



City of Santa Rosa

Cannabis Program Implementation

Council Cannabis Policy Subcommittee

February 22, 2018

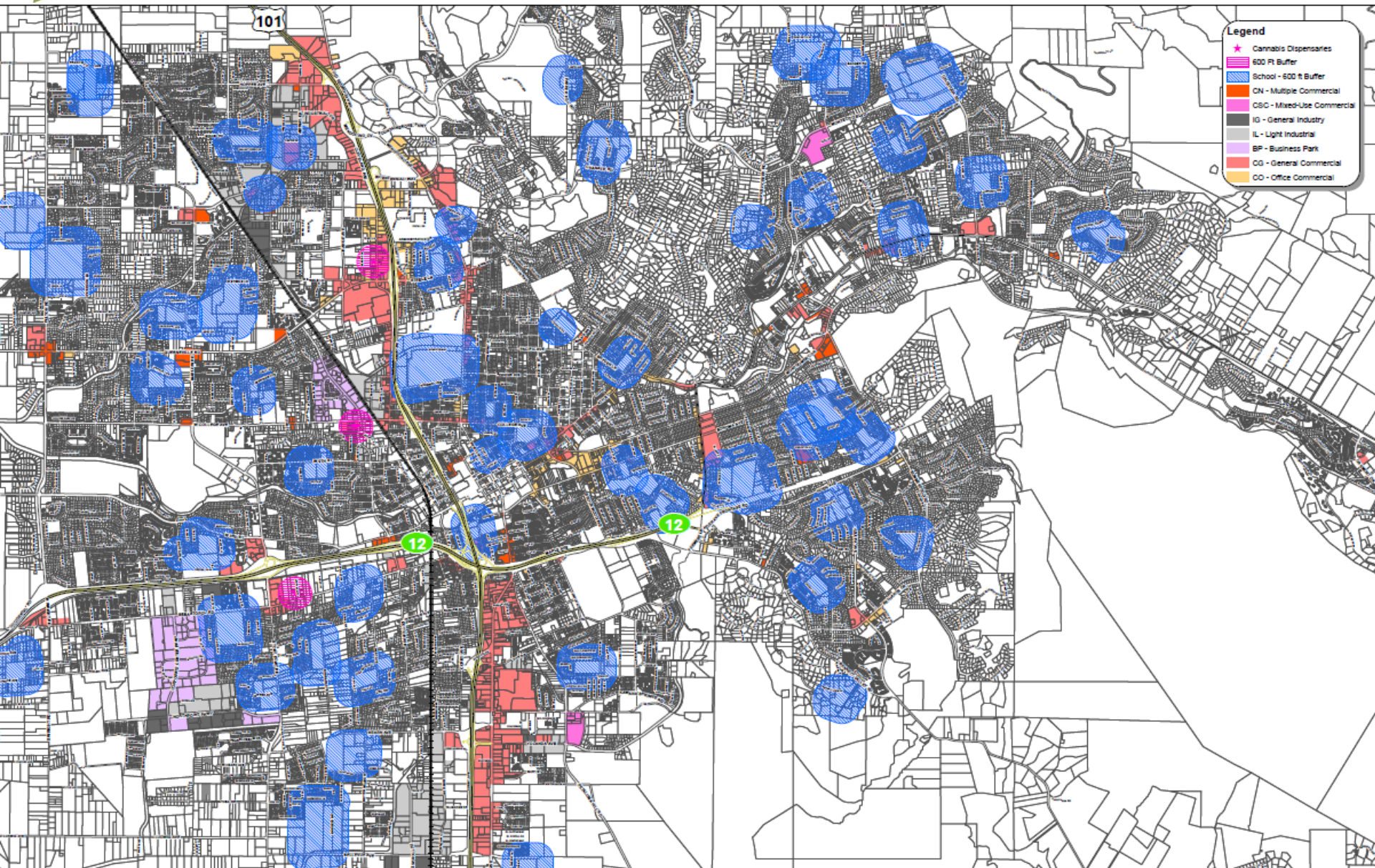
Clare Hartman, Deputy Director - Planning
Planning and Economic Development

