



Old School Cannabis- Appeals

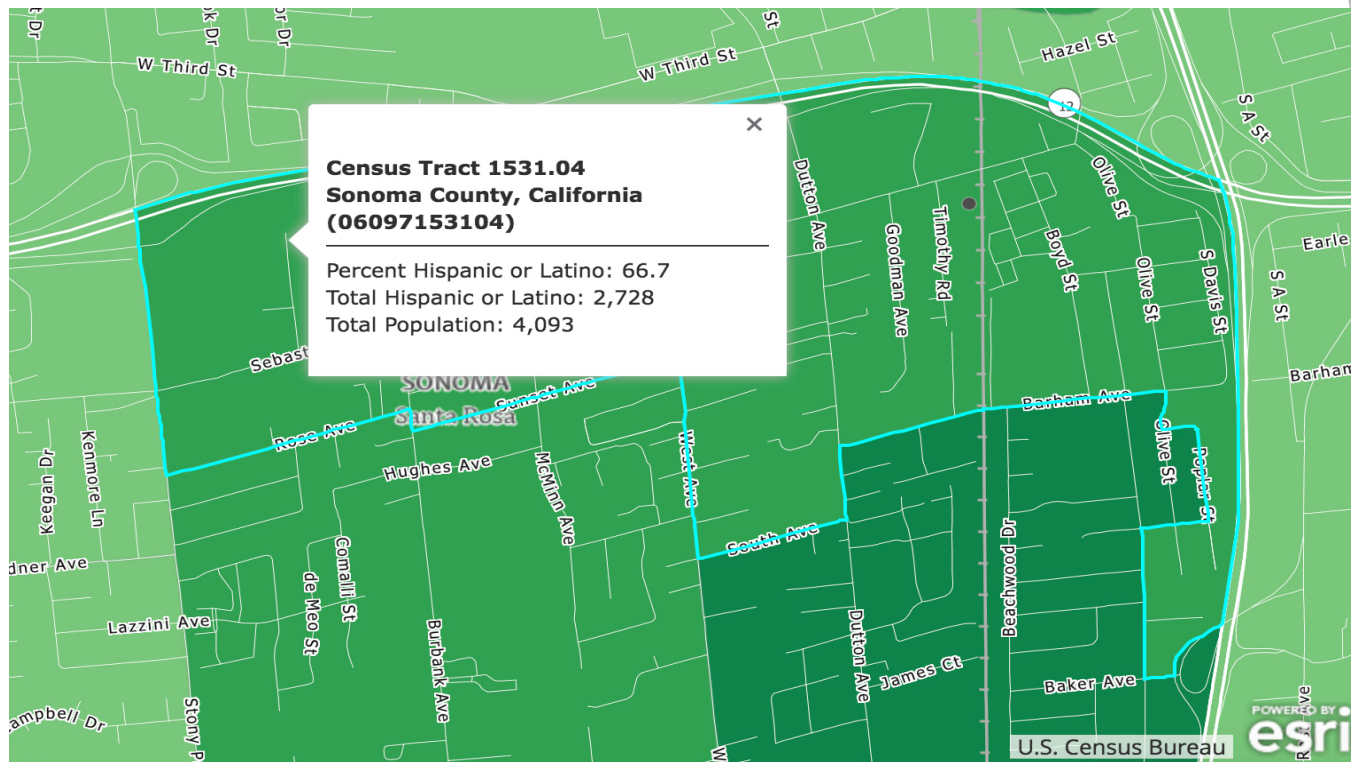
Ord. No. ORD -2017-025 Page 1 of 36

- ▶ The proposed zoning changes will result in land uses in residentially, commercially and industrially zoned areas that are compatible with existing and future uses and will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Ord. No. ORD -2017-025 Page 32 of 36

- ▶ 20.46-100 Grounds for Permit Revocation or Modification
- ▶ In addition to the grounds in Section 20-54.100 (Permit Revocation or Modification), the review authority may require modification, discontinuance or revocation of a Cannabis Business permit if the review authority finds that the use is operated or maintained in a manner that it:
 - ▶ **A. Adversely affects the health, peace or safety of persons living or working in the surrounding area**

Census Tract 1531.04 Sonoma County, California (06097153104)-Year 2020-66.7 % Hispanic or Latino



English Only posting on the Fence of 100 Sebastopol Road



NOTICE OF PUBLIC HEARING

CITY OF SANTA ROSA PLANNING COMMISSION MEETING
Thursday, September 9, 2021, at or after 4:30 P.M.
Virtual Public Meeting Format

PROJECT NAME - Old School Cannabis

PROJECT ADDRESS - 100 SEBASTOPOL RD., SANTA ROSA CA 95407

PROJECT DESCRIPTION - Conditional Use Permit to allow a cannabis facility within an existing building. The following cannabis-related uses are proposed: 2,350-square-feet of retail with delivery and onsite consumption; 17,120-square-feet for cultivation; 870-square-feet for distribution; 500-square-feet of volatile manufacturing. The application has been filed by, OSC Inc., File No. CUP21-027



The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or CityClerk@SRCity.Org. Requests must be made two business days before the scheduled meeting.

