

Hartman, Clare

From: Brian Millar <brian@landlogistics.com>
Sent: Wednesday, May 25, 2016 12:23 PM
To: Hartman, Clare
Subject: Fwd: FW: Use Permit for 2875 Sebastopol Road

For Emerald Alliance...

Brian

----- Forwarded message -----

From: Millar, Brian <bmillar@srcity.org>
Date: Wed, May 25, 2016 at 11:19 AM
Subject: FW: Use Permit for 2875 Sebastopol Road
To: "brian@landlogistics.com" <brian@landlogistics.com>

-----Original Message-----

From: Michael Spielman [mailto:spielman@sonic.net]
Sent: Wednesday, May 25, 2016 10:28 AM
To: Millar, Brian
Cc: John Duran; Lise Telson
Subject: Use Permit for 2875 Sebastopol Road

To: Brian Millar, City Planner, City of Santa Rosa

Re: Major Conditional Use Permit for 2875 Sebastopol Road, Santa Rosa

From: Michael Spielman, Manager, Spieltel Properties LLC

Dear Mr Millar,

As part of Spieltel Properties LLC, my sister Lise Telson and I own a one acre parcel of land with four rental homes at 609, 611, 615 and 619 Brittain Lane, Santa Rosa. We have a number of concerns about the proposed commercial medical cultivation of cannabis project at 2875 Sebastopol Road. Our concerns are as follows:

1. We were not formally notified about the May 25, 2016 neighborhood meeting, nor were any of our tenants. We only heard about it through the efforts of a realtor we had worked with in the past, John Duran. Since our rental units are located less than a quarter mile away from the proposed project, this seems to be a major oversight.
2. We are strongly opposed to the possibility of having a marijuana cultivation business at the proposed location. Brittain Lane is a residential area where many families with young children live. There have been incidents in the past of problems on Brittain Lane whenever marijuana cultivation has occurred. I have talked to our renters, all of whom have children, and they are uniformly opposed to such a project.

3. We have been following the proposed annexation of the Brittain Lane area to the City of Santa Rosa and our understanding was that it would be zoned for residential use. Having a marijuana cultivation business or in fact, any business at all, at 2875 Sebastopol Road does not in any way seem compatible with the plan for the Brittain Lane area to be a residential area.

Please include this correspondence in the record for this Major Conditional Use Permit process. Also, please notify us if there are any further meetings. Unfortunately, due to prior commitments and only learning about this hearing yesterday, my sister and I will be unable to attend this evening's meeting.

Sincerely,

Michael Spielman, Manager
Spietel Properties LLC
5168 Hall Road
Santa Rosa, CA 95401

Phone: 707-484-2000

February 14, 2017

From: Ed Bonner, Neighbor and Supporter

To: Whom it May Concern

RE: Application by Emerald Alliance for Commercial Cultivation building, 2975
Sebastopol Rd., Santa Rosa

Dear City of Santa Rosa,

I live in the neighborhood near where Emerald Alliance wants to build an indoor grow site. I have read the informational letter regarding the project's proposed odor control and security. I have discussed this project at length with the developer, Karen Kissler, and am truly excited about it. As a homeowner and 13 yr. resident of Santa Rosa, I feel confident this proposed project reflects our progressive values and I wholeheartedly support it.


I can imagine driving past this building with pride knowing that we have come together to support our local cannabis community, awed by our bravery in the face of a national movement aimed at shutting down our right to use this natural, safe medicine, that has far fewer side effects than most.

I know there may be opposition to this project because some may say they support medical marijuana as a personal choice, but "not in my backyard." These fears will be overcome when these same individuals see the proposed site improvement. The newly developed acre will replace a sad, sandy lot of abandoned cars with drought tolerant landscaping, beautiful trees, and a bike path enhancing our neighborhood. The Santa Rosa community will be proud rather than scared or embarrassed.

