

# Sonoma Patient Group CUP

2265 Cleveland Avenue

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November 29, 2018

Adam Ross  
City Planner  
Planning and Economic Development

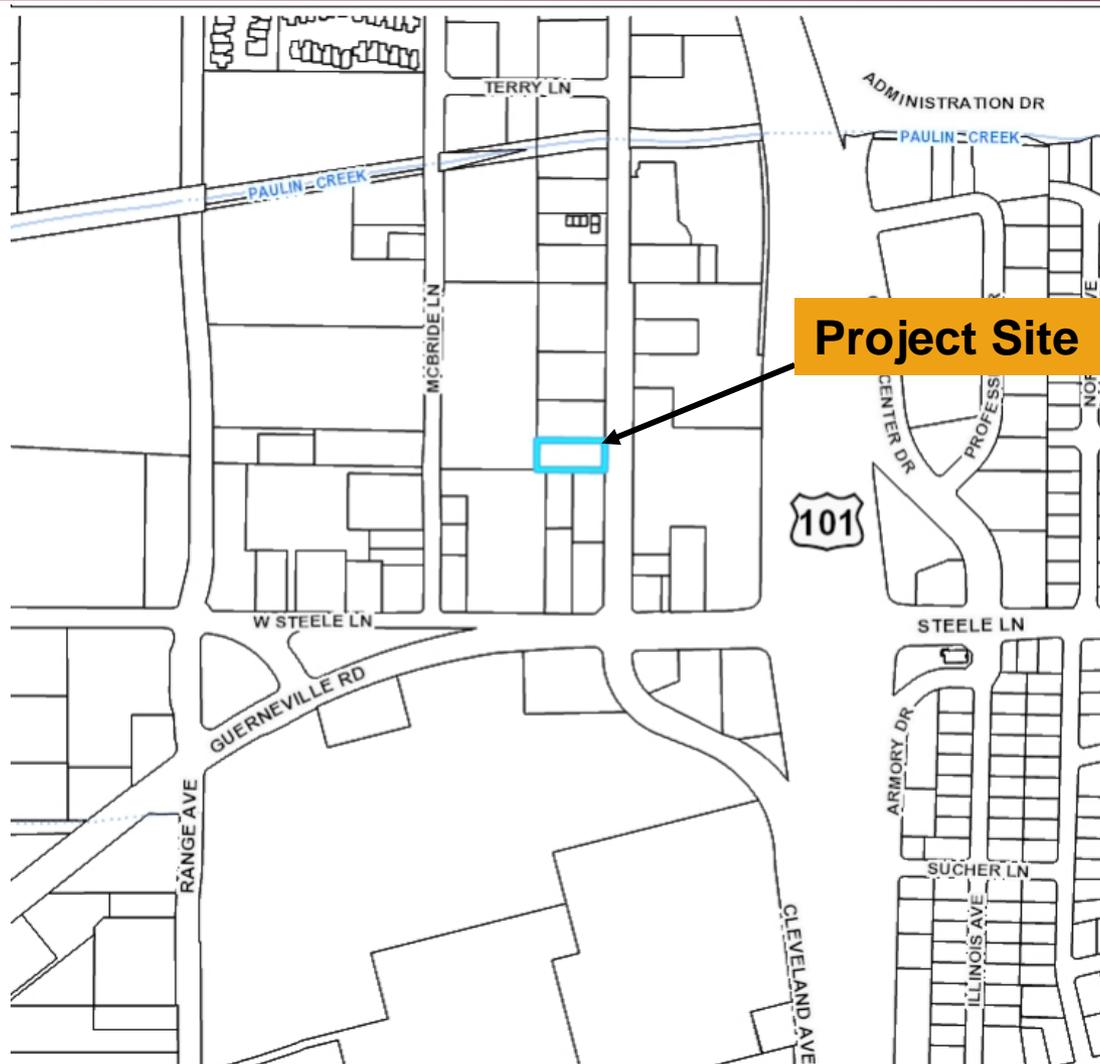
- CUP18-046 is to allow Sonoma Patient Group to operate a Medical and Adult-Use Cannabis Retail Dispensary with Delivery and On-Site Consumption to operate at 2265 Cleveland Avenue as required by City Council ORD-2017-025
- Proposed hours of operation – 9:00 a.m. to 9:00 p.m. Seven (7) days a week.

