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# Old School Cannabis

## Conditional Use Permit/Permiso de uso condicional

100 Sebastopol Road

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September 23, 2021

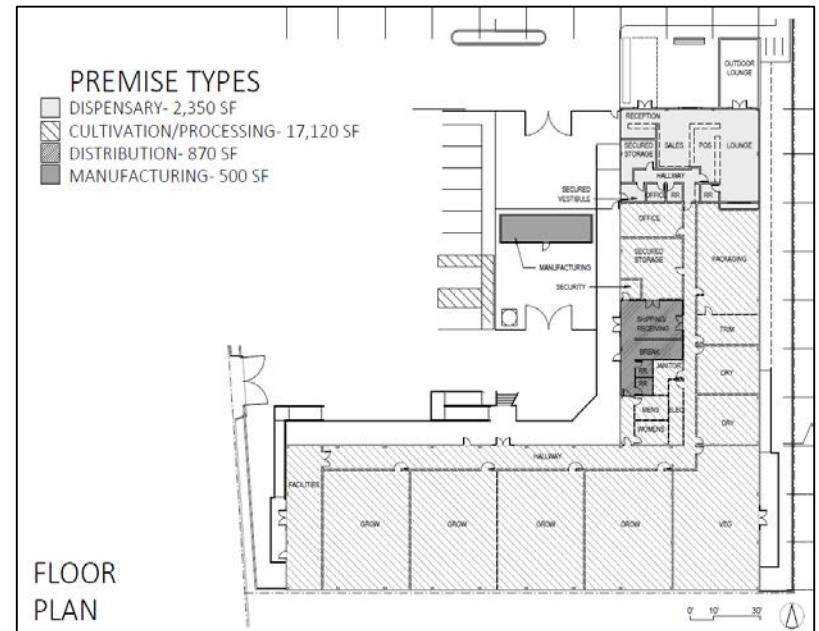
Kristinae Toomians  
Senior Planner  
Planning and Economic Development

