hello Ms. Toomians

I am writing to object to the proposed cannabis dispensary to be located at the local of Fulton and Guerneville roads. My first reason is the location and its proximity to Piner high school. My wife and I have lived in the area for over 40 years and we can attest to the amount of foot traffic this area gets with high school students and the idea of dispensary that close seems like a poor location.

In addition there is a dispensary located on Piner and Peterson (newly opened with a drive through window). And I am to believe that there is another dispensary located on Coffey in one of the business parks. Of note there is a grammar school just down the road. There is another dispensary located on Dutton just off College.

It seems to me that this area of Santa Rosa is saturated with dispensaries and adding one more a the location of Fulton and Guerneville is overkill. How many dispensaries are there in the central and east side of Santa Rosa? And are those dispensaries clusters within a few miles of each other?

Thanks for your time and stay healthy in this crazy time.

Sincerely --- steve abrams

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