

Santa Rosa Craft Collective

Cannabis Microbusiness

- Cannabis Dispensary
 - Cultivation
 - Distribution

335 O'Hair Court, Units A and B

February 28, 2019

Emmanuel Ursu
Consulting Planner
Planning and Economic Development

- **Cannabis Ordinance**
 - State & Local Regulations
 - Conditional Use Permit Criteria
- **Project Description**
 - Context
 - Site and Floor Plans
 - Operations
- **Public Comment**
- **Environmental Review**
- **Staff Recommendation**

Cannabis Ordinance Overview

- **Personal Use**
 - 6 plants per residence
- **Commercial Cannabis Businesses**
 - Medical & Adult Use
 - Cultivation
 - Manufacturing (Level 1 & Level 2)
 - Testing Laboratory
 - Distribution
 - Retail (Dispensaries & Delivery)
 - [Microbusiness](#)
 - Special Events
- **Effective January 19, 2018**



Cannabis Ordinance

Cannabis Microbusiness Land Use Definition

- **Cannabis Microbusiness.** A medical or adult use cannabis cultivation business of less than 10,000 square feet in combination with cannabis distribution, cannabis manufacturing – level 1, and/or cannabis retail (dispensary) and delivery, combined within one State license.

Cannabis Ordinance

Cultivation, Manufacturing, Distribution

Land Use Definition

- **Cannabis Retail.** A facility where Medical or Adult Use Cannabis or Medical or Adult Use Cannabis Products are offered, either individually or in any combination, for retail sale, including an establishment that delivers Cannabis or Cannabis Products as part of a retail sale. Also known as a cannabis “dispensary.”

Cannabis Ordinance

Cultivation and Distribution Land Use Definition

- **Cannabis Cultivation.** Any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of Medical or Adult Use Cannabis. Includes cannabis nurseries.
- **Cannabis Distribution.** The procurement, sale, and transport of Medical or Adult Use Cannabis and Medical or Adult Use Cannabis Products between Cannabis Businesses.

Cannabis Ordinance

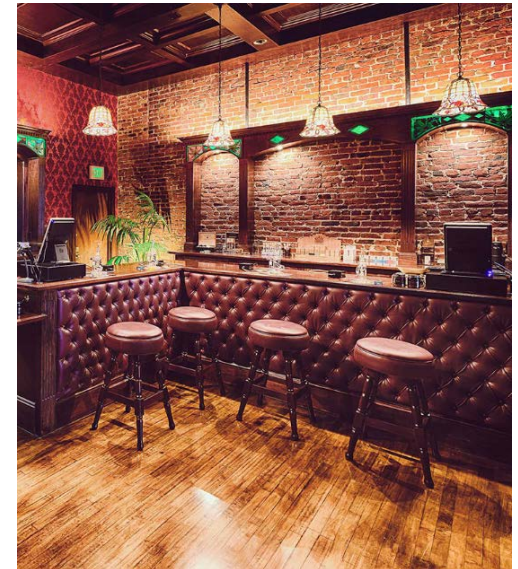
Retail Specific Requirements

- **Eligible Zoning Districts**
 - Commercial – CO, CN, CG, & CSC
 - Industrial – BP, IL & IG
- **Setbacks to Sensitive Receptors**
 - 600 feet to a K-12 school [CA Health & Safety Code § 11362.768(h)]
- **Overconcentration**
 - 600 feet to another Cannabis Retail facility
- **Conditional Use Permit**
 - Neighborhood Meeting
 - Public Hearing – Planning Commission
 - Appeal – City Council

Cannabis Ordinance

Retail Specific Requirements

- **Deliveries – (Not proposed)** Allowed only from a Cannabis Retail facility with a storefront
- **Drive-through – Not permitted**
- **Hours of Operation – 9:00 am to 9:00 pm**
- **Security – entry must be visible from street; secured entry, products, and cash**
- **On-Site Consumption (not proposed) – subject to state and local law; and use permit**



Cannabis Ordinance

Cultivation and Manufacturing Specific Requirements

Cultivation -

- Outdoor commercial cultivation prohibited.
- Use of pesticides only allowed in accordance with all applicable Federal, State, and local laws and regulations.