## Proposed Uses/Usos propuestos

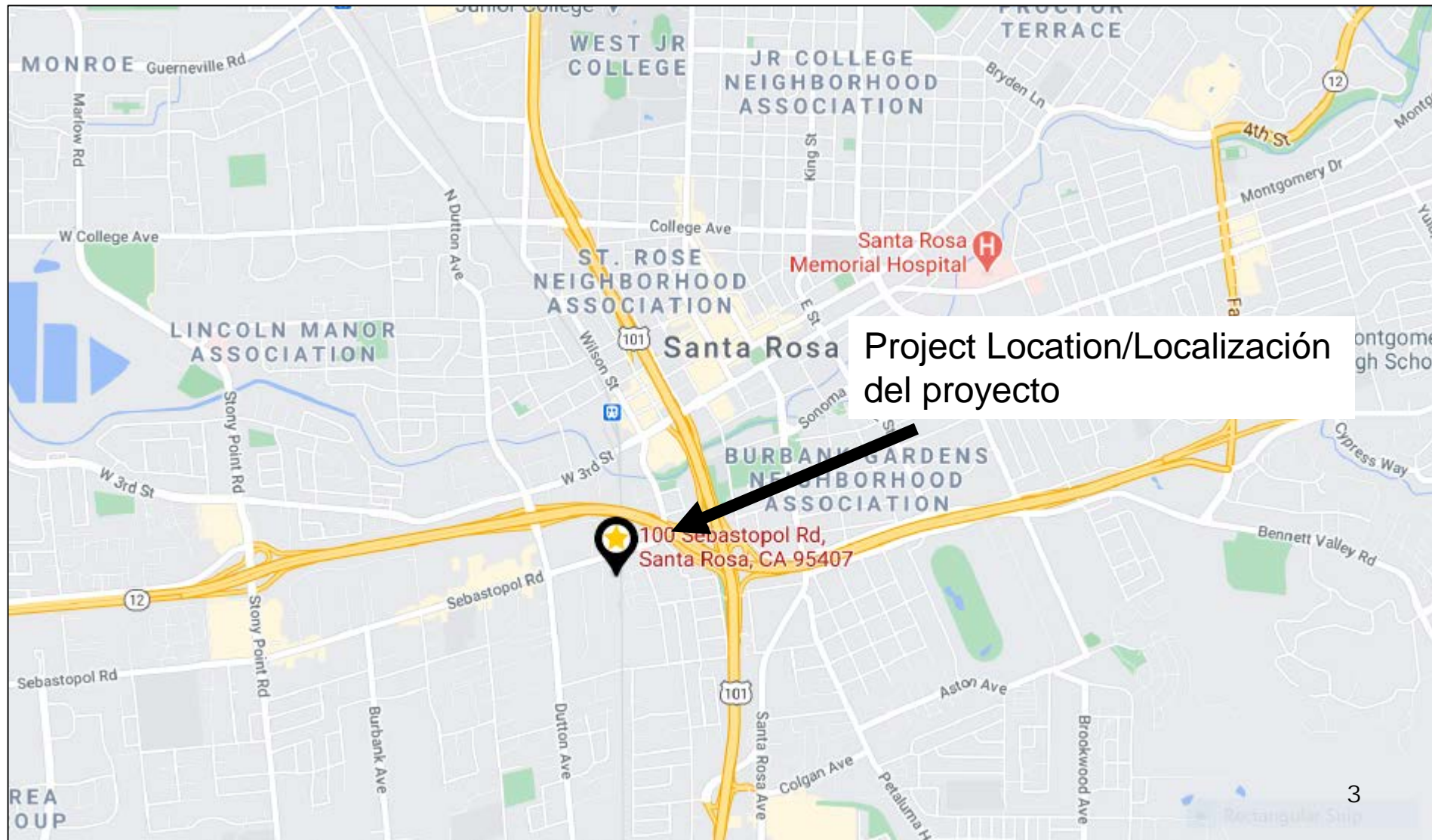
Uses/Usos	Proposed/ Propuestos
Retail, Onsite Consumption, & Delivery/Venta minorista, Consumo en lugar, y entrega	2,350
Cultivation/Cultivo	17,120
Distribution/ Distribución	870
Volatile Manufacturing/ Fabricación volátil	500
<b><u>TOTAL</u></b>	<b><u>20,840</u></b>

