

# Alternatives East (Dispensary) Appeal

2300 Bethards Drive, Suite A

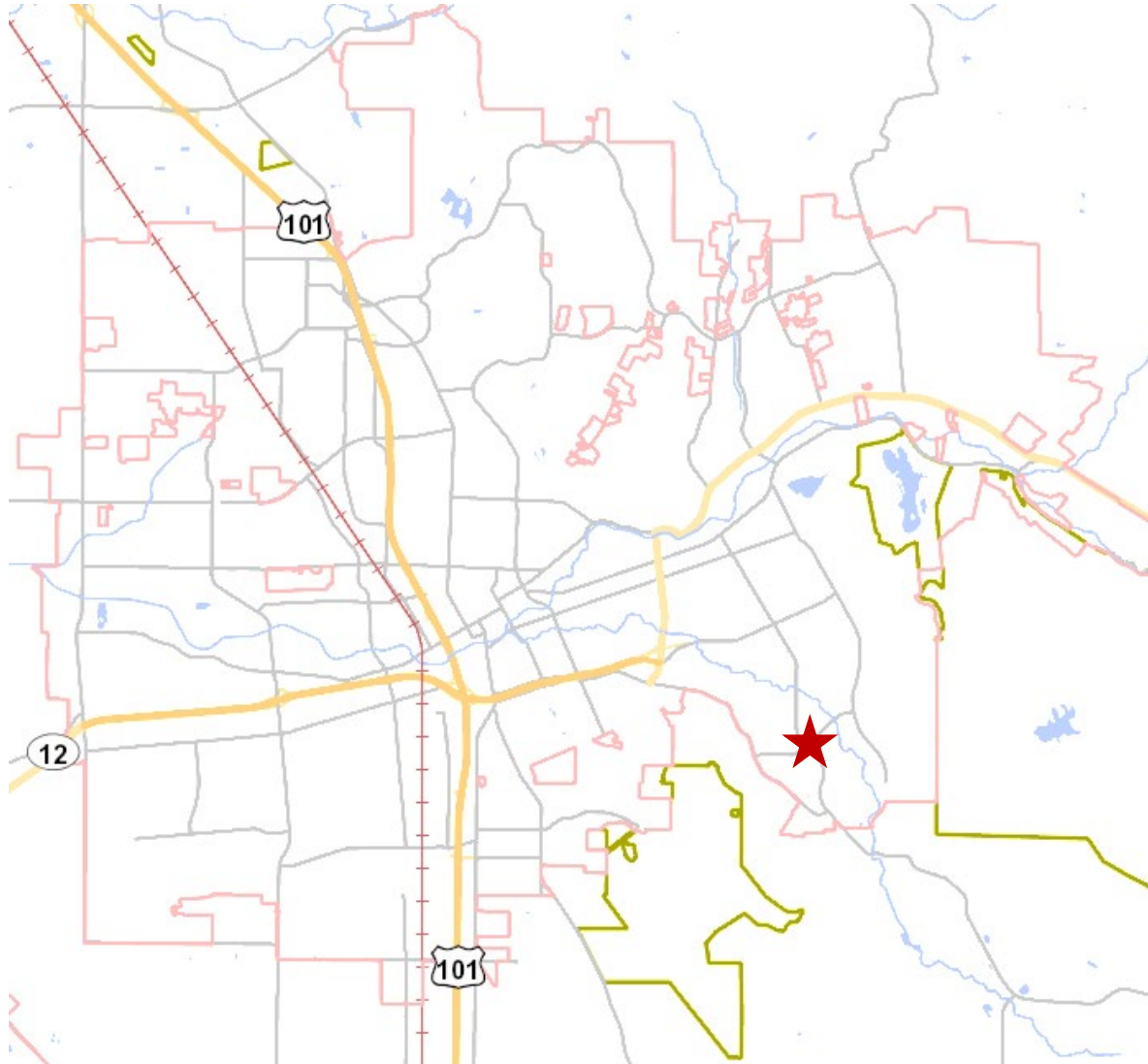
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July 8, 2021

