

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
December 13, 2018

PROJECT TITLE

The Hook

APPLICANT

Rx Boys, Inc./Eddie Alvarez – Applicant

Rogoway Law Group - Representative

ADDRESS/LOCATION

817 Russell Avenue, Suite C

Santa Rosa, CA 95403

PROPERTY OWNER

Russell Square Partnership

ASSESSOR'S PARCEL NUMBER

015-101-027

FILE NUMBER

CUP18-041

APPLICATION DATE

April 16, 2018

APPLICATION COMPLETION DATE

July 19, 2018

REQUESTED ENTITLEMENTS

Conditional Use Permit (CUP)

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

CG (General Commercial)

GENERAL PLAN DESIGNATION

Retail and Business Services

PROJECT PLANNER

Gary Broad

RECOMMENDATION

Approval

Agenda Item # 10.3
For Planning Commission Meeting of: December 13, 2018

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION
FROM: GARY BROAD, PROJECT PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: THE HOOK CONDITIONAL USE PERMIT

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Department of Planning and Economic Development recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a medical and adult use retail cannabis dispensary with delivery in an existing 1,350 square foot tenant space on a 37,897 square-foot parcel at 817 Russell Avenue, Suite C.

EXECUTIVE SUMMARY

The Hook (Project) seeks a Conditional Use Permit (CUP) to allow a medical and adult use retail cannabis dispensary with delivery in an existing 1,350 square foot tenant space within The Russell Square Shopping Center, an 11,700 square foot commercial development in two buildings on a 37,897 square foot parcel. Retail and delivery hours of operation will be daily from 12 p.m. to 7:00 p.m. consistent with Zoning Code Section 20-46.080(F.)(4.)

BACKGROUND

On December 19, 2017, the City Council enacted comprehensive regulations for cannabis (ORD-2017-025) after the State of California approved the sale of cannabis for adult use.

1. Project Description

The Project will occupy 1,350 square feet of tenant space within the existing 11,700 square foot Russell Square Shopping Center, a commercial development in two buildings, on a 37,897 square foot parcel within the CG – General Commercial zoning district. The 1,350 square feet will be used as 998 square feet retail, 125 square feet stock room, 117 square feet office, and 110 square feet break room and bathroom.

The General Plan designation is Retail and Business Services, which anticipates “a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services and restaurants.” The project will allow on-site medical and adult retail cannabis sales with delivery, which is permitted in the CG district with a Conditional Use Permit. The applicant’s project description is provided in Attachment 4.

The applicant will hold a Type 10 State license, which allows retail sales and delivery of cannabis products. The Project will be required to adhere to State Bureau of Cannabis Control licensing and operating procedures in addition to the operational provisions of Zoning Code Chapter 20-46.

2. Surrounding Land Uses

North: CG (General Commercial)
South: PD0419 (Planned Development)
East: CG (General Commercial)
West: R-3-18 (Multi-Family Residential)

Multi-family residential uses are located along both sides of Russell Avenue to the west of the existing site, restaurant uses are located to the east, a Motel 6 is located to the north, and the Sonoma County Civil and Family Law Courthouse and its parking lot are located across Russell Avenue to the south.

No other cannabis related uses are proximate to the Project site.

3. Existing Land Use – Project Site

The proposed project is located within an existing single-story building within the existing Russell Square Shopping Center, which contains two commercial buildings totaling 11,700 square feet. The proposed dispensary would be sited within an existing 1,350 square foot tenant space that formerly housed a tanning salon and is located between Bill’s Market and TFA Architect’s office. A second detached building at the rear of the site includes a laundromat, hair salon and the Salsa Zone Mexican restaurant. Parking for a total of 52 vehicles is provided within paved parking areas in front of both buildings.

