



FOOD FOR THOUGHT

Minor Use Permit

2351 Circadian Way, Santa Rosa

Project Narrative:

Food For Thought food bank (FFT) will be relocating their existing facility located at 6550 Railroad Avenue in Forestville to a new location at the existing approximately 14,880 sf building located at 2351 Circadian Way in Santa Rosa. FFT will operate the new facility Monday – Friday, 8am – 5pm, with less than five administrative employees working 7am – 6pm on Saturdays. The MUP for the previous cannabis tenant had approvals for their operating hours from 6am-11pm 7 days a week, FFTFB will have a less intensive operating model than the previous tenant. The FFTFB distributes medically tailored groceries and meals to individuals in Sonoma County with serious medical conditions. The organization currently employs 27 full-time individuals, including 20 administrative staff and seven warehouse workers responsible for sorting and organizing food. All this activity occurs within the facility and no refrigeration or food storage will be provided on the exterior of the building. The Santa Rosa facility will have 3 kitchen employees preparing meals and other foods onsite for distribution, no food will be consumed by clients on the premises. On a daily basis, a total of approximately 12-15 volunteers participate in 3-hour shifts, assisting in tasks like packing grocery bags, stocking shelves, taking client orders over the phone, assisting in the kitchen, and loading delivery vehicles. Most food orders are delivered to clients by volunteer drivers who arrive one at a time Tuesday-Friday between the hours of 12-2. Each Tuesday through Friday from 10am to 4pm, Food for Thought clients can come in to pick up their pre-ordered grocery bags totaling approximately 12 clients per day. Weekly food deliveries come from three semis per week, and one box truck per day, Monday to Friday, these deliveries will start around 8 A.M. with the latest coming at approximately 11 A.M. Deliveries are sorted and stored by the warehouse team and volunteers. This orchestrated effort ensures the smooth operation of providing essential support and nourishment to those in need.

There are currently 48 parking spaces on the property providing ample parking for the FFTFB staff and occasional client pickups, as stated earlier, clients will only be visiting the site between the hours of 10am-4pm 4 days a week. This would ensure that the bulk of activity onsite would occur at non-peak hours. Long-term staff will park on the west side of the property adjacent to the vacant PD 98-001 property providing a buffer between the building and any future residential development on that site. The previous cannabis tenant vacated the building less than 90 days ago. Based on the operating model for Food for Thought Food Bank it would appear that their BP zoning district permitted light manufacturing and processing model would be of equal or less intensity than the previous users at 2351 Circadian Way.

Parking:

Light Industrial/MFG. Requirement: 1 space per 350 sf

Building Size: ~14,880

Parking Spaces Required: 42

Parking Spaces Provided: 48 (including 2 accessible spaces)

Bicycle Parking Required: 2 spaces

Bicycle Parking Provided: 2 spaces

County Assessor Information

Address: 2351 CIRCADIAN WAY
 SANTA ROSA, CA 95407

Land Use: WAREHOUSING/ACTIVE

Tax Area: 004036

Jurisdiction: SANTA ROSA

Recording#: 2008R094080

Rec Date: 10/14/2008

Lot Acres: 1.13

Land Value: \$383,684

Bldg Value: \$767,377

Bldg Sqft: 14,880

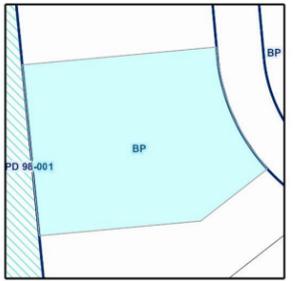
Built: 1984

Res Units:

Bedrooms:

Bathrooms:

Com Units:



Santa Rosa Only Information

General Plan: Business Park

Area Plan:

Zoning Code: BP

Identifier:

Planned Dev:

Historic Dist:

Fault km: 10

Wind Zone: Exposure C

Fire Zone:

Park Fee: Service Area No. 2 - Southwest

Fire District: 10

GIS Calculated Information

Lot Acres: 1.10

Latitude: 38.419855

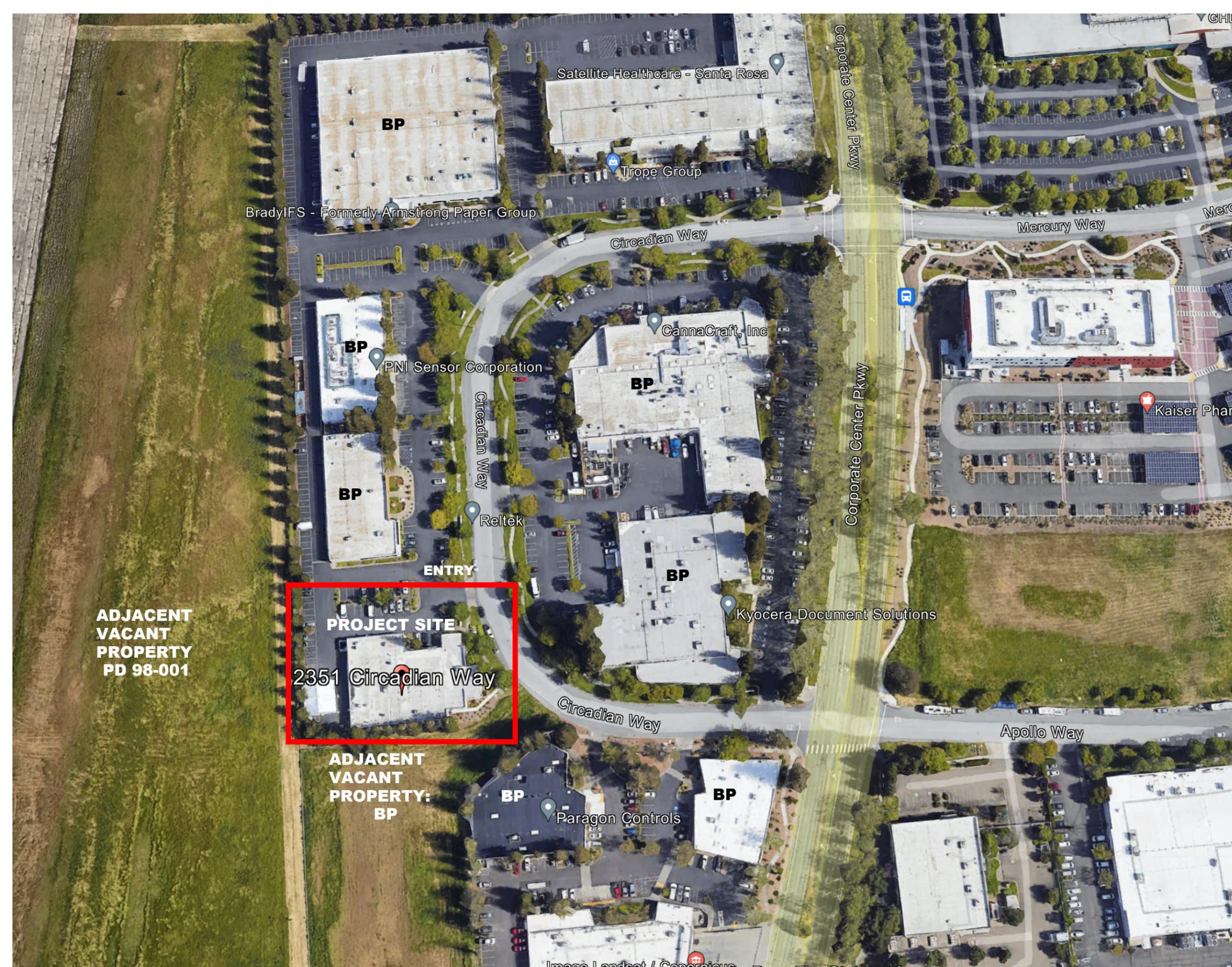
Longitude: -122.755125

Census Tract: 153302

Census Block: 3000

Street Sweep: 1st Friday

Elem School: ROBERT STEVENS



**ADJACENT
 VACANT
 PROPERTY
 PD 98-001**

PROJECT SITE
 2351 Circadian Way

**ADJACENT
 VACANT
 PROPERTY:
 BP**



PROPERTY LINE

CIRCADIAN WAY

PROJECT ENTRY

PARKING - 48 SPACES

TRASH ENCLOSURE

EMPLOYEE PARKING

DELIVERIES

STORAGE

Open Area

ENTRY

Office Office

Office Office Office

Office

Kitchen

Office

2351 CIRCADIAN WAY

RR RR

RR RR

Meeting Room

Office

PROPERTY LINE