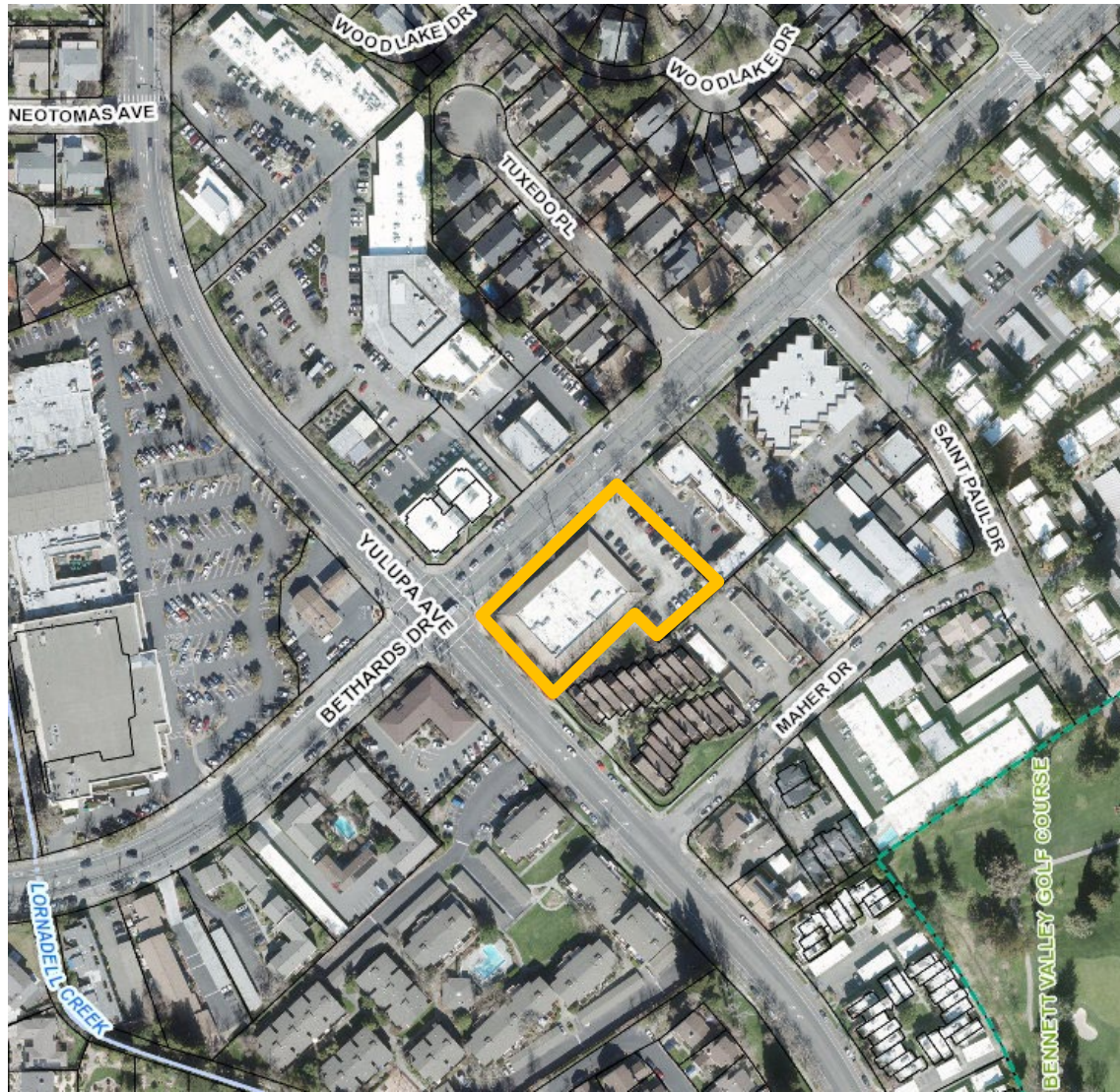
Adam Ross  
Project Planner  
Planning and Economic Development

- Alternatives East (Project) proposes to operate a cannabis retail facility with delivery within a 2,550-square-foot tenant space of an existing 17,990 square-foot building.
  - Hours of operation - 9:00am and 9:00pm | 7 days a week.
  - No onsite consumption is proposed