# Project Description

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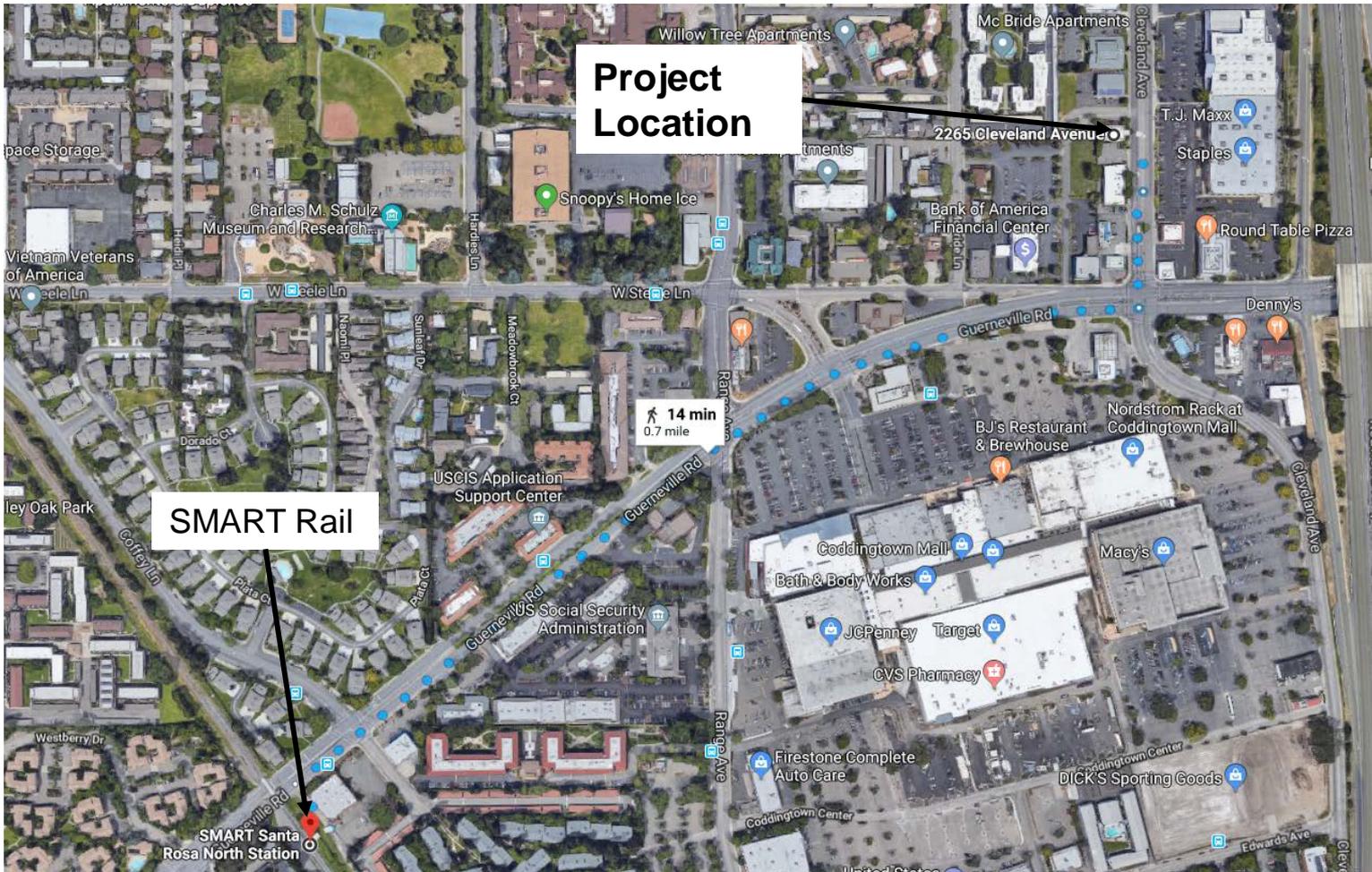
- Conditional Use Permit – Medical and Adult-Use Cannabis Retail Dispensary with Delivery and On-Site Consumption
- Cannabis Retail (Approximately 1414 Sqft)
- Storage & Office (Approximately 2,048 SqFt)
- Secured Unenclosed Patio for On-Site Consumption (750 Sqft)

