



Commercial Cannabis Retail Study Session

Planning Commission

October 25, 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 (Level 1 & Level 2)
 - Testing Laboratory
 - Distribution
 - Retail (Dispensaries & Delivery)
 - Microbusiness
 - Special Events
- **Effective January 19, 2018**



City Approach to Cannabis

- Cannabis uses **are already taking place** in the City
- Cannabis is **a land use issue**; a Code enforcement issue
- Allow both **medical and adult use** in alignment with state law
- Provide a compliance path from land use to occupancy
 - **Direct the use to appropriate areas** (commercial and industrial districts)
 - Provide standards to minimize impacts – **security, odor, lighting, noise**
 - Defer to State law, County Ag and County Health for specific issues
- **Test** the approach through interim measures
- Address the entire industry chain – **no gaps**





1. A building permit is required to verify occupancy for a cannabis facility, even if no improvements or modifications to the property are proposed. The building permit application must meet the City's general building permit submittal requirements.
2. Construction plans, calculations and related documentation supporting the building permit application are required per the California Building Code Section 105 when the owner or occupant intends to construct, enlarge, alter, remove, repair, demolish, or change the occupancy of a building or structure; or to erect,

Cannabis Retail and Delivery

Land Use Definition

- **Cannabis Retail** means a facility where medical or adult use Cannabis or medical or adult Use Cannabis Products are offered, either individually or in any combination, for retail sale, including an establishment that delivers Cannabis or Cannabis Products as part of a retail sale. Also known as a cannabis “dispensary.”
- **State License Type - 10**

Cannabis Microbusiness (w/Retail)

Land Use Definition

- **Cannabis Microbusiness** means a medical or adult use cannabis cultivation business of less than 10,000 square feet in combination with cannabis distribution, cannabis manufacturing – level 1, and/or cannabis retail (dispensary) and delivery, combined within one State license.
- **State License Type - 12**

Where Allowed & Permit Process

ADULT USE & MEDICAL CANNABIS LAND USE CLASSIFICATIONS		CITY OF SANTA ROSA (City Code)										
		ALLOWED LAND USES AND PERMIT REQUIREMENTS BY ZONING DISTRICT:										
		RESIDENTIAL	COMMERCIAL						INDUSTRIAL			
		<i>all</i>	CO	CN	CG	CV	CD	CSC	TV-M	BP	IL	IG
RETAIL (DISPENSARY) AND DELIVERY	RELATED STATE LICENSES											
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	<i>exempt</i>	<i>Up to 6 plants maximum per residence (4)</i>										
COMMERCIAL - OUTDOOR												
Commercial Cannabis Cultivation	1, 1C, 2, 3, 4	--	--	--	--	--	--	--	--	--	--	--
COMMERCIAL - INDOOR & MIXED LIGHT (GREENHOUSE)												
Commercial Cannabis Cultivation – <i>up to 5,000 square feet</i>	1A, 1B, 1C, 4	--	--	--	--	--	--	--	--	--	MUP	MUP
Commercial Cannabis Cultivation – <i>5,001 square feet or greater</i>	2A, 2B, 3A, 3B, 4	--	--	--	--	--	--	--	--	--	CUP	CUP
Commercial Cannabis Microbusiness - <i><10,000 sq ft (cultivation, manufacturing, distribution, and retail)</i>	12										CUP (1)	CUP (1)
SUPPORT USES												
Commercial Cannabis Manufacturing – Level 1	6	--	--	--	--	--	--	--	--	P (3)	P (3)	P (3)
Commercial Cannabis Manufacturing – Level 2	7	--	--	--	--	--	--	--	--	--	CUP	CUP
Commercial Cannabis Testing Laboratory	8	--	MUP	--	--	--	--	--	--	P	P	P
Commercial Cannabis Distribution	11	--	--	--	--	--	--	--	--	MUP (2)	P (3)	P (3)

Commercial Cannabis

Chapter 20-46 - General Requirements

- **Dual Licensing**
 - Obtain a Local Land Use Permit – Conditional Use Permit
 - Obtain a State License (Type 10 or 12)
- **Other Permits & Inspections**
 - Building and Fire Permits
 - Business Tax Certificate
 - Sonoma County Health Permit
- **General Operating Requirements**
 - Security
 - Odor Control **certified plan required*
 - Lighting
 - Noise



Cannabis Retail Specific Requirements

- **Eligible Zoning Districts**
 - Commercial – CO, CN, CG, & CSC
 - Industrial – BP, IL & IG
- **Setbacks to Sensitive Receptors**
 - 600 feet to a K-12 school
- **Overconcentration**
 - 600 feet to another Cannabis Retail facility
- **Conditional Use Permit**
 - Neighborhood Meeting
 - Public Hearing – Planning Commission
 - Appeal – City Council