There are few people I know in Sonoma County who would object to responsible, qualified cannabis gardeners coming out from the underground, to provide medicine safely and with the support and protection of local government. This project protects our neighborhood interests, provides stable full time employment opportunities, brings needed income to the City, all in a well-designed aesthetically pleasing, modern building with great landscaping. Let's approve this project, open our doors, and create a mutually beneficial business endeavor providing much needed medicine, jobs, and revenue.

Dated: February 13, 2017

Yours Truly,

A handwritten signature in dark ink, appearing to read "Mike E. Bonner", written in a cursive style.

Ed Bonner

City of Santa Rosa

FEB 21 2017

Planning & Economic
Development Department

To: City of Santa Rosa

From: Jedediah Forrest

750 Brittain Way, Santa Rosa

Dear Planning Commission,

Thank you for letting the neighborhood comment on the proposed cannabis indoor growing facility on the corner of my street, Brittain Way, and Sebastopol Road.

My wife and I purchased our home on Brittain Way about seven years ago. We have been very happy here in part because we are comfortable with our neighbors. We did have to reach out to some of the old-timers on the block - but it was worth it. When we have needed help, many have extended a hand. We hope we have been good neighbors in return.

Our neighborhood is peaceful and quiet and accommodates many different kinds of residents. I can truly say that our street reflects the city's cultural make up. And that we are better because of it.

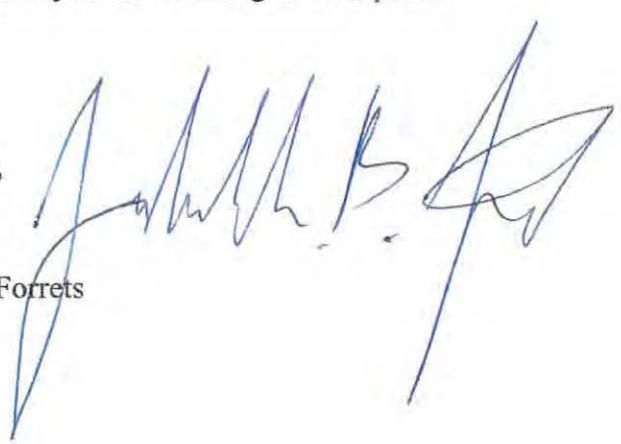
I have reviewed the plans and drawings for the proposed cannabis cultivation project and welcome this project to our neighborhood. Right now, we have a one acre vacant lot there with discarded cars. When the wind blows, the dust goes everywhere. There are no sidewalks on Sebastopol Road (just a dirty sidewalk.) The lot looks and feels abandoned. I can imagine taking a walk with my wife at night along Sebastopol Rd with a well-maintained sidewalk and planted area. What a wonderful uplift that will be for our neighborhood!

I was concerned about security and odor control but after looking at the proposed plans, I was assured the indoor grow would be secure behind 6 foot iron fences and monitored with Security Cameras. They have an excellent plan to control smells that might come from the building. The one-way traffic control is also great because trucks coming to the facility would not enter onto Brittain Way but just use it to exit.

I support this project for neighborhood and our city. Thank you for allowing us to express our opinions.

Sincerely,

Jedediah Forreets



City of Santa Rosa

FEB 21 2017

Planning & Economic
Development Department

February 19, 2017

To: the City of Santa Rosa
Regarding the cannabis cultivation building
From: Nathan Rizo-Lopez, neighbor

Dear Planning Commission,

. Thank you for the opportunity to comment on the proposed new cannabis cultivation facility on the corner of Sebastopol Rd. and Brittain Way. I live in that neighborhood and have reviewed the plans for the cultivation center. I feel that the building will beautify the neighborhood and I am satisfied that the developers will handle the odors and noise, if any, quite well.

Please register my support for this important project!



Nathan Rizo-Lopez

FEB 21 2017

Planning & Economic
Development Department

February 19, 2017

To: the City of Santa Rosa

Regarding the cannabis cultivation building on Sebastopol Rd. and Brittain Way.