PURPOSE OF MEETING

To receive public comment and recommend. Participation instructions are available at srcity.org

JOIN THE MEETING

To slow the spread of COVID-19 and to protect public health, the City is conducting virtual public meetings:

www.zoom.us/join - N
(877) 853-5257 (Toll Free) with

Public Comments will be accepted during the meeting. Comments received prior to the meeting using the contact information above will be accepted.

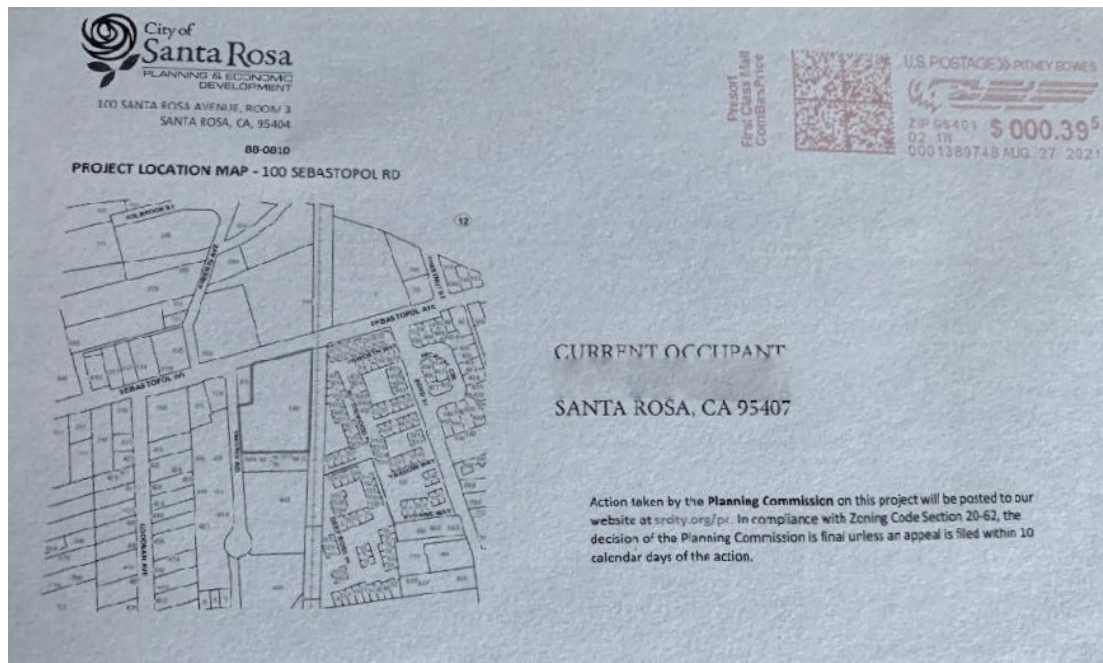
ACCESS TO MEETING MATERIALS

Meeting access information (including instructions) is available online at srcity.org/pc.


CONTACT

Kristinae Toomians, Project Planner
(707) 543-4692 or KToomians@srcity.org

Mailers in English only went out to the 600 radius when Demographics for this tract is show 66.7% Spanish Speakers mailed out August 27, 2021 for September 9th Planning Commission Meeting



English Only Mailers




NOTICE OF PUBLIC HEARING

CITY OF SANTA ROSA PLANNING COMMISSION MEETING
Thursday, September 09, 2021, at or after 4:30 P.M.
Virtual Public Meeting Format

PROJECT NAME - Old School Cannabis

PROJECT ADDRESS - 100 SEBASTOPOL RD, SANTA ROSA, CA 95407

PROJECT DESCRIPTION - Conditional Use Permit to allow a cannabis facility within an existing building. The following cannabis-related uses are proposed: 2,350-square-feet of retail with delivery and on-site consumption; 17,120-square-feet for cultivation; 870-square-feet for distribution; 500-square-feet of volatile manufacturing. The application has been filed by Joel Freston, representing, OSC Inc. File No. CUP21-027



PURPOSE OF MEETING
To receive public comment and recommendations prior to acting on the requested applications. Participation instructions are available at srcity.org/pc.


