



Indyone, LLC, Cannabis Cultivation Project

Conditional Use Permit

Planning Commission

December 14, 2017

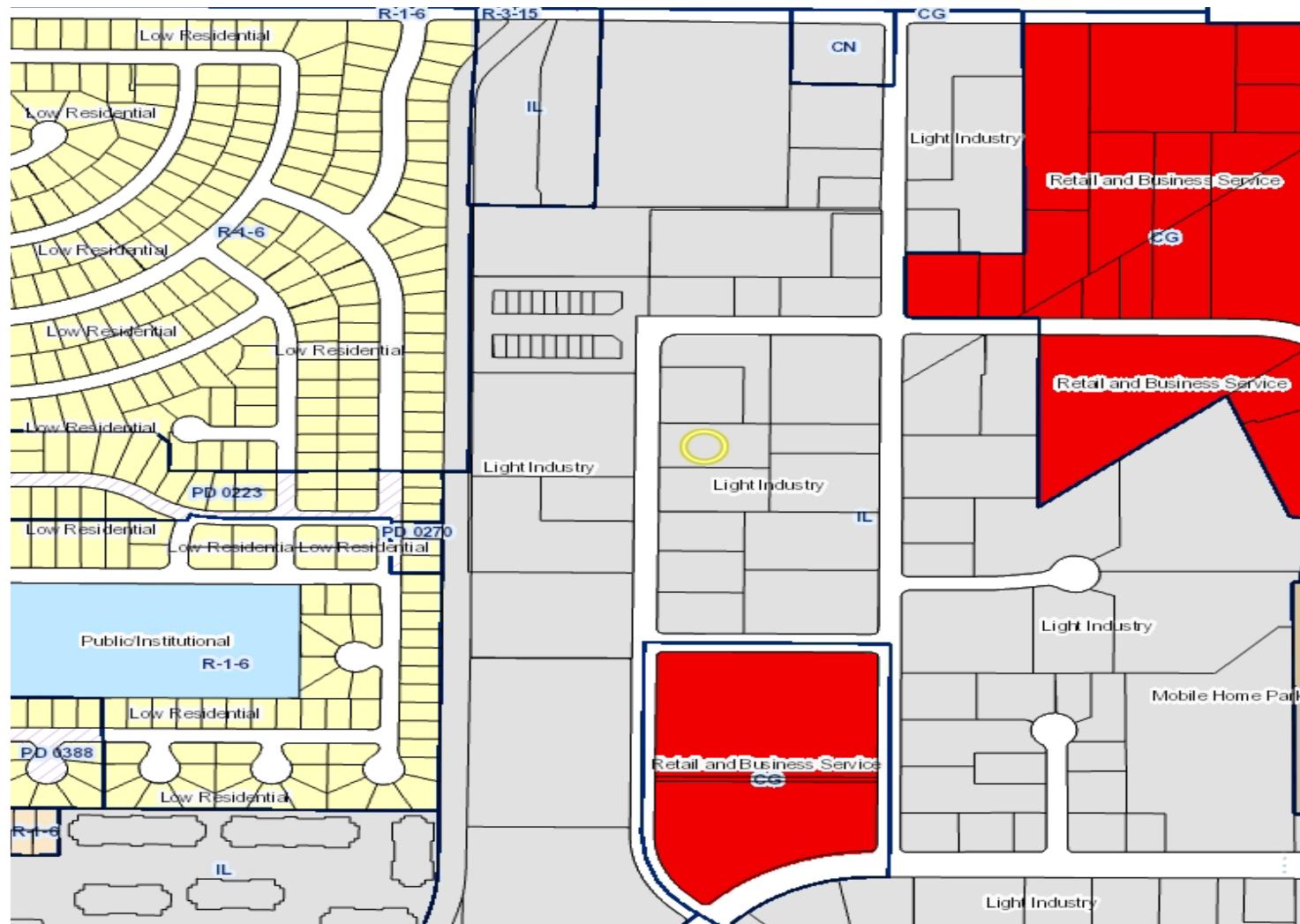
Cheryl Whitfield
Senior Planner
Planning and Economic Development

