
RIDGWAY HISTORIC NEIGHBORHOOD

April 10, 2018

Amy Nicholson | City Planner
Planning and Economic Development Department
100 Santa Rosa Ave., Room 3
Santa Rosa, California 95404
E: anicholson@srcity.org

Dear Amy,

This letter is written on behalf of the Ridgway Historic District Neighborhood residence in reference to the application that has been submitted for the proposed Cannabis Dispensary located in the heart of two historic preservation neighborhoods in the heart of Santa Rosa.

The neighbors of the Ridgway Historic district are supportive of the City of Santa Rosa's efforts to support the new and profitable business opportunities for the cannabis industry; however, we stand firm in opposition to inviting this type of business into our historic neighborhood. Beyond the very real emotional response that can be expressed to justify our opposition, there are several concrete and absolute justifications that should be identified in consideration for this application.

As a neighborhood we have worked hard to preserve the historic nature of our neighborhood, creating an environment that is not only interesting to the preservation of the architecture, but is an example of a heightened quality of life. Note that an examination of the City of Santa Rosa Historic Preservation District Map will reveal that 353 College Avenue is located directly in the between the Ridgway and St. Rose Historic neighborhoods. Our neighborhoods are quite, friendly, and is a great community in which to raise a family. Below is a list of identified concerns regarding the affect this business will have on our quality of life:

1. **Safe Neighborhood:** The Ridgeway neighborhood mission is to provide a "safe haven" for kids without the influence and pressure of recreational drug use. Directly across the street from the proposed location at 401 College is "THE CENTER", a service that takes in high school and junior high kids that are in danger and provides them a safe place after school hours.
2. **Current Impacts:** The neighborhood is currently impacted by both the 440 Club and Downstairs Gary's Bar at the Belevedere. While we welcome the neighborhood bar, it does present some nuisances. Both the Alleyway (described above) and Carrillo Street are overloaded with street parking well beyond the location of the bar(s). Bar goers leaving after last call often fall over in our yards, drop empty bottles and cans, and create noise

pollution after 1am while they walk the street to find their parked cars. **Impacted Alleyway Loitering:** The impact to the alleyway located between College Avenue and Carrillo Street is of great concern. This alleyway is often laden with homeless people and high school students who use the shelter of this side road to smoke cigarettes and marijuana. They leave garbage and human feces often. This issue has been brought to the attention of the SRPD on several occasions.

3. **High School Concerns:** Glenn Street is a high school bus drop off point for kids attending Santa Rosa High School and Ridgway High School. They walk from College Avenue to the high school along Glenn Street. See concern #3 above noting that high school students already utilize the alleyway across from the proposed location to smoke marijuana.
4. **Property Values:** The addition of a Cannabis Dispensary will lower property values.
5. **Crime:** There is a potential for an increase in crime as a dispensary is a potential target for thieves looking for cannabis products and cash. We understand that 24 hour surveillance is required, but this is not a guarantee.
6. **Neighborhood Pillar of Strength:** In the wake of the recent wildfires and the significant residential losses, the downtown historic neighborhoods remain to be a landmark of strength for the city.
7. **Odors:** There is concern regarding the potential ambient odors from the inventory into the immediate environment.

As we consider the application that has been submitted to locate a Cannabis Dispensary at the corner of College Avenue and Glenn Street we have recognized several negative impacts to our neighborhood that reach above and beyond the impact to the general quality of life that we have established for our community. These impacts are listed below:

1. **Similar Business Radius:** There are two other dispensaries located within 0.8 miles of this address. The other two locations are not located in historic neighborhoods, and provide adequate parking. Locations such as these seem more appropriate to this type of business. With a limited number of dispensaries being approved city wide, it should be a consideration that there is NOT a concentration of dispensaries in one singular area.
2. **Parking:** This address has a limited number of parking space with inadequate striping. The parking area is accessed off of Glenn Street, not far from the stop sign facing College Avenue. The current lot is striped with 5 parking stalls and one non-compliant Accessible vehicle parking space. The parking area will need to be evaluated for sufficient clearances

and signage as part of this process, which may result in fewer parking spaces than are currently designated. There is one curb parking space adjacent to the stop sign at College, and one 24 minute loading zone. This is in no way sufficient for a business of this kind. Our neighborhood is already overloaded with cars parking on the neighborhood streets due to the adjacent Commercial businesses. We often have driveways blocked or partially blocked keeping our residents from utilizing their own driveways. In addition, there is a limited number of parking spaces along College Avenue. The parking in our neighborhood is already impacted by the Junior College, the two high schools, and the Ridgeway Swim Center.

3. **Traffic:** Glenn Street is currently utilized as a thoroughfare for the Santa Rosa High School, Ridgeway High School (for high risk students), the Ridgeway Swim Center, and the Santa Rosa Junior College. Traffic is heavy every day between 7am-9am and 3pm-5pm. During any period of the day general traffic is impeded when cars are parallel parked along the road; accordingly, only one car can pass through the road in that condition. It is not unusual for one car to have to find a place to pull over while the car traveling in the opposite direction is allowed to move through. In addition traffic traveling along College is impacted by people turning left onto Glenn Street as there is no stop light or protected turn lane in this area.