Cannabis Ordinance

Distribution Specific Requirements

Distribution-

- Procedures for safe and secure transportation and delivery of Cannabis, Cannabis Products and currency in accordance with State law.
- Building secured with commercial-grade, non-residential door locks or window locks.
- Secure storage and waste.
- Distinct and separate storage and tracking of batches
- Proper labeling and packaging
- Track and trace system
- Only persons 21+ allowed to transport cannabis goods
- Other Provisions of Bureau of Cannabis Control Regulations Section 5312

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

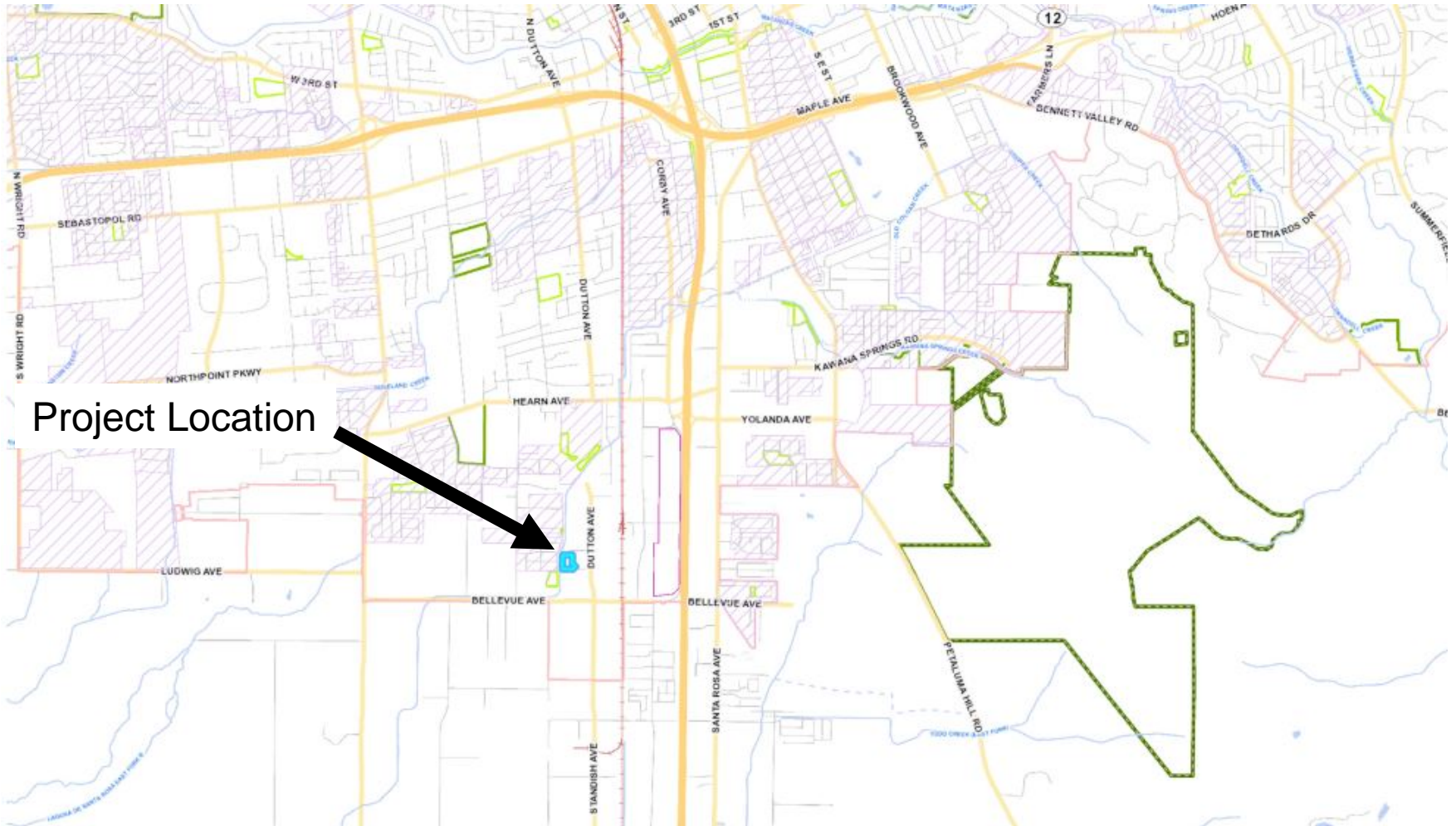
Required Findings d - f

- 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)**.

Conditional Use Permit

- Cannabis Microbusiness
 - 9,745 square feet of existing 23,224 square foot building
 - Retail and associated office and bathrooms-1,690 square feet
 - Cultivation – 4,319 square feet
 - Distribution -3,736 square feet including:
 - Loading, storage & batch sampling, (1,729 square feet)