## Retail Hours/Horas de venta minorista

9:00 am to 9:00 pm  
7 days a week/7 días a  
la semana



# 100 Sebastopol Rd





# 100 Sebastopol Rd

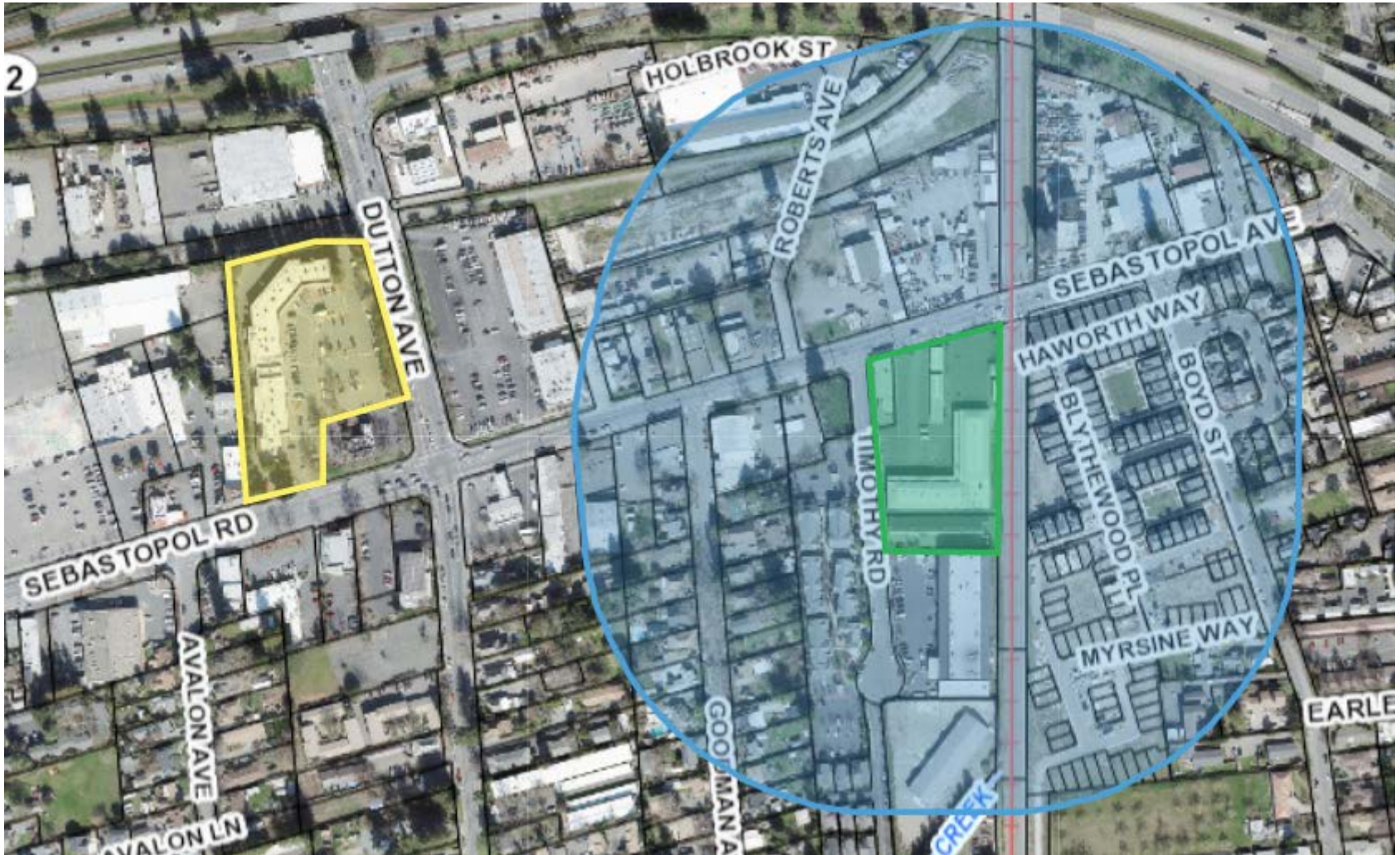


# 100 Sebastopol Rd

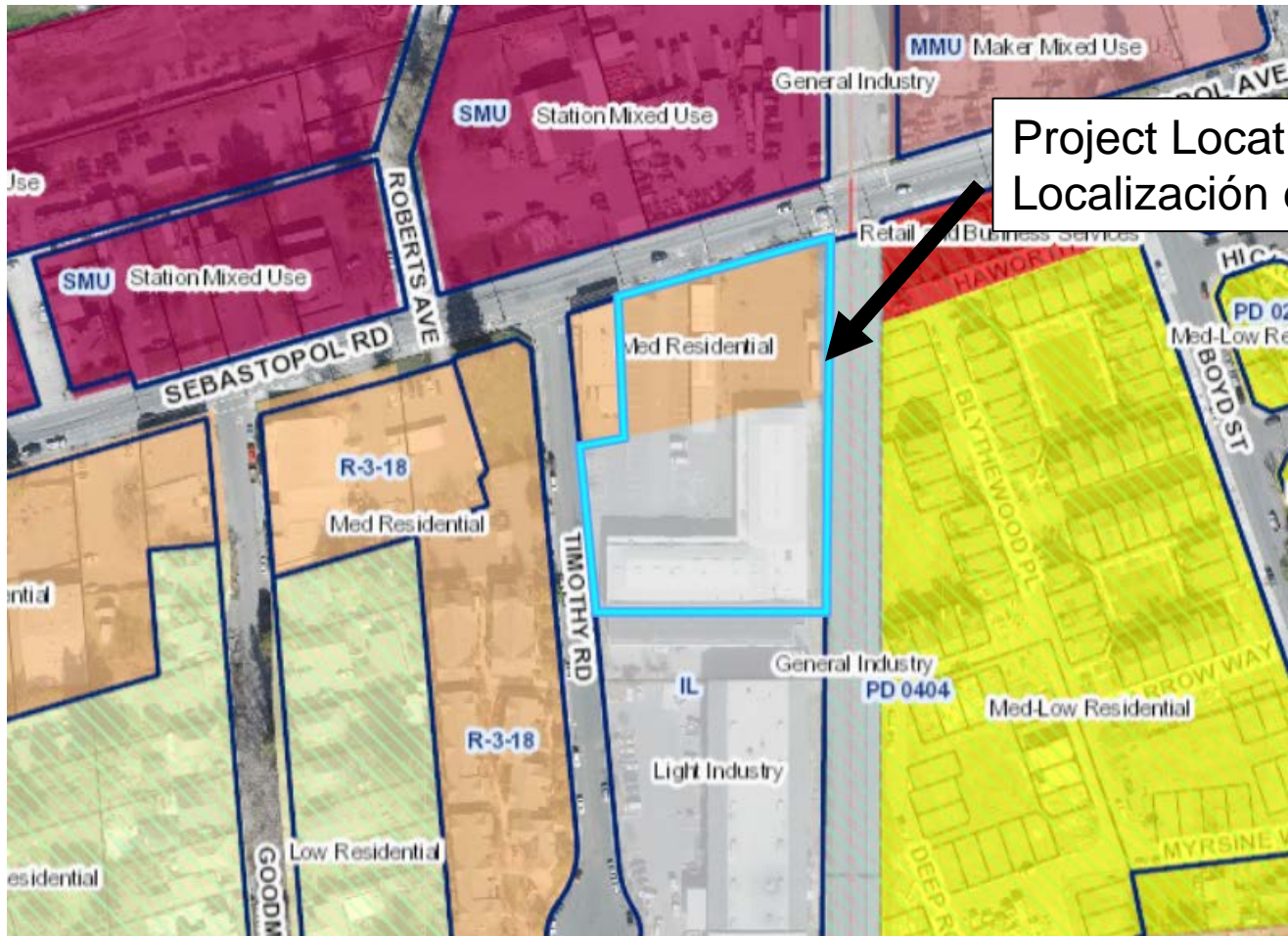