# Project Location 2265 Cleveland Avenue

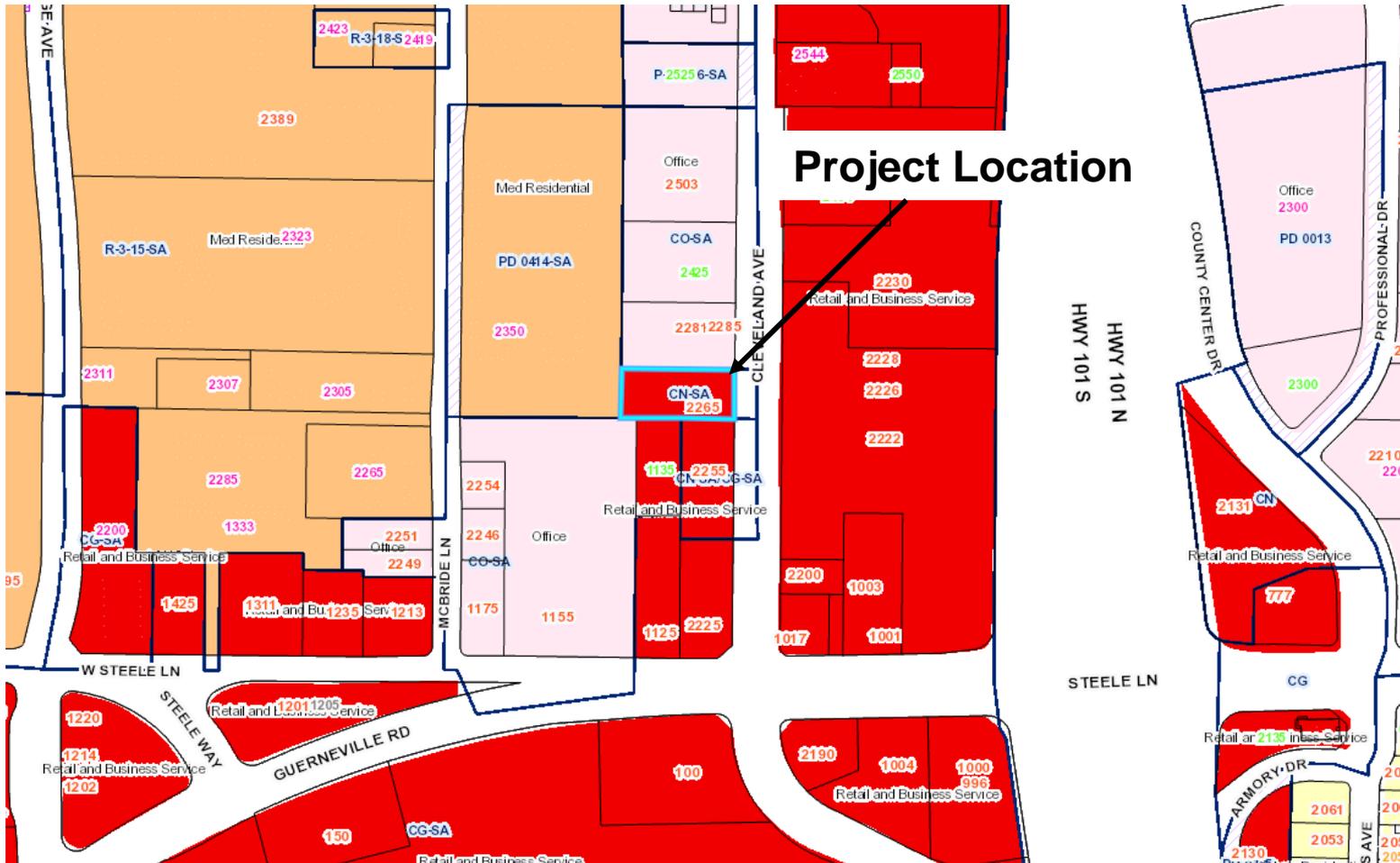




# Project Location 2265 Cleveland Avenue



- April 17, 2018 – The CUP application was submitted to the Planning and Economic Development Department
- April 25, 2018 – Neighborhood Meeting was held
- May 31, 2018 – Notice of Incomplete Application was sent to the Applicant (Copyright Materials Release, Cannabis Retail Use Applications Completeness Review Time Extension, Odor Mitigation Plan, Operational Plan)
- June 14, 2018 – Completeness Review Time Extension was received by City Staff
- June 20, 2018 – Response to Incomplete Letter was received by City Staff
- June 27, 2018 – Notice of Complete Application was sent to the Applicant
- July 23, 2018 – Referral was sent out to all applicable City Departments and Tribal Referrals.
- July 24, 2018 – Notice of Application was sent out to surrounding property owners
- September 20, 2018 – Notification of Staff Issues was sent to the Applicant
- October 03, 2018 – Updated Plans and Project Description was received by Staff