Indyone, LLC, Cannabis Cultivation 3320 Industrial Drive

- Indoor medical cannabis cultivation facility within an existing approximately 20,000 square foot industrial building
- 10 full time employees, 10 seasonal employees; 7am-7pm
- 24/7 Monitored Security System. Continuous On-Site Patrolling.
- 25 parking spaces, 1 van ADA space; 3 bicycle spaces –as a *project condition*
- Cannabis Cultivator License



General Plan: Light Industry/Zoning: Light Industrial



- October 9, 2015 – Medical Marijuana Regulation and Safety Act (MMRSA) signed into law
- Council 2016 Tier 1 Priority – “pursue current opportunities for medical marijuana, cannabis cultivation, lab and employment development...”
- January 19, 2016 – Council initiated comprehensive policy to regulate medical cannabis operations

- February 23, 2016 – Council adopted interim zoning ordinance allowing commercial cultivation with an MUP or CUP, depending on size, in IL and IG zoning districts, and –LIL combining district.
- August 2, 2016, Council directed the Zoning Administrator to issue a Zoning Code Interpretation to address the support uses that connect a licensed cultivator with a licensed dispensary.
- June 13, 2017 – Moratorium on cannabis cultivation in the –LIL district.

- July 13, 2017 – Application Submitted
- August 15, 2017 – Notice of Application
- December 14, 2017 – Planning Commission Hearing





① VICINITY MAP
1" = 80'-0"



VICINITY
MAP

A010

8

WA

WHITFIELD
ARCHITECTS

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PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT

JUL 13 2017

CITY OF SANTA ROSA
Santa Rosa, CA

3320 INDUSTRIAL DRIVE

3320 INDUSTRIAL DRIVE, SANTA ROSA CA, 95403

NOT FOR
CONSTRUCTION

DO NOT DISTRIBUTE

05/24/17

Google Maps



Measure distance
Total distance: 937.12 ft (285.63 m)

① CONTEXT MAP
1" = 100'-0"



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CONTEXT
MAP

A011

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3320 INDUSTRIAL DRIVE
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NOT FOR
CONSTRUCTION

05/24/17

Site Photos



OVERHEAD
FROM SOUTHWEST



OVERHEAD
FROM NORTHWEST

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OVERHEAD
FROM NORTHEAST



OVERHEAD
FROM SOUTHWEST

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3320 INDUSTRIAL DRIVE
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NOT FOR
CONSTRUCTION