# 100 Sebastopol Rd



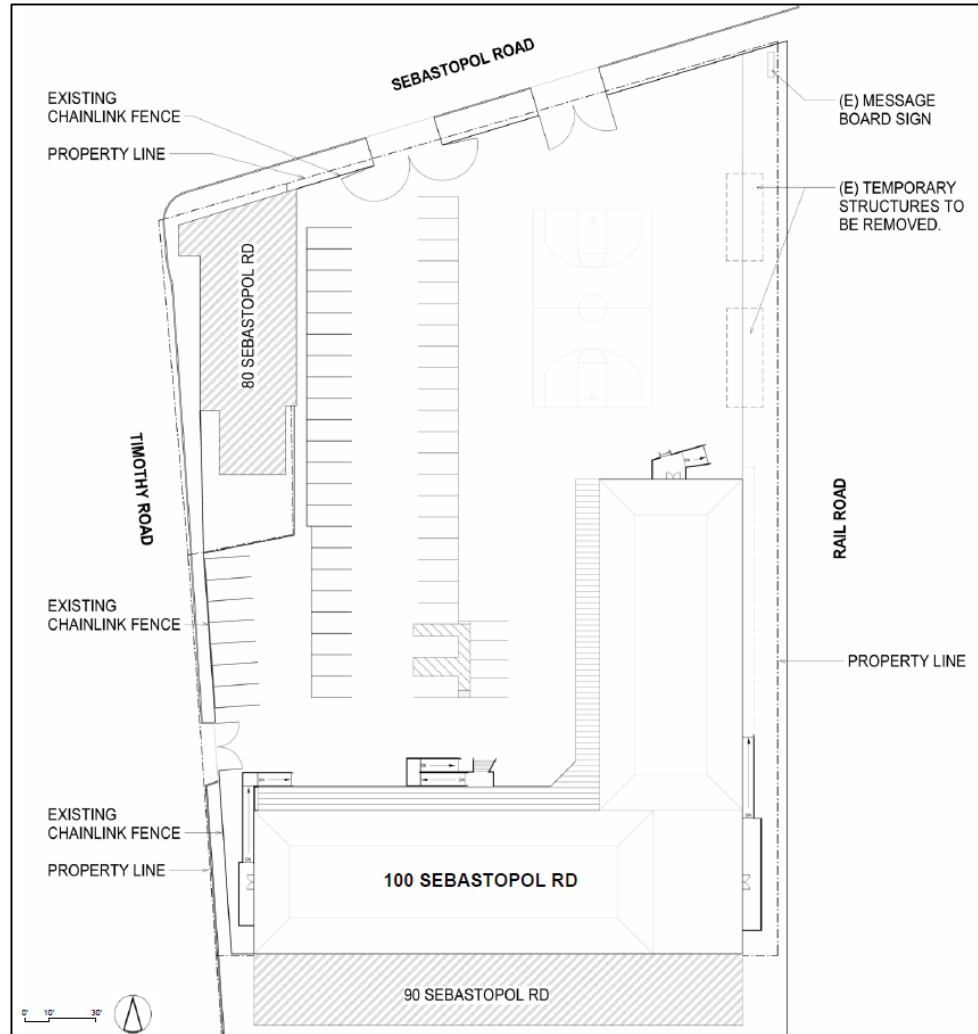
# General Plan & Zoning/Plan general y zonificación