Project History

April 4, 2018	Neighborhood meeting held
April 17, 2018	CUP application submitted to the Planning and Economic Development Department
May 21, 2018	Notice of Incomplete Application sent to applicant

June 20, 2018	Response to Incomplete Letter received by City Staff
July 20, 2018	Application deemed complete
August 14, 2018	Notice of Application mailed to neighboring and interested parties

PRIOR CITY COUNCIL REVIEW

Not applicable

ANALYSIS

The project proposes establishment of a medical and adult use retail cannabis dispensary with delivery in the General Commercial Zoning District. Retail cannabis dispensaries with delivery are allowed with Conditional Use Permit approval.

The Project adheres to the cannabis retail operational requirements per Section 20-46 of the Zoning Code. The Project does not include manufacturing, cultivation, or testing of any kind.

1. General Plan

The project site is designated Retail and Business Services on the Santa Rosa General Plan 2035 Land Use Diagram. This classification is intended to accommodate retail and service enterprises, offices, and restaurants.

The following General Plan goals and policies are applicable to the proposed medical and adult use cannabis retail dispensary uses:

LUL-I-1 Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.

LUL-J Maintain the economic vitality of business parks and offices, and Santa Rosa's role as a regional employment center.

LUL-J-1 Maintain an adequate supply of employment centers in a variety of locations and settings to ensure the City's continued economic vitality.

EV-A-1 Encourage unique local retail and service businesses to locate within the Plan area.

EV-A Maintain a positive business climate in the community.

- EV-A-1** Continue to promote Santa Rosa as the North Bay's premier location for technology, clean/green technologies, and entrepreneurial businesses, which create new products and business models that will attract national and international markets.
- EV-A-5** Maintain diversity in the types of jobs available in Santa Rosa to lessen the impact of economic cycles.
- EV-D** Maintain the economic vitality of the downtown, business parks, offices and industrial areas.
- EV-D-1** Continue to promote Santa Rosa's role as a regional center.
- EV-D-2** Maintain space in business parks for distribution and research uses. Attract a wide range of industries which serve local and regional needs and contribute to the community's economic vitality, and at the same time protect the local environment and quality of life.

The Zoning Code specifically identifies the General Commercial (CG) Zoning District as appropriate for retail cannabis dispensaries subject to Conditional Use Permit approval. Although cannabis uses are not explicitly addressed in the General Plan, the CG Zoning District, which implements the General Plan Retail and Business Services designation, allows other uses with operational patterns similar to medical and adult cannabis retail and delivery, including general retail, grocery store (small), pharmacy, medical service and tasting rooms.

Staff has determined that the proposed medical and adult use cannabis retail dispensary use is consistent with the applicable identified General Plan goals and policies, and the associated Retail and Business Services General Plan land use designation. The re-use of this tenant space would assist in maintaining the economic viability of the area and maintaining the diverse types of employment opportunities available in the City, while continuing compatibility with surrounding businesses and neighborhoods through proposed conditions of approval and operational and security measures.

2. Zoning

The project site is located within a General Commercial (CG) Zoning District and is surrounded by General Commercial (CG), R-3-18 (Multi-Family Residential) and a multi-family Planned Development (PD0419) Zoning District. The surrounding zoning districts support restaurant, hotel, educational, court and multi-family uses. The Bicentennial Apartments adjacent to the project site on the west side are separated from the shopping center by a fence and the apartments can only be accessed from Russell Avenue to the west of the shopping center as there are no

connecting walkways between the parcels.

The City Council amended Zoning Code Section 20-24.030 to include cannabis – retail (dispensary) and delivery uses, subject to an approved Major Conditional Use Permit, regardless of the size of the proposed use.

Zoning Code Section 20-46.050 provides General Operating Requirements applicable to all Cannabis Businesses and Section 20-46.080 specifies additional operating requirements for cannabis retail (dispensary.) The applicant has demonstrated compliance with all General Operating Requirements and those specific to cannabis retail dispensary and delivery.

The Hook is required to adhere to all State Bureau of Cannabis Control licensing and operating procedures, as well as City ORD-2017-025. The applicant will display copies of all State Licenses as well as all County and City permits.