JOIN THE MEETING
To slow the spread of COVID-19 and to protect the health of the public and staff, the City is conducting virtual public meetings:

www.zoom.us/join - Meeting ID: **988 0836 6416**
(877) 853 5257 (Toll Free) with Meeting ID: **988 0836 6416**

Public Comments will be accepted during the virtual public meeting. You may also submit comments prior to the meeting using the contact information below.

ACCESS TO MEETING MATERIALS
Meeting access information (including instructions) and meeting documents are available online at srcity.org/pc.

CONTACT
Kristinae Toomians, Project Planner
(707) 543-4692 or KToomians@srcity.org

 The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or CityClerk@SRCity.Org. Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Thank You for the Diversity, Equity and Inclusion-Signage for the December 14th City Council Meeting

City of Santa Rosa
AVISO DE AUDIENCIA PÚBLICA - NOTICE OF PUBLIC HEARING

CITY OF SANTA ROSA CITY COUNCIL MEETING
Tuesday, December 14, 2021, at or after 5:00 P.M.
Virtual Public Meeting Format

PROJECT NAME - Old School Cannabis
PROJECT ADDRESS - 100 SEBASTOPOL RD, SANTA ROSA, CA 95407
PROJECT DESCRIPTION - Appeal of the Planning Commission's decision on August 27, 2021 to approve a Conditional Use Permit to allow a cannabis facility within an existing building. The following cannabis-related uses are proposed: 2,350-square-feet of retail with delivery and onsite consumption; 17,120-square-feet for cultivation; 870-square-feet for distribution; 500-square-feet of volatile manufacturing. The application has been filed by Joel Freston, OSC Inc. File No. CUP21-027

CITY OF SANTA ROSA CITY COUNCIL MEETING
Tuesday, December 14, 2021, at or after 5:00 P.M.
Virtual Public Meeting Format

NOMBRE DEL PROYECTO - Old School Cannabis
DIRECCIÓN DE PROYECTO - 100 SEBASTOPOL RD, SANTA ROSA, CA 95407
DESCRIPCIÓN DEL PROYECTO - Apelación de la decisión de la Comisión de Planificación el 27 de agosto de 2021 para aprobar un Permiso de uso condicional para permitir una instalación de cannabis dentro de un edificio existente. Se proponen los siguientes usos relacionados con el cannabis: 2,350 pies cuadrados de venta minorista con entrega y consumo en el lugar; 17,120 pies cuadrados para cultivo; 870 pies cuadrados para distribución; 500 pies cuadrados de manufactura volátil. La solicitud ha sido presentada por Joel Freston, OSC Inc. Archivo No. CUP21-027