Cannabis Retail

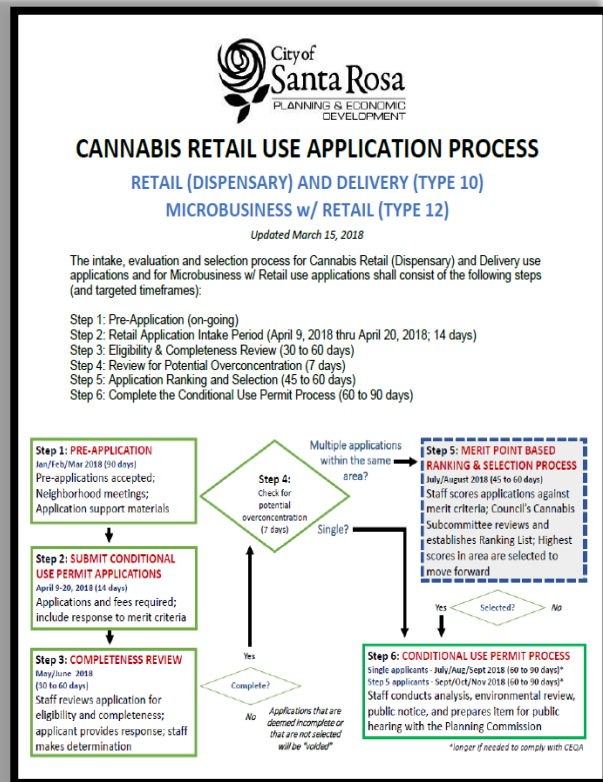
Specific Requirements

- **Deliveries** - Allowed only from a Cannabis Retail facility with a storefront
- **Drive-through** – Not permitted
- **Hours of Operation** – 9:00 am to 9:00 pm
- **Security** – secured entry, products, cash, entry must be visible from street
- **On-Site Consumption** – subject to state and local law; and use permit