Proximity to Schools

Both City and State regulations prohibit establishment and operation of retail cannabis dispensaries within 600 feet of a K-12 school as defined by Health and Safety Code Section 11362.768. The closest school to the Project site is the Anova Center for Education at 3033 Cleveland Avenue, which is located 692 feet from the parcel line and therefore compliant with school proximity requirements.

Concentration

The Zoning Code limits geographic concentration of cannabis retail facilities (dispensaries) by prohibiting dispensaries within 600 feet of each other. There are no other existing or planned cannabis retail facilities within 600 feet of the subject site, therefore, the Project is not within an “over-concentration” area.

Employment

Each dispensary employee will be registered with the Bureau of Cannabis Control approved track and trace system. Applicant will maintain all required records, including a current register of all current and past employees in accordance with the City Ordinance as well as State laws and regulations.

Odor Control

Zoning Code Section 20-46.050(H) requires cannabis businesses to “incorporate and maintain adequate odor control measures such that the odors of Cannabis cannot be detected from outside the structure in which the business operates.” The applicant has provided an Odor Mitigation Plan, which includes “keeping the facility under negative pressure by means of an exhaust system with carbon filters for odor mitigation.” The plan additionally includes protocols to enact in the event objectionable cannabis odors are detected off-site by the public. The Odor

Mitigation Plan has been certified by 15000INC., a registered professional engineering firm, verifying that the proposed odor control and mitigation plan “meets, or exceeds, the requirements of the City of Santa Rosa for cannabis odor mitigation” (see Attachment 7 – Certified Odor Mitigation Plan).

Outdoor Lighting

The applicant has indicated the following with respect to outdoor lighting: “all exterior lighting systems will be provided for security purposes in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress, in accordance with Section 20-46.050(I) of the City Ordinance. Applicant will have lights installed at various locations on the exterior of the building, some of which will be motion sensor lighting. Exterior lighting will be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood. Moreover, the property owner recently upgraded all exterior lights so that all patrons and shop owners feel comfortable when visiting and working at Russell Square.”

Noise

The Hook application provides that the applicant will ensure that facility noise does not violate the provisions of Santa Rosa City Code Chapter 17-16. The applicant has further indicated that it foresees no impact to adjacent businesses from audible noise nuisance as no heavy machinery will be utilized onsite such as cardboard compactors or lift gates from delivery vehicles. There are no existing or proposed generators on the premises. Additionally, the Project has proposed to restrict distributor delivery hours to the site to 9 a.m. to 5 p.m. Monday through Friday. The Project complies with the General Plan Noise and Safety Chapter 12-4, Land Use Compatibility Standards Figure 12-1 for Office Buildings, Business Commercial and Professional where normally acceptable land use is acceptable and does not require special noise insulation requirements. The dispensary is located within an interior space, which provides adequate sound dampening for a retail business.

Security Plan

As required in Zoning Code Section 20-46.050(G), the applicant has provided a security plan for the Project.

Security Personnel: Applicant has indicated that “in accordance with Bureau of Cannabis Control Regulations Section 5045, Applicant will have security guards present at the retail premises at all hours” (24-hour security.)

Access Control: Applicant will provide and install a variety of security devices to ensure that only authorized personnel have access to the office and the stock/POS

room where cannabis is stored. All access points from outside the facility will have both locks and alarms.

Security Surveillance: Facility will have a comprehensive surveillance system with between twelve (12) and fifteen (15) security cameras monitored by an outside agency 24/7.

Electronic Security System: In addition to surveillance system, a comprehensive electronic security system, including third party monitoring, will be provided.

Product Storage and Waste Management: All cannabis/cannabis product waste and associated waste will be stored in a manner that prevents diversion, theft, loss, hazards and nuisance.

Staff reviewed the applicant's Security Plan (confidential) and determined that the plan is adequate for this site and meets all requirements set forth in Section 20-46.050(G).