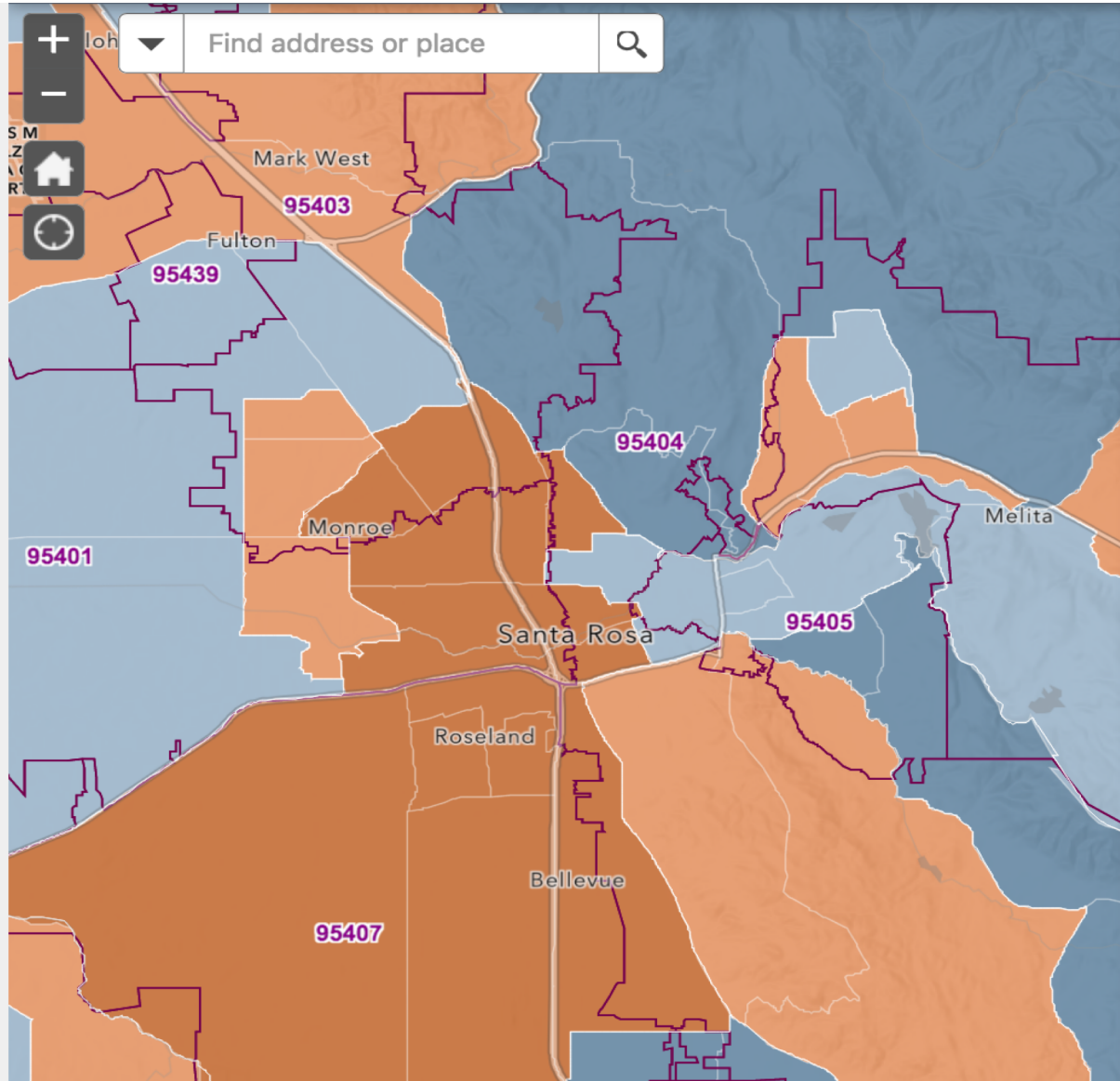
PURPOSE OF MEETING - To receive public comment and recommendations prior to acting on the requested applications.
JOIN THE MEETING - To slow the spread of COVID-19 and to protect the health of the public and staff, the City is conducting hybrid public meetings with in person in the City Council Chamber, City Hall, 100 Santa Rosa Avenue, and streaming video and telephone options:
www.zoom.us/join - Meeting ID: **917 7547 5227**
(877) 853 5257 (Toll Free) with Meeting ID: **917 7547 5227**

ACCESS TO MEETING MATERIALS
Meeting access information (including instructions) and meeting documents are available online at srcity.org/citycouncil.
CONTACT
Kristinae Toomians, Project Planner
(707) 543-4692 or KToomians@srcity.org

PROPÓSITO DE LA REUNIÓN- Recibir comentarios y recomendaciones del público antes de actuar sobre las solicitudes solicitadas.
ÚNETE A LA REUNIÓN - Para frenar la propagación de COVID-19 y proteger la salud del público y el personal, la Ciudad está llevando a cabo reuniones públicas híbridas en persona en la Cámara del Concejo Municipal, el Ayuntamiento, 100 Santa Rosa Avenue y opciones de transmisión de video y teléfono:
www.zoom.us/join - ID de reunión: **917 7547 5227**
(877) 853 5257 (llamada gratuita) con ID de reunión: **917 7547 5227**

ACCESO A MATERIALES DE LA REUNIÓN:
Meeting access information (including instructions) and meeting documents are available online at srcity.org/citycouncil.
CONTACTO CIUDAD
Kristinae Toomians, Planeadora del Proyecto/Project Planner
(707) 543-4692 or KToomians@srcity.org

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or CityClerk@SRCity.Org. Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.



Legend

Zip Codes

HPI Quartiles

- HPI Quartile 1 (Least Healthy Community Conditions)
- HPI Quartile 2
- HPI Quartile 3
- HPI Quartile 4 (Most Healthy Community Conditions)

https://experience.arcgis.com/experience/1edbb41952a8417385652279305e878d/page/page_41/

<https://measureofamerica.org/project/>

- ▶ “The hallmark of this work is the American Human Development Index, an alternative to GDP and other money metrics that tells the story of how ordinary Americans are faring and empowers communities with a tool to track progress over time. The Index is comprised of health, education, and income indicators and allows for well-being rankings of the 50 states, 436 congressional districts, county groups within states, women and men, and racial and ethnic groups.”

Measure of America/Human Development Index- https://measureofamerica.carto.com/viz/e1ddf3e8-5f0a-4e29-a661-7ef17aa5d069/embed_map



Health Disparities of Roseland -Portrait of Sonoma County

▶ AMERICAN HUMAN DEVELOPMENT INDEX 2014

- ▶ The most extreme disparities in basic health, education, and earnings outcomes are often found within small geographical areas. Of the county's ninety-nine census tracts, top-ranking East Bennett Valley, with an index value of 8.47, is only five miles away from bottom-ranking Roseland Creek, with an index value of 2.79. The former has a Human Development Index value above that of top-ranked state Connecticut, while the well-being outcomes of the latter are well below those of Mississippi, the lowest-ranked state on the American Human Development Index.