Comprehensive Cannabis Ordinance

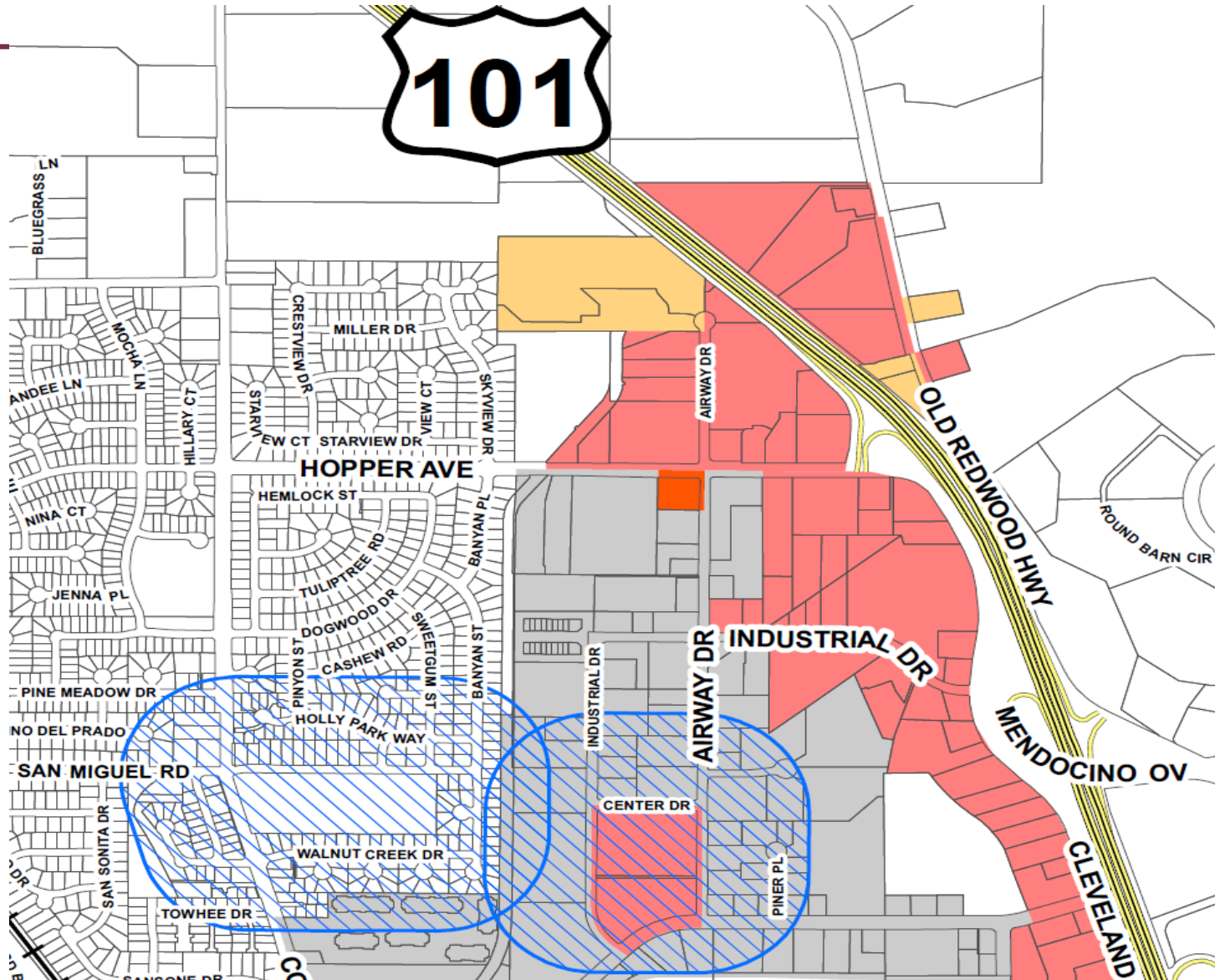
- **Personal Use**
 - 6 plants per residence
- **Commercial Cannabis Businesses**
 - Medical & Adult Use
 - Cultivation
 - Manufacturing (Type 6 & 7)
 - Testing Laboratory
 - Distribution
 - Retail (Dispensaries & Delivery)
 - Special Events
- **Effective January 19th**



