

**From:** Lea Barron-Thomas [mailto:[leamail@sonic.net](mailto:leamail@sonic.net)]

**Sent:** Monday, November 28, 2016 12:45 PM

**To:** Hartman, Clare <[CHartman@srcity.org](mailto:CHartman@srcity.org)>

**Cc:** Gouin, David <[DGouin@srcity.org](mailto:DGouin@srcity.org)>; 'Allen Thomas ' <[srallen@sonic.net](mailto:srallen@sonic.net)>; 'Carol & Guy Dean ' <[guydean@sonic.net](mailto:guydean@sonic.net)>

**Subject:** 60 Maxwell Court PRAP 16-063

Hi Clare,

Question: Didn't the City want the future of this area to be high-density, station area housing?

I believe that's what the idea was (I may be wrong on that). If this is the goal- how viable is a Cannabis Cultivation facility in an area that city and community want to be earmarked for housing? I'm assuming that this housing would include family friendly homes... not just adult housing for folks that want to live "on the edge"?

Sincerely,

Lea Barron-Thomas

**Gustavson, Andy**

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**From:** Richard Deringer <rdodyssey@hotmail.com>  
**Sent:** Friday, December 02, 2016 4:02 PM  
**To:** Hartman, Clare  
**Cc:** Gustavson, Andy  
**Subject:** Re: 60 Maxwell Court - Notice of Neigh Mtg - Medical Cannabis cultivation proposal

Thanks you I will come to any meeting on this issue that close to our project. I intend to oppose this application and am prepared to fight this approval all the way up to state court. This should be in the Santa Rosa Street area where no housing is near by. Since the DeTurk project will have housing and a licensed child care facility we strongly oppose this project. Thanks Rick Deringer for Railroad Square Village, LLC

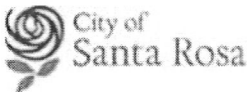
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**From:** Hartman, Clare <CHartman@srcity.org>  
**Sent:** Friday, December 02, 2016 3:30 PM  
**To:** Richard Deringer  
**Cc:** Gustavson, Andy  
**Subject:** 60 Maxwell Court - Notice of Neigh Mtg - Medical Cannabis cultivation proposal

Rick,

Attached is a notice for a Pre-Application Neighborhood meeting for a proposed cultivation facility at 60 Maxwell Court. Your property may be outside the noticing radius, but based on previous conversations about potential cannabis related applications, I am sending this to you for your attention. Andy Gustavson, Senior Planner has been assigned the file and I have cc'd him on this e-mail to connect the two of you. The full file is available for your review during public counter hours.

Clare Hartman, AICP | Deputy Director - Planning  
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404  
Tel. (707) 543-3185 | Fax (707) 543-3269 | [Chartman@srcity.org](mailto:Chartman@srcity.org)



**Gustavson, Andy**

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**From:** Richard Deringer <rdodyssey@hotmail.com>  
**Sent:** Monday, December 05, 2016 10:18 AM  
**To:** Hartman, Clare; Guhin, David; Murray, Susie; guy dean; Allen Thomas SBC; rhonda deringer  
**Cc:** Gustavson, Andy  
**Subject:** Re: 60 Maxwell Court - Notice of Neigh Mtg - Medical Cannabis cultivation proposal

Can staff send me the full package on this submittal, including staff's report and any info relating to what permit they are seeking. If not can I come to the City this morning to review the entire package. Since it is our intent to take this battle as far as needed to stop this project, including filing litigation, we want to make sure we have all the facts. I have some questions as well. There are two buildings on this site. One is on Maxwell Court the other faces 9th Street. But your documents only show one building will be used for cannabis use. (Marked in yellow) What will the other building be used for and will the second building be excluded from future cannabis cultivation or other cannabis uses? Second, the 9th Street side is just under 100 feet from residential properties in the West End Neighborhood. (there are gang members living in this area already making safety a real issue to consider). I do not know where the 300 feet comes from but that's not correct. Also, you have hundreds of new homes coming to this area, including a licensed child care a charter school. How do you tell us this use is compatible with the local neighborhood. The North Station Area Plan was approved and mandated housing options. How can you now claim this use is compatible with housing? What this use will do is destroy any developer trying to build housing in this area. We are currently seeking properties in this area to build hundreds of new homes. This will not happen if this facility goes forward. No one will live next to this facility, especially with its 10 foot high fences with wire at the top. The fact that this entire property will be enclosed with barbwire fences only is indicative of the security issues that will face this neighborhood. There are just so many reasons why this project will produce "Blight" to this area that one is confused with staff in not recommending rejection of this use. Hopefully that will be your recommendation. I am very concerned the City has not really had an active interest in promoting housing in the Downtown area, which includes the North Station Area Plan location. I doubt however the State of California, who recognizes the desperate need for housing will accept this situation.