In response to these concerns we believe that the applicant should be required to complete the CEQA process prior to approval of their application. We would expect to be provided with the Initial Study, and either the Negative Declaration or Environmental Impact Report. With this we believe that they should be required to complete the following studies:

- Traffic
- Parking
- Noise
- Crime
- Design Review
- Signage Review

The proposed location is currently being utilized as the home of Sonoma Rebound - a center that seeks to help people relieve emotional distress in the wake of the recent wildfires. Our neighbors believe that this is a valuable service being provided to our greater community. While we recognize that this may not be a profitable solution for the building owner, this is the type of service that our neighborhood is proud to be the home to. We have a handful of Architects and Planners in our neighborhood who suggest that the recovery process following the fires is going to be a long and arduous process for thousands of Santa Rosa and Sonoma County residents, and having volunteered to provide support and information in the weeks following this event, we can attest to the importance of having a location for the victims of this disaster to provide relief.

We wonder if there is an opportunity to meet the building owner's needs and our neighborhood's desires by finding an organization or other business that utilize this space that will have a positive impact on our neighborhood.

Thank you for your time on this matter. Several of our residents will be attending the meeting on April 16th. To represent our concerns for this application.

Sincerely -



Jessie Whitesides
by proxy for the Ridgway Neighborhood Residents Listed Below

NEIGHBORHOOD RESIDENTS:

Valorie Cohen	1113 Glenn St.
Pam and Jason Saling	1117 Glenn St.
Leslie Shea	1119 Glenn St.
Ken Pasek & Roger Reed	1125 Glenn St.
Joan Cooper	1116 Glenn St.
James & Betsy Waliszewsk	1207 Glenn St.
Catherine Johnson	1295 Glenn St.
Mary Helm	346 Carrillo St.
Ron Powers	342 Carrillo St.
Jorjan Powers	342 Carrillo St.
Greg & Nancy Gratsch	400 Carrillo St.
Lisa Sullivan	407 Carrillo St.
Lacinda Moore	415 Carrillo St.
Jessie Whitesides	404 Carrillo St.
Bryan Peters & Ralph Sikes	441 Carrillo St.
Lena Hoffman	422 Carrillo St.
Sarah & Dustin Maxam	325 Carrillo St.
Anne & Bryan Hohnstein	322 Carrillo St.
Meredith Gilardoni	445 Carrillo St.
Rene Maslow	437 Carrillo St.
Christine Candreotti	425 Carrillo St.
Judy Depenau	246 Benton St.
Brian Bryson	300 Benton St.

From: [Ken Pasek](#)
To: [Ross, Adam](#)
Subject: 353 College CUP18-080
Date: Saturday, July 28, 2018 3:45:53 PM

Dear A. Ross:

I am writing to oppose the proposed Green Pen Dispensary at 353 College Ave. for the following reasons; there is not enough parking for a business of this kind that is going to generate an extraordinary amount of vehicular traffic. I believe that a business that cannot contain its commercialism to its own boundaries is not a good fit for the neighborhood. I understand that the business will offer parking in a downtown garage for its employees, but we know in reality that it will not be used to the full extent possible. Some of us on Glenn St. have only one parking spot while others have none and we rely on street parking when we come home from work. The sheer numbers of clients expected in itself shows that overflow parking is going to be a problem.

2.) The planned days and hours of operation (9am-9pm, 7 days a week) will degrade the neighborhood and ruin the quiet enjoyment that we do have especially on the weekends.

3.) The previous Hydroponics store at that location was forced to receive deliveries as late as 11pm and as early as 4am using semi-trucks and fork lifts because of narrow Glenn St. and the amount of vehicular traffic to and from Santa Rosa and Ridgway High School. This is not acceptable from any business with these noise intrusions.

4.) The business is on a direct route to two High Schools. Though in compliance with not being extremely close to the schools, it is breaking the spirit of the law by operating on a direct foot-path to the schools exposing the students on a daily basis to adult usage of cannabis.

5.) This business should be considered an "attractive nuisance." Security is an obvious concern. There are homes immediately next to the proposed business, impacting the safety and quiet enjoyment that as homeowners we are entitled to.

I believe that there is going to be unforeseen, negative consequences to the neighborhood as a result of this business. The city of Santa Rosa was deliberate in its approval of where Medical Cannabis Dispensaries could locate with good reason. I am asking for the same consideration for the Ridgway Historic Neighborhood. Our community character is at stake.

Respectfully,

Ken Pasek
1125 Glenn St
Santa Rosa, CA. 95401

Ross, Adam

From: Whiteywoman <whiteywoman@asquaredstudios.com>
Sent: Monday, August 6, 2018 1:41 PM
To: Ross, Adam; _PLANCOM - Planning Commission
Subject: Cannabis Retail Area College and Glenn
Attachments: 04-08-18_Ridgway Historic Neighborhood letter.pdf

August 01, 2018

Adam Ross | City Planner
Planning and Economic Development Department
100 Santa Rosa Ave., Room 3
Santa Rosa, California 95404
E: aross@srcity.org

Dear Adam,

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The neighbors of the Ridgway Historic district are supportive of the City of Santa Rosa's efforts to support the new and profitable business opportunities for the cannabis industry; however, we stand firm in opposition to inviting this type of business into our historic neighborhood. Beyond the very real emotional response that can be expressed to justify our opposition, there are several concrete and absolute justifications that should be identified in consideration for this application.

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Thank you for your time on this matter.