Cannabis Retail Opportunities



Cannabis Retail Opportunities



Cannabis Retail - Overconcentration

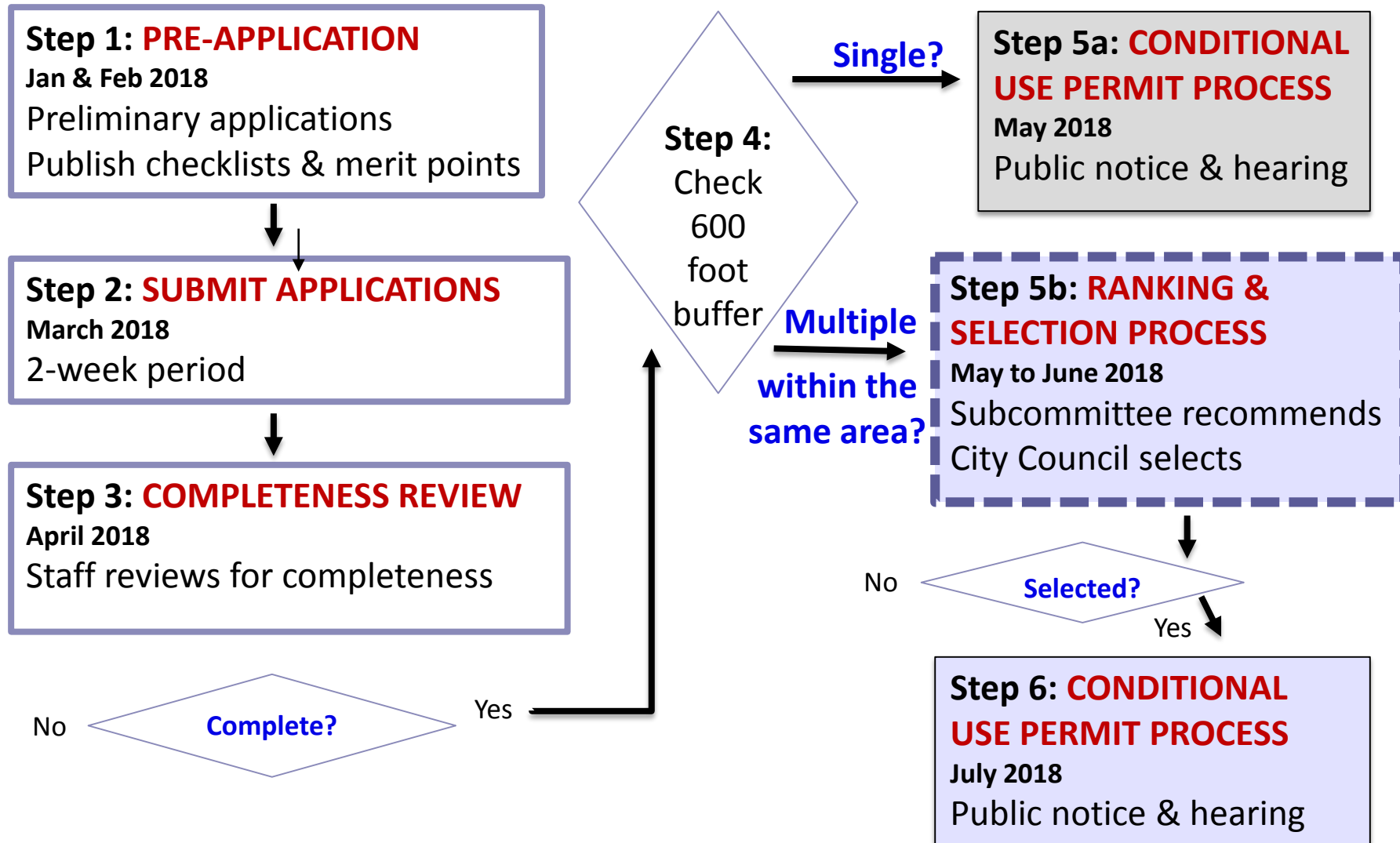
- **Urgency Ordinance – Effective February 6, 2018**

Overconcentration. To avoid overconcentration, a Cannabis Retail use shall not be established within 600 feet of any other Cannabis Retail use established within and permitted by the City of Santa Rosa.

- **Added text:**

- **“The Department shall establish evaluation criteria and selection procedures as necessary to avoid overconcentration of Cannabis Retail uses where competing applications are submitted within a 600-foot radius of each other.”**

Draft Cannabis Retail Application Process



Conditional Use Permit

Application Requirements

1. Required forms: Conditional Use Permit, Disclosure, Indemnification Agreement, Storm Water Determination Worksheet, Environmental Assessment
2. Project Description Narrative
3. Site Plan, Elevations and/or Site Photos, Floor Plans
4. Existing/previous use, Parking analysis
5. Days and hours of operation
6. Cannabis retail specific checklist:
 - i. Location eligibility
 - ii. Specify if for medical and/or adult use
 - iii. Operational Plan – e.g. security, odor, lighting, noise
 - iv. Define program for deliveries, consumption, and/or events
 - v. Define storefront, signage, and window treatment
 - vi. Site management plan

Conditional Use Permit

Required Findings a - c

- a) The proposed use is allowed within the applicable zoning district and **complies with all other applicable provisions of the Zoning Code** and the City Code;
- b) The proposed use is and any applicable specific plan; **consistent with the General Plan;**
- c) The design, location, size, and operating characteristics of the proposed activity would be **compatible with the existing and future land uses** in the vicinity;