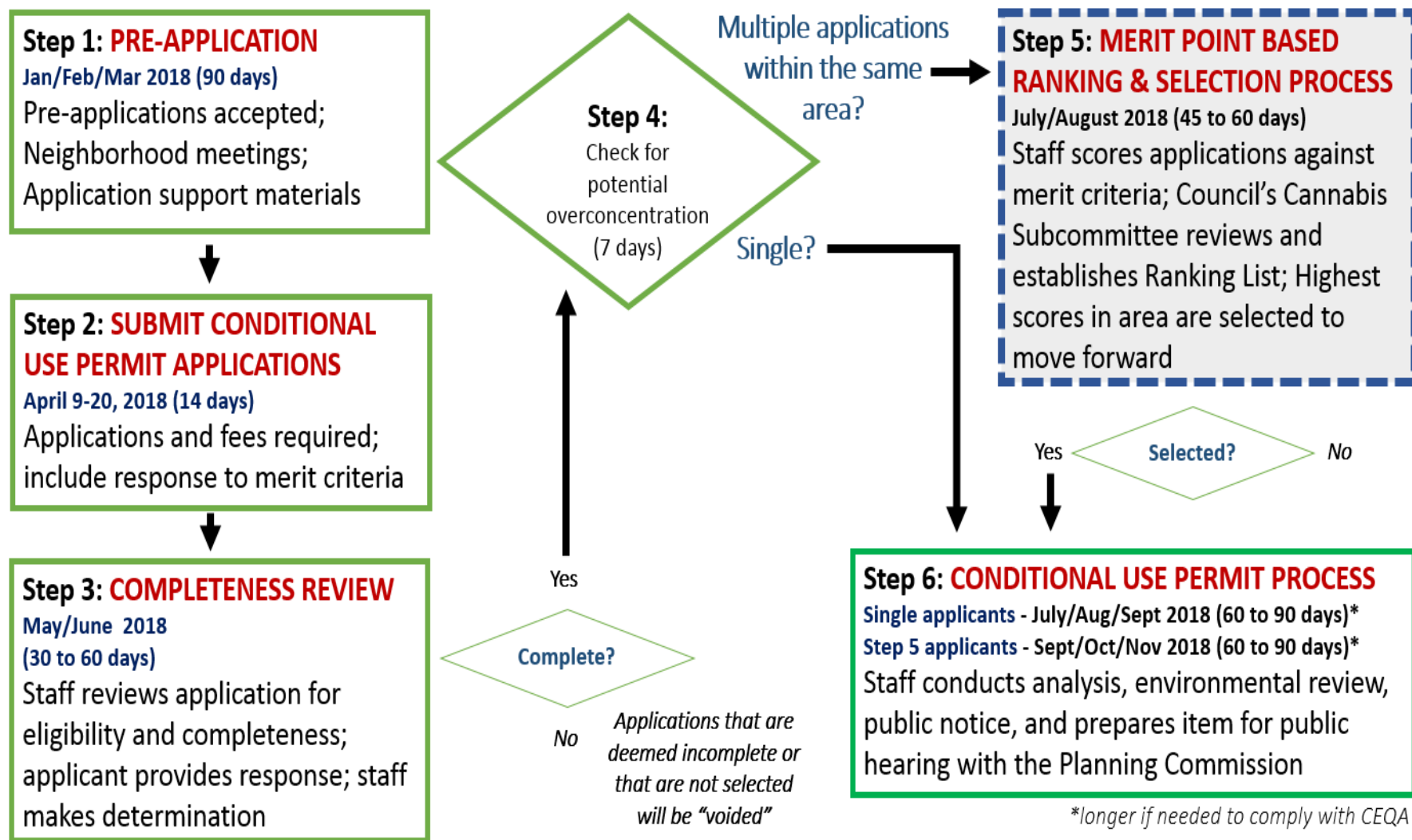
Cannabis Retail

Specific Requirements – Urgency Amendment



- **Overconcentration** - “The Department shall establish evaluation criteria and selection procedures as necessary to avoid overconcentration of Cannabis Retail uses where competing applications are submitted.”
- **Performance** - Applicants must diligently pursue the processing of their application to action. Applications that are not acted on within 12 months of being deemed complete shall be deemed “voided”.

