



City of Santa Rosa

Cannabis Program Implementation

Council Cannabis Policy Subcommittee

March 29, 2018

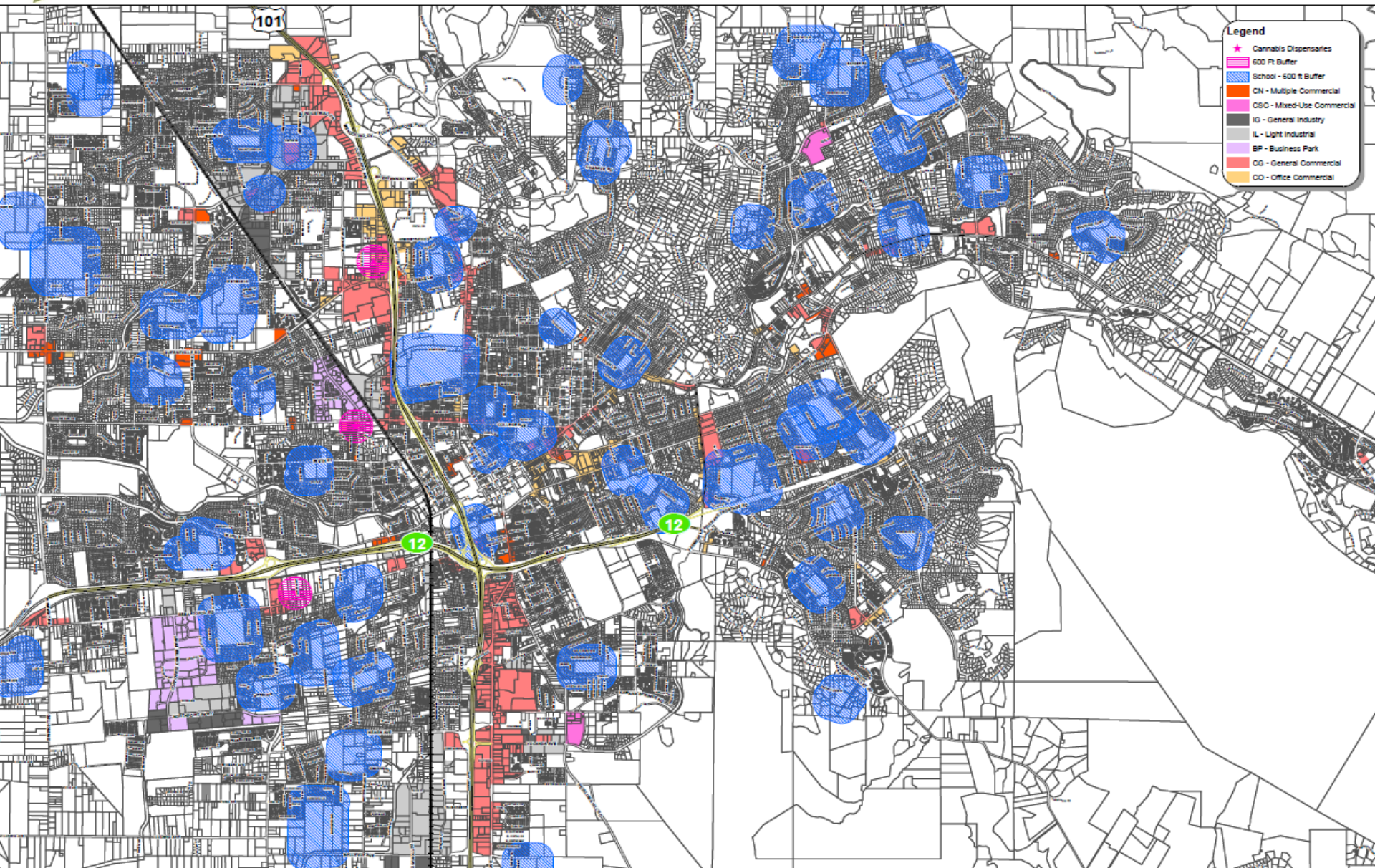
Clare Hartman, Deputy Director - Planning
Planning and Economic Development