Sincerely -

Jessie Whitesides
by proxy for the Ridgeway Neighborhood Residents Listed Below

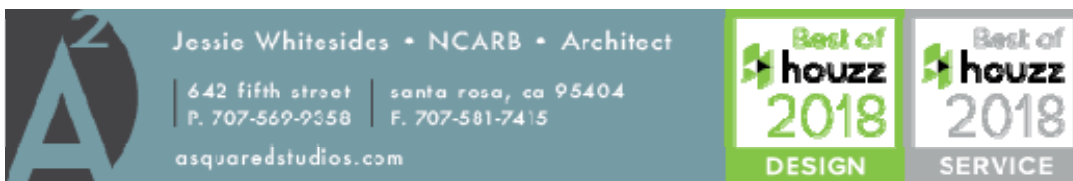
Letter is attached as PDF document with signature.

NEIGHBORHOOD RESIDENTS:

Valorie Cohen
1113 Glenn St.
Pam and Jason Saling
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1119 Glenn St.
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437 Carrillo St.
Christine Candreotti
425 Carrillo St.

Judy Depenau 246 Benton St.
Brian Bryson
300 Benton St.



Ross, Adam

From: Sam E. <jivesalmon@aol.com>
Sent: Monday, August 6, 2018 2:33 PM
To: Ross, Adam
Subject: Green Pen, LLC application for space on College Ave

I live on Benton Street in the Ridgway Historic District and wanted to send an e-mail to notify you and the city that I am strongly opposed to a dispensary, Green Pen LLC, moving into the vacant location at College Ave and Glenn Streets. Here are my concerns:

1. This site has almost no parking, so where will staff, delivery people, and customers all park? Parking in our neighborhood can be difficult since not all houses have useable garages or driveways (my house is one of them). Additionally, there are multiple unit buildings, multiple car families, and apartments, so street parking is not always easy or available. Additionally, Glenn Street is very narrow and 2 cars cannot pass side by side with cars parked along the curb. We also are not required to have parking permits and there are no parking time limits for the streets in our neighborhood, so the streets are often used for overflow parking for the 2 high schools and even the JC. During games and large school related events, I cannot always find parking.

2. I do not like the idea of this being so close to 2 high schools, the swim center, and the JC. I would say the same about a store that only sold liquor or cigarettes. I am not insinuating that the owners intend to sell to minors, but it doesn't stop adults from walking in and buying it for them.

We already have smoke shop and an ecig store in the immediate vicinity, do we really need this as well?

3. As someone that works in law enforcement, I am familiar with the violence that surrounds the marijuana business. It may be legal here, but it isn't everywhere else. The possible violence and illegal behavior (e.g. burglaries, assaults, robberies, etc) that this could bring to my residential neighborhood frightens me. I have seen frequent evidence of this within our community, and I would like to see more done to prevent this from happening, rather than a proliferation in retail outlets.

4. What are the rules/regulations about use on site? Use in our neighborhood? Use near schools? We already have drunks driving through the neighborhood after leaving The Belvedere. Are we going to have to worry that we will have to deal with high people next? Anyone that tells you marijuana does not affect someone's ability to drive safely is not well informed.

5. What would the impact be from any increased traffic this could bring? Lately, I have found more trash in my yard, shopping carts, and abandoned bags and clothes in front of my house. Between the shelter at the Armory, the schools, and the proximity to 101, we see a lot of car and foot traffic passing through the neighborhood. Could this have an additional negative impact as well? Our neighborhood is small with narrow streets and I do not think this has been considered.

In summary, I do not believe this location is a suitable spot for a marijuana business. I'd say the same for a liquor store, vape boutique, or smoke shop. The shop is within 2 blocks of 2 high schools and a swim center. The JC is a few more blocks past that. Additionally, the traffic/parking impact as well as the potential dangers that could be brought to our neighborhood are not worth the risk. There are many more neighborhood friendly businesses that could be housed in this location, and I do not believe that this is the right one for the Ridgway Historic District.

I am also deeply concerned about the impact that legalization is going to have on the agricultural landscape within Sonoma County. As a quick growing cash crop, I am concerned that it is going to start being grown on all available land.

Just like grapes replaced plums and apples, I fear that marijuana will replace it all. I think the City of Santa Rosa and the County need to thoughtfully consider what impact they will allow marijuana to have on the community and not just look at the bottom line from tax revenue. Right now it is starting with retail boutiques popping up all over the city, but soon it is going to expand to much more. The impact of businesses like Green Pen LLC on the community within Santa Rosa and Sonoma County has the potential to dramatically alter the fabric of our community, and I really hope that the is being contemplated along with every application that crosses your desks.

Thank you,
Samantha

Ross, Adam

From: Dustin Maxam <dustin@spatialdg.com>
Sent: Wednesday, August 8, 2018 10:51 AM
To: Ross, Adam
Subject: RE: Public Comment for 353 College Ave, Ridgway Historic Neighborhood - CUP 18-080
Attachments: Public Comment - CUP 18-080.pdf

Hi Adam,

Last night I received an email rejection notice from the City for the email I sent you. I'm resending my comments (attached) please add to the file.

Also, there is some confusion in the neighborhood – **will the public comment received during the neighborhood meeting will be transferred to the CUP application?** Please let us know what you think.

Thanks,

Dustin

From: Dustin Maxam
Sent: Sunday, August 5, 2018 11:48 PM
To: 'ARoss@srcity.com'; 'planningcommission@srcity.org' <planningcommission@srcity.org>
Cc: 'Che Casul' <Che.Casul@cfses.org>
Subject: Public Comment for 353 College Ave, Ridgway Historic Neighborhood - CUP 18-080

Hi Adam,

I oppose the proposed Cannabis Retail project at 353 College Ave; please find my attached letter detailing a multitude of concerns.