 - packing and labeling, Offices, employee break room, hallway, lobby bathroom etc. (2,007 square feet)

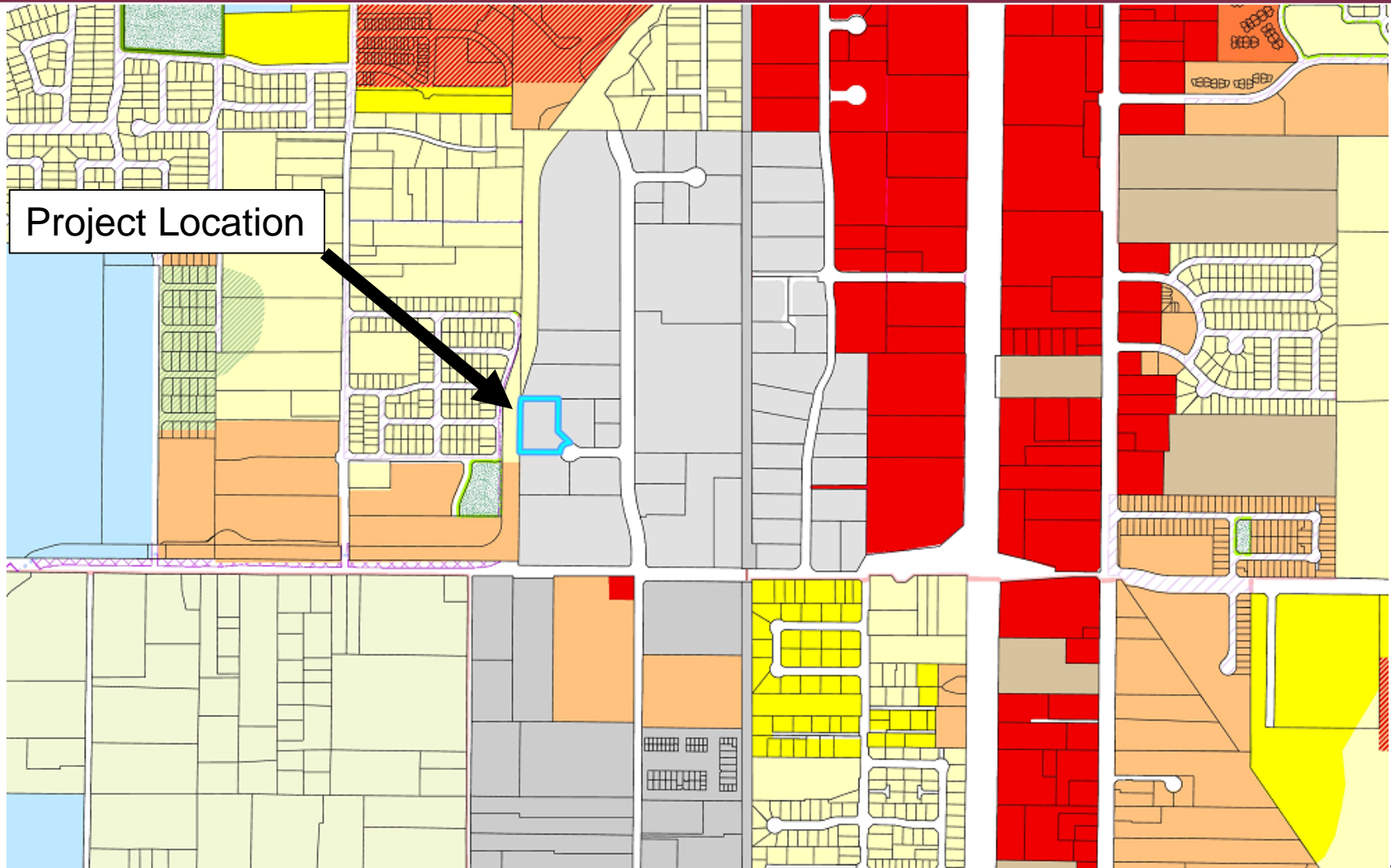
- April 19, 2018 – CUP 18-052 submitted
- May 31, 2018 - Application deemed incomplete
- June 20, 2018 - Neighborhood Meeting
- June 27, 2018 – Application deemed complete
- July 25, 2018 – Notice of Application mailed to property owners with 400-foot radius
- September 7, 2018 – CUP 18-129 submitted
- December 20, 2018 CUP 18-129 deemed complete
- January 18, 2019 - Public hearing notice of PC meeting provided



