



## CITY OF SANTA ROSA NOTICE OF PUBLIC HEARING

THE CITY OF SANTA ROSA COUNCIL WILL CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A CONDITIONAL USE PERMIT FOR JANE DISPENSARY, A 1,997-SQUARE FOOT CANNABIS RETAIL FACILITY (DISPENSARY) WITH DELIVERY OPERATING WITHIN AN EXISTING 4,776-SQUARE-FOOT MULTI-TENANT COMMERCIAL BUILDING AT 4040 HWY 12 (SONOMA HIGHWAY); ASSESSOR'S PARCEL NO. 032-500-040; FILE NO. CUP21-073.

Notice is hereby given that a public hearing will be conducted by the City Council on Tuesday, December 6, 2022, at or after 5:00 p.m., utilizing a hybrid public meeting format. The purpose of the public hearing will be to receive public comment and recommendations prior to the City Council acting on the appeal.

The project was filed by the applicant, Mario Tamo, Jane Dispensary. The appeal application was filed by the appellant, Peter M. Spoerl, on the grounds that:

1. The Planning Commission did not consider the applicants past history of hosting consumption in their dispensaries.
2. The Planning Commission did not consider the outstanding code enforcement action pending against the application for violations of a similar project contemplated by the proposed Conditional Use Permit.
3. The project's odor control letter from the licensed engineer did not account for on-site consumption as required under the code.
4. The project was not reviewed for traffic safety impacts associated with on-site cannabis consumption.
5. The neighborhood compatibility of the project was not reviewed for compatibility with on-site cannabis consumption.
6. The staff report, presentation, and the applicant's application specifically state no on-site consumption is proposed despite the applicant's history of on-site consumption in stores within Santa Rosa thus denying the neighbors and Planning Commission the proper information to consider the project proposal.

To slow the spread of COVID-19 and to protect the health of the public and staff, the City is conducting hybrid public meetings with in-person, streaming video and telephone options. Meeting access information (including instructions) and meeting documents are available online at: <https://santa-rosa.legistar.com/Calendar>.

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or [cityclerk@srcity.org](mailto:cityclerk@srcity.org). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.





**Online Access:** [www.zoom.us/join](http://www.zoom.us/join) - **Meeting ID:** [834 8851 3627]

**Phone Access: Dial: 877 853 5257 (Toll Free) Meeting ID:** [834 8851 3627]

Members of the public may also participate in person at City Council Chamber at 100 Santa Rosa Avenue, Santa Rosa, CA.

Comments and questions may be directed to Suzanne Hartman, City Planner, Planning and Economic Development, City of Santa Rosa, 100 Santa Rosa Avenue, Room 3 , Santa Rosa, CA 95404, telephone (707) 543-4299 or email [SHartman@srcity.org](mailto:SHartman@srcity.org).

**Stephanie A. Williams, City Clerk, City of Santa Rosa**

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