

# Aloha Aina, Inc. (Dispensary)

1954 Piner Road, Suite B

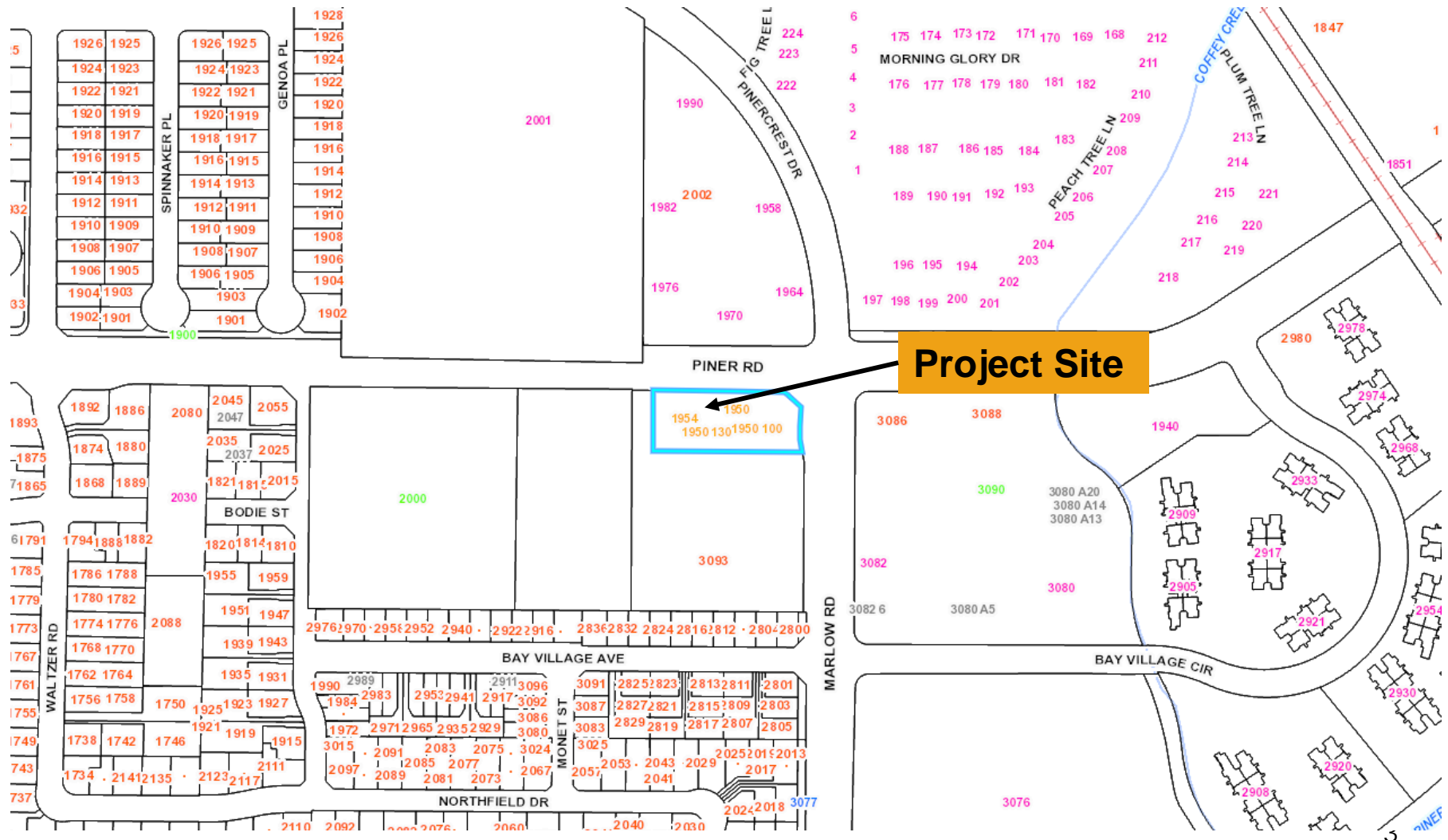
December 13, 2018

Adam Ross  
City Planner  
Planning and Economic Development

- CUP18-060 is to allow Aloha Aina, Inc. to operate a Medical and Adult-Use Cannabis Retail Dispensary with Delivery to operate at 1954 Piner Road, Suite B as required by City Council ORD-2017-025
- Proposed hours of operation – 9:00 a.m. to 9:00 p.m. Seven (7) days a week.
- Cannabis Retail (Approximately 1,720 Sqft)
- Storage & Office (Approximately 200 Sqft)

