

Santa Rosa Craft NKM Cannabis Microbusiness

468 Yolanda Ave, Suite 304 & 305

July 25, 2019

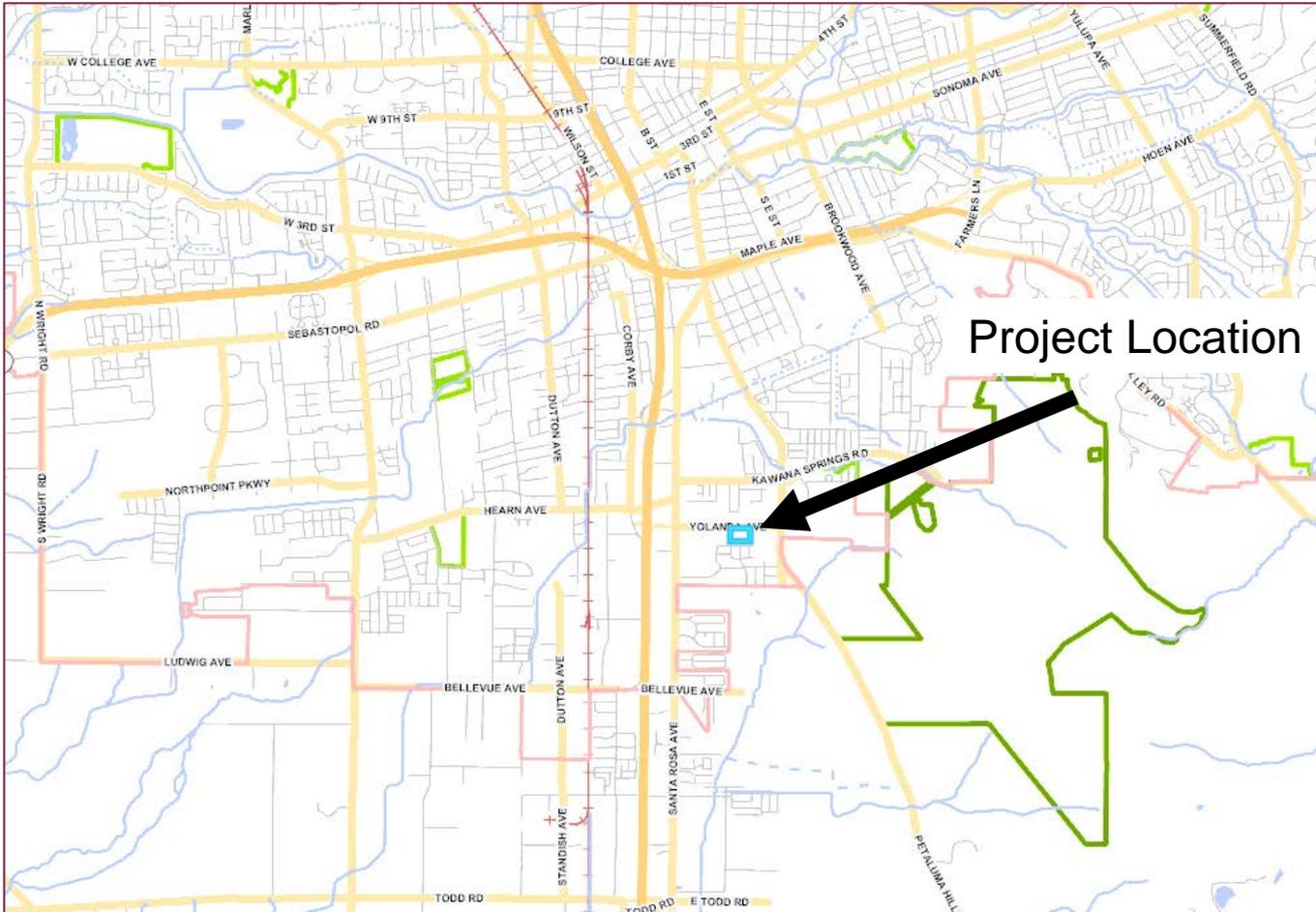
Kristinae Toomians
Senior Planner
Planning and Economic Development