# Project Location 2300 Bethards Drive

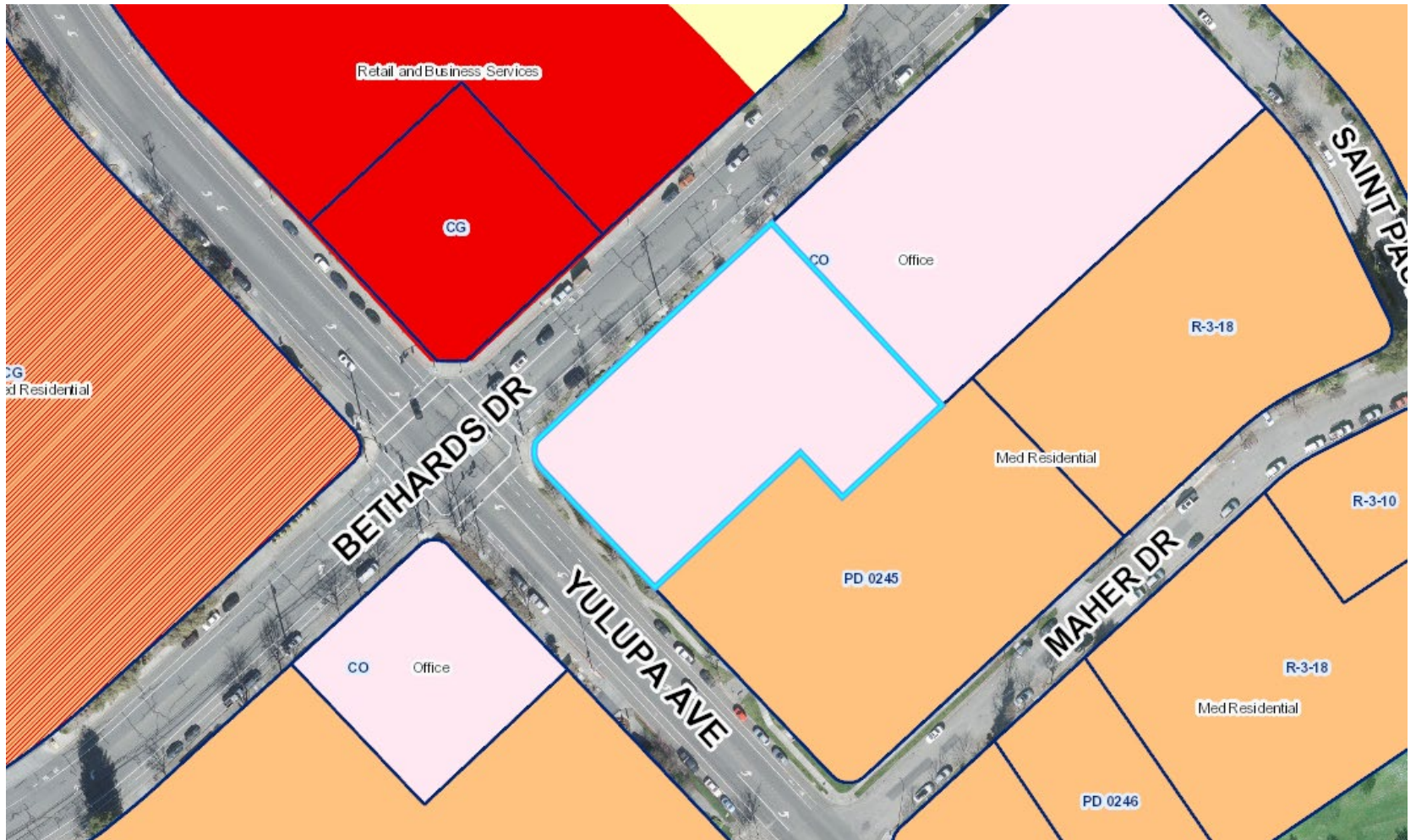


# Project Location 2300 Bethards Drive



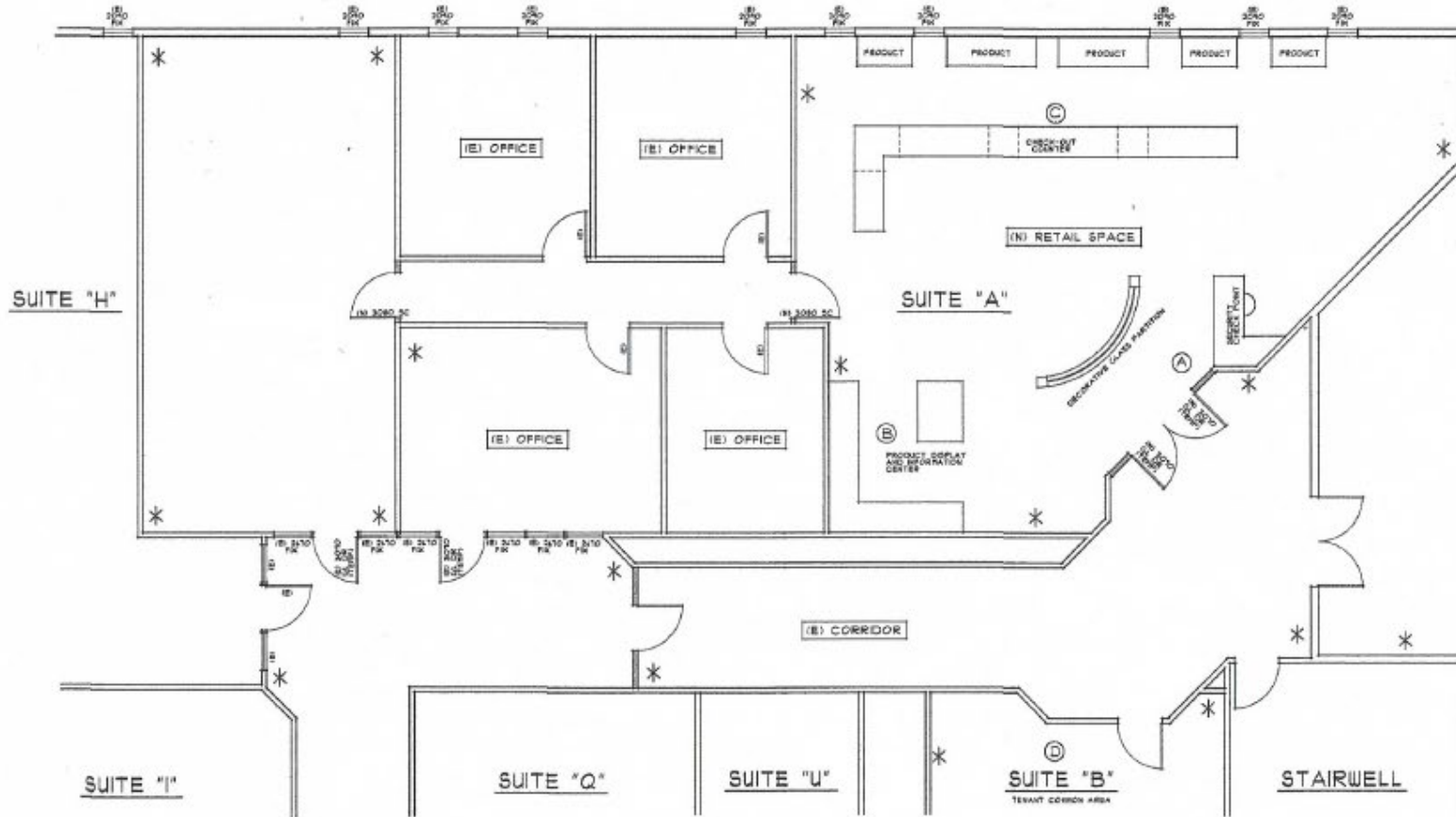
- On December 5, 2019, an application was submitted requesting the approval of a Conditional Use Permit for a dispensary, providing delivery service and an onsite consumption area.
- On January 22, 2020, a Neighborhood Meeting was held to introduce the Project to neighbors.
- On January 20, 2021, the scope of the Project was changed eliminating the onsite consumption area, leaving only the retail store with delivery service.