▶ EDUCATION

- ▶ Variation in educational outcomes by census tract in Sonoma County is significant and meaningful. The range in the percentage of adult residents with less than a high school diploma is huge, going from a low of 0.4 percent in North Oakmont/Hood Mountain to a high of 46.1 percent in Roseland Creek. The range in school enrollment is likewise vast, from 53.8 percent in Forestville to 100 percent in Central East Windsor.
- ▶ Roseland Creek is only 77.1 years, and educational outcomes are alarmingly low, with nearly half (46 percent) of adults today lacking the barebones minimum of a high school diploma. The typical worker in Roseland Creek earns \$21,699, about the same as the earnings of an American worker in the late 1960s (in inflation-adjusted dollars). Roseland Creek is 60 percent Latino, 30 percent white, 5 percent Asian American, and 2 percent African American.

A Portrait of Sonoma County

- ▶ In 2014, the Sonoma County Department of Health Services released a Portrait of Sonoma County, a report on the socio-economic conditions in each of the county's 99 census tracts. Based upon the Human Development Index (HDI), which takes into account data on life expectancy, years of education, school enrollment, and median earnings, the three census tracts that make up the Roseland community ranked lowest: 97th through 99th. While the average HDI score for the county was 5.42 (out of 10 possible), the HDI scores for the three Roseland census tracts were 2.98, 2.95, and 2.79.² The existence of brownfields in this community has contributed to a negative perception of the area that has limited business investment and economic development. The proposed Roseland Brownfields Project (RBP) is a critical step toward creating developable land for potential business and housing investments. The project area consists of Census Tracts 1531.02, 1531.03, and 1531.04, and includes 71 identified brownfield sites, with more than 50 along a one-mile segment of the Sebastopol Road commercial corridor.³ The presence of these sites has reduced business vitality in the neighborhood, which, in turn, has reduced employment and economic opportunity for local residents. The brownfields on the Sebastopol Road corridor have been a significant barrier to business investment since 1984, when the area was designated as a California State Superfund site.⁴ Disinvestment in the community occurred over the next several decades, including the 2003 closure of Albertson's Grocery, the anchor tenant in the Roseland Village Shopping Center. The property has remained vacant since that time, with other vacant properties adjacent to this site and along the entire corridor. Research from USDA indicates that large portions of Roseland are located in a food desert, which negatively impacts the health and nutrition of its residents.
- ▶ Updated numbers will be out January 2022
- ▶ **Check out this website <https://measureofamerica.org/>**

Disparities of Roseland -Portrait of Sonoma County

▶ AMERICAN HUMAN DEVELOPMENT INDEX 2014

The most extreme disparities in basic health, education, and earnings outcomes are often found within small geographical areas. Of the county's ninety-nine census tracts, top-ranking East Bennett Valley, with an index value of 8.47, is only five miles away from bottom-ranking Roseland Creek, with an index value of 2.79. The former has a Human Development Index value above that of top-ranked state Connecticut, while the well-being outcomes of the latter are well below those of Mississippi, the lowest-ranked state on the American Human Development Index.

▶ EDUCATION

Variation in educational outcomes by census tract in Sonoma County is significant and meaningful. The range in the percentage of adult residents with less than a high school diploma is huge, going from a low of 0.4 percent in North Oakmont/Hood Mountain to a high of 46.1 percent in Roseland Creek. The range in school enrollment is likewise vast, from 53.8 percent in Forestville to 100 percent in Central East Windsor.

Southwest and Southeast Santa Rosa

- ▶ Three census tracts in Southwest Santa Rosa, adjacent to one another in the area bounded by Highway 12 and Route 101, have the county's lowest human development levels. Index scores in Roseland Creek, Roseland, and Sheppard, which range from 2.79 to 2.98, are similar to those that prevailed in the country as a whole in the late 1970s. The struggles here are many: life expectancies are among the county's lowest (around 77 years); four in ten adults lack high school diplomas; school enrollment rates are well below the county average; and earnings are roughly \$22,000 per year—the median wage that prevailed in the United States in the late 1960s. Six in ten housing units are rented, and the average size of households living in rental housing is among the county's highest, suggesting overcrowded living conditions. Just across Route 101 lie two Southeast Santa Rosa tracts, Kawana Springs and Taylor Mountain, which rank eighty-first and eighty-ninth, respectively, on the index among the ninety-nine Sonoma County census tracts. Their low scores place Southeast Santa Rosa at high priority for intervention.