Sincerely,

Dustin Maxam, RLA
Sr. Planner/ Landscape Architect
Oakmont Senior Living
9240 Old Redwood Hwy, Suite 200
Windsor CA 95492
P: 707-535-3296



Ross, Adam

From: Trina De La Chapelle <trinadlc@gmail.com>
Sent: Thursday, August 23, 2018 2:27 PM
To: Ross, Adam
Subject: Cannabis dispensary on College and Glenn corner

Dear Mr. Ross,

I am a resident of this neighborhood- the Ridgway Historic District - and I am vehemently opposed to allies that location to become a marijuana dispensary for many reasons:

1) I have seen many cannabis dispensaries around the county but I've never seen one located in a residential neighborhood, much less within a historic district. Our streets are VERY narrow and are already inundated with traffic from 3 schools just north of our neighborhood. Cars get backed up for blocks when school opens and lets out every day. The traffic backs up for blocks and no one can park anywhere or move. The parking lot there is way too small and it is unfair to ask our small historic neighborhood to absorb their customers on our residential streets.

Not an appropriate location!

2) High school kids walk to and from Santa Rosa High and Ridgway High and they Easley right pat that location in droves every day. This is not an appropriate location, mainly for that reason. Kids come first! Not an appropriate location!

3) Every other dispensary I've seen is located in a business or warehouse type location that is not anywhere close to a residential neighborhood.

Not an appropriate location!

4). It would entirely change the look and feel of our HISTORIC NEIGHBORHOOD which the city is supposed to protect. Not an appropriate location!

5) There is already a dispensary in this area on Dutton, about a half mile away. It is not necessary to put another one within the vicinity. People can go to Sparc on Dutton.

6) This is a residential neighborhood with a lot of young families and kids, including lots of teenagers. This is not an appropriate location.

I predict an appeal, or even our neighborhood getting an attorney to stop this if it is approved.

Thank you for taking our opposition and concerns seriously. We appreciate your time.

Trina de La Chapelle

Sent from my iPhone

From: [Ken Pasek](#)
To: [Ross, Adam](#)
Subject: 353 College CUP18-080
Date: Saturday, July 28, 2018 3:45:53 PM

Dear A. Ross:

I am writing to oppose the proposed Green Pen Dispensary at 353 College Ave. for the following reasons; there is not enough parking for a business of this kind that is going to generate an extraordinary amount of vehicular traffic. I believe that a business that cannot contain its commercialism to its own boundaries is not a good fit for the neighborhood. I understand that the business will offer parking in a downtown garage for its employees, but we know in reality that it will not be used to the full extent possible. Some of us on Glenn St. have only one parking spot while others have none and we rely on street parking when we come home from work. The sheer numbers of clients expected in itself shows that overflow parking is going to be a problem.

2.) The planned days and hours of operation (9am-9pm, 7 days a week) will degrade the neighborhood and ruin the quiet enjoyment that we do have especially on the weekends.

3.) The previous Hydroponics store at that location was forced to receive deliveries as late as 11pm and as early as 4am using semi-trucks and fork lifts because of narrow Glenn St. and the amount of vehicular traffic to and from Santa Rosa and Ridgway High School. This is not acceptable from any business with these noise intrusions.

4.) The business is on a direct route to two High Schools. Though in compliance with not being extremely close to the schools, it is breaking the spirit of the law by operating on a direct foot-path to the schools exposing the students on a daily basis to adult usage of cannabis.

5.) This business should be considered an "attractive nuisance." Security is an obvious concern. There are homes immediately next to the proposed business, impacting the safety and quiet enjoyment that as homeowners we are entitled to.

I believe that there is going to be unforeseen, negative consequences to the neighborhood as a result of this business. The city of Santa Rosa was deliberate in its approval of where Medical Cannabis Dispensaries could locate with good reason. I am asking for the same consideration for the Ridgway Historic Neighborhood. Our community character is at stake.

Respectfully,

Ken Pasek
1125 Glenn St
Santa Rosa, CA. 95401

Ross, Adam

From: Roger Reed <rogerallenreed@comcast.net>
Sent: Saturday, July 28, 2018 4:15 PM
To: Ross, Adam
Subject: 353 College Ave. CUP18-080

Dear A. Ross:

I am writing to voice my opposition to the proposed retail cannabis operation by Green Pen Dispensary at 353 College Ave. at Glenn St. I believe that this type of business is not a good fit for the neighborhood due to the high volume of vehicular and foot traffic that it would generate. There is parking for only 5 vehicles plus 4 parking spaces on the street next to the building. With a waiting room for 15 people and the ability to serve 5 customers at a time and 12 hour a day operation, 7 days a week, there is certain to be a problem with overflow parking on an already narrow, crowded street.

We have had problems with the Hydroponics store at that location with late night, early morning deliveries as well as crime. The store was previously robbed. If a liquor store or bar wanted to open at that location, it would be opposed by the SR Police dept. because of density due to existing businesses of that type. Retail Cannabis stores should be given the same level of consideration. The city of Santa Rosa certainly made that clear with their careful selection of locations where Medical Cannabis Dispensaries could locate. My understanding is that there are 35-45 applications for retail cannabis operations to open in the city. Certainly, there are better locations for Green Pen to open than here.

I understand that with legalization of this product, that retail businesses have a right to open, but it should not be at the expense of neighborhood character.

Thank you for your consideration.