Conditional Use Permit

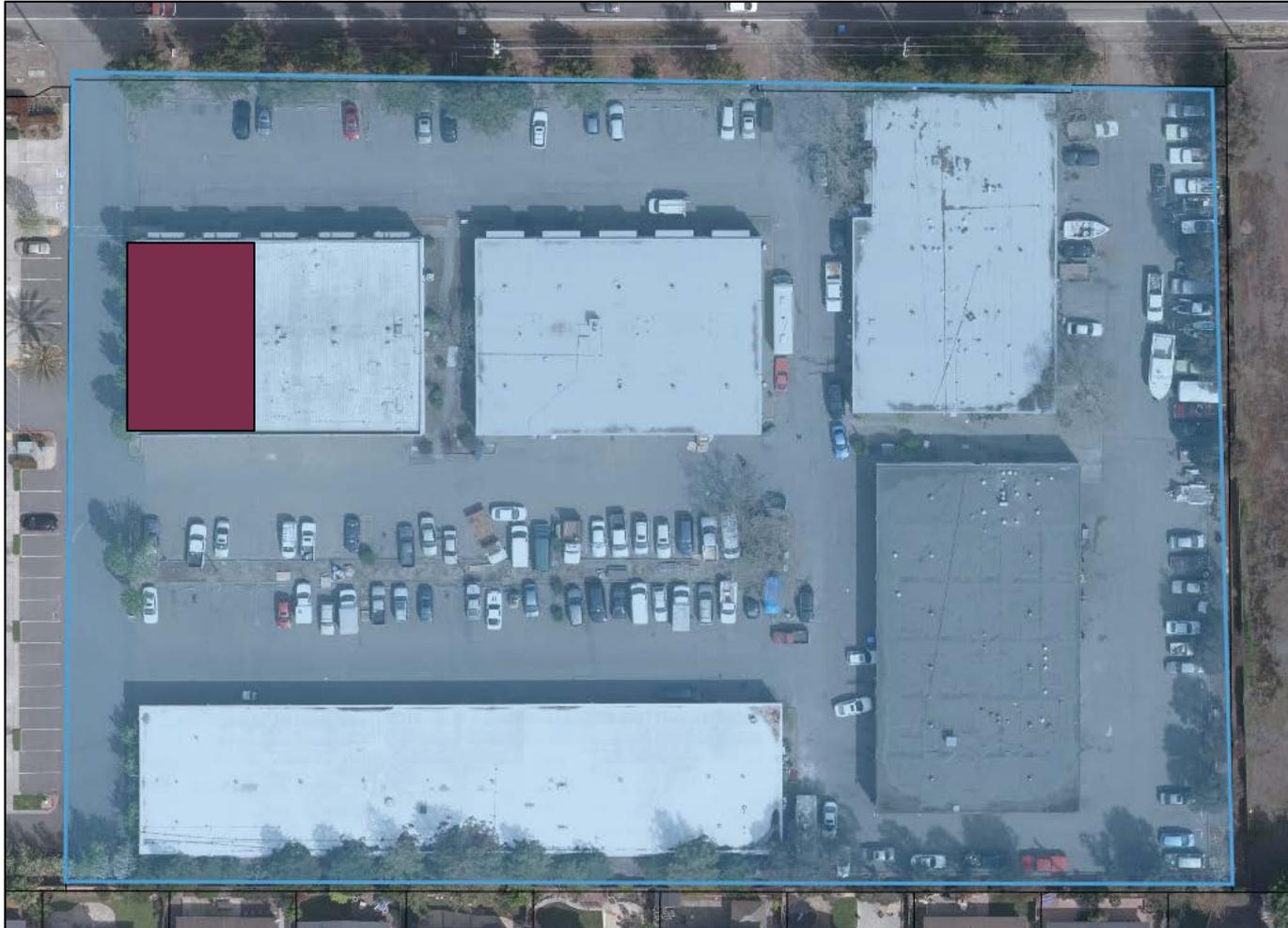
- Cannabis Microbusiness
 - 3,712-square feet of existing 9,280-square-foot building
 - Retail Dispensary with Delivery 404 square feet
 - Cultivation – 1,584 square feet
 - Manufacturing – 1,205 square feet
 - Distribution – 519 square feet including

- On April 19, 2018, the applicant submitted Conditional Use Permit application (CUP 18-062) for a Microbusiness, which includes cannabis retail facilities.
- On June 11, 2018, staff held Neighborhood Meeting.
- On May 29, 2018 the application was deemed incomplete.
- On June 27, 2018 the application was deemed complete.
- On November 14, 2018, the Cannabis Policy Subcommittee voided a direct competitor within 600-feet. As a result of this decision, Santa Rosa NKM (Applicant E) was no longer in direct competition with another dispensary within 600 feet and was allowed to move forward in the Conditional Use Permit process.
- On May 24, 2019, the applicant submitted a traffic memo prepared by Transpedia Consulting Engineers.