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**From:** Hartman, Clare <CHartman@srcity.org>  
**Sent:** Friday, December 02, 2016 3:30 PM  
**To:** Richard Deringer

**Cc:** Gustavson, Andy

**Subject:** 60 Maxwell Court - Notice of Neigh Mtg - Medical Cannabis cultivation proposal

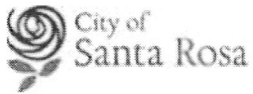
Rick,

Attached is a notice for a Pre-Application Neighborhood meeting for a proposed cultivation facility at 60 Maxwell Court. Your property may be outside the noticing radius, but based on previous conversations about potential cannabis related applications, I am sending this to you for your attention. Andy Gustavson, Senior Planner has been assigned the file and I have cc'd him on this e-mail to connect the two of you. The full file is available for your review during public counter hours.

**Clare Hartman, AICP | Deputy Director - Planning**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-3185 | Fax (707) 543-3269 | [Chartman@srcity.org](mailto:Chartman@srcity.org)





104 Maxwell Court Assoc., LLC  
139 Mitchell Ave, Suite 236  
South San Francisco, CA 94080

PLANNING & ECONOMIC  
DEVELOPMENT DEPARTMENT

DEC 06 2016

CITY OF SANTA ROSA  
Santa Rosa, CA

November 29, 2016

To Whom It May Concern:

We are the building owners located at 104 Mitchell Court, Santa Rosa CA 95401. We are adjacent to 60 Maxwell Court, Santa Rosa and I have owned the property since 1992. As long as the proposed operator follows the City Approval requirements and holds the proper use permit from the city of Santa Rosa, we are in full support of the proposed indoor medical cannabis cultivation operation. I have no concerns at this time regarding the activity and security issues that might arise from such a business as long as it's operating per the city guidelines. We recommend the approval of this project and support businesses paying taxes to the city.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Koch', with a stylized flourish at the end.

104 Maxwell Court Associates LLC  
Richard Koch, Manager

# Gravenstein Business Center

CITY OF SANTA ROSA  
100 SANTA ROSA AVE., STE 5  
SANTA ROSA, CA 95404  
REC 08 2016

P.O. Box 1454, Healdsburg, CA 95448 (707) 385-2385-direct/fax: (707) 595-5909

July 15, 2016

DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

Brandon Levine  
Mercy Wellness of Cotati  
7950 Redwood Drive, Ste. 8  
Cotati, Ca. 94931

Re: Letter of Recommendation

To Whom It May Concern:

I am the Managing Owner of the Gravenstein Business Center located at 7950 Redwood Drive in Cotati, CA. The center is a 40,485 square foot multi-tenant commercial property that is currently occupied by 12 separate tenants ranging in sizes from 1,150SF to 6,900SF. Mercy Wellness of Cotati has been one of those tenants occupying our center since 2010.

As a landlord, and as a real estate professional representing leased investment properties, it is imperative and critical to have reliable tenants who provide a benefit to the center, and who are also an asset to the property as a whole. Mercy Wellness of Cotati, the business, and Brandon Levine, as the business owner, both meet and fulfill those attributes. Mercy Wellness of Cotati operates successfully within all the guidelines and lease obligations as were agreed upon at the onset of the business and the lease. The business and the business owner are both in good standing as a Lessee in our complex.

I can highly recommend Brandon Levine and Mercy Wellness of Cotati as a person and a business that other landlords are able to consider as viable, credible, and as an asset to their property.

Please do not hesitate to contact me directly at (415) 385-2385 if I can answer any questions.

Sincerely,



Craig M. Enyart  
Managing Owner  
Gravenstein Business Center  
(415) 385-2385-mobile  
(707) 595-5909-fax

Gravenstein Business Center  
P.O. Box 1454, Healdsburg, CA 95448-1454  
415-385-2385-direct/707-595-5909-fax

**B2 Enterprises**  
7950 Redwood Drive, Suite 6  
Cotati, CA 94931  
(707) 664-1800 | [info@b2enterprises.biz](mailto:info@b2enterprises.biz)

DEC 06 2016

DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

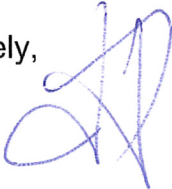
December 5, 2016

To Whom It May Concern:

Please accept this letter as a recommendation for Brandon Levine of Mercy Wellness of Cotati. We share the space adjacent to their Suite and have been neighbors for over four years. He has been helpful in providing additional security measures for our business in addition to his own. Brandon has taken the extra steps to upgrade the ventilation system in his suite, beings we are in close proximity to the dispensary we do not notice a smell.

Brandon and his staff are professional and helpful. They also help keep the complex clean, we have witnessed on numerous occasions where security staff is picking up trash. Brandon has provided us with his personal contact information should any problem arise relating to their business. We are in full support of Brandon Levine, and his efforts to obtain a permit with the City of Santa Rosa.