Delivery Procedure

The applicant plans to deliver cannabis and cannabis products to patients and consumers located outside of the cannabis retail facility. All deliveries will be performed by a delivery employee of the applicant. The applicant plans to operate with between one and two delivery drivers at a time.

The applicant has indicated that the driver will carry his order in a non-transparent/opaque packaging as required by law. The driver will be accompanied to the delivery vehicle by a guard. The guard will confirm on the security camera that no suspicious activity is identified prior to exiting the retail premises.

All cannabis and cannabis products will be securely stored within the trunk of the delivery vehicle or in the absence of a dedicated trunk, within a secure, discrete location inside the vehicle. The applicant's vehicles will be outfitted with GPS devices. Delivery employees will not carry cash or cannabis products valued at more than \$3,000 at any one time.

For driver return to the premises, the guard will await driver's estimated return and driver and guard will re-enter dispensary.

Delivery must adhere to all delivery requirements established by City Council ORD-2017-025 Section 20-46.080(B) and Title 16 CCR Section 5415.

On-Site Consumption

No on-site consumption is proposed.

Special Events

The Hook will not host any events requiring a cannabis permit at this location. The Hook requests approval in the future to host a cannabis event permit at this location, the applicant would be required to obtain a Temporary Use Permit, pursuant to Section 20-52.040 Temporary Use Permit.

Storefront and Signage

The Russell Square Shopping Center signage standards include specifications for letter sizes and locations on the building. The standards are based on the sign permit the City of Santa Rosa approved when the buildings were constructed. The “Tanning” signage from the prior tenant will be replaced, per the shopping center sign program, however, the applicant is not planning to modify the storefront and does not plan to add any signage or promotional material to the storefront windows. The replacement sign will be subject to Santa Rosa Zoning Code Section 20-38 and will be addressed under a separate sign permit.

3. Design Guidelines

No exterior modifications are proposed that would require design review approval.

4. Historic Preservation Review Standards

Not applicable.

5. Neighborhood Comments

No members of the public attended the neighborhood meeting held on April 4, 2018. One public correspondence letter was received on March 24, 2018. Two additional public correspondence letters were submitted in response to the Notice of Application. The correspondence is provided in Attachment 9. The letters were submitted by the owner of the Russell Court Apartments at 833 Russell Avenue, the owner of the Bicentennial Apartments at 825 Russell Avenue and the owner of 845 and 849 Russell Avenue. The correspondence objects to the establishment of a cannabis dispensary within an area containing, according to one letter, approximately 100 multi-family residential uses and 60 low income units. The owner of Bicentennial Apartments writes that “the proposed cannabis dispensary will compound the problem we have with unruly customers”—referring to customers of the convenience store at 817 Russell Avenue. The owner of the Russell Court Apartment wrote, “a cannabis dispensary will draw more unsavory people into the area”, “adding a cannabis dispensary will just make these problems of drugs and undesirable people worse”, and it “will result in a reduction in rental values as well as property values and further contribute to a decline in the immediate neighborhood.”

The ordinance does not require setbacks from residential development for a cannabis dispensary beyond what is standard for any commercial retail land use. The existing commercial building is oriented to the parking area for the commercial development and toward commercial development to the east and away from residential development to the west. The proposed dispensary is setback from the project frontage on Russell Avenue and located between an existing convenience store to the south and architect's office to the north, which further buffer it from adjacent off-site uses.

In addition, Bicentennial Apartments to the west is separated from the shopping center and the proposed dispensary by an existing 6 foot tall, solid wood fence with 2 feet of lattice on shared property line. The rear façade of the commercial building is setback approximately ten feet from the west property line and has only solid man doors as the storefronts are oriented onto the parking lot to the east. Access to the rear of this building is restricted by a 6 foot tall, chain link gate restricted to authorized individuals, such as commercial building tenants.

Access from Russell Square Shopping Center to/from the adjacent Motel 6 and restaurants to the east is precluded by onsite 6 foot tall, chain link fencing. As such, ingress and egress to Russell Square Shopping Center is only through the main driveway entrance and no direct access to surrounding parcels is available.