Project Location/  
Localización del proyecto

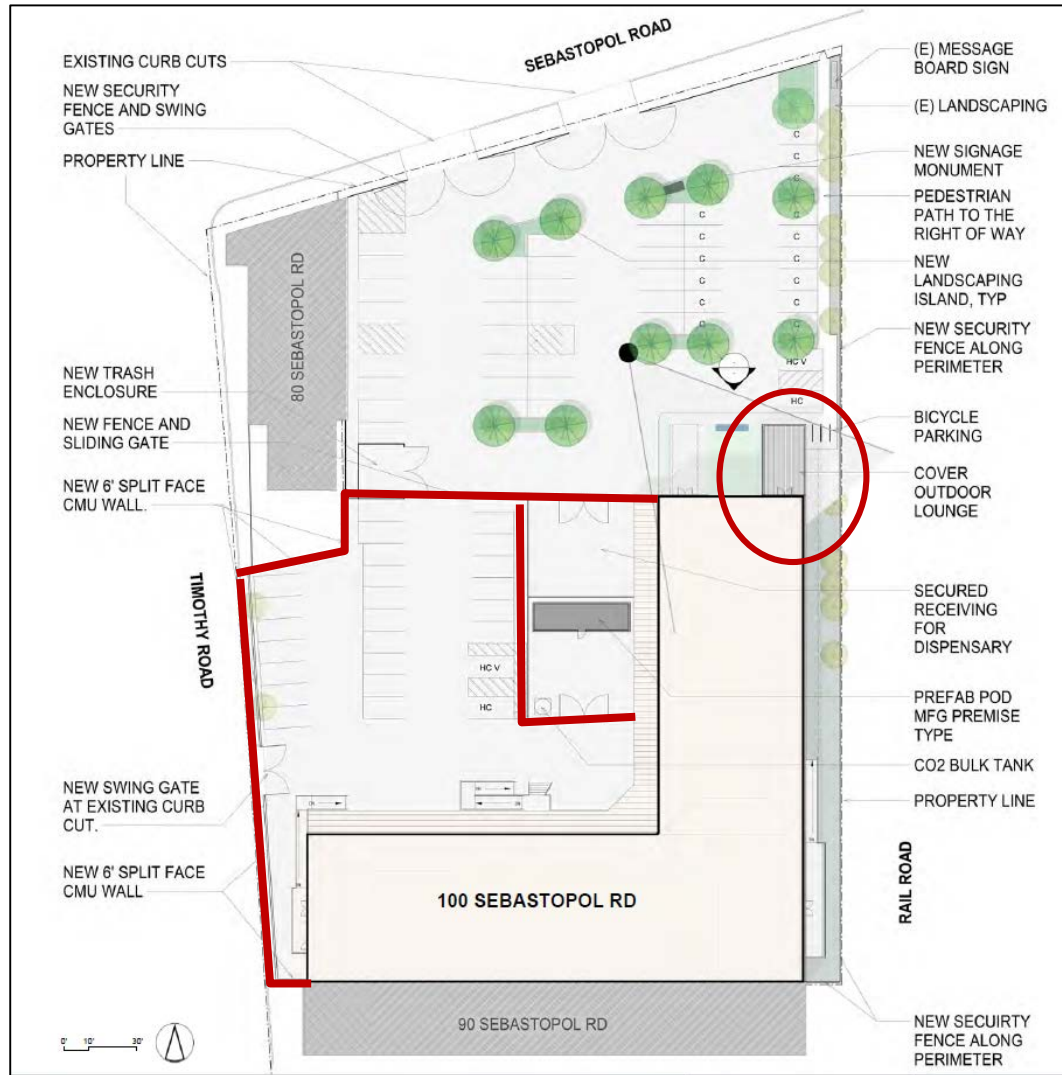


# Existing Site Plan/Plano del sitio existente





# Proposed