05/24/17

PHOTOS

A016

Site Photos

A015



~ A ~



~ B ~

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~ C ~



~ D ~

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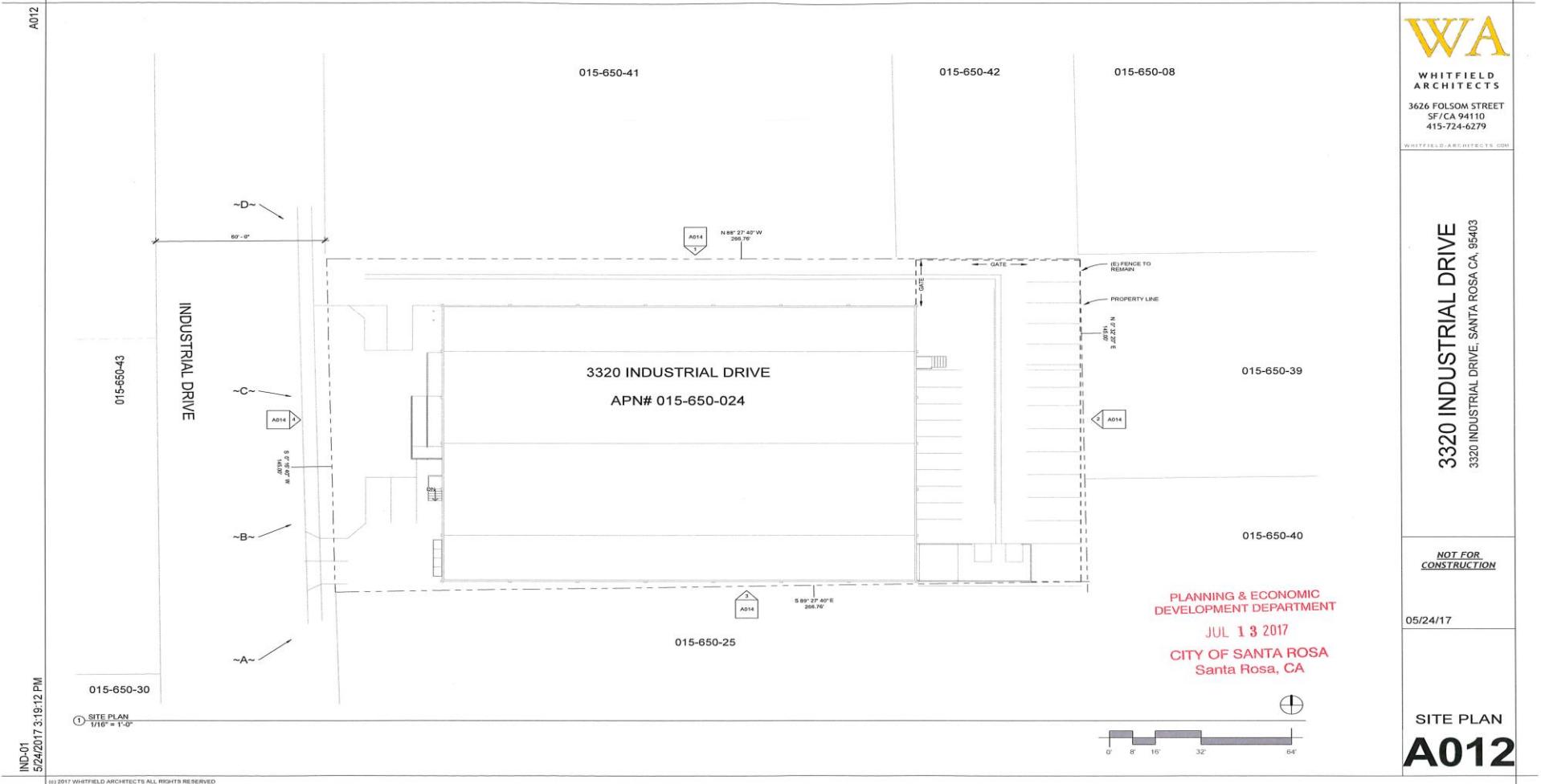
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CONSTRUCTION