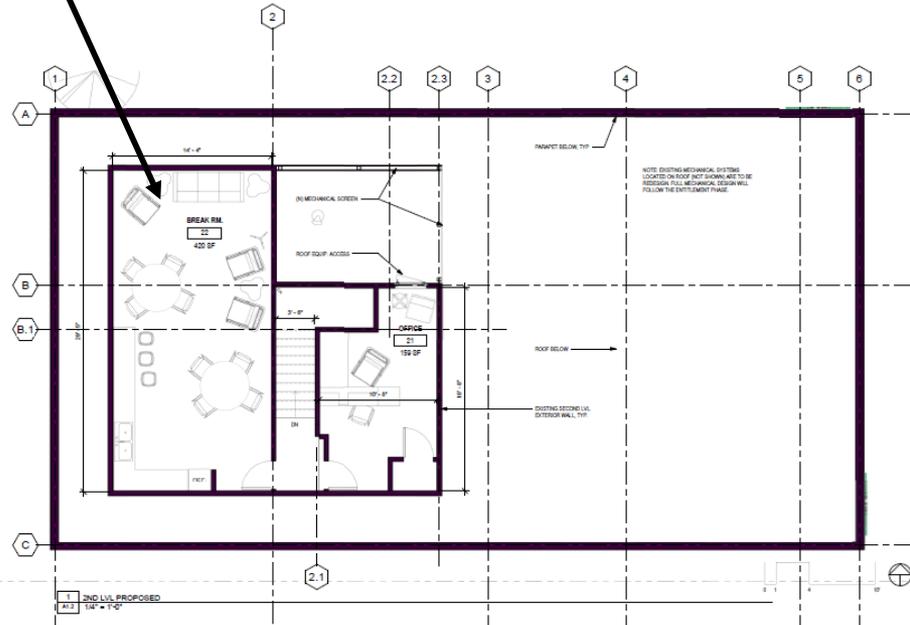






# Floor Plan – Second Story

Employees Only



**TBE**

THE BOLT ENVIRONMENT  
NEW TECHNOLOGY  
1700 BULLITT DR.  
SONOMA, CA 94967

CONTACT NAME:  
RAY WILLETTS, AIA, LEED AP  
707.534.4822 CELL:  
415.727.0100



\*For the Record Only - Not for Construction\*

FOR PLANNING ONLY

REV	DESCRIPTION

SONOMA  
PATIENT GROUP  
2285  
CLEVELAND  
AVE., SANTA  
ROSA, CA

2ND LEVEL  
PROPOSED

Project Name	Project Number
Date	Issue Date
Designer	Author
Checker	Checker

A1.2

Date: 1/14/14  
Scale: 1/8" = 1'-0"

# Elevations (Existing)







LATE-DAY RENDERED PERSPECTIVE FROM CLEVELAND AVE. MOVING SOUTH



RENDERED PERSPECTIVE LOOKING SOUTH - PROPOSED UNENCLOSED ONSITE CONSUMPTION AREA



RENDERED PERSPECTIVE OF LOOKING NORTH - PROPOSED UNENCLOSED ONSITE CONSUMPTION AREA

**TBE**

THE BUILT ENVIRONMENT  
www.tbemgmt.com  
1735 WILLETTS DR.  
SONOMA, CA 94960

CONTACT NAME:  
PAW WILLETTS, INC. (EPA) 1000  
1000 WILLETTS DR.  
SONOMA, CA 94960



Professional Seal

FOR PLANNING ONLY

DATE	DESCRIPTION

SONOMA  
PATIENT GROUP  
2265  
CLEVELAND  
AVE., SANTA  
ROSA, CA

3D VIEWS

Project Number:    Project Number:  
Date:    Issue Date:  
Drawn by:    Author:  
Checked by:    Checker:

**A5.0**  
Scale: 1/8" = 1'-0"

- There were two guests who attended the Neighborhood Meeting
- Concerns were about trespassers leaving used needles in the vicinity.

- There are nightly patrols by the security company.
- The Applicant has 24 security cameras on site.
- The Applicant has volunteered to host bi-weekly clean ups to collect hypodermic needles left around the site.

# Environmental Review

## California Environmental Quality Act (CEQA)

- The project qualifies for Class 1 Categorical Exemption under CEQA Guidelines Section 15301 in that project is the use of an existing private structure involving negligible expansion of use.
  - The proposed project does not propose an expansion of the structure's total square footage. There are no proposed interior or exterior alterations and the project will not result in any significant impact(s).
- The Project qualifies for a Class 3 Categorical Exemption under CEQA Guidelines Section 15303 in that the Project involves a change of use, which will require minor exterior modifications to the structure/site.

# Environmental Review

## California Environmental Quality Act (CEQA)

- The project qualifies for a Class 32 Categorical Exemption as infill development as it is consistent with applicable General Plan Land Use Designation and Zoning District, is located on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts to traffic, noise, air quality or water quality
  - The Project includes a Focused Traffic Study that concludes that there will be no significant impacts to City streets and was vetted by City Staff
  - The Project site is on a developed lot surrounded by similar uses
  - The Project is hooked up to City water and wastewater services;
  - An Odor Mitigation Plan was prepared and signed by a licensed engineer in compliance with Zoning Code Section 20-46

# Conditional Use Permit

## Required Findings a - c

- a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and the City Code;
- b) The proposed use is consistent with the General Plan and any applicable specific plan;
- c) The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

# Conditional Use Permit

## Required Findings d - f

- d) The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- e) Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- f) The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The Planning and Economic Development Department recommends that the Planning Commission:

- Approve Resolution CUP18-046 to allow the Medical and Adult Use Cannabis Retail Dispensary with Delivery Services and On-Site Consumption Located at 2265 Cleveland Avenue in Santa Rosa

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