- On February 25, 2021, the Planning Commission continued the item to a date certain to March 25, 2021.
- On March 25, 2021, the Planning Commission held a duly noticed public hearing and approved the Project.
- On April 5, 2021, an appeal was filed by Elizabeth H. Dutton on behalf of Save our Neighborhoods.









PROPOSED FLOOR PLAN - SUITE "A"

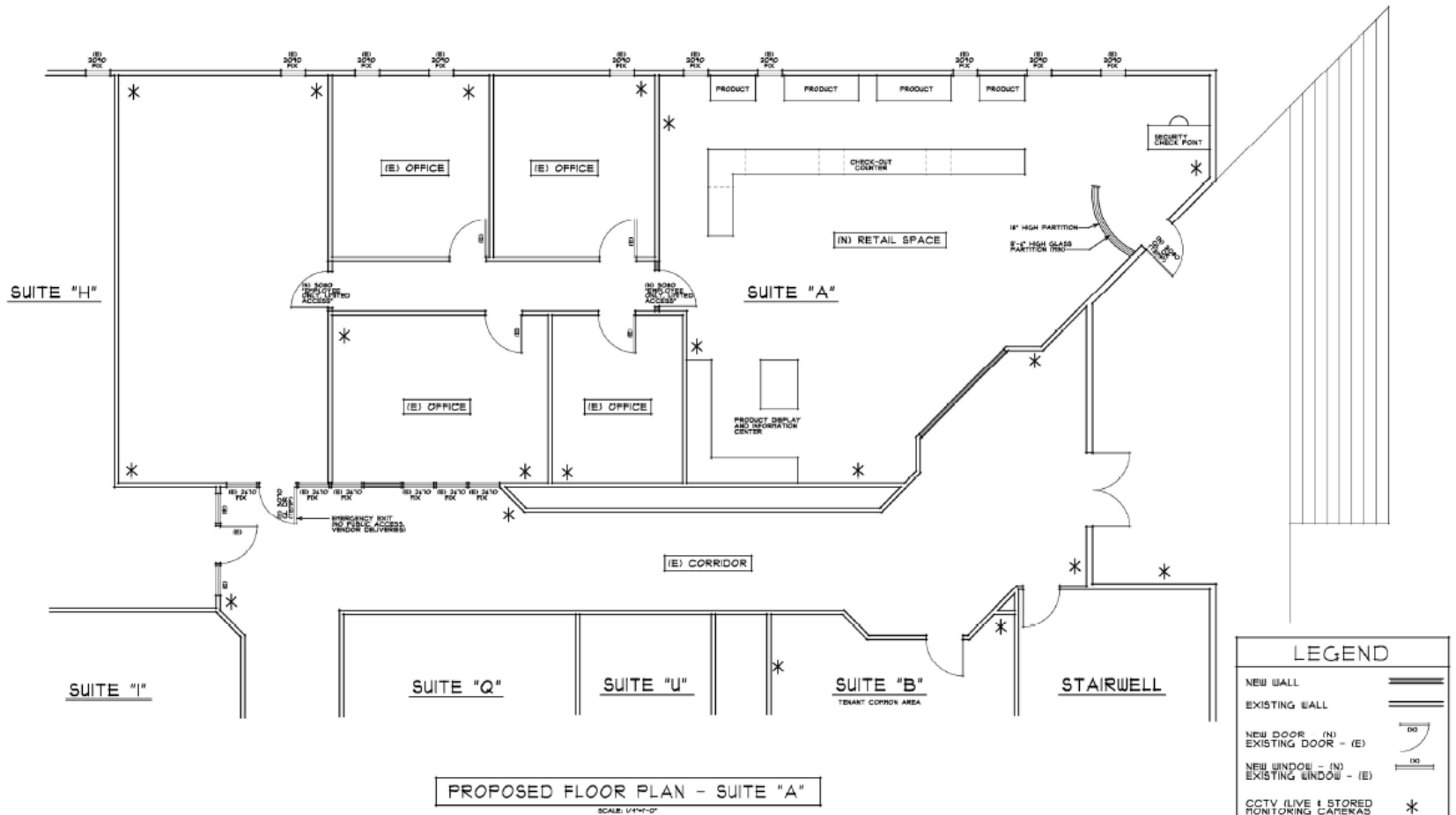
SCALE: 1/8"=1'-0"

SUITE 'A' CONDITIONED AREA = APPROX 2249 SQ FT

LEGEND	
NEW WALL	
EXISTING WALL	
NEW DOOR - (N)	
EXISTING DOOR - (E)	
NEW WINDOW - (N)	
EXISTING WINDOW - (E)	
CCTV LIVE 4 STORED MONITORING CAMERAS	

NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.