Sincerely,



Jack Dudash  
Store Manager



CITY OF SANTA ROSA  
100 SANTA ROSA AVE., STE 5  
SANTA ROSA, CA 95404

DEC 06 2016

DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

December 5, 2016

Clare Hartman, Deputy Director-Planning  
City of Santa Rosa  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404

Dear Ms. Hartman and City of Santa Rosa,

I am writing this reference for Brandon Levine and Mercy Wellness of Cotati for the purposes of the approval of a permit for the commercial cultivation of cannabis. I have been Brandon's neighbor for the last six years. During this time, I have witnessed that he is commendable in all of his business dealings. He works well with others, and always goes above and beyond to ensure the safety of his business, his employees, and his neighbors.

Brandon is quick to assist myself and other tenants when issues arise. He is both friendly and courteous in every encounter that we've had. Mercy Wellness' involvement in our complex has been a great addition to the neighborhood and to our local economy. I have been impressed by the extra security enforcement that he has also brings to our center.

I feel that Brandon and the business model that he is proposing for your approval will be a perfect asset to your city. Every community, neighborhood and business owner would be better off if they had someone like Brandon Levine and Mercy Wellness as their neighbor. Please call me at 707-794-9400 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Eric W. Helberg'.

Eric Helberg  
Owner



# Simply Vietnam

966 N. Dutton Avenue, Santa Rosa CA 95401  
(707) 566-8910

December 5, 2016

Clare Hartman, Deputy Director-Planning  
City of Santa Rosa  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404

Dear Ms. Hartman,

As the operator of Simply Vietnam at 966 Dutton Road in Santa Rosa we are located two parcels adjacent to 60 Maxwell Court. I am contacting you regarding the notice of a proposal to establish an indoor cannabis cultivation operation and notifying you that we are in support of the proposed use.

We do not have concerns associated with the activity or security issues which may arise from the operation. I personally have had several conversations with Brandon Levine and he has assured me that the facilities will have a security system to secure the building and property. I recommend the approval of this project.

Sincerely,



Shawn Gardner  
Owner/Operator



December 7, 2016

Ms. Clare Hartman  
Deputy Director, Planning and Economic Development Department  
City of Santa Rosa  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404

Dear Ms. Hartman:

I am writing this letter to communicate our experience working with Brandon Levine and Mercy Wellness of Cotati. Brandon has been operating Mercy Wellness in Cotati for over six years. He is our original and only medical cannabis dispensary operator. During this time, Mercy Wellness has complied with every required regulation or reporting requirement, been open to additional requests from the City and shown sensitivity to, and a desire to resolve potential issues. Brandon has consistently operated the dispensary to standards which exceed requirements and has been a benefit to our business community and the City in general. The Mercy Wellness license must be renewed every two years and every review period has resulted in a clean record of operation, with no complaints.

Both generally, and in conjunction with Proposition 64, Brandon has taken the time to educate decision makers and staff about the nature of his business. He has consistently made himself available as a resource for the City, allowing and even recommending, city and public officials to regularly tour his facilities. The City of Cotati has no reservation about Brandon's continued operation in Cotati. In this rapidly changing industry, the integrity and cooperation of operators is paramount and Brandon has proven to be an excellent partner for us.

Please do not hesitate to contact me if you would like to discuss this further or if you have any questions. I can be reached at 665-3621 or via email at [dobid@cotaticity.org](mailto:dobid@cotaticity.org).

Sincerely,

Damien O'Bid  
City Manager

Cc: Vicki Parker, Community Development Director  
Michael Parish, Police Chief

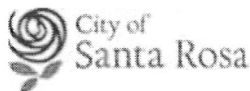
P:\CM Work\Econ Development\Marijuana\Mercy Wellness Recommendation\_12072016.docx

## Gustavson, Andy

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**From:** Hartman, Clare  
**Sent:** Wednesday, December 07, 2016 8:22 AM  
**To:** Gustavson, Andy  
**Subject:** FW: Mercy Wellness of Cotati: 60 Maxwell Courts Santa Rosa proposal comments

Clare Hartman, AICP | Deputy Director - Planning  
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404  
Tel. (707) 543-3185 | Fax (707) 543-3269 | [Chartman@srcity.org](mailto:Chartman@srcity.org)



**From:** Gilberto R [<mailto:g.rosetown@gmail.com>]  
**Sent:** Wednesday, December 07, 2016 7:59 AM  
**To:** Hartman, Clare <[CHartman@srcity.org](mailto:CHartman@srcity.org)>  
**Subject:** Mercy Wellness of Cotati: 60 Maxwell Courts Santa Rosa proposal comments

Hi, I live on Decker St which is very nearby Maxwell Court.

So I voted yes on prop 64. I am interested in consuming cannabis as an alternative medicine but not smoking it. I get annoyed when I see people smoking cigarettes and/or weed out in public in areas they really shouldn't or can't.