Roger A. Reed
1125 Glenn St.
Santa Rosa, CA. 95401

Ross, Adam

From: Ken Pasek <kenpasek@comcast.net>
Sent: Sunday, September 2, 2018 2:32 PM
To: Ross, Adam
Cc: Dustin Maxam; Nancy Gratsch
Subject: CUP18-080 353 College Ave.

Dear Mr. Ross:

I am representing our Ridgeway Historic District along with Dustin Maxam and Nancy Gratsch. We would like to know what the next steps are, towards granting a conditional use permit for the proposed Green Pen Dispensary at 353 College Ave before our next neighborhood meeting. We are aware that it must come up before the City Council at some point and has to still clear some hurdles with the Planning Dept., we are just not informed of the protocols of how this is processed. A brief description would be appreciated.

Is it at all possible to obtain a site map of all of the proposed dispensaries in the city of Santa Rosa as well? or where we can obtain that information?

Thank you for your assistance in this matter.

Ken Pasek, RHNA
1125 Glenn St.
Santa Rosa, CA. 95401

Ross, Adam

From: Che Casul <Che.Casul@cfSES.org>
Sent: Wednesday, August 8, 2018 3:02 PM
To: Ross, Adam
Subject: FW: Public Comment for 353 College Ave, Ridgway Historic Neighborhood - CUP 18-080

Hello Adam,

It seems my email did not go through so after retying I hope this is the correct address!

Thank you,

Che

From: Che Casul
Sent: Monday, August 6, 2018 10:03 AM
To: 'ARoss@srcity.com' <ARoss@srcity.com>
Subject: Public Comment for 353 College Ave, Ridgway Historic Neighborhood - CUP 18-080

Good morning Adam,

I wanted to voice my opposition to the proposed cannabis dispensary across Glenn street from my organization at 353 College. My organization provides programming and schooling for probation and other troubled youth within our community. A great many of our students have serious substance abuse issues which walking by a dispensary on the way to our organization will be a strong trigger for. The teachers and probation officers which use our facility have also voiced serious concerns about this issue, and the appropriateness of having our programming adjacent to such a business. I say this to highlight the issue not only with our youth, but the fact that our funders may pull the programming for what we do because of these concerns and will thus negatively influence our community beyond the neighborhood where the dispensary is proposed. Our programs touch every single community within Sonoma County and some beyond, they are pivotal in keeping these youth from reoffending, abusing alcohol or drugs, and to help them be productive and positive members of our community.

I also oppose the dispensary on the ground that the H and S code states such a facility cannot be within 600 feet of a facility that serves youth like The Center. Thus not only is this dispensary poorly placed for the moral and social reasons listed above, but is also in violation of the rules which govern dispensaries.

Thank you for your time,

Che Casul
Chief Executive Officer
The Center for Social and Environmental Stewardship
(707) 838-6641 ext 226
Che.Casul@cfSES.org

Ross, Adam

From: Nancy Gratsch <n.gratsch@gmail.com>
Sent: Monday, August 13, 2018 4:06 PM
To: Ross, Adam
Subject: Green Pen Dispensary - file number CUP-18-080

Dear Adam Ross,

We are writing to express our opposition to the proposed retail cannabis operation at 353 College Ave., Santa Rosa. File No. CUP18-080.

Of significant and primary concern is the location of this business in relation to student pedestrian and student vehicular traffic to and from the High School. Glenn St. is a main access point, and while we understand state law compliance for such a business, we believe that hundreds of high school students streaming past this location on a daily basis would constitute a violation of the intent of the law if not the letter of the law. I have included a photo of a typical day shortly after school lets out. The vantage point is from our property at 400 Carrillo St. The stop sign and hint of a green building is where the proposed location sits. Additionally, directly across the street from the proposed site is The Center for Social and Environmental Stewardship. It is my understanding they work with young adults in juvenile probation programs and workforce development programs. Is this the best message to send at-risk young adults? I would also suggest that parents of the High School should have an opportunity to voice their opinion on this project. Can the city facilitate notification to the parents of Santa Rosa High School? Has the superintendent and principal been notified? Certainly they should be a part of the decision making process as well.

We would qualify this project as an "attractive nuisance" and believe it will greatly impact the residential tranquility and safety of our historic neighborhood. How does the city and the business plan to control potential loitering issues? What kind of security will be in place? The alleyway just one house down from the proposed site and running parallel to College Ave. already attracts an unsavory element. We believe a dispensary would exacerbate that situation. We would also inquire if any studies have been performed regarding the potential of unpleasant aromas emanating from the facility. What plans are there for air scrubbers? What are the planned hours of operation? What influence can residents have on hours of operation to reduce stress on the community?

What is the expected volume of business in comparison to local competition? This would offer residents a valuable point of perspective. How many customers do they expect daily? How many employees will be working at any one time? Anecdotally, I visited SPARC on Dutton Ave., the closest cannabis dispensary to this neighborhood. The employees were very helpful in sharing details of customer flow and staff requirements. I visited on a Thursday around 2pm. For the 45 minutes I was there, 7-8 customers were cycling through at all times, and that is not their busy time. They shared with me that Friday afternoons all the way through closing is particularly challenging as they average about 25 people waiting for service all evening long. Additionally, the absolute minimum staff they have on hand at any one time is 5 for in-store retail, most times more than that. Even if this proposed business generates half the in-store revenue as SPARC, the traffic challenges would be extreme.