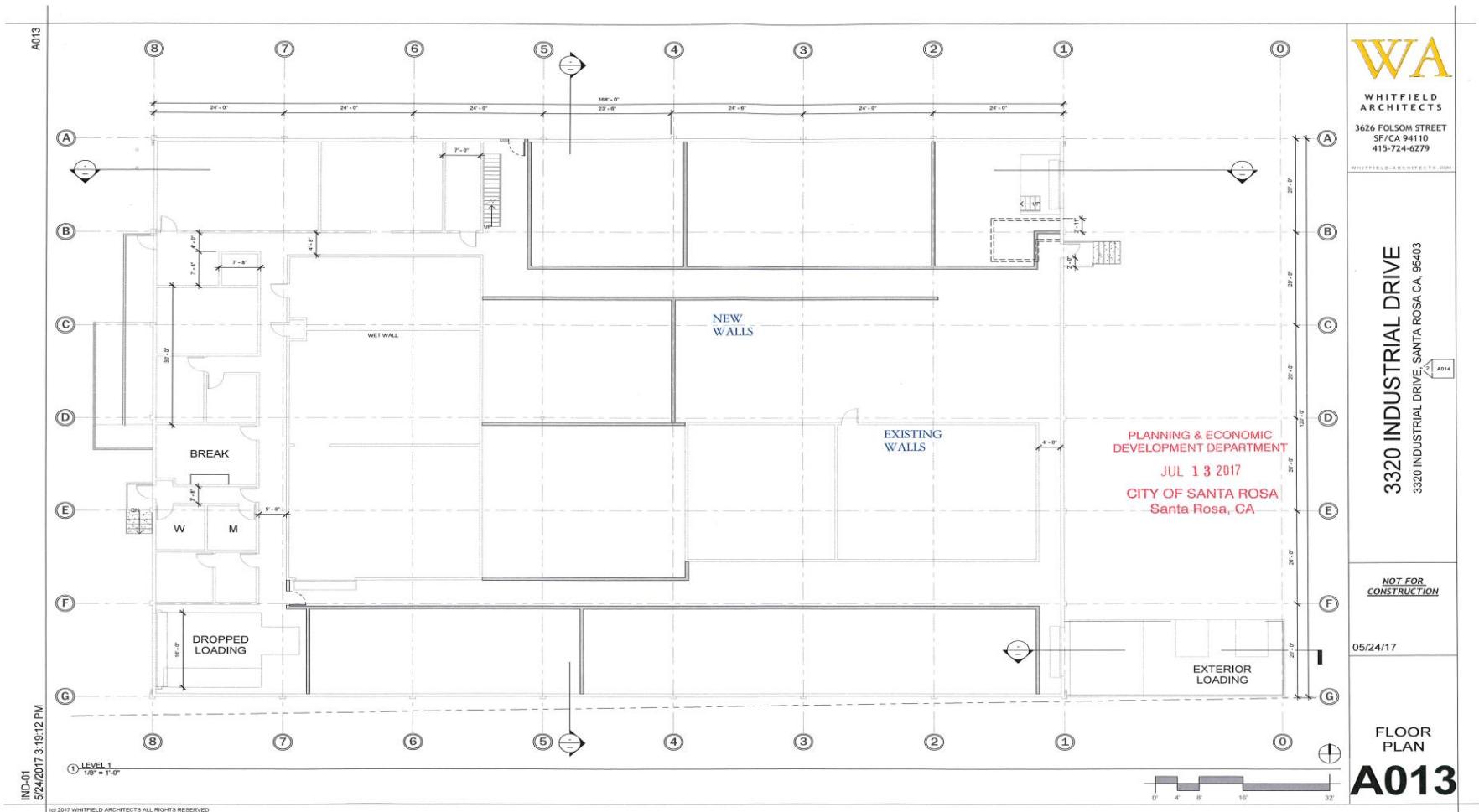
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