For one there is already a medical facility, Peace in Medicine, nearby that bound to sell both to the general public next year. So the idea that someone wants to keep this type of businesses from entering the area doesn't seem to hold up to me because it's already there. To me, it's about bringing it out of the shadows, regulating and taxing marijuana. Just like a bank chooses to be in/around the downtown part of a city, it's safer than being out in the rural area where there's a much higher chance of it being robbed. Also if they are using a process like hydroponics, aeroponics,(probably not aquaponics) that will mean that that much less dirt (which equals land mass) has to be used, much less water has to be used. One good thing about having growth boundaries/ keeping new buildings within cities is that the ecological and environmental footprint/impact is smaller. Example this facility by proposed by Mercy Wellness, and the nearby place Peace in Medicine and any other business, shop or home would hopefully promote/encourage the usage to the SMART Train / Transit and get cars off the road. From there it's a walk to nearby Wine tasting place or Beer brewery. Basically a good location spot to avoid and discourage people from driving under the influence.

One thing I would personally do is require facility/operations like this is to have and use renewable energy, like solar panels, to offset the energy usage because the lighting, fans, pumps does certainly consume a lot of electricity. That can come in different ways like purchasing 100% renewable electricity from Sonoma Clean Power, or leasing solar panels or buying removable solar panels that can be removed and moved to a different location if needed.

I like the idea of having multiple security measures in place. As far as Maxwell Court it appears to me it's all businesses from when I've walked through in the past.

Decides the issues of energy/environmental issues. I think the only bad thing goes back to what at said at the beginning about there being negative behavior and bringing bad people to the area. For one I am hopeful that tourist, and housing projects, if they get built, like the DeTurk Winery Village, Pullman Lofts, and ROEM Development Corporation plan at the SMART Train location, will make for a more bustling and vibrant community and neighborhood; therefore keeping trouble makers away. The same would be true for the Maxwell

Court area if any housing were to ever be built there as well. I do hope the laws will be enforced and more strict smoking policies are put in place for the city. My understanding is that specialty items, like drinks, foods, have proven to be popular in a state like Colorado and those products are not inexpensive. It may be early to say but likewise in Colorado marijuana being legal has not caused an increase in usage among underaged people, and if anything it has caused a decrease, which would make sense because efforts can be put forth for education and prevention. Also I think it loses its appeal as a forbidden plant and loses its "cool" factor among the young. Something I would ask is if this place is for cannabis cultivation only or would they ever be open to selling at some point in the future.

Ultimately marijuana consumption is happening whether it's legal or illegal, whether it is out in a rural anything goes type of place or in a more orderly law enforced location like downtown. Also drug dealers already exist so it only makes sense to properly regulate the process and put criminals operating outside the law out of business.



## Gustavson, Andy

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**From:** Denise Hill <faire@sonic.net>  
**Sent:** Monday, January 02, 2017 5:52 PM  
**To:** Gustavson, Andy  
**Subject:** 60 Maxwell Court - Indoor Cannabis Operation (APN 010-131-033).

**Categories:** Project

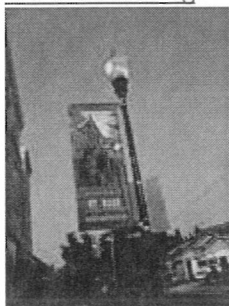
I am writing to voice my concerns about the proposal to establish an indoor cannabis cultivation operation within existing 10,000 square foot commercial building at 60 Maxwell Ct. (APN 010-131-033).

This project is near both the St. Rose and West End Neighborhoods – two neighborhood made up of seniors and young families with children. Both neighborhoods have struggled for years to improve the quality of life for our residents. Unfortunately, we continue to be challenged by inappropriate businesses that have been allowed to operate in the area (most without current conditional use permits). These include the BoDean asphalt plant, the Redwood Gospel Mission (RGM), and the St. Vincent DePaul kitchen. The location of the RGM and St Vincent facilities has resulted in a constant transient population, many of them addicted to drugs and looking for money or drugs to sell to support their habits.

Neither neighborhood should have to deal with what we are already dealing with let alone a large cannabis operation. The fact that it would require a private security service to monitor the site 24/7 with two security personnel on-site during operation hours and a surveillance cameras and fencing with concertina wire suggests it will be a target by a bad element who will most likely have criminal records and carry firearms. We currently average 1 to 3 calls/day to the police department. For two small neighborhoods, this is a very high call-for-service rate and speaks to the negative and illegal activity we are already experiencing.

While you can make a case that the area is zoned for light industrial, this is an industry that should never be close to a neighborhood. The city of Santa Rosa covers a large area and there must be warehouses nowhere near neighborhoods. The applicant should look elsewhere and not inflict this newly emerging industry on our neighborhoods.

