

Jane Dispensary

Conditional Use Permit

4040 HWY 12 (SONOMA HIGHWAY)

September 22, 2022

Suzanne Hartman, City Planner
Planning and Economic Development

- **Proposed Use**

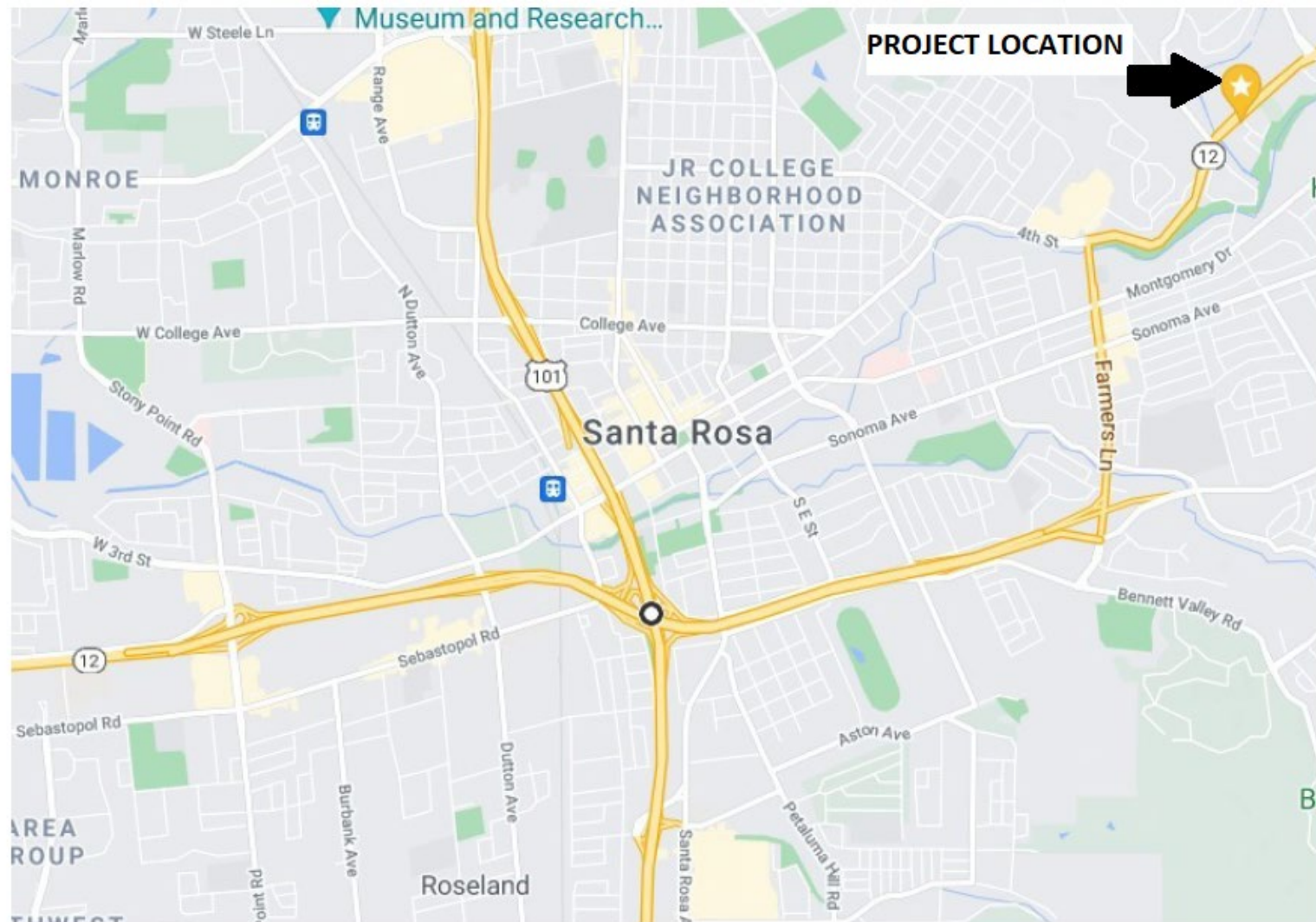
- The applicant proposes to operate a cannabis retail facility with delivery service within a 1,997-square-foot tenant space of an existing 4,776-square-foot multi-tenant building.
- The applicant does not propose on-site consumption.