Conditional Use Permit

Required Findings d - f

- d) The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- e) Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- f) The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Draft 2018 Cannabis Retail Point Based Merit System

Point Based Criteria	Use Permit Findings	Maximum Points
Local and state compliance	<i>a, b, f</i>	20
Neighborhood compatibility	<i>b, c, d, e</i>	30
Neighborhood enhancement	<i>c, d</i>	30
Site management	<i>e</i>	20
Total points possible =		100

Local and State Compliance

20 Points Maximum

- **Narrative, plans, and/or exhibits that address:**
 - State regulations
 - County/regional permit requirements
 - Santa Rosa General Plan policies
 - Santa Rosa City Code locational and operational requirements

Neighborhood Compatibility

30 Points Maximum

- **Narrative, plans, and/or exhibits that address:**
 - How the use will fit into the stability and quality of the surrounding neighborhood (e.g. parking, security, lighting, setbacks to other land uses)
 - How odors would remain within the building and not be detectable from adjacent properties or businesses
 - Providing for an enhanced retail experience with a fluid and attractive site plan with quality materials
 - Clear and attractive entrance, pedestrian orientation, bike parking, access to transit

Neighborhood Enhancement

30 Points Maximum

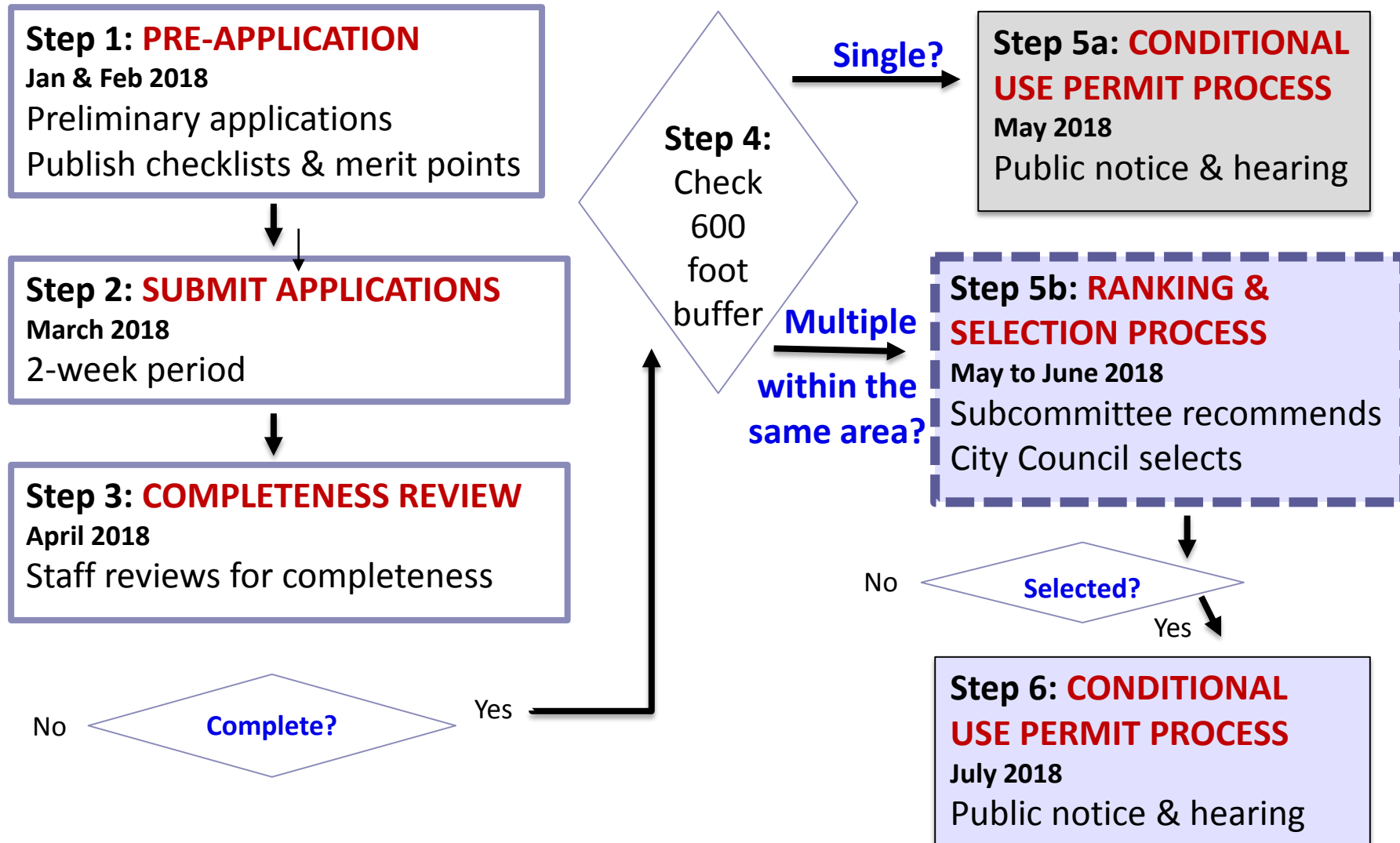
- **Narrative, plans, and/or exhibits that address:**
 - Quality and extent of improvements to the site, building and surrounding neighborhood
 - Integration of project through attractive façade, setbacks, quality materials and colors, landscaping, safe circulation and location of driveways, and ease of parking
 - Environmental benefits e.g. “green” business practices related to energy or water conservation
 - Community benefits e.g. employment opportunities, community programs and contributions