Denise Hillc  
St. Rose Historic District  
[www.strose.org](http://www.strose.org)



## Gustavson, Andy

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**From:** Kathy Farrelly <farrelly@sonic.net>  
**Sent:** Monday, January 02, 2017 2:47 PM  
**To:** Gustavson, Andy  
**Subject:** 60 Maxwell Court - Commercial cannabis cultivation project

**Categories:** Project

Dear Mr. Gustavson,

I'm writing to object to the proposed project at 60 Maxwell Court. First, the notice of the neighborhood meeting held on December 7th was not published or mailed, and I only learned of the project on New Year's Eve in a casual discussion with other neighbors who were voicing their concerns. Second, there appears to be no additional information about the proposal on the City's website. Neither the meeting notice nor the city's GIS mapping page seem to show the current zoning or general plan designation of the parcel, which makes serious commenting on the project next to impossible. Third, the proposed use is completely inappropriate for this mostly residential neighborhood. While heavily guarded on the project premises, once it leaves the fenced area cannabis will have to be transported on the streets where we and our children walk every day. Fourth, non-medical cannabis cultivation and propagation is not, as far as I can tell, a use that the city's zoning ordinance permits at all, even with a use permit.

The city's zoning ordinance is quite specific about the requirements for medical cannabis cultivation. Clearly, the City Council has recognized a need for uniform standards for regulation of commercial medical cannabis cultivation. But this project is not for medical cannabis, and the City Council should consider and adopt universal standards for non-medical commercial cultivation before allowing staff to process permits on a case-by-case basis, with no standards to go by. Even if the medical cannabis standards were to apply, those standards are inherently ambiguous for a project of this size (10,000 sq. ft.) The ordinance specifies operations up to 10,000 sq. feet, and operations over 10,000 sq. feet, but what standard applies to an operation of exactly 10,000 square feet?

Thank you for considering these comments. Please include me in your list for future notifications about this project.

Kathy Farrelly

432 Lincoln Street

Santa Rosa



Virus-free. [www.avast.com](http://www.avast.com)

## Gustavson, Andy

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**From:** Alex Mallonee <alexmall@sonic.net>  
**Sent:** Monday, January 02, 2017 4:54 PM  
**To:** Gustavson, Andy  
**Subject:** 60 Maxwell Ct.

**Categories:** Project

Mr. Gustavson,

I do have a concern with the proximity 60 Maxwell Ct. to a site one, identified by the city in both its General Plan and its Station Area plan, as a future pocket park. The park appears to be planned to be located about two parcels east .

Parks are scarce in this part of Santa Rosa. Having a grow operation may discourage use of the park , or more likely discourage the creation of the park itself.

Please keep me apprised of the status of the application.

Thank you.

Alexander Mallonee

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This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

1/5/17

Andy and Clare:

Re: Cannabis facility hearing: As stated before please let me know when the hearing on this issue will occur. I have already sent you prior letters relating to my objection to this facility. I would like to add some additional comments to what I already sent you on this matter.

1. This applicant is filing for a minor use permit based on a 10,000-square foot facility. But at the neighborhood hearing I asked if the front building on 9<sup>th</sup> Street will come next, basically creating a 20,000-sq. ft. facility, which requires a much greater review under the guidelines of a conditional use permit, and a EIR review. I asked this applicant if he would agree to agree to limiting the maximum square footage to just 10,000. I specifically asked for a restriction based on this concept. The applicant refused to do this making it clear that what is going on is a step transaction, by filing for one building now and the other building shortly thereafter. This step transaction complicates this review since it the second building goes to the same use, even later than staff must review the total project. The fact that the applicant won't agree to this stipulation clearly shows what their intent is. The fact that the second building is less than 100 feet from the west end neighborhood is critical to this review. The West End homes are within the West End Historic Preservation District the applicants project shares a direct access to 9<sup>th</sup> Street, making this project, adjacent to a historic neighborhood. The zoning code requires adjacent properties to a historic district be reviewed by the Cultural Heritage Board to make sure that the subject property does not impact the historic cultural character of this historic community. The fact that this front building most likely will be the next project in this development further complicates the notification process for the neighborhood hearing and the zoning hearing since neighbors within the West End neighborhood are not getting proper notification, which will be a significant issue for the appeal to the council on this project.
2. As you know we have a approved housing project just about 600 feet from the front building of this proposed cannabis facility. We are

developing housing, a child care facility and a neighborhood charter school. With that in mind how does the City not take into consideration our future school and the fact we will be just 600 feet from the subject property.

3. This application needs environmental review. You have issues of gentrification and blight, which are required reviews under California CEQA review. The North Station Area Plan changed the zoning of this project to residential, which represents the greatest opportunity of creating housing in the downtown area. The subject property will destroy any ability to create housing in this zoning district and will only lead to blight and issues of security concerns that severely impacts the entire area. The use being proposed is not an industrial use and violates the zoning conditions of the area and severely destroys all the benefits created under the station area plan area. Crime is a great concern of the West End neighborhood and this facility is a serious impediment to safety. Not only as to potential fire damage but also as to criminal involvement that have been part of this culture.
4. Our housing project is just about 600 feet from this property and our approved development is 45 feet tall, with the Pullman loft project being 50 feet tall. Our top floors for both projects will have a direct view of this subject property facility and the lights at night for safety will have a direct impact on our housing project. Also, we anticipate having many dozens of children living or attending classes at our facility and the fact that we have an armed facility so close to us is devastation and surely not appropriate to this future housing district.
5. There is a statement that there is no toxic materials near this site, but we would like to point out there is a diesel line just a few hundred feet from the subject property. We also are aware there is a Federal detention facility located within 1000 feet from this proposed facility, which we understand precludes the use at the location of this proposed facility.