- **Retail Hours**

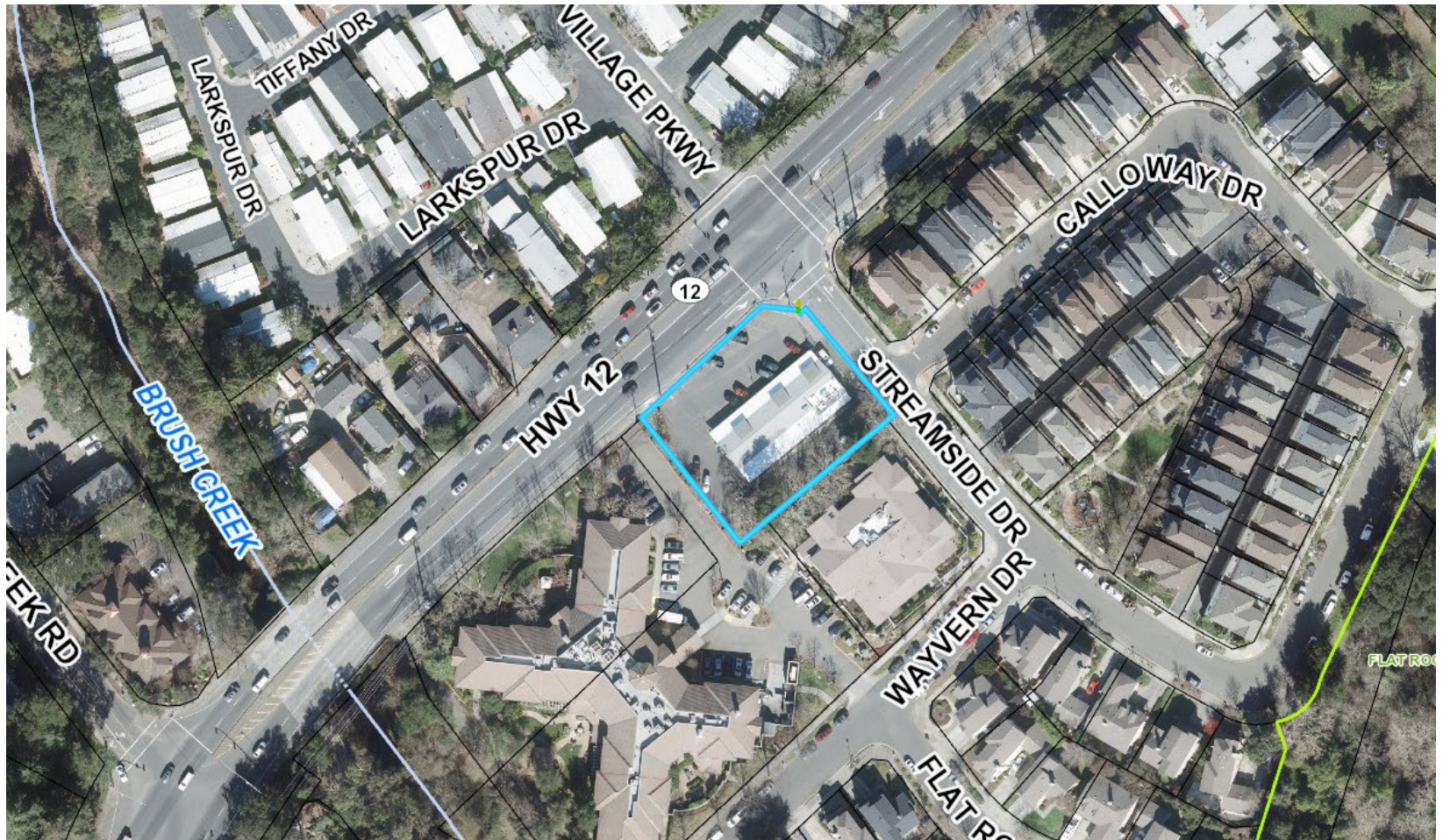
- The applicant proposes to operate the retail dispensary between the hours of 9:00 a.m. and 9:00 p.m., 7 days a week.
- The applicant will limit all commercial deliveries to the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday.

- On August 18, 2021, the applicant submitted a Major Conditional Use Permit Review application.
- On November 22, 2021, Planning staff held a neighborhood meeting to discuss the proposed project. Several neighbors participated in the meeting and voiced their concerns about the cannabis retail facility that is surrounding various residential districts.
- On August 30, 2022, the application was deemed complete.