6. Public Improvements/Onsite Improvements

The City's Engineering Division has indicated there are "no conditions for public improvements or dedications with approval of this application."

7. Parking

The proposed dispensary would share a total of 52 existing parking spaces with other businesses located in the Russell Square Shopping Center. Per Section 20-36.040 of the Zoning Code, required parking for shopping center uses within the General Commercial district is one space per 250 square feet and required parking for cannabis retail is one space per 250 square feet and one bicycle parking space per 5,000 square feet. The 10,350 square feet of existing commercial uses plus the proposed 1,350 square feet of cannabis retail would require a total of 47 on-site parking space. Therefore, existing on-site parking is sufficient for the proposed dispensary use.

The applicant has additionally indicated that "in furtherance of reducing dependence on the automobile while also attracting a regional clientele, and in accordance with the City of Santa Rosa's Design Guidelines for parking, bicycle parking will be provided within the landscaping areas at the north-east corner of Building A (which contains Suite C, the Subject Property.)" This will meet the Zoning Code requirement for one bicycle parking space for the dispensary use.

FINDINGS REQUIRED FOR CONDITIONAL USE PERMIT

The Planning Commission must make the following findings as required in Zoning Code Section 20-52.050 to grant the Conditional Use Permit. Each finding is followed by a staff response.

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code.**

Staff Response: The proposed medical and adult use retail cannabis dispensary with delivery will occupy 1,350 square feet within an existing building in the CG (General Commercial) Zoning District, which is allowed subject to Planning Commission approval of a Conditional Use Permit. The application complies with district requirements and all other applicable provisions of the Zoning Code and City Code.

- B. The proposed use is consistent with the General Plan and any applicable specific plan.**

Staff Response: The proposed medical and adult use cannabis retail dispensary with delivery service is consistent with the applicable underlying General Plan goals and policies related to industry, economic vitality, and the associated Retail and Business Services General Plan land use designation that allows retail and service enterprises, offices, and restaurants.

- 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.**

Staff Response: The proposed medical and adult use cannabis retail dispensary and delivery is allowed under Section 20-33.030 Table 2-6 with approval of a Conditional Use Permit.

The Project is located within the CG – General Commercial Zoning District. As such, the area is suitable for the use as proposed and the hours of operation are within those permitted in Zoning Code Section 20-46.080(F)(4.) The project site is developed as a commercial center and parking meets Zoning Code requirements and is adequate for the staffing and operations associated with the use. The project complies with the general operating requirements for cannabis businesses and the operating requirements specific to medical and adult use cannabis retail dispensaries.

- 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.**

Staff Response: The proposed use will be located entirely within an existing 1,350 square foot retail building. Vehicular access to the site is provided from Russell Avenue, which can be accessed from Cleveland Avenue or Range Avenue. The Project plans demonstrate compliance with all operational standards as specified in Zoning Code Section 20-46. The building and site will be fully accessible and compliant with the Americans with Disabilities Act (ADA) standards. All necessary utilities are available at the project site, including water, wastewater, storm drainage, gas and electric services.

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.

Staff Response: The proposed project will be consistent with the surrounding land uses to the north, east, west and south, which are within the CG – General Commercial, PD (Planned Development) and R-3-18 (Multi-Family Residential) and comprise a wide variety of residential, restaurant, hotel, educational and governmental uses.

The ordinance does not require setbacks from residential development for a cannabis dispensary beyond what is standard for any commercial retail land use.

The existing commercial building is oriented toward the parking area for the commercial development to the east and away from residential development to the west. The proposed dispensary is setback from the project frontage on Russell Avenue and located between an existing convenience store to the south and architect's office to the north, which further buffer it from adjacent off-site uses.

In addition, the existing shopping center building and proposed dispensary space is separated from Bicentennial Apartments to the west by an existing 6 foot tall, solid wood fence with 2 feet of lattice located on the shared property line. The commercial building is setback approximately ten feet from the west property line and has only solid man doors on the rear elevation as the storefronts are oriented onto the parking lot to the east. Access to the rear of this building is restricted by a 6 foot tall, chain link gate restricted to authorized individuals, such as commercial building tenants.

