

## Maloney, Mike

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**From:** Maloney, Mike  
**Sent:** Thursday, November 12, 2020 9:14 AM  
**To:** \_PLANCOM - Planning Commission  
**Subject:** Planning Commission Question 10.1 (c)

\*\*Please do not reply to all\*\*

Chair Cisco and Members of the Planning Commission,

The following is a response to Commissioner Okrepkie's inquiry below.

Thanks,

**Mike Maloney | Administrative Secretary | Teamsters Local 856 Shop Steward**

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

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**From:** Trippel, Andrew <atrippel@srcity.org>  
**Sent:** Thursday, November 12, 2020 9:10 AM  
**To:** Okrepkie, Jeff <JOkrepkie@srcity.org>  
**Cc:** Rose, William <WRose@srcity.org>; Maloney, Mike <MMaloney@srcity.org>  
**Subject:** RE: Planning Commission Question

Good morning,

Planning Commission Item 10.1(c) – T&L MICRO CANNABIS FACILITY – is proposing a Cannabis facility, not a Cannabis Microbusiness use. The facility would consist of Cannabis Cultivation (10,202 SF) with Manufacturing (non-volatile) (3,282 SF) and Distribution (6,016 SF) land uses, in an existing 2-story 19,500 SF building located at 3515 and 0 Industrial Drive. Individual cannabis operations seeking to operate under an approved cannabis land use would be licensed separately.

The IS/MND refers to a proposed Commercial Cannabis Microbusiness facility, and this can be confusing. Both the IS/MND and Planning review analyze the Cultivation, Manufacturing (non-volatile), and Distribution land uses separately. This has been our approach to proposed Microbusiness operations since adoption of the Comprehensive Cannabis Ordinance because we realized after working with the Ordinance that Microbusiness is a State operational category and not an unique local land use with specific attributes different from the land uses comprising a proposed Microbusiness.

While the State provides specific regulations for operation of 3 or more Cannabis business activities at one location, the City's stance is that these are distinct land uses that need to be evaluated separately; therefore, a Microbusiness land use is not necessary at the local level. This has been confusing for applicants and reviewers alike, so Planning anticipates recommending elimination of Microbusiness as a local land use when amendments to the Comprehensive Cannabis Ordinance are made in the future.

Having said that, under the existing General Plan land use and Zoning or the proposed General Plan land use and Zoning, a proposed Cannabis Retail/Dispensary land use would have to comply with all specific regulations contained in Zoning Code [Section 20-46.080 Cannabis Retail \(Dispensary\) and Delivery](#). This includes Subsection (D) Location requirements, which specify that "a Cannabis Retail use shall not be established within 600 feet of any other Cannabis Retail use established within and permitted by the City of Santa Rosa."

Does this explanation answer your question?

Best,

Andrew

**Andrew Trippel | Acting Supervising Planner – Current Planning**

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**From:** "Okrepkie, Jeff" <[JOkrepkie@srcity.org](mailto:JOkrepkie@srcity.org)>

**Date:** November 11, 2020 at 1:54:41 PM PST

**To:** "Maloney, Mike" <[MMaloney@srcity.org](mailto:MMaloney@srcity.org)>, "Rose, William" <[WRose@srcity.org](mailto:WRose@srcity.org)>

**Subject:** Planning Commission Question

Hey Guys,

Quick clarification question on 10.1(c). My understanding is that Micro-businesses are allowed by law to have dispensary operations however, as this applicant is within 500 feet of a previously approved dispensary (3499 Industrial) they would not be allowed to operate that portion now or in the future, correct?

Thanks,

**Jeff Okrepkie | Planning Commissioner**

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

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