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 - 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. **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.**

Stay informed and involved through srcity.org/cannabis



COMPREHENSIVE CANNABIS LAND USE POLICY CHART



CANNABIS LAND USE CLASSIFICATIONS (covers both medical and adult use)		CITY OF SANTA ROSA (City Code)											
		ALLOWED LAND USES AND PERMIT REQUIREMENTS BY ZONING DISTRICT:											
		RESIDENTIAL	COMMERCIAL				INDUSTRIAL						
		off	CO	CB	CG	CV	CD	CSC	TV-M	BP	IS	RS	
RETAIL (DISPENSARY) AND DELIVERY	RELATED STATE LAWS												
Cannabis Retail (Dispensary) and Delivery	10		CUP (1)	CUP (1)	CUP (1)	--	--	CUP (1)	--	CUP (1)	CUP (1)	CUP (1)	
CULTIVATION													
PERSONAL - OUTDOOR, INDOOR, & MIXED LIGHT													
Personal Cannabis Cultivation	exempt												
COMMERCIAL - OUTDOOR													
Commercial Cannabis Cultivation	1, 1C, 2, 3, 4												
COMMERCIAL - INDOOR & MIXED LIGHT (GREENHOUSE)													
Commercial Cannabis Cultivation - up to 5,000 square feet	1A, 1B, 1C, 4											MUP	MUP
Commercial Cannabis Cultivation - 5,001 square feet or greater	2A, 2B, 3A, 3B, 4												
COMMERCIAL Cannabis Microbusiness - <10,000 sq ft (cultivation, manufacturing, distribution, and retail)	12												
SUPPORT USES													
Commercial Cannabis Manufacturing - Level 1 (non-volatile)	5, N, P												
Commercial Cannabis Manufacturing - Level 2 (volatile)	7												
Commercial Cannabis Testing Laboratory													



CANNABIS PROGRAM FAQs

Updated March 15, 2018

- Did the City of Santa Rosa adopt regulations for personal and/or commercial cannabis? Do the regulations address both medical and adult use cannabis activities?
Yes. And yes. On December 19, 2017, the City adopted Ordinance No. ORD-2017-025 which provides for comprehensive regulations of both medical and adult use cannabis activities.
<https://srcity.org/2512/Comprehensive-Cannabis-Policy>
- Does the City of Santa Rosa allow for personal cannabis cultivation?
Yes. Each residence is allowed up to a maximum limit of 6 mature plants for personal use (medical and/or adult use). Only in a greenhouse, either indoors or in a greenhouse on parcels located adjacent to a Cannabis Cultivation for more information.
- Where can I operate a commercial cannabis business?
The City allows several types of zoning districts. You can see a map of the zoning districts and the zoning for the site. You can also see the zoning for the site. You can also see the zoning for the site. You can also see the zoning for the site.



CANNABIS USE APPLICATION PROCESS and GENERAL REQUIREMENTS

CULTIVATION (TYPES 1A, 1B, 1C, 2A, 2B, 2C, 4)
MANUFACTURING LEVEL 1 (TYPE 6, N, P, when required)

CANNABIS PERMITTING UPDATE JANUARY 12, 2018

The goal of this report is to track both the number and concentration of new medical and adult use cannabis businesses in Santa Rosa, and the impacts to other industries that occupy similar zoning. As the City of Santa Rosa continues to develop and implement new cannabis regulations, and permits new impacts will inform policy the retention of local businesses.



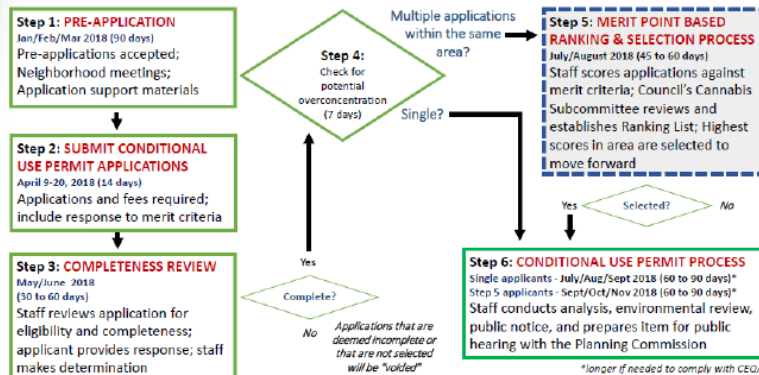
CANNABIS RETAIL USE APPLICATION PROCESS

RETAIL (DISPENSARY) AND DELIVERY (TYPE 10) MICROBUSINESS w/ RETAIL (TYPE 12)