We realize that technically the property will adhere to parking code, but I would ask where will all these customers who can't squeeze into the tight spots allotted go? Should we as a neighborhood be required to tolerate such a dramatic increase in not only parking but foot traffic as well? Will the city issue "permit only parking" and consistently ticket parking offenders. How is that even possible when cars, theoretically, are parked for short periods of time? Many residents, our family being among them, must park on the street. Residents already struggle to find parking during certain times of the day. Where will displaced residential parkers go? Glenn St. is only three cars wide. As it is, the street is not even navigable during certain hours as cars are required to squeeze over and maneuver to allow cars to pass in the opposite direction. Large delivery vehicles pose a particular challenge as their very presence blocks

immediate traffic passage, not to mention the noise associated with the hydraulics of such vehicles. We residents learned this well when a prior business resided there. For that matter, College Ave. is narrow at this juncture and thoroughly congested for a good portion of the day (photo of typical afternoon traffic attached). We would strongly request a traffic study be performed. This intersection is already difficult and somewhat unsafe as it is. We fear the addition of this business would ultimately necessitate signals at that intersection, aggravating an already difficult traffic situation along this stretch of College Ave. What is the city's stance on issuing 'resident only' parking permits that would be strictly enforced? In all honesty, we believe the success of their business plan relies heavily upon gross intrusion into the neighborhood.

Ridgway Historic Neighborhood has been, in our opinion, on an upward trend. We've noticed since moving here two years ago, people have been steadily and noticeably improving their homes and landscapes. Ridgway Historic Neighborhood has the potential of being one of the true jewels of Santa Rosa. We hope that the City of Santa Rosa will support our continuing efforts in making Santa Rosa an even better and more beautiful place to live. Ultimately, while we support the idea of cannabis dispensaries, we do not believe this location is at all well suited for such a purpose.

Thank you.

Greg & Nancy Gratsch







Ross, Adam

From: Ron Powers <ron.powers@icloud.com>
Sent: Monday, August 13, 2018 8:32 PM
To: Ross, Adam
Subject: Green Pen Dispensary

Dear Mr. Ross

I am a resident on Carrillo Street in the Ridgway Historic neighborhood. I would like to voice my opposition to the proposed Green Pen Cannabis dispensary on College Ave and Glen Street.

Our biggest concern is the lack of parking that will be available for both patrons and Green Pen staff. Street parking is already at a premium on Glen St and Carrillo. It appears there will only be limited parking available onsite therefore forcing patrons and staff to seek curbside parking on Glen and Carrillo.

At the first informal meeting with the city and Green Pen representative were were told there would be an effort by Green Pen to provide delivery service to their consumers, but did not provide any data to indicate the success or failure of this concept by other dispensaries. If this concept fails to provide parking relief to our residents, what is the plan to rectify the situation?

Additionally, it is our understanding that the dispensary hours of operation are 9:00 am to 9:00 pm, seven days a week. None of the other businesses along College Ave have those hours of operation. These hours seem excessive.

Another concern is in regards to security and safety beyond the immediate property boundaries. Green Pen did not provide a detailed security plan at the first meeting.

To allow this business which will most likely draw large numbers in clientele to operate within such close proximity to a residential neighborhood seems illogical. I've noted other dispensaries such as Sparc and the medical dispensary located on Airport Blvd near Old Redwood Highway are located in commercial developments that provide adequate parking and easy ingress and egress. I would suggest this type of location would be a better option for their operation.

Kindest regards

Ron Powers
314 Carrillo St
Santa Rosa, Ca.
Sent from my iPad

From: [Jason Saling](#)
To: [Nicholson, Amy](#)
Cc: [Ross, Adam](#)
Subject: RE: 353 College Ave
Date: Monday, March 4, 2019 11:30:42 AM
Attachments: [image002.png](#)

Hi Amy and Adam,

Thank you for the quick response.

And, Thank you.

I do know the neighborhood has been a bit resistant to the dispensary idea, my wife included, but I think, honestly, I'm not entirely opposed. I believe some of the concerns are the obvious ones, i.e. parking, but I think also, the fact that so many high school kids pass by this corner (city bus stop is directly across the street on College Ave), that there is a general feeling that could be an issue...

I will say I've seen high school kids using the alley directly across from my driveway in the mornings to meet up and apparently smoke marijuana (they aren't smoking cigarettes), on their way to school. I see them as I'm loading my own daughter up and leaving to bring her to school (she's in 6th grade), I've tried to comment on the scene to her in regards to the fact that is NOT what high school kids should be doing... but who knows how that impacts her.

My main reason for NOT opposing the idea for a dispensary is this, all the ones that I've seen around the county are kept very neat and orderly. It appears there is a great deal of security associated with this business. And, frankly, I'm tired of the overflow parking of cars and trucks that fill the back and side of that building from the neighbor at 351 (?) College Ave. Hard to say why exactly they always have a dozen vehicles in the driveway, but on the surface it would appear to be a repossession type of operation. Not certain about that, or who they are.

My Very Best,

Jason

Jason Saling
Vineyard Manager
Lynmar Estate / Quail Hill Vineyard

(707) 328-5290
jsaling@lynmarestate.com
<http://www.lynmarestate.com>

From: Nicholson, Amy <anicholson@srcity.org>
Sent: Monday, March 4, 2019 10:31 AM
To: Jason Saling <jsaling@lynmarestate.com>
Cc: Ross, Adam <ARoss@srcity.org>
Subject: RE: 353 College Ave

Hi Jason,

No decision has been made regarding the proposed dispensary. The project is currently scheduled to go before the Planning Commission on Thursday, March 14th. The materials for Planning Commission items are posted the Monday prior to the meeting at www.srcity.org/planningcommission.