We are looking forward to attending a meeting for this use. I assume there will be a meeting, but we need to know how the hearing process goes since we will be appealing any positive approval on this project. Hopefully

there will be a rejection but its critical that we make our argument directly to the City Council since the Council has been very supportive of housing and this proposal will eliminate over a 1000 potential housing units in this district of this project moves forward.

Thanks Richard Deringer for Railroad Square Village, LLC

## Gustavson, Andy

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**From:** Willard Richards <willard@sonic.net>  
**Sent:** Monday, February 06, 2017 3:02 PM  
**To:** Gustavson, Andy  
**Subject:** 60 Maxsell Ct. use permit

Hi Andy,

Before the City Council hearing on the DeTurk Winery Village, I asked Bill Rose who is the planner for the 60 Maxwell Ct. use permit, and he gave me your name. I have been asking Craig Litwin questions about the proposal.

I would be interested in learning from you the effect of such an operation on the neighborhood. The cannabis operation cannot be established within 600 ft of a school or 300 ft of a residence. Is the reverse true? Are there any restrictions on someone establishing a school or residence close to the cannabis operation? I have some understanding of the odor and safety concerns, so my question is directed to City or State regulations.

Has a date been set for this to come before the Planning Commission?

If I have more questions, is there a phone number I can call?

Thanks for your help,  
Willard Richards  
575-7160



1/19/17

Mr. David Guhin

Mr. Andy Gustavson

City of Santa Rosa

100 Santa Rosa Avenue

Santa Rosa, Ca 95404

Re Fleuron Cannabis Application

Dear David and Andy;

I am writing with extreme concern regarding the proposal for a cannabis growing facility within blocks of our proposed 72-unit multi-family apartment project. I cant imagine that I will be able to find any resident who will want to have as view from their third floor window a facility surrounded by barbed wire fencing and armed security guards.

When I began this adventure in your City I was shown this area to be part of the Downtown Area Specific Plan with the Transit Village Medium overlay. The focus of this guide plan was creating a more vital downtown with exciting livable, walkable, transit oriented residential development with street level retail. The idea was to in the long run increase the residential usage of this area not compound the potential growth with increased industrial usage.

I point towards your stated Goal SP-LU-6, "Encourage development projects that will improve the quality of life in the Plan Area and draw new residents into the core of Santa Rosa". I have difficulty in envisioning how a 24-hour secured pot facility fits that stated goal.

I am unfortunately committed financially to building Pullman Phase 1 but will seriously pull back from doing any further housing with in this area if the Fleuron project is allowed to proceed. This will not be the enriched neighborhood I originally envisioned.

Yours truly,

Loren Brueggemann

Phoenix Development Company  
1620 Olivet Road  
Santa Rosa, CA 95401  
[www.phoenixdevco.com](http://www.phoenixdevco.com)



## Gustavson, Andy

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**From:** Steven Evans <slex22@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:36 AM  
**To:** Gustavson, Andy  
**Subject:** Letter in support of Fleuron, Inc.

Dear Mr Gustavson,

I am writing in support of Fleuron Inc in their application to open a cultivation facility within the City of Santa Rosa. My name is Steven Evans, I am a patient, a caretaker, a Santa Rosa resident, and a voter. I have known Brandon Levine for 7 years and he has been one of the pioneers of medical cannabis retail operations in the County. He has calmed the fears of allowing medical cannabis facilities in Cotati and has shown to be more than just a dispensary. He has championed many causes and been supportive of any projects I have brought to his attention. He has been one of the most helpful dispensary owners in helping myself and my other patients find the combination of products that work best for us. My wife is also an avid supporter of brandon and his team, she feels he has done so much for our community. I know he has a strong work ethic and will be an excellent addition to the businesses that help propel our local economy. Thank you for your time and please do not hesitate to call on me if you have any questions.

Regards,

Steven Evans  
707-494-2665

Mike Chase

April 28,

2017

Mike Chase Photography

31 Maxwell Court

Santa Rosa, CA 95401

Dear Mr. Gustavson and the City of Santa Rosa,

Apparently, the world is changing. I grew up in Santa Rosa and continue to be a resident here. The changes that I have seen in agricultural pursuits here are remarkable. Back in the fifties and sixties most of the local agribusiness was food based. Walnuts and prunes and apples were the common currency of our farming community.

