

Rawson, Alisa

From: Rawson, Alisa
Sent: Thursday, November 8, 2018 12:27 PM
To: Rogers, Chris; Sawyer, John; Olivares, Ernesto
Cc: Toomians, Kristinae; Rose, William; Hartman, Clare; Guhin, David; Gallagher, Sue; Crocker, Ashle
Subject: Late Communication: Cannabis Policy Subcommittee
Attachments: CUP18-065 Late Communication 11-08-18.pdf

Vice Mayor Rogers, Council Member Olivares, and Council Member Sawyer:

Attached please find late communication (letters of support) submitted by the applicant for the proposed Cannabis Retail Dispensary at 112 Commercial Ct, #2. The late communication is related to one of the items under review by the Cannabis Policy Subcommittee, on Wednesday, 11/14: [3.3 CANNABIS RETAIL MERIT BASED REVIEW - CONCENTRATION AREA - 112 COMMERCIAL CT # 2 \(CUP18-065\) & #25 \(CUP18-045\)](#)

Kristinae Toomians | Senior Planner

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112 Commercial Court Suite 22 Santa Rosa, CA 95407
(707) 575-4545 FAX (707) 545-2277

August 6, 2018

Dear Members of the Santa Rosa Cannabis Sub-committee:

I am an owner of several warehouse condominiums and a business at 112 Commercial Ct. My business has operated at this location for over 20 years and I am currently on the Board of Directors for the HOA of the complex and have been for many years.

Though I was not able to attend the two informational meetings for applicants wishing to open cannabis dispensary businesses in our complex at 112 Commercial Ct., I am fully informed of both applicants and their business plans.

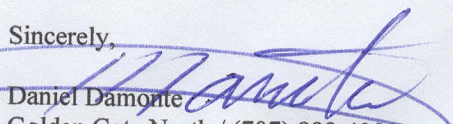
In general, I am concerned that this type of business may not be a good fit for our location. We are located on a very small Court between highway 101 and Santa Rosa Ave. The only entrance is off Santa Rosa Ave across from the Santa Rosa Market Place (Costco) shopping center which is a very busy street and a very busy shopping center. In addition, there is a 100+ bed hotel in the process of construction at the end of our Court. The businesses currently operating in our complex do not serve a large retail population. We are mostly warehouse type businesses with small store fronts. We have 53' semi-trucks delivering to our complex on a daily basis, many times having to back down our Court to be unloaded by forklift in the street. Many times the Court is completely blocked for 15 to 20 minutes while the unloading is taking place.

Parking is also a huge concern, with only 3-4 assigned spots per unit (which includes both employee and customer parking) the traffic numbers proposed by the applicants (especially Unit #25 applicant) only exacerbates the already tenuous parking & traffic situation. There is street parking on only 1 side of our short Court which is already used by the employees of the existing businesses. We already often have issues between owners, tenants and customers regarding the lack of parking and blocking of entrances/exits to delivery vehicles and emergency vehicles. The Santa Rosa Fire Dept's ladder truck has to park blocking almost all parking spaces when they are here buying products at my business.

For several reasons, I feel that if a dispensary operation were to be approved in our complex, I would prefer it be to the applicant in Unit #1 & #2 (Emerald City Blooms) vs. the other (unit #25) applicant. The Unit #1 & #2 location is in a more conducive spot for traffic (at end of cul-de-sac turnaround), they have more parking spots assigned to their units than the other applicant and their business plan is focused on more off-site (door to door) delivery which will also lessen the impact of any additional traffic and parking needs.

If the entrance/exit in front of Unit #25 is blocked, ALL traffic to & from our businesses and ALL traffic to & from the new Hotel will be blocked. The entrance/exit in front of Unit #1 & #2 can be blocked without creating the afore mentioned "totally blocked" Court. In addition, the owner of Unit #1 & #2 has been a HOA board member for many years and has been active and involved in our homeowner issues over the past 20+ years. He has been very generous in helping with our complexes issues and I believe he will continue to be very responsive to any addition issues that his business might create. The other applicant and owner of Unit #25 has not even introduced herself nor attended ANY of our HOA meetings in the ten (10) years she has owned the property. Not only has she not been friendly to & with her fellow property owners or businesses she has actually created much animosity with them by having their customer's cars towed without notice (which she doesn't even have the legal right to do so).