Cannabis Retail Application Process



Application Intake Period – 2 weeks

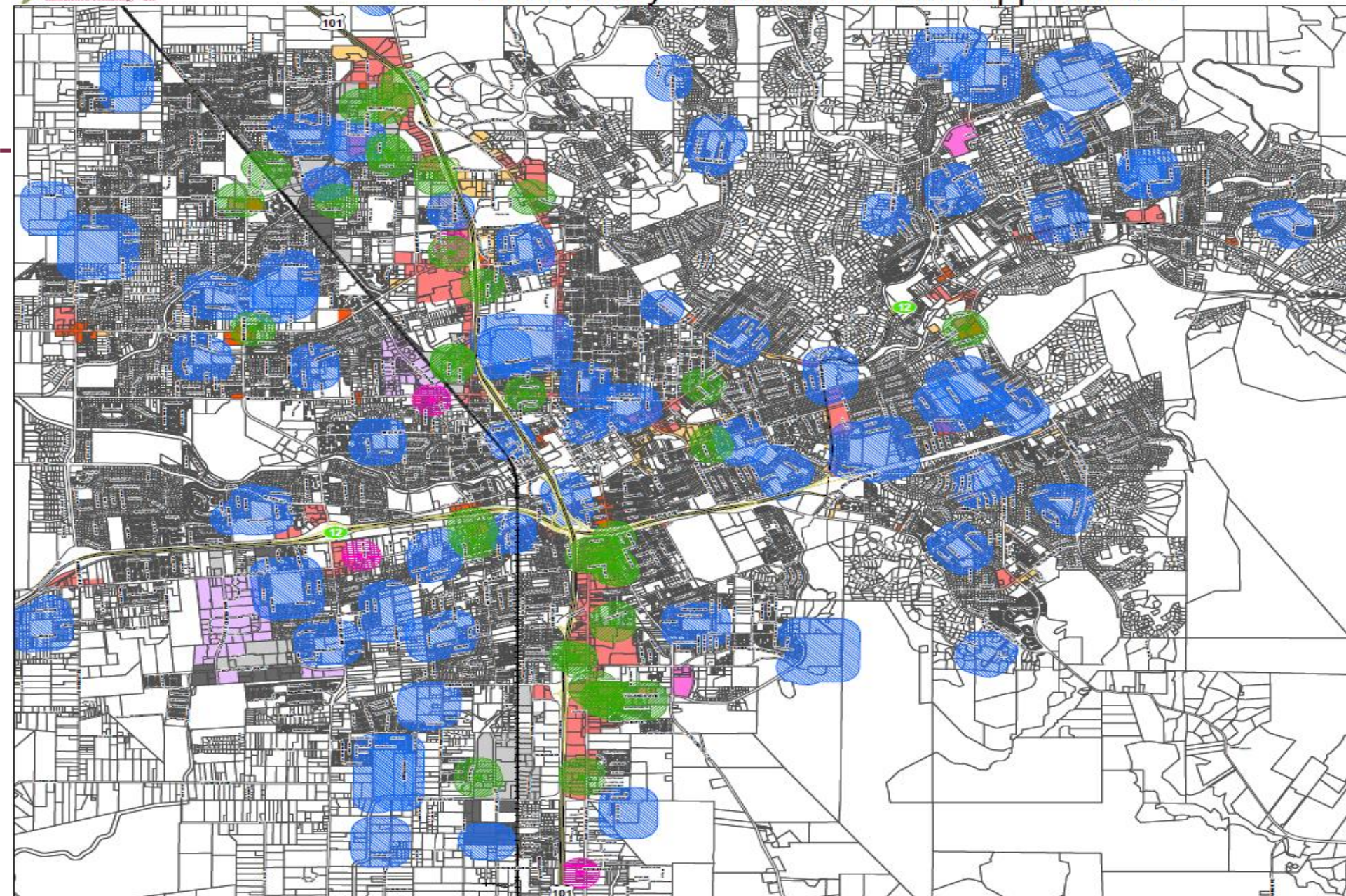
38 Applications Filed



City of Santa Rosa - Cannabis Retail Applications

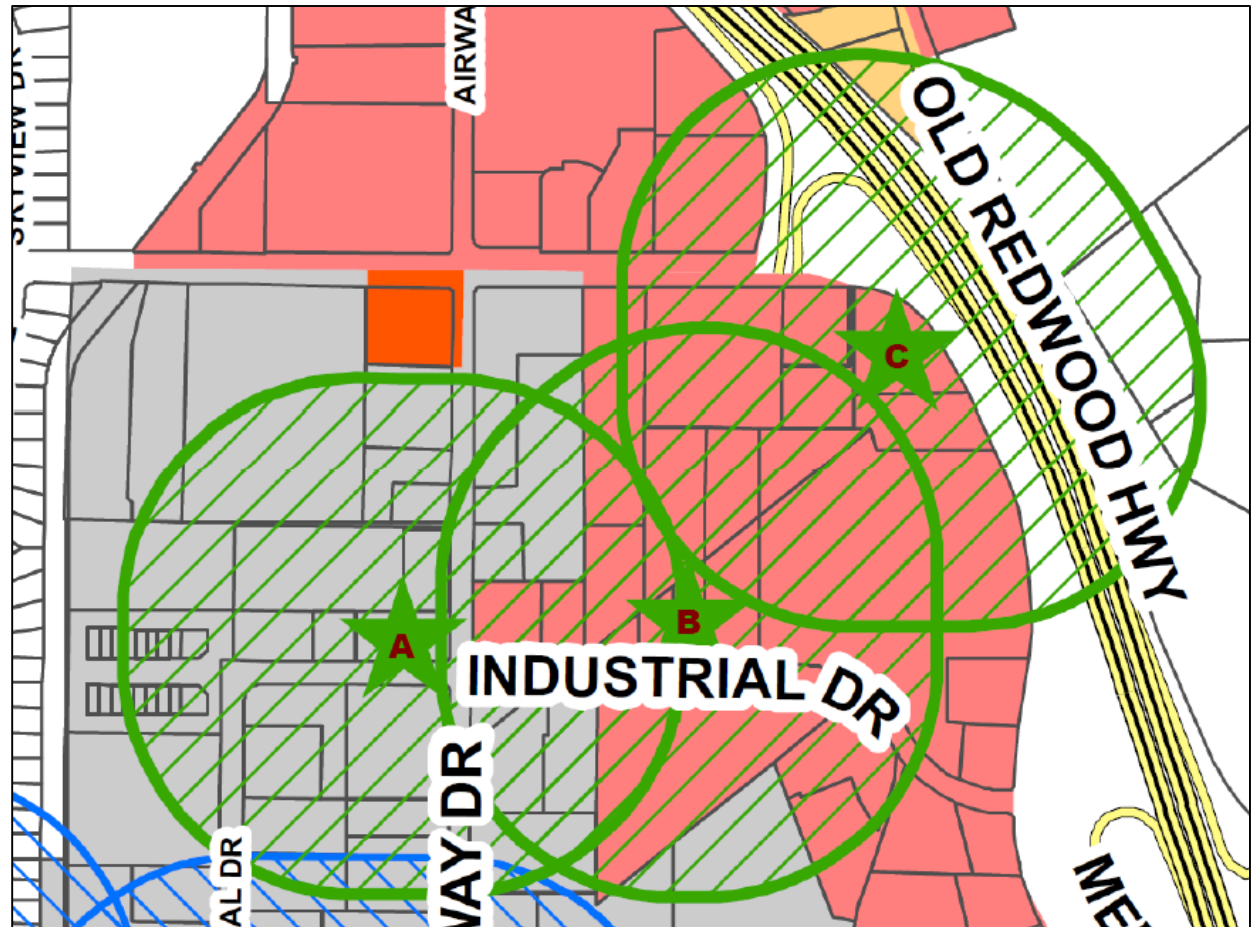
	Permit No.	#	Street Name	Suffix	Unit	Neighborhood Meeting	Neighborhood Meeting Date	Project Planner / City Contact	Zoning	General Plan	Application Name	Parcel No.	Competitive
1	CUP18-081	2463	BLUEBELL	DR		n/a	n/a	n/a	IL	Light Industry	Sustainable Growth Systems LLC	015370010	Disqualified
2	CUP18-066	1220	BRIGGS	AVE		No	n/a		IL-SA	Light Industry	The Princeton Company	012083007	Competitive
3	CUP18-050	1236	BRIGGS	AVE		No	n/a		IL-SA	Light Industry	Citrus Hill Cannabis Retail Facility	012083009	Competitive
4	CUP18-049	3791	CLEVELAND	AVE		No	n/a		CG-RC	R&BS	CUP - Humanity of Santa Rosa	148041028	Competitive
5	CUP18-045	112	COMMERCIAL	CT	25	Yes	4/18/2018	Gary Broad	CG	R&BS	NorStar Dispensary	043240024	Competitive
6	CUP18-065	112	COMMERCIAL	CT	2	Yes	5/30/2018	Gary Broad	CG	R&BS	Emerald Blooms	043240001	Competitive
7	CUP18-057	443	DUTTON	AVE	11	Yes	4/11/2018	Gary Broad	CG	Retail/Med-Res	Phenotopia CUP	125111039	Competitive
8	CUP18-073	3499	INDUSTRIAL	DR		No	n/a	Andrew Trippel	IL	Light Industry	Expanding Roots Dispensary & Microbusiness	015650022	Competitive
9	CUP18-037	3535	INDUSTRIAL	DR	A1	No	n/a		CG-RC	R&BS	UMMA Inc Cannabis	148050021	Competitive
10	CUP18-069	1111	PETALUMA HILL	RD		Yes	5/7/2018	Susie Murray	CG	R&BS	Juice Grown Cannabis Dispensary	038112028	Competitive
11	CUP18-064	1137	PETALUMA HILL	RD		Yes	6/25/2018	Kristinae Toomians	CG	R&BS	Northern Coast LLC	038112025	Competitive