# Project Location

## 1954 Piner Road, Suite B





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## 1954 Piner Road, Suite B



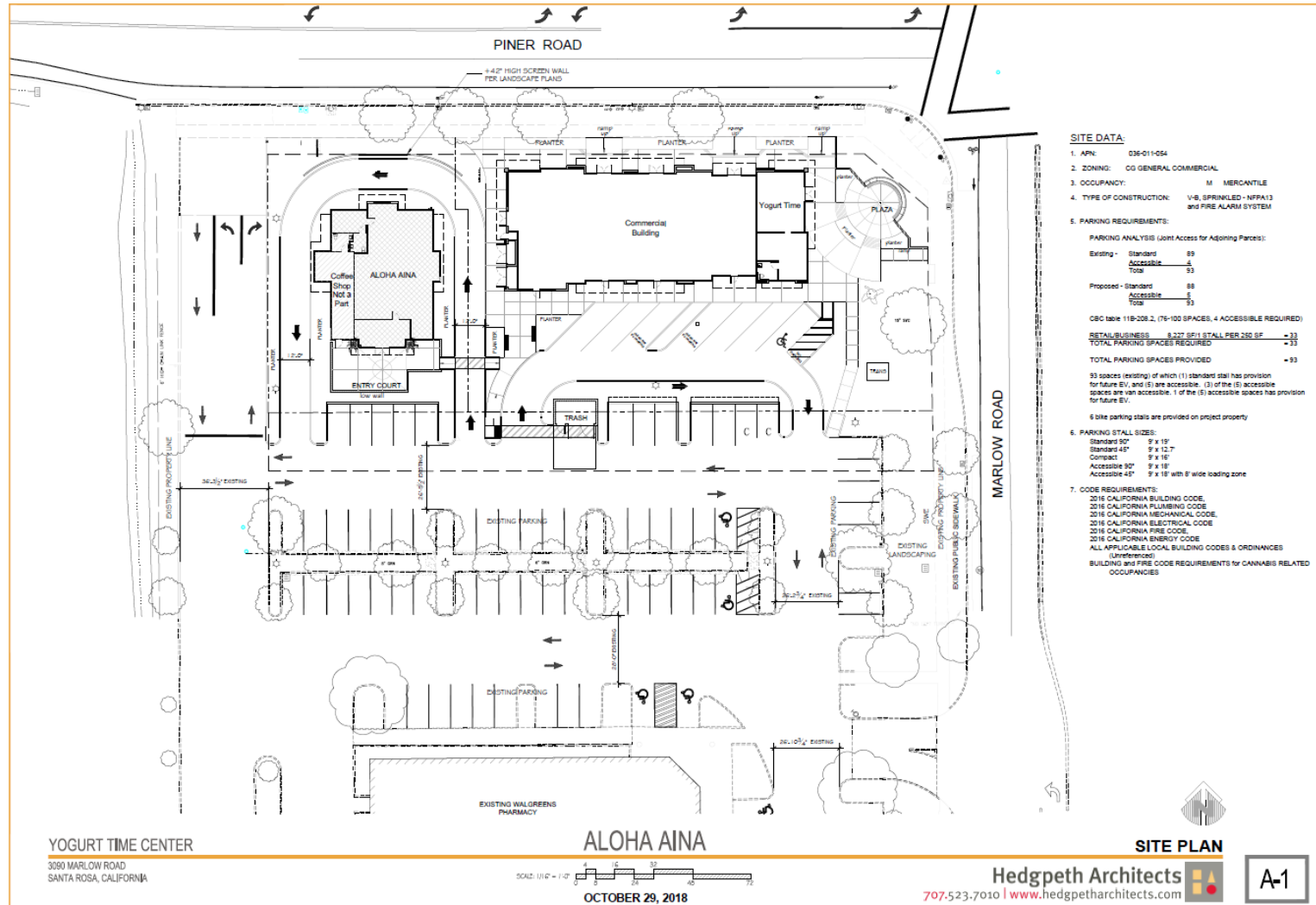
- April 19, 2018 – The CUP application was submitted to the Planning and Economic Development Department
- June 6, 2018 – Neighborhood Meeting was held
- May 31, 2018 – Notice of Incomplete Application was sent to the Applicant (Disclosure Form, Copyright Materials Release, Cannabis Retail Use Applications Completeness Review Time Extension, Odor Mitigation Plan, Dimensioned Plans, School Setback Maps, Photos, Signed Statement of Compliance, Operational Plan, Sample Interior Theme and Materials)
- June 21, 2018 – Completeness Review Time Extension was received by City Staff
- June 21, 2018 – Response to Incomplete Letter was received by City Staff
- June 26, 2018 – Notice of Complete Application was sent to the Applicant
- July 24, 2018 – Referral was sent out to all applicable City Departments and Tribal Referrals.
- July 24, 2018 – Notice of Application was sent out to surrounding property owners
- September 25, 2018 – Notification of Staff Issues was sent to the Applicant
- October 31, 2018 – Updated Plans and Project Description was received by Staff