Updated March 15, 2018

The intake, evaluation and selection process for Cannabis Retail (Dispensary) and Delivery use applications and for Microbusiness w/ Retail use applications shall consist of the following steps (and targeted timeframes):

- Step 1: Pre-Application (on-going)
- Step 2: Retail Application Intake Period (April 9, 2018 thru April 20, 2018; 14 days)
- Step 3: Eligibility & Completeness Review (30 to 60 days)
- Step 4: Review for Potential Overconcentration (7 days)
- Step 5: Application Ranking and Selection (45 to 60 days)
- Step 6: Complete the Conditional Use Permit Process (60 to 90 days)



Cannabis Retail Application Process

Step 1: PRE-APPLICATION

Jan/Feb/Mar 2018 (90 days)

Pre-applications accepted;
Neighborhood meetings;
Application support materials



Step 2: SUBMIT CONDITIONAL USE PERMIT APPLICATIONS

April 9-20, 2018 (14 days)

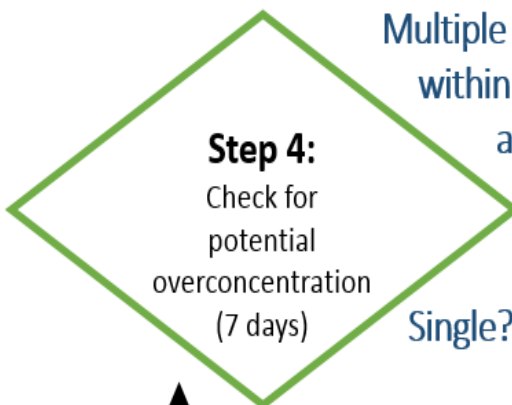
Applications and fees required;
include response to merit criteria



Step 3: COMPLETENESS REVIEW

May/June 2018
(30 to 60 days)

Staff reviews application for
eligibility and completeness;
applicant provides response; staff
makes determination



Multiple applications
within the same
area?

Single?

Yes



No

*Applications that are
deemed incomplete or
that are not selected
will be "voided"*

Step 5: MERIT POINT BASED RANKING & SELECTION PROCESS

July/August 2018 (45 to 60 days)

Staff scores applications against
merit criteria; Council's Cannabis
Subcommittee reviews and
establishes Ranking List; Highest
scores in area are selected to
move forward

Yes

Selected?

No



Step 6: CONDITIONAL USE PERMIT PROCESS

Single applicants - July/Aug/Sept 2018 (60 to 90 days)*

Step 5 applicants - Sept/Oct/Nov 2018 (60 to 90 days)*

Staff conducts analysis, environmental review,
public notice, and prepares item for public
hearing with the Planning Commission