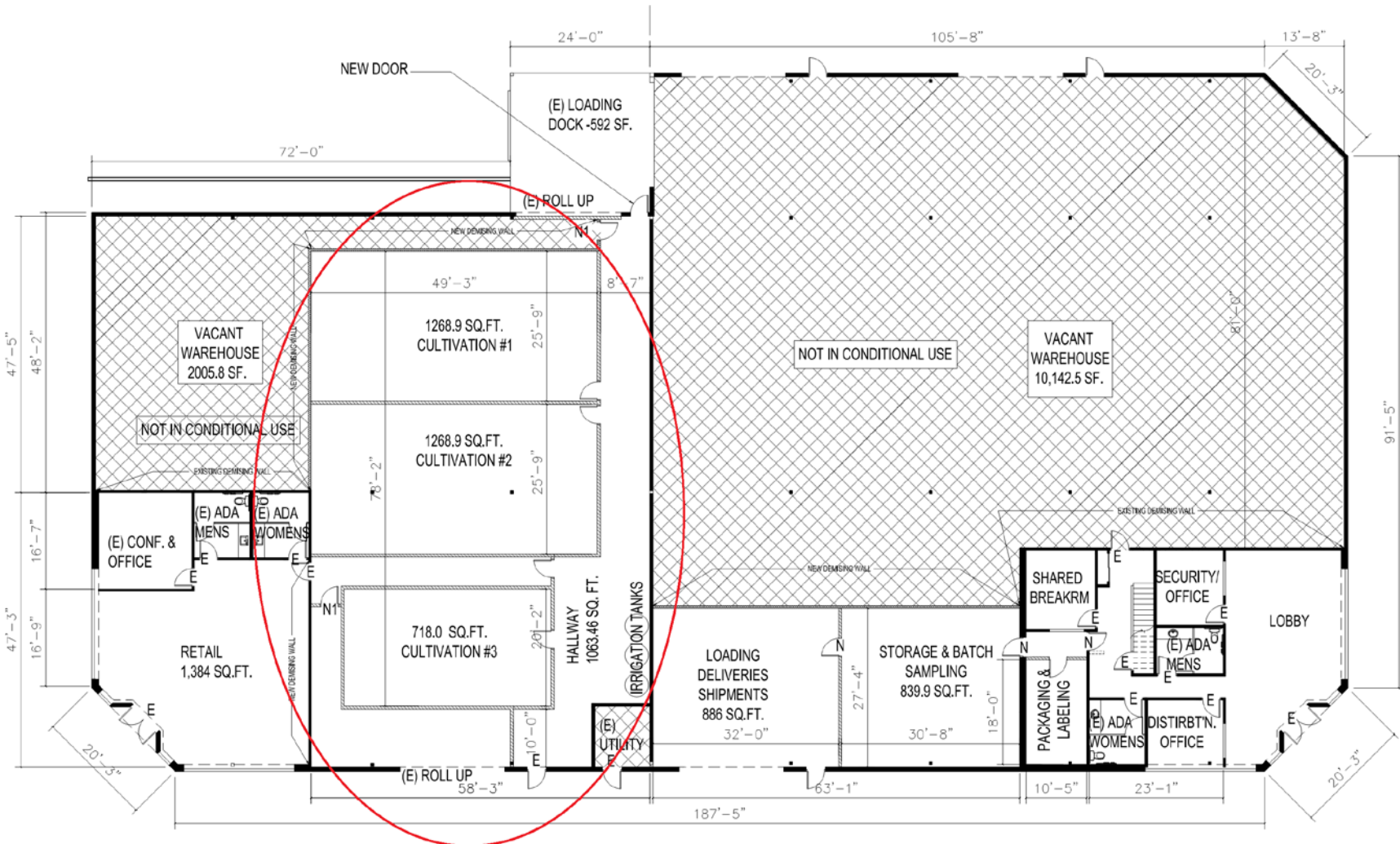
Project Location

General Plan

Land Use Designation: Light Industrial



Floor Plan Cultivation



Parking Tabulation

use	Square Feet	Code Requirement	Required Spaces
Proposed Cannabis Microbusiness (355 O'Hair Ct.)			
Retail	1,690	1space/250 SF	7
Cultivation	4,319	1 space/1000 SF	5
Distribution	2,007	1 space/1000 SF	2
Admin, Lobby, etc.	<u>1,729</u>	1space/250 SF	<u>7</u>
<u>Subtotal</u>	9,745		21
Existing Vacant Building			
Warehouse or Manufacturing or	12,131	1 space/1000 SF 1 space/350 SF	12 35
Admin Support	<u>1,347</u>	1space/250 SF	<u>10</u>
<u>Subtotal</u>	13,479		17-40
Total Required Spaces			37-60
Total Spaces Provided			63

Hours of Operation

Proposed

Retail :