Site Management

20 Points Maximum

- **Narrative, plans, and/or exhibits that address:**
 - Experience in operating a cannabis retail business in the North Bay area
 - Qualifications and background of principals
 - Business Plan including day to day operations and how cannabis will be monitored to prevent diversion
 - Management plan that prevents and responds to potential nuisance impacts on adjacent properties, public areas and the surrounding neighborhood, e.g. loitering, trash, local contact
 - Performance timeline from land use approval to plan check and construction to dispensary opening

Draft Cannabis Retail Application Process

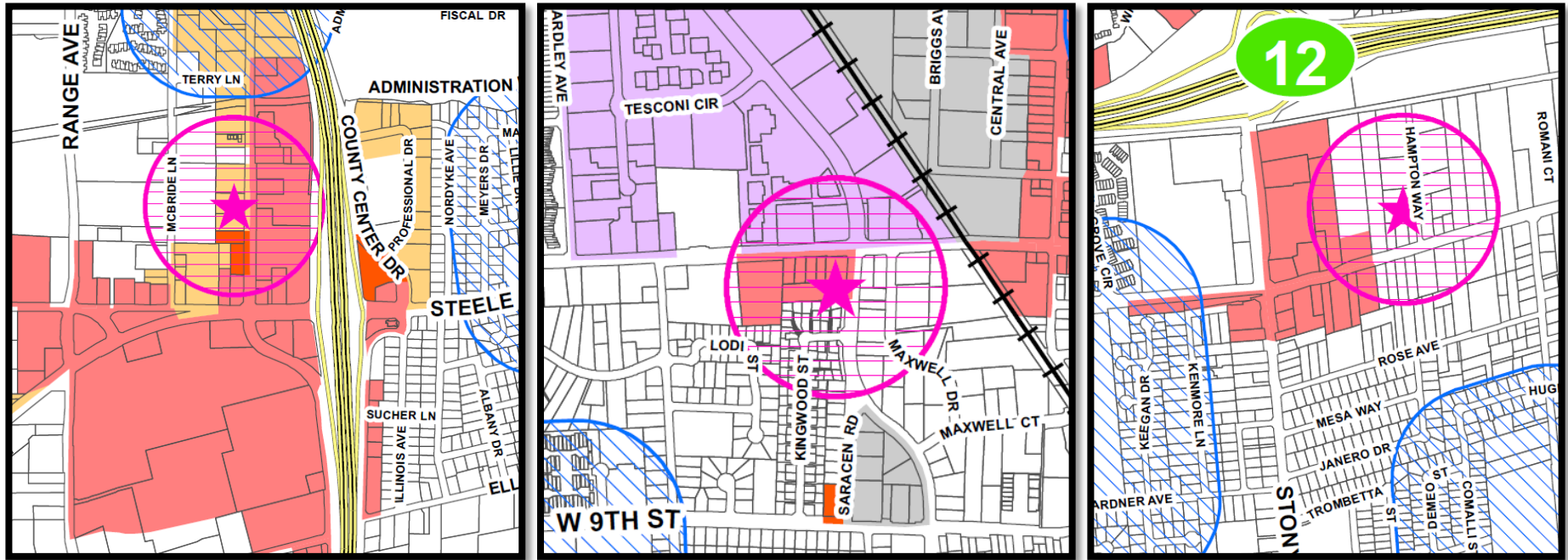


Questions? Comments?

Stay informed and involved through
srcity.org/cannabis

For Discussion

Cannabis Retail – Existing Operators



- Should the City allow an existing Cannabis Retail Operator the ability to move within their 600-foot overconcentration area?

For Discussion Cannabis Retail – Delivery Only



- Should the City allow cannabis retail delivery from a non-storefront facility?