I am copying the project planner, Adam Ross, on this email. Please contact him with any additional questions.

Thanks,

Amy Nicholson | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3258 | Fax (707) 543-3269 | anicholson@srcity.org



From: Jason Saling <jsaling@lynmarestate.com>

Sent: Monday, March 04, 2019 9:44 AM

To: Nicholson, Amy <anicholson@srcity.org>

Subject: 353 College Ave

Hi Amy,

My wife, 12 year old daughter, and I, own and live in the house at 1117 Glenn St. Santa Rosa, the closest residence in the Ridgway Historic District to 353 College Ave.

While I hate to see the building sitting empty (I worked there for a couple years back in '94 – '96 when it was Dave's Bike Sport), the inability to see what is being proposed and approved for this location is even more intimidating.

I can't seem to locate the decision by the planning commission on this address via srcity.org, perhaps it's on there, but buried deep(?)

Could you please let me know where to find any determinations made regarding permitting for this address, or even better, just forward any supporting documentation pertaining to said determination?



Thank you,

Jason

707-328-5290

Jason Saling

Vineyard Manager

Lynmar Estate / Quail Hill Vineyard

(707) 328-5290

jsaling@lynmarestate.com

<http://www.lynmarestate.com>

From: [Jon Phillips](#)
To: [Ross, Adam](#)
Subject: Green Pen Dispensary - Morgan & Collete
Date: Tuesday, March 5, 2019 10:24:09 AM

Good morning Adam,

Would it be possible for you to email me a the Staff Report for this project? I visited the website that's listed in the Public Notice, but I'm unable to determine how to navigate where this report would be available.

I'm strongly apposed to this project for many reasons. I hope to attend this meeting next week and plan on supporting the rest of my neighbors by objecting to the issuance of this conditional use permit.

Thank you!
Jon Phillips
228 Benton Street
SR CA 95401

From: [Jon Phillips](#)
To: [Ross, Adam](#)
Subject: FW: Green Pen Dispensary - file number CUP-18-080
Date: Tuesday, March 5, 2019 10:44:55 AM

Morning again...

I thought I'd dust off my first email that I sent to you last August. My position has not changed. I respectfully and officially ask that this letter be included in your Project File.

At least twice a week, I come upon kids who are attending either Ridgeway or SR High, parked in our neighborhood smoking pot before school.

Nobody can convince me that opening up a cannabis store just a few blocks away from two high schools is a good idea.

I acknowledge that the applicant has said that this shop will only sell to adults, however the caveat is that they also didn't say that they would NOT sell to those who are minors holding medical cannabis cards. There are also a lot of 18yo and 19yo students at Ridgeway who are at risk that could be served.

Having this store in this location doesn't make any sense – proximity to two high schools and parking & traffic issues... I feel this will be significant detriment to our neighborhood.

I would like to see the Staff Report to understand how you can even come up with findings to recommend this project.

Thank you!

Jon

Jon Phillips
228 Benton Street
SR CA 95401

From: Jon Phillips <jon@inspirationvineyards.com>
Sent: Thursday, August 16, 2018 5:51 PM
To: 'aross@srcity.org' <aross@srcity.org>
Subject: Green Pen Dispensary - file number CUP-18-080

Dear Mr. Ross,

I'm writing as a neighbor who lives in the Ridgeway Historic Neighborhood to express my opposition to the proposed retail cannabis operation at 353 College Avenue, Santa Rosa, file number CUP18-080.

I recently bought my home on Benton Street and moved here last December after a divorce forced me to sell my vineyard home on Olivet Road located in the north west corner of unincorporated Santa Rosa. What drew me to this neighborhood was an obvious pride in ownership that I observed and sense of community. I was thrilled that my neighborhood was filled with stylish 30's architecture, a community garden, schools at our north border and walking distance to downtown Santa Rosa and Railroad Square.

Some of the challenges of our neighborhood that I soon discovered was that we have a significant amount of transient homelessness including those using drugs and those who have mental illness. In addition, parking for residents, traffic to and from the High Schools also pose challenges. These issues have been manageable, but they exist.

I first learned of the proposed use of 353 College Avenue as a cannabis dispensary several months ago when the City of Santa Rosa was holding an informal hearing for the applicant. I was at that meeting and like those who attended, expressed opposition and concern about granting the applicant the necessary use permit for him to proceed.

Anyone who has spent time in this neighborhood can see the inherent problems of this location.

- Residential location, albeit on College the address is surrounded by houses
- Traffic on College Avenue
- Traffic on Glenn Street
- Limited Parking on College Avenue
- Limited Parking on Glenn Street
- Kids from 2 High Schools (Santa Rosa & Ridgeway) are within three & four blocks of this location
- Of Age, at risk kids attend Ridgeway Highschool, the perfect recipe for “qualified” customers buying for under age kids
- Propensity for more property crime – noted in Denver study <https://news.osu.edu/legal-marijuana-stores-lead-to-increases-in-property-crime/>

During our last meeting, the applicant pledged that there won't be any negative impacts of his dispensary on the neighborhood, including the traffic and parking issues that we expressed, because he believes that those coming to his store will do so by either foot or bus. I'm not only NOT convinced, I can't understand how he can make this claim when other businesses who have been in that location failed simply because of the Traffic & Parking issues.