From: Kailani Burns, neighbor

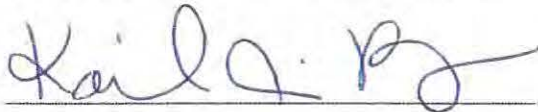
Dear Planning Commission,

. Thank you for the opportunity to comment on the proposed new cannabis cultivation facility on the corner of Sebastopol Rd. and Brittain Way. My address is 750 Brittain Way which is just around the corner from the facility. We have owned our home for 7 years and have lived here happily enjoying our friendly neighborhood.

I've reviewed the plans for the building and landscaping. I fully support this project. I am satisfied that the indoor grow facility will be safe and secure for our neighborhood and that they will control any odors escaping the building. The way they have controlled traffic coming onto the property (on Sebastopol Rd.) then exiting onto Brittain is great because it keeps our little cul de sac feeling like a neighborhood. I especially like the landscaping because when the trees are mature, they will be a screen against the building. Right now, it is just a big patch of dirt but when the building goes in, there will be lovely landscaping. Our city needs more green areas and this will really help.

Some of our neighbors have said they have small children and they are concerned. Nothing about the building design suggests its use so children have no reason to know what the building is used for. Anyway, they can't get onto the property as it's surrounded by a 6' fence. And I see that all deliveries and drop-offs are in a room inside the building. That's very safe. And, I think the metal building looks pretty secure. (Anyway, my feeling is that medicinal cannabis should be normalized for adult use and the voters in our state agreed with Prop 64.)

I am looking forward to taking walks along the lovely sidewalk and planted area along Sebastopol Rd. This will be a great improvement to our neighborhood and community!



Kailani Burns

FEB 21 2017

Planning & Economic
Development Department

To: Clare Hartman, City Planner, City of Santa Rosa

Re: Conditional Use Permit for 2875 Sebastopol Road, Santa Rosa

From: Anjel Ochoa

Dear Ms. Hartman,

As the owner of the property at 2835 Sebastopol Rd. allow me to express my full support for the proposed commercial cannabis growing facility at 2875 Sebastopol Rd. I have owned my property for 21 years and have come to know my neighbors and community very well. As a businessman just wanting to support my family, I am interested in attracting customers to our shop. But I have seen that people in our community stay away from areas that appear blighted, like the corner of Brittain Ln. and Sebastopol Rd. That acre has been on the market for many years and has overgrown weeds and abandoned cars. It is no more than a large patch of bare land surrounded by a fence.

I have reviewed the requested use permit and plans to build a large green metal structure surrounded by landscaping and feel strongly this is the right project for 2875 Sebastopol Rd. And the improvements to the street are so welcome also. Right now, there is dust and dirt that blows off the land into the street and all over the neighborhood. The proposed project will clean up and modernize our neighborhood.

I have no objection to the applicant growing cannabis (or anything else) in their building.

Thank you for asking for neighbors' input. We vote Yes.



Anjel Ochoa

2835 Sebastopol Rd.

June 3, 2016

February 20, 2017

Dear Santa Rosa Planning Commission,

I have been a real estate agent for many years serving commercial and residential buyers and sellers throughout Sonoma County. I am familiar with real estate demand and present and historical trends in the city and county.

Since the City of Santa Rosa passed its cannabis ordinance inviting indoor growers to apply for permits, I have seen qualifying real estate demand increase exponentially. As expected, prices for qualifying properties have soared as well. These are clear signs the City made a shrewd decision, early enough to capitalize on a trend. Personally, as a city resident and owner of several rental properties, I have seen the downside of poor regulations.

I have had an opportunity to speak at length with the project manager, Karen Kissler, and review plans for the proposed Emerald Alliance facility to be built on the corner of Sebastopol Road and Brittain Way in the city. I believe this project reflects the city's stated goals of bringing in well-qualified growers. In Ms. Kissler, you will have much more. For decades as an attorney and business owner, she will provide the best possible oversight for this important project. It will succeed because of her experience and passion for growing the finest possible medicinal (then commercial) cannabis.