Grapes for wine upended that and now vineyards dominate our rural landscapes. While many enjoy the vintages that are produced here and while the wine industry has produced significant revenues for the larger community, wine is not something that contributes to the health of the residents of our city and county, and for that matter the world at large, like the food products that preceded it did.

A new agricultural product has established itself here. Once the stuff of beatnik and hippie revolutionary tales, marijuana has evolved into a viable medical product line that provides relief from pain and a variety of other conditions that are less well addressed by mainstream (the dreaded "Big Pharma",) sources.

It has come to my attention that Fleuron Inc. has intentions of opening a production facility for medical marijuana on Maxwell Court in Santa Rosa where I own and operate my business and where have done so for ten years.

Businesses in the Maxwell Court area are disparate in the services that they provide. It is the eclectic mix that makes our little chunk of the city so uniquely inclusive.

Because Fleuron's commitment to the environment and to the neighborhood and to the larger community as well is so sincere, I heartily endorse welcoming them to Maxwell Court.

Fleuron intends to make a very light impact on our neighborhood. They will provide employment opportunities, be intentionally circumspect about environmental concerns and contain their efforts to their space without impacting negatively any of their neighbors.

All of Fleuron's Public Relations material makes a strong case for a new neighbor that will enhance the community and take a serious attitude towards their social and communal responsibilities. Clean energy sourcing, minimal water use and compostable waste disposal speak to the issue of sustainability. Sustainability should become the new goal for all of our philosophies of life on the Earth'

New people working in the area will of course become customers of the many businesses here. The enclosed facility

will not increase our parking problems and the security systems that Fleuron will install will only add to the security of Maxwell Court in general.

Fleuron, it seems, is an established contributor to social causes that address other community needs. They have a commendable record in the area of Homeless Outreach.

If Santa Rosa wants to move forward into the future responsibly acknowledging the growing concerns for the health of the planet and for society at large, then the endorsement of "Green," (no pun intended!) businesses should be a paramount goal for all of us. Fleuron seems to have their larger priorities in order.

In an effort to be clear, please record my endorsement of Fleuron Inc and please expedite their residency on Maxwell Court.

Thank you and I remain respectfully yours,

Mike Chase

## Bliss, Sandi

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**From:** Bliss, Sandi  
**Sent:** Tuesday, May 09, 2017 8:40 AM  
**To:** Gustavson, Andy  
**Subject:** FW: Maxwell Court appeal on May 16

FYI

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**From:** Froschl, Angela  
**Sent:** Tuesday, May 09, 2017 8:31 AM  
**To:** Guhin, David <dguhin@srcity.org>; Gouin, David <DGouin@srcity.org>  
**Cc:** Bliss, Sandi <sbliss@srcity.org>; Kuykendall, Kelli <KKuykendall@srcity.org>; Rathbun, Nicole <NRathbun@srcity.org>  
**Subject:** FW: Maxwell Court appeal on May 16

Good Morning,

FYI...

Thank you,

**Angela Froschl | Senior Administrative Assistant**

City Managers Office | 100 Santa Rosa Ave, Suite 10 | Santa Rosa, CA 95404  
Tel. (707) 543-3014 | Fax (707) 543-3030 | [afroschl@srcity.org](mailto:afroschl@srcity.org)



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**From:** Carol Dean [<mailto:straycatcarol@gmail.com>]  
**Sent:** Monday, May 08, 2017 8:20 PM  
**To:** \_CityCouncilListPublic <[citycouncil@srcity.org](mailto:citycouncil@srcity.org)>  
**Subject:** Maxwell Court appeal on May 16

Dear Councilmembers,

Once again I am amazed at how the City deals with issues in a vacuum. You currently have two emergencies - homelessness and housing. Perhaps there are more that I am not aware of.

You have a Downtown Station Area Specific Plan that is part of the General Plan. Citizens and staff put in countless hours and a great deal of money to adopt this plan. This plan calls for high density, low income housing to be built on the Maxwell Court site.

My household just received notice that you will be hearing on an appeal of a planning commission decision for a cannabis commercial cultivation facility to be located there on May 16. If approved this will remove this site from any future housing development FOREVER and will essentially entrench the whole Maxwell Court area from ever becoming housing. This is the only industrial area with a housing overlay that I know of.

So you have a decision to respect the public process that went into the Downtown Station Area Specific Plan or look the other way while screaming you need Measure C to protect low income families. By allowing this use you are effectively telling us you have compassion, but want others to address the rental issue, and that planning in a vacuum is the real priority of the council.

By approving this use you essentially speak out of both sides of your mouth. Yes we want public input but we will ignore that input. After all that was close to ten years ago. Maybe so but a lot of us are still around and remember. What will it be - housing or cannabis?!! The public or a corporation?!! If this is approved there will be six votes from my household voting no Measure C and future ballot measures asking for funds or concessions as the City seems to not to hold up their end of the bargain.