Site Plan/Plano de sitio propuesto



# Parking/Estacionamiento

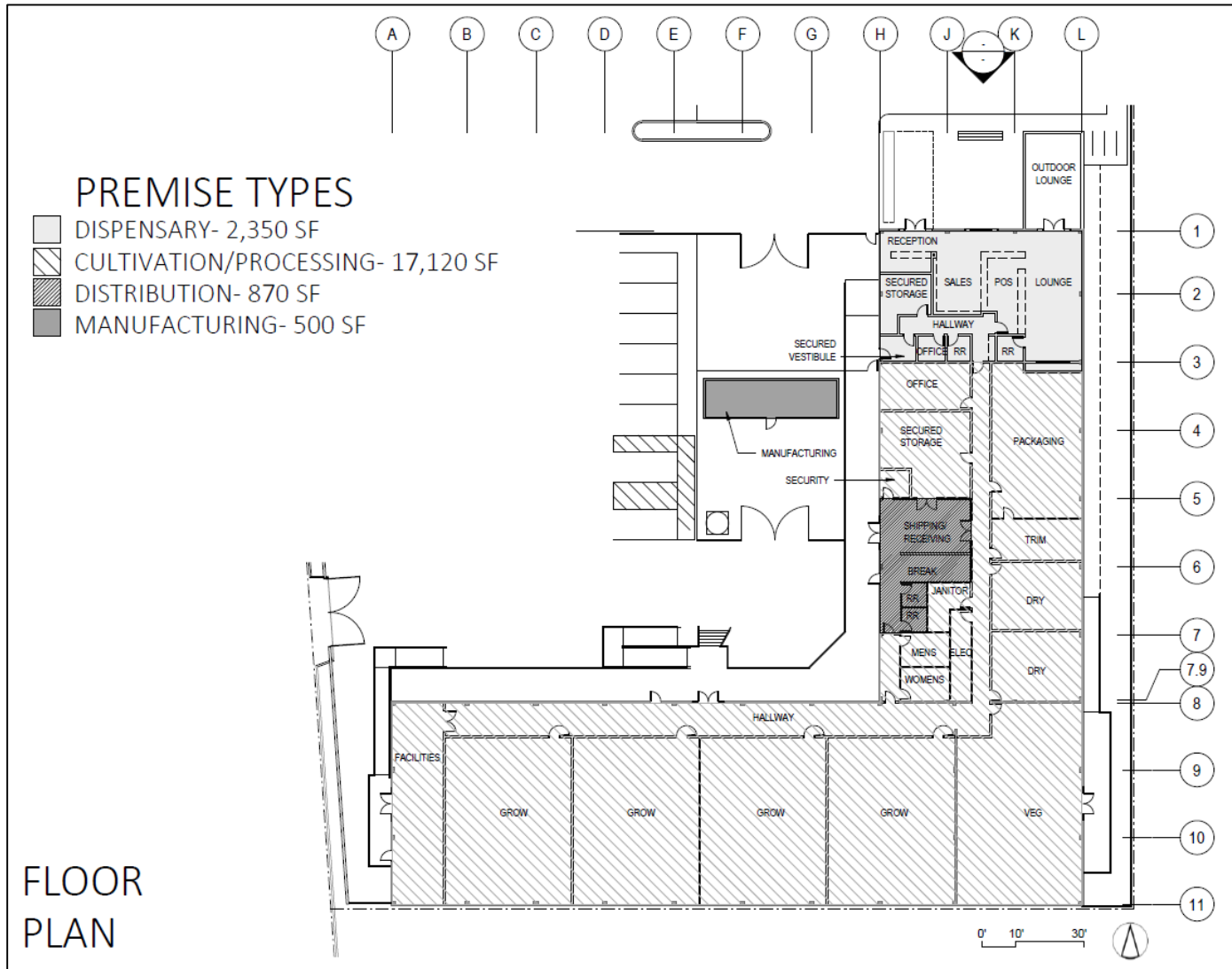
## 28 Spaces Required/ Espacios Requeridos