The planned building and landscaping are consistent with the commercial nature of Sebastopol Rd. Although there is a small residential cul de sac behind the site, I feel that nature of the property, the proposed building, and its orientation, make it more closely aligned visually (and texturally) with the businesses and industries on Sebastopol Rd. I believe it will be a fine addition to the area, especially compared to the current site which is an abandoned dirt lot. I find the curb improvements alone to be worth approving this project.

Writing as a local real estate professional and personally, as a city resident, please consider this letter a vote in support of this project. Thank you for the opportunity to voice my support.



Tamara Blass

966 Borden Villa Dr.
Santa Rosa, CA 95401

CITY OF SANTA ROSA
Santa Rosa, CA

FEB 22 2017

COMMUNITY DEVELOPMENT
DEPARTMENT

February 20, 2017

Dear Santa Rosa Planning Commission,

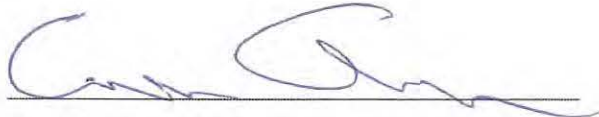
I live and work in Roseland. I am writing to express my support for the proposed Emerald Alliance cannabis cultivation facility to be built on the corner of Sebastopol Road and Brittain Way in the city of Santa Rosa. I drive by that site often and am so glad there will be a new development there.

I have reviewed the building plans and the plans for odor and noise control and I'm satisfied the building will be beautiful and considerate of the neighbors nearby. The fences, gates, and surveillance will provide enough security for our neighborhood.

This project is very welcome!

It has been a dry, flat piece of unused land for so long. I believe that by developing within the city, we can preserve more land for open spaces. After speaking with the owner, I believe they also plan to hire locally. I know that this type of business helps so many other local businesses flourish also. I especially appreciate the street improvements on Sebastopol Road which include lovely landscaping, a sidewalk, and bike path. The proposed trees and shrubs around the property will provide green landscaping for the neighborhood as well as a screen between the public and the building. I believe that as more and more businesses develop their curbs, more and more bicyclists will be encouraged to ride in our city.

I welcome Emerald Alliance to Santa Rosa. Thank you for the chance to voice my opinion.



CONNOR CUABO

1233 Trombetta St. Santa Rosa, CA 95407

1233 TROMBETTA ST, SANTA ROSA, CA

February 20, 2017

Dear Santa Rosa Planning Commission,

As a resident of Roseland, I am writing to express my support for the proposed Emerald Alliance cannabis cultivation facility to be built on the corner of Sebastopol Road and Brittain Way in the city of Santa Rosa.

I have reviewed the building plans and the plans for odor and noise control and I'm satisfied the building will be beautiful and considerate of the neighbors nearby. The fences, gates, and surveillance will provide enough security for our neighborhood.

This project is a vast improvement over the current vacant lot and will truly blend into the Sebastopol Rd. corridor which has business and industrial buildings. I especially appreciate the street improvements on Sebastopol Road which include lovely landscaping, a sidewalk, and bike path. The proposed trees and shrubs around the property are wonderful and will provide green landscaping for the neighborhood as well as a screen between the public and the building.

I fully support the city's efforts to invite cannabis growers to legalize and legitimate their businesses.


DAVID JARRELL

1333 SUGAR BEAR LN
SANTA ROSA, CA 95407

Address

February 20, 2017

Dear Santa Rosa Planning Commission,

As a resident of Roseland, I am writing to express my support for the proposed Emerald Alliance cannabis cultivation facility to be built on the corner of Sebastopol Road and Brittain Way in the city of Santa Rosa.

I have reviewed the building plans and the plans for odor and noise control and I'm satisfied the building will be beautiful and considerate of the neighbors nearby. The fences, gates, and surveillance will provide enough security for our neighborhood.

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Trina J Muchanic

TRINA MUCHANIC

1333 Sugar Bear Ln

Address Santa Rosa, Ca 95407