12	CUP18-056	925	PINER	RD		No	n/a		IL	Light Industry	Green Qi LLC	015680024	Competitive
13	CUP18-054	950	PINER	RD	A	Yes	6/11/2018	Andrew Trippel	IL	Light Industry	Bear Flag Supply, Inc. CUP	015680020	Competitive
14	CUP18-043	900	SANTA ROSA	AVE		Yes	2/12/2018	Susie Murray	PD73-001	R&BS	Mercy Wellness Cannabis	009334015	Competitive
15	CUP18-074	1010	SANTA ROSA	AVE		No	5/9/2018	Amy Nicholson	CG	R&BS	CannaVine Dispensary	038101004	Competitive
16	CUP18-068	1015	SANTA ROSA	AVE	A	Yes	6/6/2018	Amy Nicholson	CG	Med-Res R&BS	Harvest of Santa Rosa Dispensary	037131011	Competitive
17	CUP18-053	2612	SANTA ROSA	AVE		Yes	5/16/2018	Gary Broad	CG	R&BS	CN Santa Rosa CUP	044071001	Competitive
18	CUP18-078	470	SEBASTOPOL	RD	B	Yes	6/4/2018	Emmanuel Ursu	CG	R&BS	Highway Retail Outlet	125162025	Competitive
19	CUP18-058	316	YOLANDA	AVE		Yes	6/18/2018	Kristinae Toomians	CG	R&BS	CUP - Louies Gouies	044072005	Competitive
20	CUP18-070	330	YOLANDA	AVE		Yes	6/11/2018	Kristinae Toomians	CG	R&BS	Green Trove Wellness Dispensary	044072007	Competitive
21	CUP18-067	372	YOLANDA	AVE		Yes	6/11/2018	Kristinae Toomians	IL	Light Industry	Black Elm Group	044072025	Competitive
22	CUP18-062	468	YOLANDA	AVE	305	Yes	6/11/2018	Kristinae Toomians	IL	Light Industry	Santa Rosa NKM	044091066	Competitive
23	CUP18-077	1414	4TH	ST		Yes	5/23/2018	Gary Broad	CG	R&BS	Fiasco Dispensary	009114027	Non-Competitive
24	CUP18-071	2074	ARMORY	DR		Yes	6/20/2018	Gary Broad	CG	R&BS	Sonoma Gardens	180270044	Non-Competitive
25	CUP18-046	2265	CLEVELAND	AVE		Yes	4/25/2018	Adam Ross	CN-SA	R&BS	Sonoma Patient Group, Inc.	015481030	Non-Competitive