Santa Rosa City Website-

<https://srcity.org/394/Environmental-Review>

► Purpose

The Environmental Review process is a legally mandated process that makes sure that public and private development projects do not harm the environment.

"Environment" means the conditions in the area that could be changed by the project. This includes land, air water, minerals, plant life, animal life, noise, **traffic, (human life, growth, development, health and health disparities)** and objects of historic or aesthetic importance. The purpose of studying these conditions is to come up with measures to minimize any negative effects from the project.

Environmental review is conducted for all projects that are not exempt from the California Environmental Quality Act (CEQA). These projects may be significant in size or impact and include annexations, rezoning, major subdivisions and others.

Roseland Brownfields Revitalization Project & Superfund Sites

- ▶ Roseland Brownfields Project (RBP) is a critical step toward creating developable land for potential business and housing investments. The project area consists of Census Tracts 1531.02, 1531.03, and 1531.04
- ▶ Impacts on Targeted Community
- ▶ The RBP area population includes high numbers of residents under the age of 18 (31% compared to 23% in the City and 22% in County) and children birth-five years (almost 10%
- ▶ compared to 7 % in the City and 6% in the County), two groups that are particularly sensitive to the impacts of brownfields contamination.¹⁰ Of the County's census tracts, Roseland ranks the lowest on the Human Development Index. Life expectancy at birth is 77 years, compared to 81.0 in the County and 81.2 in the state.¹¹
- ▶ The American Lung Association of California reports that 20% of children in the Roseland School District suffer from asthma, which is almost twice the rate in Sonoma County. The Sonoma County Health Services Department reports that children in the Roseland area experience higher levels of childhood obesity as well. Heavy diesel bus and truck traffic are known contributors to asthma, which in turn can limit children's outside activity needed to maintain a healthy weight. Sonoma County scored as well or better than its peer counties on a number of health indicators, but performed much worse on deaths related to chronic lower respiratory disease and cancer, both of which are negatively impacted by air pollution and diesel particulates.¹² Limited access to healthy food and open space has similar impacts, including higher levels of obesity, diabetes, and heart disease.¹³
- ▶ Roseland Elementary School and Roseland University Preparatory charter school are both located in the Roseland BPA and in close proximity to local brownfield sites. As school children go to and from school they are exposed to the multiple brownfields sites along the Sebastopol Road corridor on a daily basis.
- ▶ Sonoma County hired Companies for the cleanup and there are still brownfields across the street from this site
- ▶ The target census tracts are strategically located and properly zoned, with available sites and structures for new commercial use. This area has been the focus of recent redevelopment efforts by both the City and County (see Project Description, Section 2.a.i). An EPA Brownfields Assessment Grant would build on these efforts to support assessment and cleanup planning that could lead to business and residential re-investment, and ultimately, community revitalization

▶ Check out this website

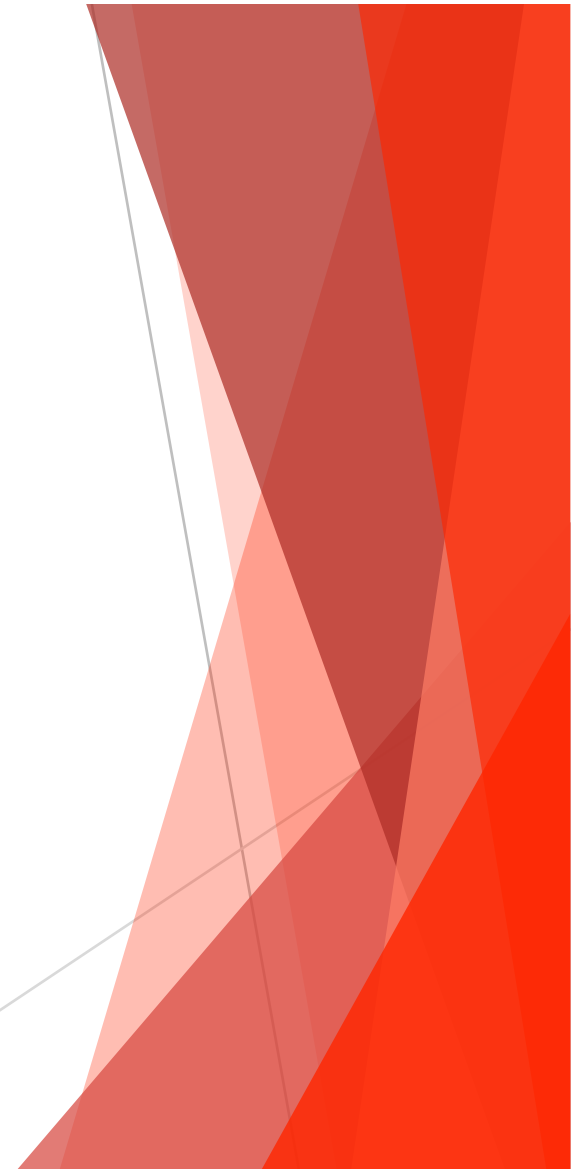
<https://www.homefacts.com/environmentalhazards/superfunds/California/Sonoma-County/Santa-Rosa.html>