Sincerely,


Daniel Damonte
Golden Gate North / (707) 888-4390

D. H. DAMONTE, INC.
112 COMMERCIAL COURT
SANTA ROSA, CA 95407

August 6, 2018

Dear Members of the Santa Rosa Cannabis Sub-committee:

I am an owner of a warehouse condominium and business at 112 Commercial Ct. My business has operated at this location for over 20 years and I have been on the Board of Directors for the HOA of the complex for many of those years.

Recently, I have attended two informational meetings for applicants wishing to open cannabis related businesses in our complex at 112 Commercial Ct.

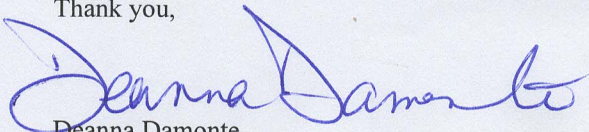
In general, I am concerned that this type of business may not be a good fit for our location. We have a very small street wedged between highway 101 and Santa Rosa Ave. The only entrance is off Santa Rosa Ave, which is a busy street. In addition, there is a 100 bed hotel already approved and in the process of construction at the end of this short street. The businesses currently operating in our complex do not serve a large retail population. Mostly we are warehouse type condominiums with small store fronts. We frequently have large semi delivery trucks coming through our complex to deliver products.

Parking is the biggest concern, with only 3-4 assigned spots per unit, which includes both employee and customer parking. There is very little street parking (only 1 side of short street allows any on street parking). We often have issues between owners, tenants and customers regarding the lack of parking and blocking entrances/exits to delivery vehicles and emergency vehicles.

For several reasons, I feel that if any cannabis operation were to be approved in our complex, my vote would go to the Emerald City Blooms applicant over the other (unit #25). Emerald City Blooms location is in a more conducive spot for traffic (at end of cul-de-sac turnaround) and they have more parking spots assigned to their units than the other applicant. In addition, the owner of the location has been active and involved in homeowner issues over the years, so I have confidence they would be responsive to the other owners and tenants concerns in the complex. The other applicant (unit #25) has not come to any homeowner meetings and has not established a positive relationship with other owners and tenants of the complex over the course of 10 years of ownership.

The Emerald City Blooms business plan as presented at their community meeting indicated they would also offer inside parking, and closing off one warehouse door to provide additional parking spots; and had more business slated as delivery business than walk-in/drive-in type business, which would also help alleviate the parking and traffic issues I have outlined above.

Thank you,



Deanna Damonte
D. H. Damonte Inc.
707-575-4545, ext. 11
deanna@goldengatenorth.com



AMERICA'S BODYSHOP®

August 7, 2018

Dear Members of the Santa Rosa Cannabis Sub-committee,

We are business owners of the complex located at 112 Commercial Ct. and are writing to support Emerald City Blooms (Unit #2) in their application process for a retail cannabis business. We are in favor of Emerald City Blooms as part of our neighborhood. We are confident the operations of a retail cannabis business will be compliant with local and state laws and add value rather than create nuisance.

As the neighborhood and business owners, we support Emerald City Blooms because they are a better fit in our community. We would rather see the project move forward on unit #2 over unit #25. Parking ingress and egress have been long-time problems for this location. The approval of unit #25 would further this issue, while the approval of #2 would add parking, be less of an impact on the traffic flow and keep the impact to the back of the complex. Emerald City Blooms would benefit our community, add esthetic value, improve safety and security of our neighborhood and create jobs.

Again, we highly recommend 112 Commercial Ct. #2 over its competitor at #25. This location is more suitable for the area.

Thank you for your time and consideration in this matter.

Sincerely,

Scott Jeffery- Building owner of unit's #12-19/Business owner

Kirk Jeffery- Building owner of unit's #12-19/Business owner