26	CUP18-055	3094	COFFEY	LN		Yes	6/13/2018	Ann Welsh	CN	Low Residential	Green Qi LLC	148083011	Non-Competitive
27	CUP18-072	250	COLGAN	AVE		Yes	4/4/2018	Emmanuel Ursu	IL	Light Industry	BioBloom Ventures Dispensary and Microbu	044011052	Non-Competitive
28	CUP18-080	353	COLLEGE	AVE		Yes	4/16/2018	Adam Ross	CG-H	R&BS	Green Pen Dispensary	180750046	Non-Competitive
29	CUP18-051	1825	EMPIRE INDUSTR	CT	A	Yes	4/9/2018	Susie Murray	PD0173-RC	Light Industry	Sonoma CHO, LLC	015731008	Non-Competitive
30	CUP18-075	1831	GUERNEVILLE	RD	A	Yes	5/16/2018	Aaron Hollister	CN	R&BS	JIVA	036101036	Non-Competitive
31	CUP18-042	2750	MENDOCINO	AVE		Yes	4/16/2018	Aaron Hollister	CG	R&BS	365 Recreation Club	180040003	Non-Competitive
32	CUP18-076	4036	MONTGOMERY	DR	B	Yes	6/4/2018	Emmanuel Ursu	CN	R&BS	Solful Dispensary	013284012	Non-Competitive
33	CUP18-061	6575	OAKMONT	DR		Yes	5/14/2018	Ann Welsh	PD63-001-RC	Retail/Med-Res	Herbal Holistics, Inc.	016090009	Non-Competitive
34	CUP18-052	335	OHAIR	CT	A	Yes	6/20/2018	Ann Welsh	IL	Light Industry	CUP - Santa Rosa Craft Collective	043135008	Non-Competitive
35	CUP18-060	1954	PINER	RD	B	Yes	6/6/2018	Adam Ross	CG	Retail/Med-Res	NorCal Medicine Man Dispensary	036011059	Non-Competitive
36	CUP18-041	817	RUSSELL	AVE	C	Yes	4/4/2018	Gary Broad	CG	R&BS	The Hook Dispensary	015101027	Non-Competitive
37	CUP18-063	3011	SANTA ROSA	AVE	A	Yes	2/28/2018	Susie Murray	CG	R&BS	Doobie Nights Dispensary	43132033	Non-Competitive
38	CUP18-079	1128	SONOMA	AVE		Yes	5/9/2018	Emmanuel Ursu	CO	Office	BKind Dispensary	014121002	Non-Competitive