Access from Russell Square Shopping Center to/from the adjacent Motel 6 and restaurants to the east is precluded by onsite 6 foot tall, chain link fencing. Ingress and egress to Russell Square Shopping Center is therefore only through the main driveway entrance and no direct access to surrounding parcels is available.

The applicant has provided a security plan and indicated that "in accordance with

Bureau of Cannabis Control Regulations Section 5045, Applicant will have security guards present at the retail premises at all hours” (24-hour security.) Applicant will provide and install a variety of security devices to ensure that only authorized personnel have access to the office and the stock/POS room where cannabis is stored. All access points from outside the facility will have both locks and alarms. The facility will have a comprehensive surveillance system with between twelve (12) and fifteen (15) security cameras monitored by an outside agency 24/7. In addition to surveillance system, a comprehensive electronic security system, including third party monitoring, will be provided. All cannabis/cannabis product waste and associated water will be stored in a manner that prevents diversion, theft, loss, hazards and nuisance.

The project security plan seeks to effectively prevent theft or diversion of any cannabis or currency, as well as to discourage loitering, crime, and illegal or nuisance activities, by having monitored video surveillance system, on-site 24/7 security personnel, a professionally monitored alarm system, access controls, and secure storage and waste areas, as well as implementing inventory controls, employee safety and security operational procedures, delivery service operation standards and procedures.

Per Zoning Code Section 20-46.050 (E), the project is subject to Building and Fire permits. Additionally, an annual Fire Department Operational Permit is required, as well as Health and Safety Code requirements for this business.

The subject property is located approximately 692 feet from the parcel line for the nearest school, the Anova Center for Education at 3033 Cleveland Avenue. This exceeds the minimum 600-foot separation required under both State of California and the City of Santa Rosa regulations.

The Odor Mitigation Plan has been certified by a licensed engineer ensuring that all mitigation controls are sufficient to effectively mitigate odors from all sources (see Attachment 7 – Certified Odor Mitigation Plan dated received June 20, 2018.)

FISCAL IMPACT

Approval of this action will not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The Project qualifies for Class 1 Categorical Exemption under CEQA Guidelines Section 15301 in that project is located within an existing structure involving negligible expansion of use.

The Project qualifies for a Class 3 Categorical Exemption under CEQA Guidelines Section 15303 in that the Project involves a change of use, which will not require minor exterior modifications to the structure/site.

Pursuant to CEQA Guidelines Section 15332, the project qualifies for a Class 32 Categorical Exemption as infill development as it is consistent with applicable General Plan Land Use Designation and Zoning District, is located on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts to traffic, noise, air quality or water quality:

- The Project site is fully developed with buildings and a parking lot with 52 parking spaces and has no habitat value and is surrounded developed parcels with urban uses;
- The Project is connected to City water and wastewater services and is served by all necessary utilities and public services;
- The Project includes a Trip Generation Study that concluded that there will be no significant impacts to City streets and was vetted by City staff. An Odor Mitigation Plan was prepared in compliance with Zoning Code Section 20-46 and certified by 15000INC., licensed engineers. City staff reviewed the Project and no foreseeable significant adverse impacts to traffic, noise, air quality or water quality were identified;

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines section 15300.2.)

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

NOTIFICATION

The Project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues remaining with the project.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Vicinity Map
Attachment 3 – Zoning Map
Attachment 4 – Project Description
Attachment 5 – Storefront Elevation
Attachment 6 – Tenant Improvement Plans
Attachment 7 – Certified Odor Mitigation Plan
Attachment 8 – Focused Traffic Study
Attachment 9 – Public Correspondence
Resolution – Conditional Use Permit

CONTACT

Gary Broad, Planning Consultant
garybroad@srcity.org
(707) 543-4660