I know that part of this process is to obtain approval from the Santa Rosa Police Department. Sadly, the City of Santa Rosa already faces issues that it's can't effectively manage or enforce. The homelessness and drug use issue found on Morgan Street south of College is one perfect example. At anytime during the day, all one needs to do is drive down Morgan and see anywhere from 10 to 30 folks living on the street. Some make there way to the Armory during the cold months, walking through our neighborhood. Fortunately, most are respectful, but just in the short time I've lived here, I've seen plenty of people walk through who appear to be suffering from mental illness or drug abuse; I've been out late at night with my dogs, coming upon folks looking in car windows for a quick opportunity of theft, and I've heard from other neighbors that this is status quo. Police will come when called for a legitimate call for service; but they are stretched thin as it is... From my experience in talking to friends who live near dispensaries, including those in Colorado, the increase in calls for service will go up.

Lastly, I own a winery. I had to jump through hoops with the City of Santa Rosa in order to sell wine in a business park where I was producing my product. Even though wineries were occurring there for years because of its zoning for light industrial manufacturing, the Baptist Church urged officials not

to grant any more winery or brewery permits because it impacted their congregation. Fortunately, logic prevailed at the City of Santa Rosa, because for economic reasons, the church was using a building ZONED for industrial and light manufacturing use. They gave up their right to protest, thanks to zoning rules meant to protect this specific type of use for this location. My point is that I do understand how hard it is for a business owner to find a suitable location for their type of business. I would generally err on the side of finding a way to approve a project and not go down the NIMBY path.

Before moving to Santa Rosa in 2001, I lived on the Peninsula in the City of Belmont, where I served as a Planning Commissioner for almost 6 years. I totally understand the process that an applicant must go through to seek a use permit. I also can see when a location doesn't work for a proposed purpose. I would like to again express my opposition to the proposed retail cannabis operation at 353 College Avenue, Santa Rosa, file number CUP18-080. Thank you!

Respectfully,
Jon Phillips
228 Benton Street, Santa Rosa, CA 95401
707.529.4990
jon@inspirationvineyards.com

From: [Bryan Much](#)
To: [Ross, Adam](#)
Cc: [Jon Phillips](#); [Hartman, Clare](#)
Subject: Fwd: Public Hearing for Cannabis Store - next Thursday (3/14) @ 4pm
Date: Tuesday, March 5, 2019 1:28:16 PM

Hello,

I just wanted to touch base regarding this item coming before you next week.

For starters, can you confirm the contact information you have on file for the Ridgway Historic Neighborhood Association? I am the current chair and am in the process of making sure contact info is current for the City, especially for projects that are located within the RHNA District.

Second, when I look at the City's legislative portal, I am not able to find the planning commission meeting info (or any listing at all) for the date that appears on the notice that I saw on NextDoor. Per the notice, it looks like the materials won't be available until the Monday ahead of the meeting. Do you know if that schedule is still true? I was under the impression that agendas and materials had to be posted two weeks in advance. Many thanks for your clarification here.

Thanks for your time, our neighborhood is quite interested in commenting on this proposed project.

I look forward to hearing back from you. If another planner is working on this one, please pass this email along.

take care,
-Bryan

Bryan Much
bryanmuch@gmail.com

Begin forwarded message:

From: "Jon Phillips" <jbphilli@gmail.com>
Subject: Public Hearing for Cannabis Store - next Thursday (3/14) @ 4pm
Date: March 5, 2019 at 10:31:48 AM PST
To: <bryanmuch@gmail.com>, "Mike Varela" <varelam13@gmail.com>, "Kathleen Kraemer" <kraemer@sonic.net>

Just saw this posting on Next Door...

We should get the word out through all of our channels. I've already requested a copy of the Staff Report and I've already let the staff planner know that there's a lot of local (neighbor) opposition to this project. It appears that the applicant is also asking for a parking space exemption – which is another bone of contention on why this shop is ill

suited for this location.

I've got this meeting on my calendar and plan on turning out.

Cheers!

Jon

From: [Mischa Hedges](#)
To: [Ross, Adam](#)
Cc: [Lillian Dignan](#)
Subject: Public Comment | Green Pen Dispensary (353 College Avenue)
Date: Thursday, March 7, 2019 7:25:51 AM

Hi Adam,

I'm writing with a public comment about the proposed Green Pen dispensary (file# CUP18-080), as I cannot attend the public hearing on March 14.

While I believe cannabis is important medicine for some, I have concern about a dispensary located on a known route to school.

I live in the Ridgway neighborhood, on Benton St (right around the corner from the proposed dispensary). Every day, hundreds of children walk down Glenn St, right by 353 College Ave, on their way to Santa Rosa High School.

I think that in one's formative years, increasing potential access/exposure and use of cannabis is not a good thing. Cannabis today is strong, and comes in many forms (candy, chocolate, drinks, vape cartridges) and these strong, often appealing substances will most definitely be more accessible if there is a public dispensary on their route to school.

The proposed dispensary is less than 4 blocks from a high school, and that is too close.

Thanks for considering public comment on this.

Best,
Mischa

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Mischa Hedges
mobile 707.835.4874
skype mischahedges
mischahedges.com

----- Forwarded message -----

From: **Ridgway Historic Neighborhood Association** <ridgwayhistoricna@gmail.com>
Date: Thu, Mar 7, 2019 at 7:00 AM
Subject: Public Hearing Notice | Green Pen Dispensary (353 College Avenue)
To: <mischahedges@gmail.com>