Use/Usó	Square Feet/Pies cuadrados (sf)	Code Requirement/ Requisito del código	Required Spaces/ Espacios requeridos
Retail & Delivery/Venta al por menor y entrega	2,350	1 space per/espacio por 250 sf	9
Cultivation/Cultivo	17,120	1 space per/espacio por 1,000 sf	17
Distribution/Distribución	870	1 space per/espacio por 1,000 sf	1
Manufacturing/Fabricación	500	1 space per/espacio por 350 sf	1
<b>Total</b>	<b>20,840</b>		<b>28</b>

## 60 Spaces Available/ Espacios requeridos

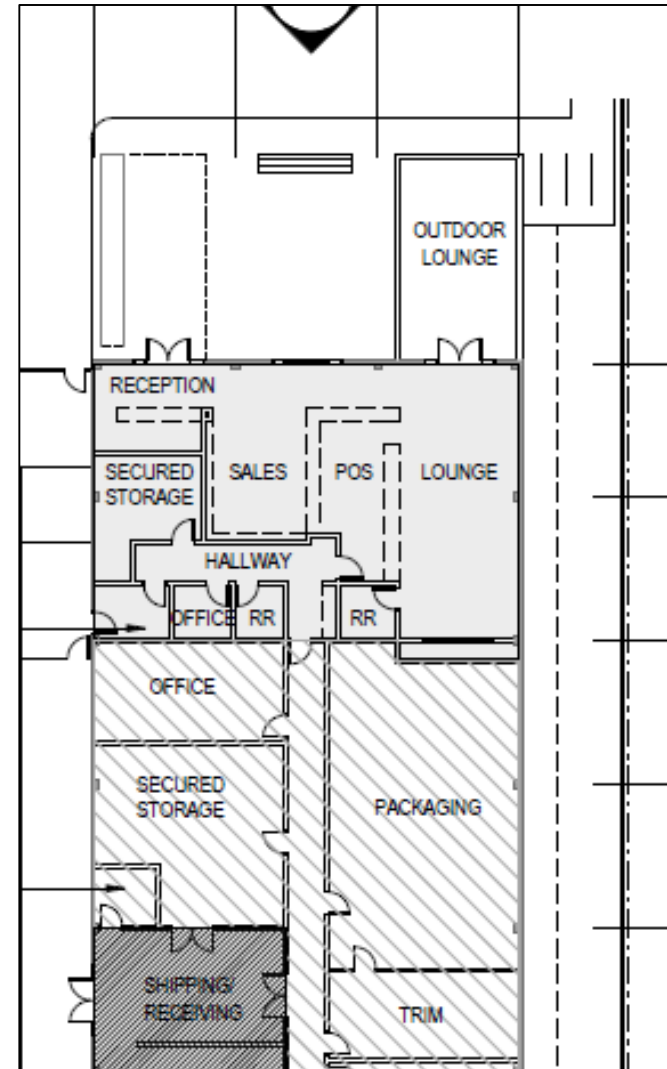


# Floor Plan/Plano





# Retail & Onsite Consumption/Venta minorista y Consumo en lugar



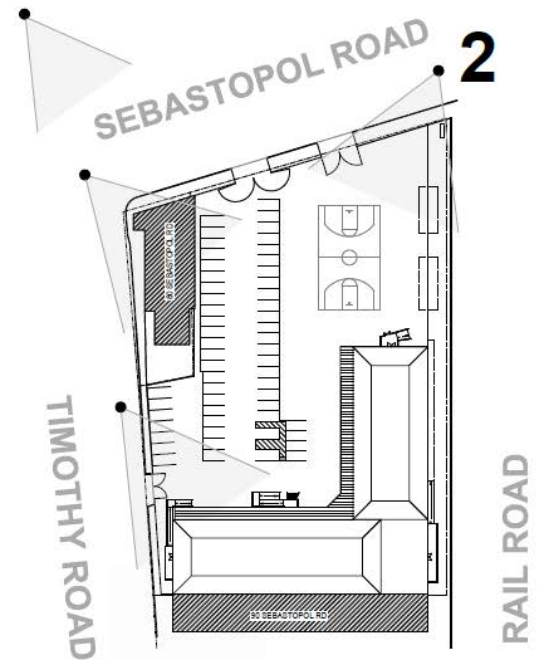


PERSPECTIVE- ENTRY

# Perimeter/ Perímetro



**Old  
School**  
100 SEBASTOPOL RD



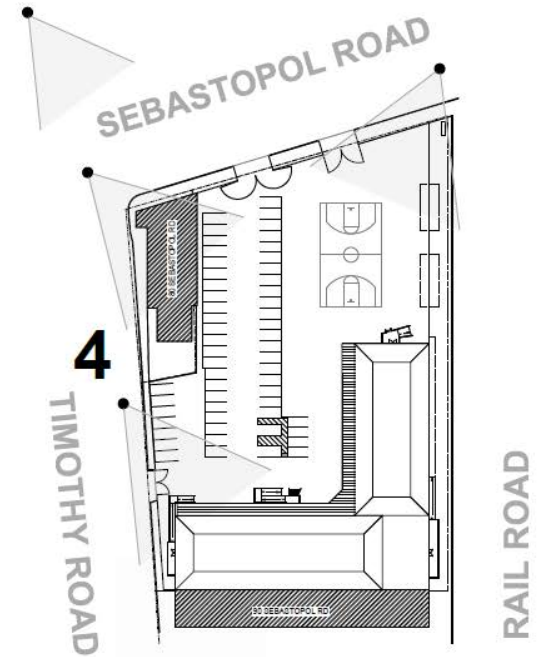


# Perimeter/ Perímetro



## Old School

100 SEBASTOPOL RD



# Environmental Review

## California Environmental Quality Act (CEQA)

### Found in compliance with CEQA:

- The proposed project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 in that it involves a change of use, which will require minor exterior modifications to the structure/site.
- The proposed project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 in that it involves minor modifications to an existing facility, with no expansion of use.
- The Project qualifies for a Class 32 exemption under California Government Code Section 15332 (In-fill Development Projects).
- The Project qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the Project is consistent with the City's General Plan and the Roseland Area/Sebastopol Road Specific Plan for which EIRs were prepared and certified.

## Recommendation/Recomendación

- The Planning and Economic Development Department recommends that the Planning Commission:
  - Approve a Conditional Use Permit to allow cannabis retail (dispensary) and delivery, cultivation, manufacturing, and distribution uses located at 100 Sebastopol Rd, Suites 303, 304, and 305.
- El Departamento de Planificación y Desarrollo Económico recomienda que la Comisión de Planificación:
  - Aprobar un permiso de uso condicional para permitir la venta minorista (dispensario) de cannabis y los usos de entrega, cultivo, fabricación y distribución ubicados en 100 Sebastopol Rd, Suites 303, 304 y 305.



## Contact:

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