I personally can live with the cannabis facility there, but then I don't want to hear from you about asking this area to do more or be patient while you study issues. If you act favorably on this permit then you need to NOW act on the homeless issue here. Don't take the chance of further negatively impacting this area. If the facility is approved and there are issues despite all the reassurances about order and security what recourse will the neighborhood have? Obviously the City has a track record on this area with BoDean as regards the smell and noise issues which the City seems to have little or no way to enforce. There are other industrial properties pot can be grown in but there are no other industrial sites slated for housing. Again, what will it be, housing or pot?

Think carefully as this will set a precedent and expectations on both sides of the housing and cannabis issues. There could be some dire unintended consequences with the approval of the CUP. For one you will be reminded

again and again from neighbors that you wasted and removed a high density housing site from the City's General Plan.

Carol Dean

Sent from my iPad

Jeffrey Y. Hergenrather, M.D.

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Practice Limited to Consultations

6800 Palm Avenue, Ste H  
Sebastopol, California 95472  
jhergmd@gmail.com

Message line: 707 484-7720  
Office phone: 707 829-1811  
Office fax: 707 829-0351

To: City Council, Santa Rosa, California  
Attn: [agustavson@srcity.org](mailto:agustavson@srcity.org)

May 8, 2017

Regarding: Letter of Support for Aron Mihaly

Dear Mr. Gustavson,

I am writing to you a letter of support for Aron Mihaly who is in the process of applying for establishing a medical cannabis cultivation facility in the City of Santa Rosa. I have known Aron Mihaly, his wife and family, his parents, and his aunt and uncle for over thirty years, since he was a child – a classmate of my 43 year old eldest son. His entire family are talented, generous, top notch people. Aron and my son Sam Hergenrather have remained best of friends for over 33 years, even through my son's spinal cord injury in 1990 resulting in his quadriplegia. Despite Sam's injury Aron and he spend time together, share babysitting time together with their young families and enjoy the pleasures of their children's birthday parties.

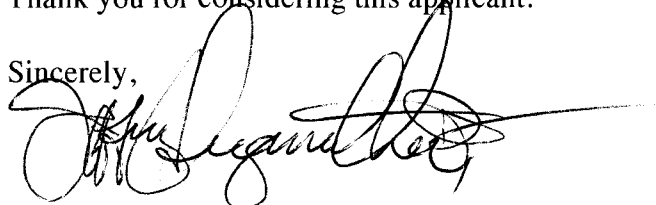
Aron is a unique, talented, compassionate and brilliant young man who holds high ideals and practices. He believes that we collectively have a responsibility to our community, a trait that is becoming rare in our world of self interests. He is ecologically minded as well as socially responsible. I know that he recently donated \$5000 to the Palms Inn, a homeless shelter that houses hundreds of homeless people in Santa Rosa.

Over many years Mr. Mihaly has come to realize the medicinal value of cannabis for a wide variety of conditions. He is passionate about the cannabis industry, the opportunity to create jobs for those in our community, and for creating quality cannabis medicine for those who are most vulnerable and medically needy in our society. He is kind and considerate, flexible and responsible.

I hope that you will give him the opportunity to develop this business in Santa Rosa. I believe that his values, his friendly communication style, his established track record of support for charitable organizations, and his desire to make this a model facility in our community will prove to be a great match to the best values of Santa Rosa.

Thank you for considering this applicant.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Hergenrather", written over a horizontal line.

Jeffrey Hergenrather, MD



## Letter of Support for Fleuron, Inc.

Dear Santa Rosa City Council,

My name is Doug Babcock, and I'm writing you in support of Fleuron, Inc.

Fleuron is currently setting up a low-impact cultivation facility for medical cannabis at 60 Maxwell Court in Santa Rosa, and their project falls within the allowance of the City's new cultivation ordinance. Fleuron is working with the City and local businesses to establish a fully compliant facility. Fleuron is 100% committed to safety, security, environmental-impact mitigation, and parking-use minimization.

I care about local matters, and I especially love that Fleuron:

- ☐ Has an **experienced leadership** team that has operated Mercy Wellness of Cotati dispensary
- ☐ Increases access to **high-quality medicine** for local patients
- ☒ Is a **responsible neighbor** by conducting operations quietly, discreetly, and respectfully
- ☒ Dedicated to being **environmentally friendly**, including mitigating odor and protecting our water
- ☒ Makes **public safety** their top priority and operates during normal business hours only
- ☐ Creates **good jobs** for local Sonoma County citizens, with a living wage and a career path
- ☐ Is **compatible with Santa Rosa's** vision for a vibrant, mixed-use neighborhood

This affects me personally, or someone I care about, because:

I have a business at 27 Maxwell Court, I like the Idea of them having a security personnel on site. Keeping all of the building full helps everyone, even the City.

Please approve Fleuron, Inc.'s application. Thank you for your time and consideration.

Signed,

X Doug Babcock Energy Mizer of Sonoma Valley Inc.

Name		Date	5-3-17
City	Santa Rosa	Zip Code	95401