Santa Rosa General Plan 2035

- ▶ *LUL-MM- Page 62*
- ▶ *Provide new social and cultural services and amenities to meet the needs of the Roseland Area/Sebastopol Road Specific Plan area and the larger community.*
- ▶ ***We are still waiting for a Civic or Community Building***

What the community want...

- ▶ Thank you Council for the recent talks about a Community Center and Roseland Library. This is what is needed.





This is from
a
correspondence in the
Agenda
Packet

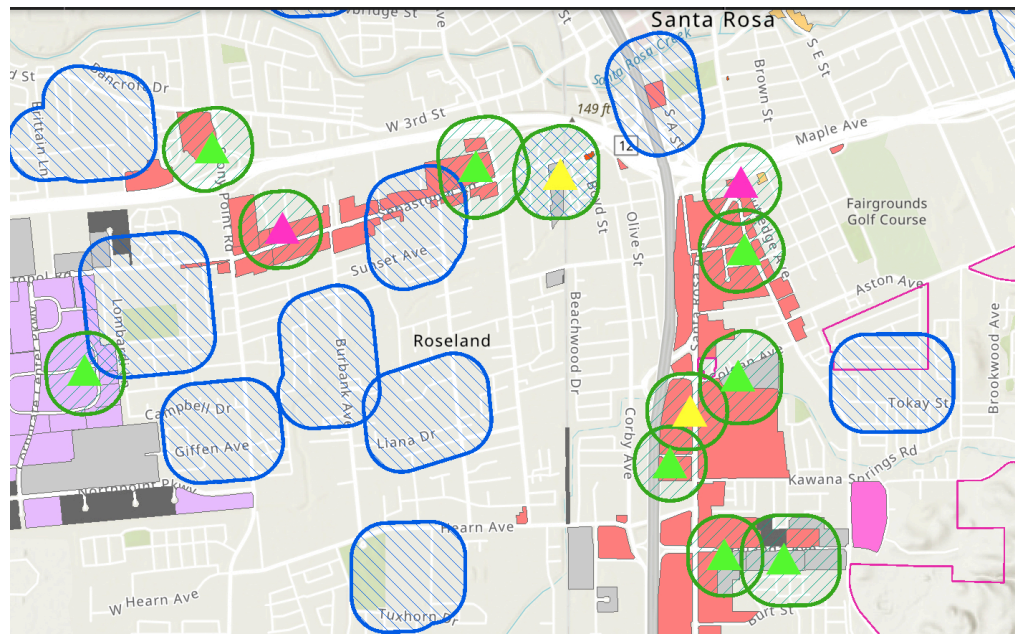
CANNABIS RETAIL APPLICATIONS - as of May 15, 2021