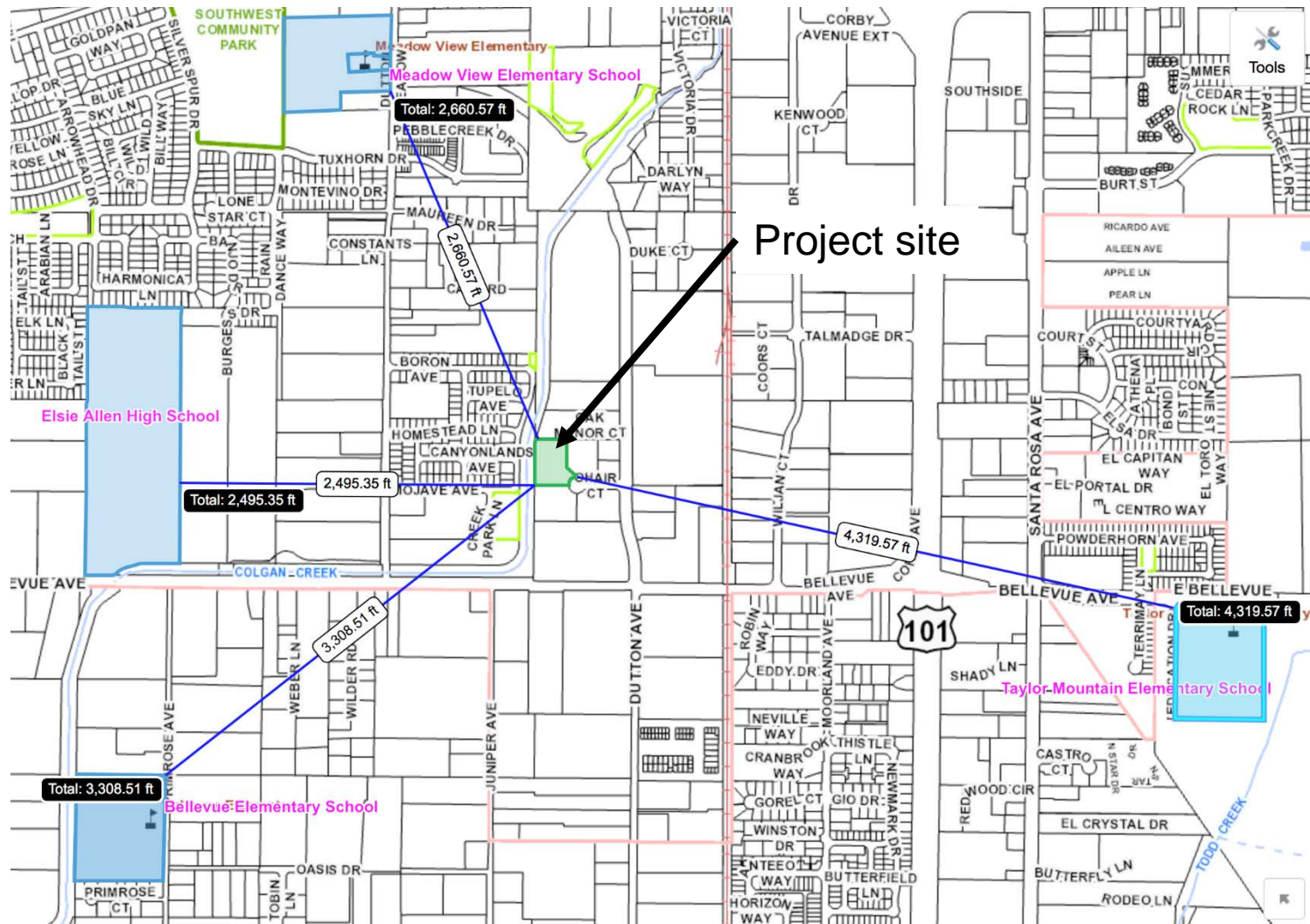
9 a.m. to 9 p.m. every day

Non-retail Operations:

7 a.m. to 9 p.m. every day

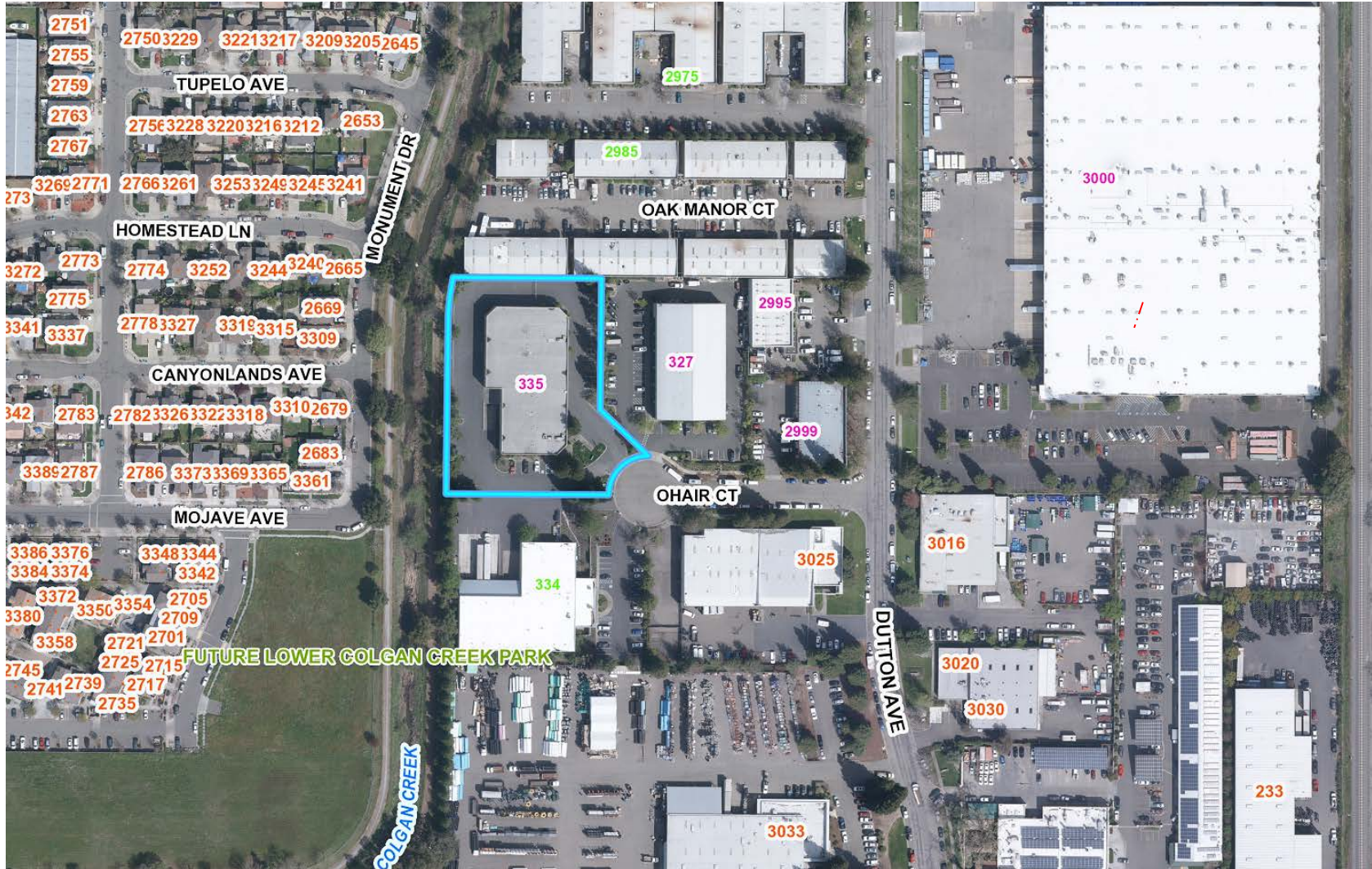
- Neighborhood Meeting & Subsequent Public Input
 - No public comment received

Proximity To Schools



Site Photograph

Aerial View



Site Photograph

Aerial View



Environmental Review

California Environmental Quality Act (CEQA)

Found in compliance with CEQA:

- Pursuant to CEQA Guidelines Section 15183 – Consistent with General Plan and Zoning
- Pursuant to CEQA Guidelines Section 15303 – Involves a change of use
- Pursuant to CEQA Guidelines Section 15301 – Involves minor modifications to an existing facility
- Pursuant to CEQA Guidelines Section 15332 – Infill development

The Planning and Economic Development Department recommends that the Planning Commission approve a resolution to allow Santa Rosa Craft Collective to operate a cannabis microbusiness with retail dispensary, cultivation, and distribution of medicinal and adult use cannabis at 335 O'Hair Court, Units A and B.

Emmanuel Ursu
Contract Planner
Planning and Economic Development
eursu@srcity.org
(707) 543-4691