**longer if needed to comply with CEQA*

Conditional Use Permit

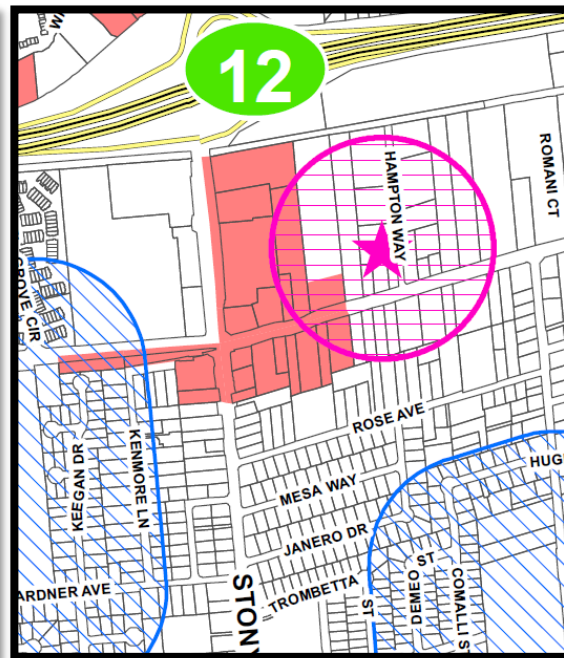
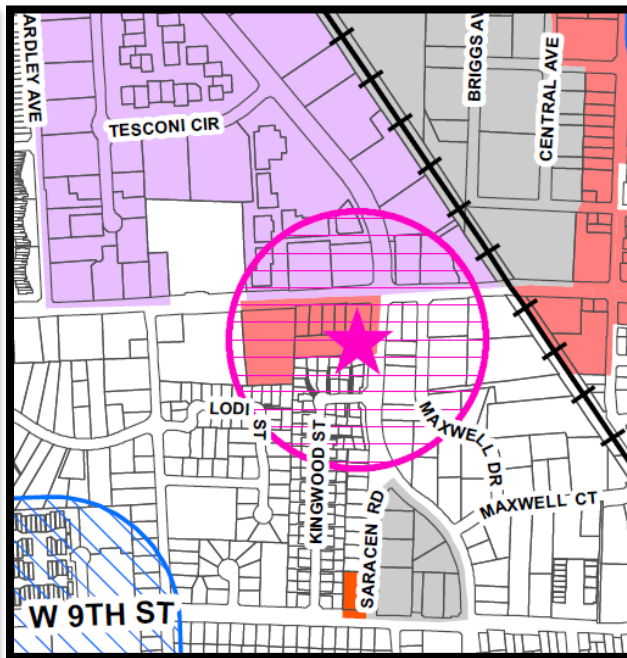
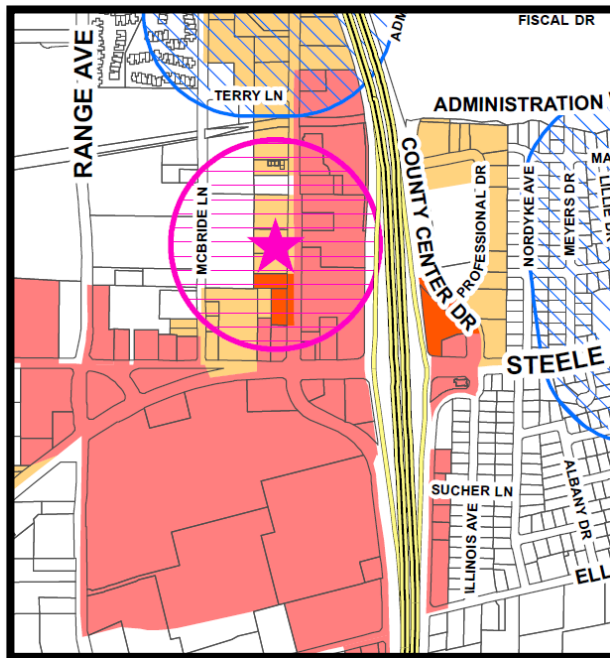
Application Requirements

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

Cannabis Retail Merit Point System

Point Based Criteria	Related Conditional 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

Cannabis Retail - Existing Operators



Cannabis Program Staffing

Phase 1 – Allocated in FY17-18

- PED – Counter Technician
- PED – Senior Administrative Assistant
- PED – City/Senior Planner
- PED – Economic Development Program Specialist
- PED – Building Plans Examiner
- HCS – Senior Code Enforcement Officer
- FINANCE – Field Collection Representative

Cannabis Program Staffing

Phase 2 – FY18-19 Budget Process

- CAO – Assistant City Attorney
- POLICE – Criminal Investigations Fund
- FIRE – Fire Inspector
- PED – Building Inspector
- PED – City/Senior Planner
- PED – Associate Civil Engineer*
- HCS – Code Enforcement Officer
- HCS – Senior Administrative Assistant*

**0.5 FTE*

Questions? Comments?

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