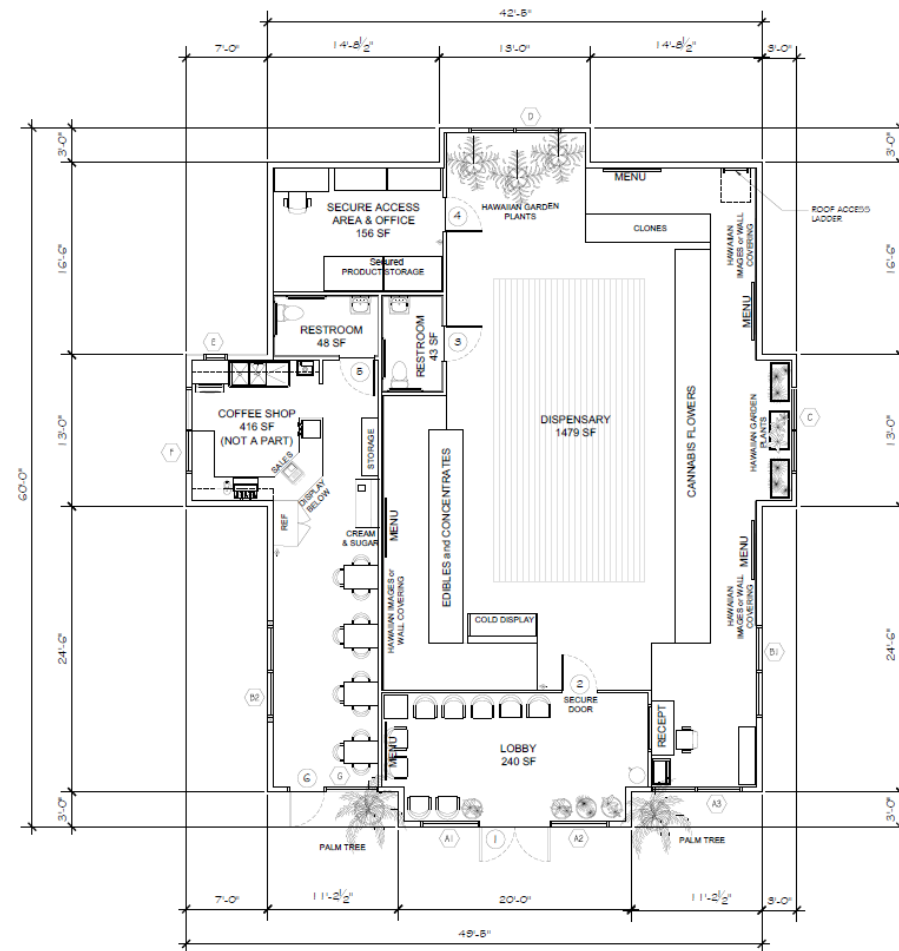




# Site Plan Entitlement







YOGURT TIME CENTER

3090 MARLOW ROAD  
SANTA ROSA, CALIFORNIA

ALOHA AINA

SCALE: 1/4" = 1'-0"

OCTOBER 29, 2018

## FLOOR PLAN

**Hedgpeth Architects**  
7010 | [www.hedgpetharchitects.com](http://www.hedgpetharchitects.com)

A-2

# Elevations

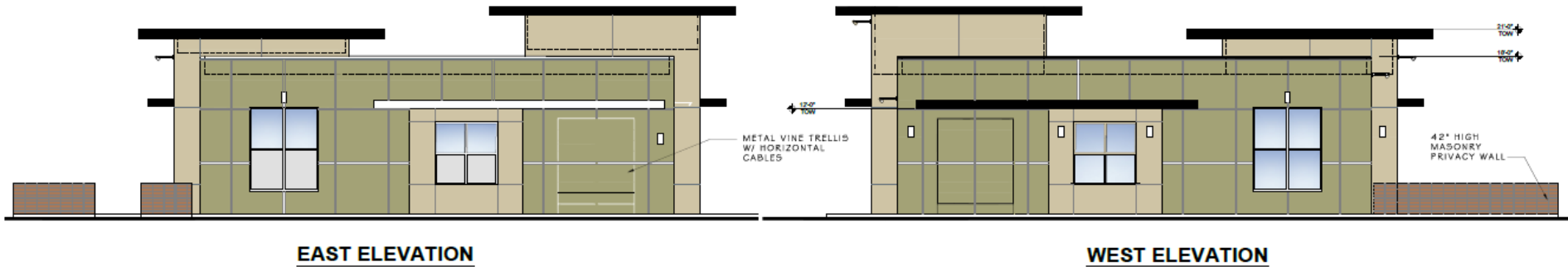


**NORTH ELEVATION**



**SOUTH ELEVATION**

# Elevations







1301

# Public Comments

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- There were five (5) guests who attended the Neighborhood Meeting
- Concerns:
  - On-site consumption
  - Outside the building
  - Yogurt Time attracts variety of customers (youth)
  - After hours
  - Cost

- No on-site consumption is proposed
- The Dispensary has provided a Security Plan that includes cameras inside and outside the building. Motion sensor cameras are installed that notifies management staff with a live stream feature
- Security Staff
- No person under 21 allowed unless 18 with valid physicians recommendation
- Costs are subject to market conditions



# Environmental Review

## California Environmental Quality Act (CEQA)

- The project qualifies for a Class 1 Categorical Exemption under CEQA Guidelines Section 15301 in that the project proposes minor alterations to an existing building involving negligible expansion of use. The Project involves minor modifications to an existing facility and no expansion of use to the site is proposed.
- The project qualifies for a Class 3 Categorical Exemption under CEQA Guidelines Section 15303 in that the project is a conversion of an existing small structure from one use to another where the project is going from one approved use to another similar use, does not exceed 2,500 square feet of building, and proposes no exterior modifications.

# Conditional Use Permit

## Required Findings a - c

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- 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

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- 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).



The Planning and Economic Development Department recommends that the Planning Commission:

- Approve Resolution CUP18-060 to allow the Medical and Adult Use Cannabis Retail Dispensary with Delivery Located at 1954 Piner Rd., Suite B in Santa Rosa

Adam Ross  
City Planner  
Planning and Economic Development  
[ARoss@srcity.org](mailto:ARoss@srcity.org)  
(707) 543-4705