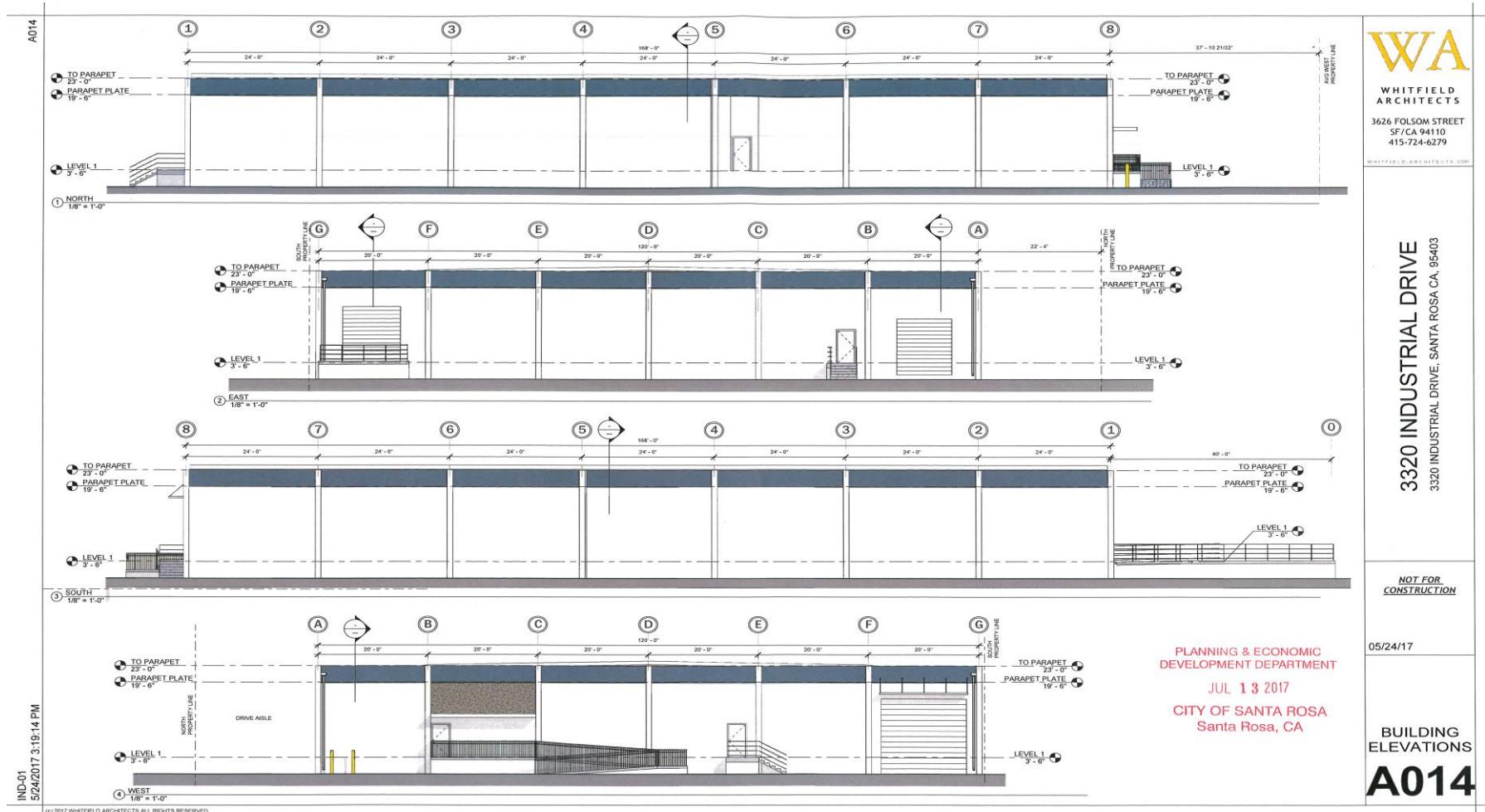
PHOTOS