Preliminary - Cannabis Retail Applications



Overconcentration Map

-  600-foot Buffer from Proposed Retail Parcel Boundary
-  Prospective Cannabis Retail Applicant



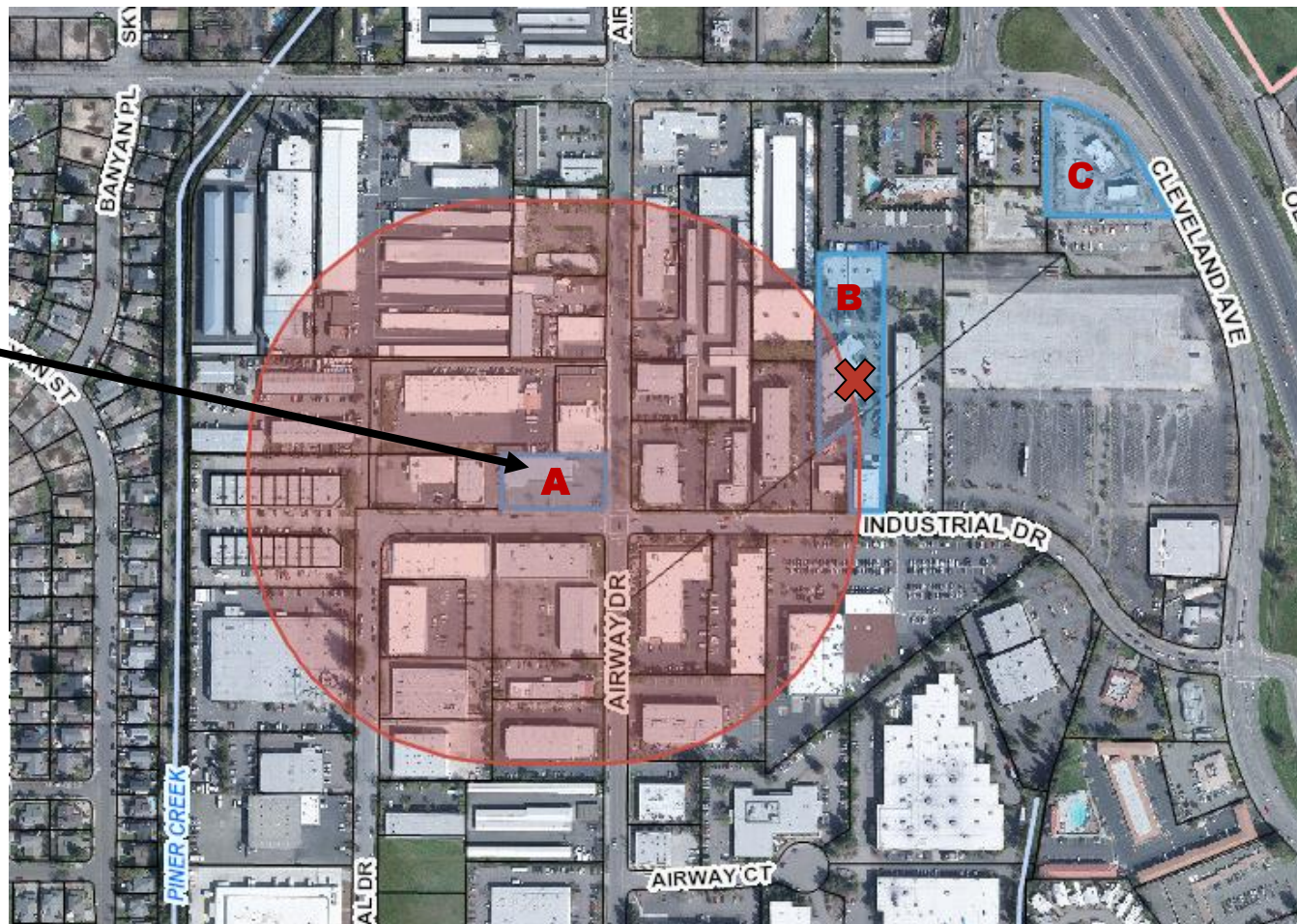
Evaluation Scores

AVERAGE SCORES			
	A	B	C
Cannabis Retail Merit Based Review Criteria	Expanding Roots CUP18-073 3499 Industrial Drive	UMMA, Inc CUP18-037 3535 Industrial Drive	Humanity of Santa Rosa CUP18-049 3791 Cleveland Avenue
Local & State Compliance (20 points)	17.7	13	14.3
Site Management (20 points)	13.7	11.7	16.7
Neighborhood Compatibility (30 points)	25.5	23.1	24.1
Neighborhood Enhancement (30 points)	24.1	23.3	23
TOTAL SCORE (Out of 100)	81	71.1	78.1

Merit Based Review Recommendation

3499 Industrial Drive

Applicant A
Expanding Roots
Score: 80.9



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 **consistent with the General Plan** and any applicable specific 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).