Project Location

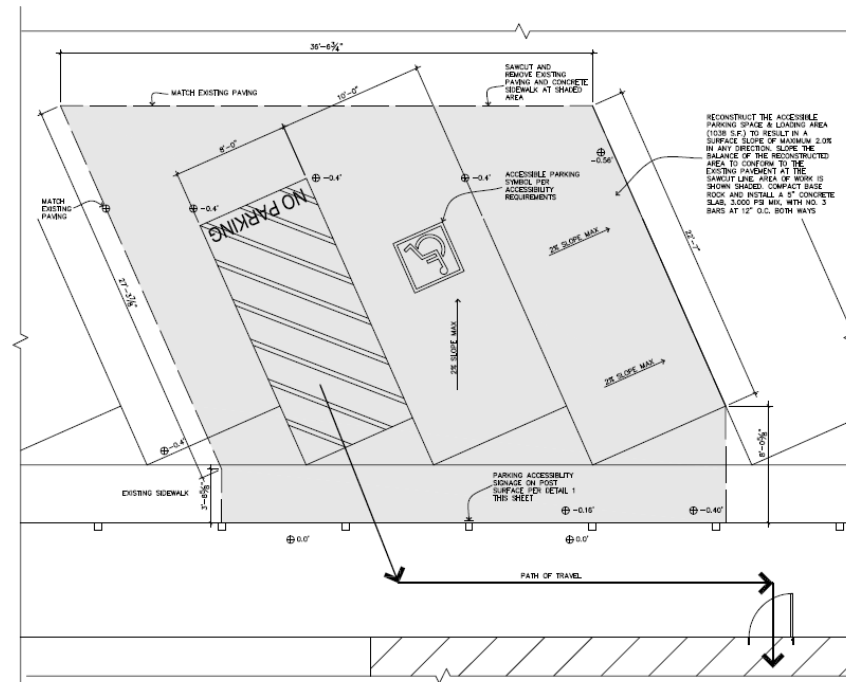


4040 HWY 12 – Aerial View



General Plan & Zoning





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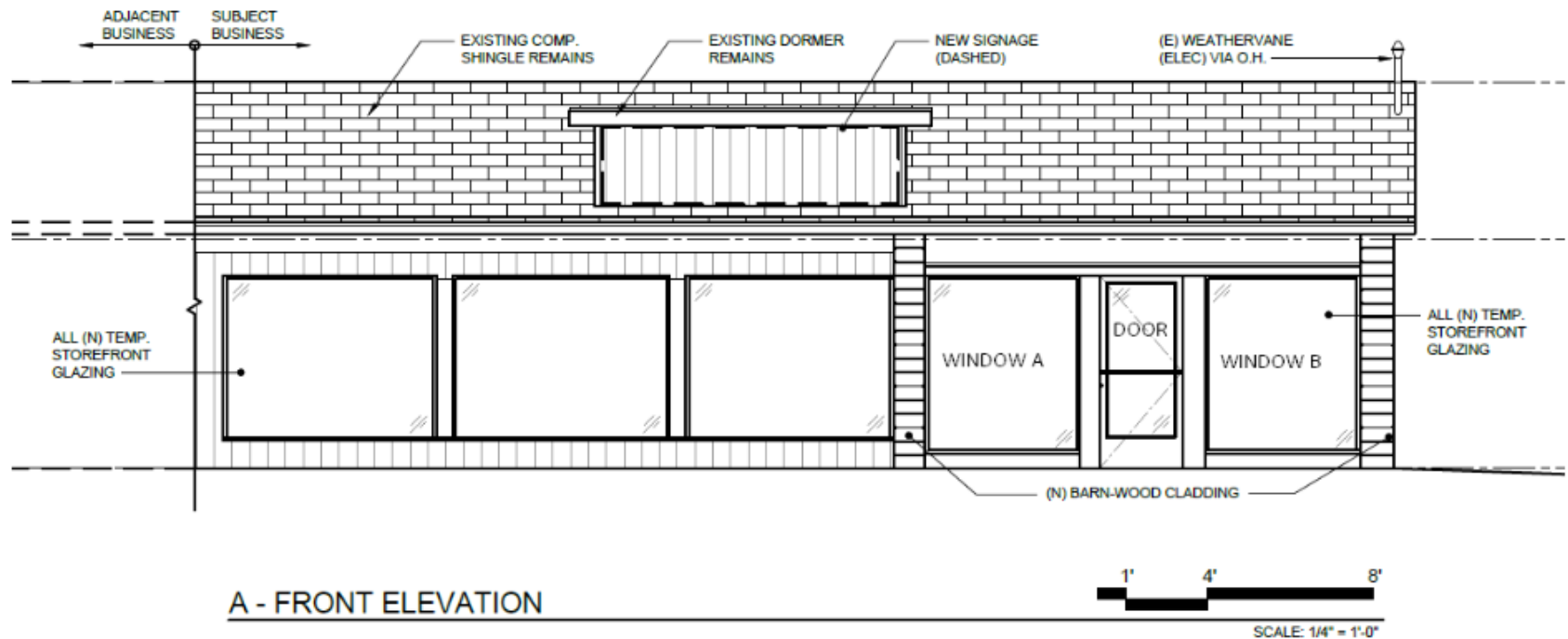


Existing Storefront



Proposed Storefront

Storefront §20-46.080 e



- Based on the size of the lot (2,000-square-feet), 1 bicycle parking space and 8 vehicle parking spaces are required.
- The total parking area of the Project property is 36 vehicle parking spaces, including 2 ADA-compliant vehicle parking spaces.

Use	Parking Required	Total Square Footage	Parking Required Spaces
Retail	1 vehicle parking space per 250 square feet; 1 bicycle space per 5,000 square feet	2,000 Square Feet	Vehicle: 8 Bicycle: 1
Total Parking Spaces Required			Vehicle: 8 Bicycle: 1

- In compliance with CEQA Guidelines -
 - The proposed project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 in that it involves a change of use, which will require minor exterior modifications to the structure/site.
 - The proposed project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 in that it involves minor modifications to an existing facility, with no expansion of use.
 - The Project qualifies for a Class 32 exemption under California Government Code Section 15332 (In-fill Development Projects).
 - The Project qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the Project is consistent with the City's General Plan and the Roseland Area/Sebastopol Road Specific Plan for which EIRs were prepared and certified.

Recommendation

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow the proposed cannabis retail (dispensary) facility with delivery use located at 4040 HWY 12 (Sonoma Highway).

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