A015

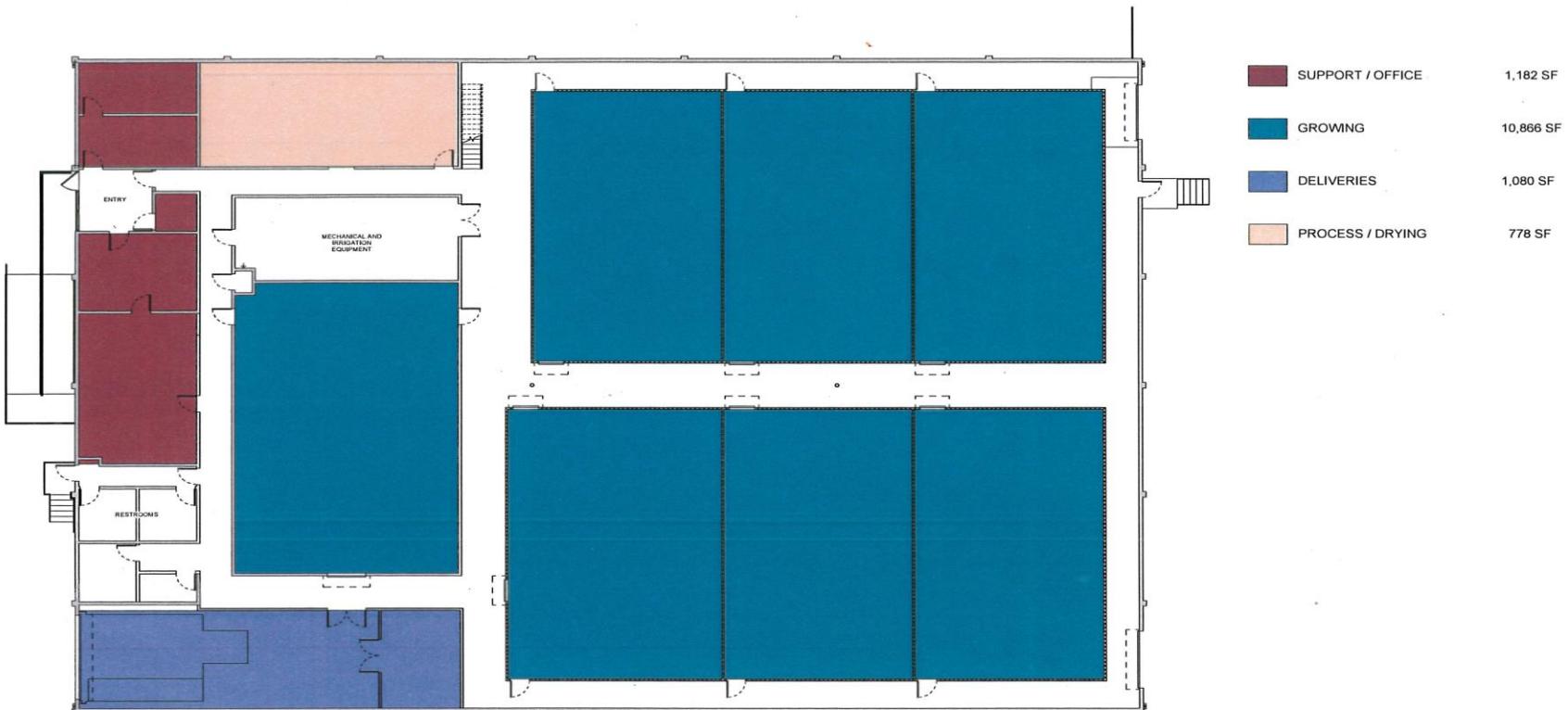
A012







Proposed Floor Plan Use



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Public Comments

No public comments have been received to date

- Noise/Odor Control
- Security
- Parking

- Roof mounted HVAC system
- Cannabis cultivation and processing rooms will have several layers of carbon filtration
- Air purifying devices in all rooms
- HEPA filters for all incoming ventilation

- Rear fenced facility
- Monitored Building Access
- Security Patrol 7pm-7am, 7 days a week
- Monitored Alarm System & Duress Alarm System
- Access Controls
- Monitored Security Cameras
- Exterior Lighting
- Vault Room
- Inventory Management System

- Warehouse & Wholesale Distribution:
1 space / 1,000 sq ft of 20,000 sq. ft. bldg. =
20 spaces
- Max 20 employees = 10 full time/10 seasonal
- Parking proposed: 25 parking spaces, 1 van
ADA space, 2 bicycle spaces

- Categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301, applicable to existing facilities involving no expansion of the facility.
- The project qualifies for a Class 32 exemption, per CEQA Section 15332

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit to operate a medical cannabis cultivation facility within an existing 20,000 square foot industrial building located at 3220 Industrial Drive.

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