	Site Address				Application Name	Status	File Number	Contact
1	1414	4TH	ST		Fiasco Dispensary	Under Review	CUP18-077	Adam Ross
2	2074	ARMORY	DR		The Shed Cannabis Dispensary	Approved	CUP18-071	Planning@srcity.org
3	1236	BRIGGS					CUP18-050	Planning@srcity.org
4	2425	CLEVELAND					CUP18-046	Planning@srcity.org
5	3791	CLEVELAND					CUP18-049	Planning@srcity.org
6	3059	COFFEY					CUP19-056	Susie Murray
7	250	COLGAN					CUP18-072	Planning@srcity.org
8	353	COLLEGE			Green Pet Dispensary	Under Review	CUP18-080	Adam Ross
9	443	DUTTON	AVE	11	Phenotopia	Approved	CUP18-057	Planning@srcity.org
12	1825	EMPIRE INDUSTRIAL	CT	A	Flora Terra	Operating	CUP18-051	Planning@srcity.org
13	755	FARMERS	LN	140	Solful	Approved	CUP19-052	Planning@srcity.org
14	1831	GUERNEVILLE	RD	A	JIVA	Approved	CUP18-075	Planning@srcity.org
15	2489	GUERNEVILLE	RD		Manifest Venture	Approved	CUP20-008	Planning@srcity.org
16	1603	HAMPTON	WAY	A	Alternatives Dispensary	Operating	PRMD UPE11-0070	Planning@srcity.org
17	3499	INDUSTRIAL	DR		Expanding Roots Dispensary	Approved	CUP18-073	Planning@srcity.org
18	2750	MENDOCINO	AVE		365 Recreation Club	Operating	CUP18-042	Planning@srcity.org
19	2220	MERCURY	WAY		Northern Standard	Approved	CUP19-103	Planning@srcity.org
20	4036	MONTGOMERY	DR	B	Fox Den Dispensary	Approved	CUP18-076	Planning@srcity.org
21	335	OHAIR	CT	A	Santa Rosa Craft dba The Outpost	Approved	CUP18-052	Planning@srcity.org
22	1111	PETALUMA HILL	RD		Jutice Grown Cannabis Dispensary	Approved	CUP18-069	Planning@srcity.org
23	925	PINER	RD		Green Qi LLC	Approved	CUP18-056	Planning@srcity.org
24	1954	PINER	RD	B	Aloha Aina Dispensary	Operating	CUP18-060	Planning@srcity.org
26	900	SANTA ROSA	AVE		Mercy Wellness	Approved	CUP18-043	Planning@srcity.org
27	1937	SANTA ROSA	AVE		Cookies Retail	Under Review	CUP21-013	Monet Sheikhali
29	1128	SONOMA	AVE		BKind Dispensary	Approved	CUP18-079	Planning@srcity.org
30	4880	S				ved	CUP19-055	Planning@srcity.org
31	3005	V				view	CUP19-054	Monet Sheikhali
32	330	Y				ved	CUP18-070	Planning@srcity.org
33	468	Y				ved	CUP18-062	Planning@srcity.org
34	2300	B				view	CUP19-117	Adam Ross
35	3175	RANGE	AVE		Cannabis Retail and Delivery	Approved	CUP19-102	Planning@srcity.org
36	411	STONY POINT	RD		Stony Point wellness	Approved	CUP20-000	Planning@srcity.org
37	100	SEBASTOPOL	RD		Old School Cannabis	Under Review	CUP21-027	Kristinae Toomians

Phenotopia have been approved and it is estimated 523 feet from the Roseland Library.

Old School Cannabis is under review and estimated 1056 feet from the Roseland Library.

<https://srcity.org/3655/List-and-Map-of-Cannabis-Retailers>



City of Santa Rosa, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USG... Powered by Esri

Cannabis

Cannabis Retail Applications

- ▲ Operating
- ▲ Approved
- ▲ Under Review

▨ Overconcentration - 600 ft Buffer

▨ School K-12 - 600 ft Buffer

▭ City Limits

Allowable Zoning

- CN - Neighborhood Commercial
- CG - General Commercial
- CSC - Community Shopping Center
- BP - Business Park
- CO - Office Commercial
- IG - Industrial General
- IL - Industrial Light

On-Site Consumption Affects

- ▶ Consuming and leaving the premise and driving is a DUI
- ▶ Children that walk to and from their homes on Timothy and other surrounding roads.
- ▶ **Considerations- if consumption will be on site no one should be driving there after**
- ▶ Teen vaping of marijuana in the U.S. doubled between 2013-2020 (JAMA Pediatrics)
- ▶ Lifetime prevalence of cannabis vaping doubled from 2013 to 2020 (6.1% to 13.6%), as did past 12-month use from 2017 to 2020 (7.2% to 13.2%).
- ▶ 30-day prevalence of cannabis vaping increased 7-fold from 2013 to 2020 (1.6% to 8.4%).
- ▶ Data showed a shift in preference in this time period from dried herb to cannabis oil products, which is how marijuana is ingested via vaping.

The proportion of youth who reported marijuana use one or more days in the past 30 days in Sonoma County (2017-19)

7th	9th	11th	Alt. Ed.
5%	16%	28%	

Sonoma County Alcohol and Drug Department

- ▶ Teen vaping of marijuana in the U.S. doubled between 2013-2020 (JAMA Pediatrics)
- ▶ Lifetime prevalence of cannabis vaping doubled from 2013 to 2020 (6.1% to 13.6%), as did past 12-month use from 2017 to 2020 (7.2% to 13.2%).
- ▶ 30-day prevalence of cannabis vaping increased 7-fold from 2013 to 2020 (1.6% to 8.4%).
- ▶ Data showed a shift in preference in this time period from dried herb to cannabis oil products, which is how marijuana is ingested via vaping.
- ▶ Studies have shown that THC, the active ingredient in marijuana, can slow reaction times and make it more difficult for drivers to judge distances and keep a steady position in their lane.

If you see an impaired driver on the road, call 911.

Questions &
Thank You