Stay informed and involved through srcity.org/cannabis

CANNABIS RETAIL APPLICATION STATUS - as of October 11, 2018

	Site Address			Application Name	Application Status	Application Filed Date	Neighborhood Meeting Date	Council Subcommittee Review Date	Planning Commission Public Hearing Date	File Number	City Contact
1	1414	4TH	ST	Fiasco Dispensary	Under Review	4/18/2018	5/23/2018	n/a	tbd	CUP18-077	Gary Broad
2	2074	ARMORY	DR	Sonoma Gardens	Under Review	4/19/2018	6/20/2018	n/a	tbd	CUP18-071	Gary Broad
3	2463	BLUEBELL	DR	Sustainable Growth Systems LLC	Disqualified	4/20/2018	Disqualified	n/a	n/a	CUP18-081	n/a
4	1220	BRIGGS	AVE	The Princeton Company	Voided	4/17/2018	n/a	7/26/2018	n/a	CUP18-066	n/a
5	1236	BRIGGS	AVE	Citrus Hill Cannabis Retail Facility	Under Review	4/19/2018	n/a	7/26/2018	tbd	CUP18-050	Emmanuel Ursu
6	2265	CLEVELAND	AVE	Sonoma Patient Group, Inc.	Under Review	4/17/2018	4/25/2018	n/a	tbd	CUP18-046	Adam Ross
7	3791	CLEVELAND	AVE	CUP - Humanity of Santa Rosa	Under Review	4/19/2018	n/a	8/30/2018	tbd	CUP18-049	Gary Broad
8	3094	COFFEY	LN	Green Qi LLC	Withdrawn	4/17/2018	6/13/2018	n/a	n/a	CUP18-055	Ann Welch
9	250	COLGAN	AVE	BioBloom Ventures Dispensary	Under Review	4/20/2018	4/4/2018	n/a	tbd	CUP18-072	Emmanuel Ursu
10	353	COLLEGE	AVE	Green Pen Dispensary	Under Review	4/18/2018	4/16/2018	n/a	tbd	CUP18-080	Adam Ross
11	112	COMMERCIAL	CT	25 NorStar Dispensary	Pending	4/17/2018	4/18/2018	November 2018	tbd	CUP18-045	Gary Broad
12	112	COMMERCIAL	CT	2 Emerald Blooms	Pending	4/19/2018	5/30/2018	November 2018	tbd	CUP18-065	Gary Broad
13	443	DUTTON	AVE	11 Phenotopia CUP	Pending	4/18/2018	4/11/2018	November 2018	tbd	CUP18-057	Gary Broad
14	1825	EMPIRE INDUSTRIAL	CT	A Sonoma CHO, LLC	Scheduled	4/19/2018	4/9/2018	n/a	10/25/2018	CUP18-051	Susie Murray
15	1831	GUERNEVILLE	RD	A JIVA	Under Review	4/20/2018	5/16/2018	n/a	tbd	CUP18-075	Aaron Hollister
16	3499	INDUSTRIAL	DR	Expanding Roots Dispensary	Under Review	4/20/2018	n/a	8/30/2018	tbd	CUP18-073	Andrew Trippel
17	3535	INDUSTRIAL	DR	A1 UMMA Inc Cannabis	Voided	4/12/2018	n/a	8/30/2018	n/a	CUP18-037	n/a
18	2750	MENDOCINO	AVE	365 Recreation Club	Under Review	4/16/2018	4/16/2018	n/a	tbd	CUP18-042	Aaron Hollister
19	4036	MONTGOMERY	DR	B Solful Dispensary	Under Review	4/20/2018	6/4/2018	n/a	tbd	CUP18-076	Emmanuel Ursu
20	6575	OAKMONT	DR	Herbal Holistics, Inc.	Withdrawn	4/19/2018	5/14/2018	n/a	tbd	CUP18-061	Emmanuel Ursu
21	335	OHAIR	CT	A CUP - Santa Rosa Craft Collective	Under Review	4/19/2018	6/20/2018	n/a	tbd	CUP18-052	Amy Nicholson
22	1111	PETALUMA HILL	RD	Judice Grown Cannabis Dispensary	Under Review	4/20/2018	5/7/2018	8/23/2018	tbd	CUP18-069	Susie Murray
23	1137	PETALUMA HILL	RD	Northern Coast LLC	Voided	4/19/2018	6/25/2018	8/23/2018	n/a	CUP18-064	Kristinae Toomians
24	925	PINER	RD	Green Qi LLC	Pending	4/17/2018	n/a	10/25/2018	tbd	CUP18-056	Kristinae Toomians
25	950	PINER	RD	A Bear Flag Supply, Inc. CUP	Pending	4/17/2018	6/11/2018	10/25/2018	tbd	CUP18-054	Andrew Trippel
26	1954	PINER	RD	B NorCal Medicine Man Dispensary	Under Review	4/19/2018	6/6/2018	n/a	tbd	CUP18-060	Adam Ross
27	817	RUSSELL	AVE	C The Hook Dispensary	Under Review	4/16/2018	4/4/2018	n/a	tbd	CUP18-041	Gary Broad
28	900	SANTA ROSA	AVE	Mercy Wellness Cannabis	Under Review	4/17/2018	2/12/2018	8/23/2018	tbd	CUP18-043	Susie Murray
29	3010	SANTA ROSA	AVE	CannaVine Dispensary	Voided	4/20/2018	5/9/2018	8/23/2018	n/a	CUP18-074	Amy Nicholson
30	3015	SANTA ROSA	AVE	A Harvest of Santa Rosa Dispensary	Voided	4/20/2018	6/6/2018	8/23/2018	n/a	CUP18-068	Amy Nicholson
31	2612	SANTA ROSA	AVE	CN Santa Rosa CUP	Pending	4/19/2018	5/16/2018	10/25/2018	tbd	CUP18-053	Gary Broad
32	3011	SANTA ROSA	AVE	A Doobie Nights Dispensary	Under Review	4/19/2018	2/28/2018	n/a	tbd	CUP18-063	Susie Murray
33	470	SEBASTOPOL	RD	B Highway Retail Outlet	Pending	4/18/2018	6/4/2018	November 2018	tbd	CUP18-078	Emmanuel Ursu
34	1128	SONOMA	AVE	BKind Dispensary	Under Review	4/18/2018	5/9/2018	n/a	tbd	CUP18-079	Emmanuel Ursu
35	316	YOLANDA	AVE	CUP - Louies Gouies	Pending	4/19/2018	6/18/2018	10/25/2018	tbd	CUP18-058	Kristinae Toomians
36	330	YOLANDA	AVE	Green Trove Wellness Dispensary	Pending	4/20/2018	6/11/2018	10/25/2018	tbd	CUP18-070	Kristinae Toomians
37	372	YOLANDA	AVE	Black Elm Group	Pending	4/17/2018	6/11/2018	10/25/2018	tbd	CUP18-067	Kristinae Toomians
38	468	YOLANDA	AVE	305 Santa Rosa NKM	Pending	4/19/2018	6/11/2018	10/25/2018	tbd	CUP18-062	Kristinae Toomians

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