# Floor Plan as of 3-25-21



SUITE "A" CONDITIONED AREA = APPROX 2449 SQ FT

NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.

<b>Table 1 – Trip Generation Summary</b>											
<b>Land Use</b>	<b>Units</b>	<b>Daily</b>		<b>AM Peak Hour</b>				<b>PM Peak Hour</b>			
		<b>Rate</b>	<b>Trips</b>	<b>Rate</b>	<b>Trips</b>	<b>In</b>	<b>Out</b>	<b>Rate</b>	<b>Trips</b>	<b>In</b>	<b>Out</b>
<b>Existing</b>											
General Office Building	2.249 ksf	9.74	-22	1.16	-3	-2	-1	1.15	-3	-0	-3
<b>Proposed</b>											
*Marijuana Dispensary	2.249 ksf	53.09	119	1.59	4	3	1	21.27	48	24	24
<b>Net New Trips</b>			<b>97</b>		<b>1</b>	<b>1</b>	<b>0</b>		<b>45</b>	<b>24</b>	<b>21</b>

Notes: ksf = 1,000 square feet; \*custom rates based on local data

- 1/250 for cannabis retail
- 1/250 most commercial office uses
- 72 parking spaces are required at full occupancy of 17,990 square-foot building
- Total of 63 spaces are provided
- Deficit of 9 parking spaces

- Chapter 20-36.040(C) when a building's use changes to a new use, without enlarging the space in which the use is located, there shall be no additional parking required for the new use, except that the new use shall comply with current ADA standards for parking, provided that any deficiency in parking is no more than ten spaces, or a 25 percent overall reduction from standard parking requirements, whichever is greater.

- There has been a lot of correspondence received from neighbors, both opposed to and in favor of the project.
  - Concerns over onsite consumption
  - Proximity to schools
  - Traffic impacts
  - Parking deficit
  - Increased crime
  - Concern over business operator

- The Project was revised to exclude onsite consumption
- Closed school is Yulupa Elementary, which is 1,800 feet from the project site
- The Project will produce fewer than 50 peak hour trips and no further analysis is required per the City's *Standard Guidance for the Preparation of Traffic Impact Analysis*.

- *The Resolution adopted by the Planning Commission on March 25, 2021, (“The Resolution”) is not supported by the record in regard to public communications and comments.*
- *The Resolution adopted by the Planning Commission on March 25, 2021, (“The Resolution”) is not supported by the record in regard to its reliance in items C, D, and F on the Trip Generation estimate of W-Trans dated January 20, 2021, or W-Trans estimates of any other date. At Applicant’s behest, W-Trans has issued multiple and differing opinion son various dates, rendering none of them credible. There is no Trip Generation estimate dated January 20, 2021, in the record.*



- *The Resolution Adopted by the Planning Commission on March 25, 2021, (“The Resolution”) in Section F that the Project is exempt from CEQA Guidelines Section 15303 is not supported by the Record.*
- *The Resolution adopted by the Planning Commission on March 25, 2021, (“The Resolution”) in Section E that the granting of the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare of the neighborhood is not supported by the record.*

# Environmental Review

## California Environmental Quality Act (CEQA)

- The Project has been found in compliance with the California Environmental Quality Act (CEQA):
  - Section 15301 – involves minor modifications to an existing building
  - Section 15303 – involves a change in use of an existing building
  - Section 15332 – infill development
  - Section 15183 - consistent with the General Plan

The Planning and Economic Development Department and the Planning Commission, recommends that Council, by resolution, deny the appeal and approve a Conditional Use Permit to allow a Cannabis Retail facility with delivery service at 2300 Bethards Drive, Suite A, Santa Rosa.

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