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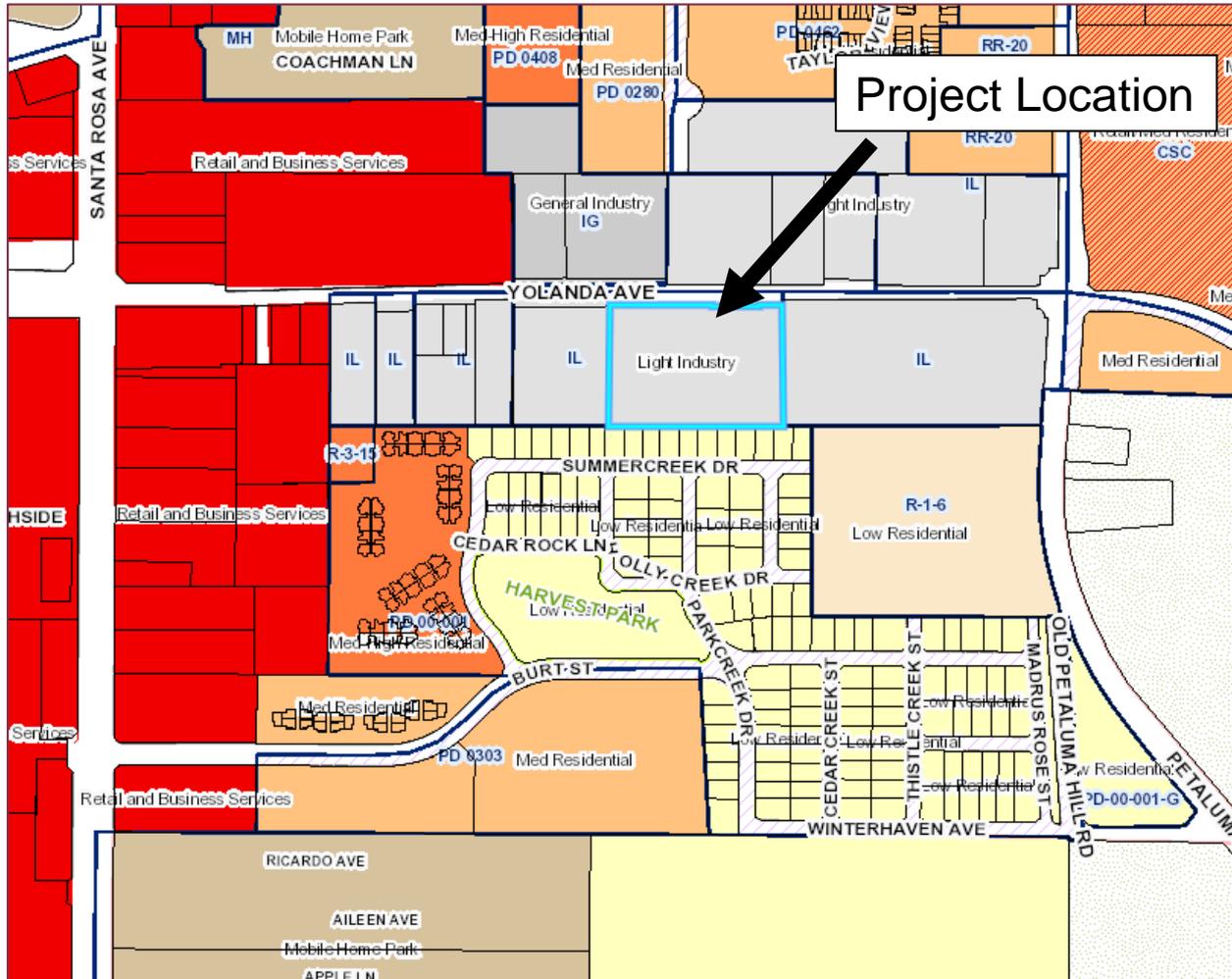


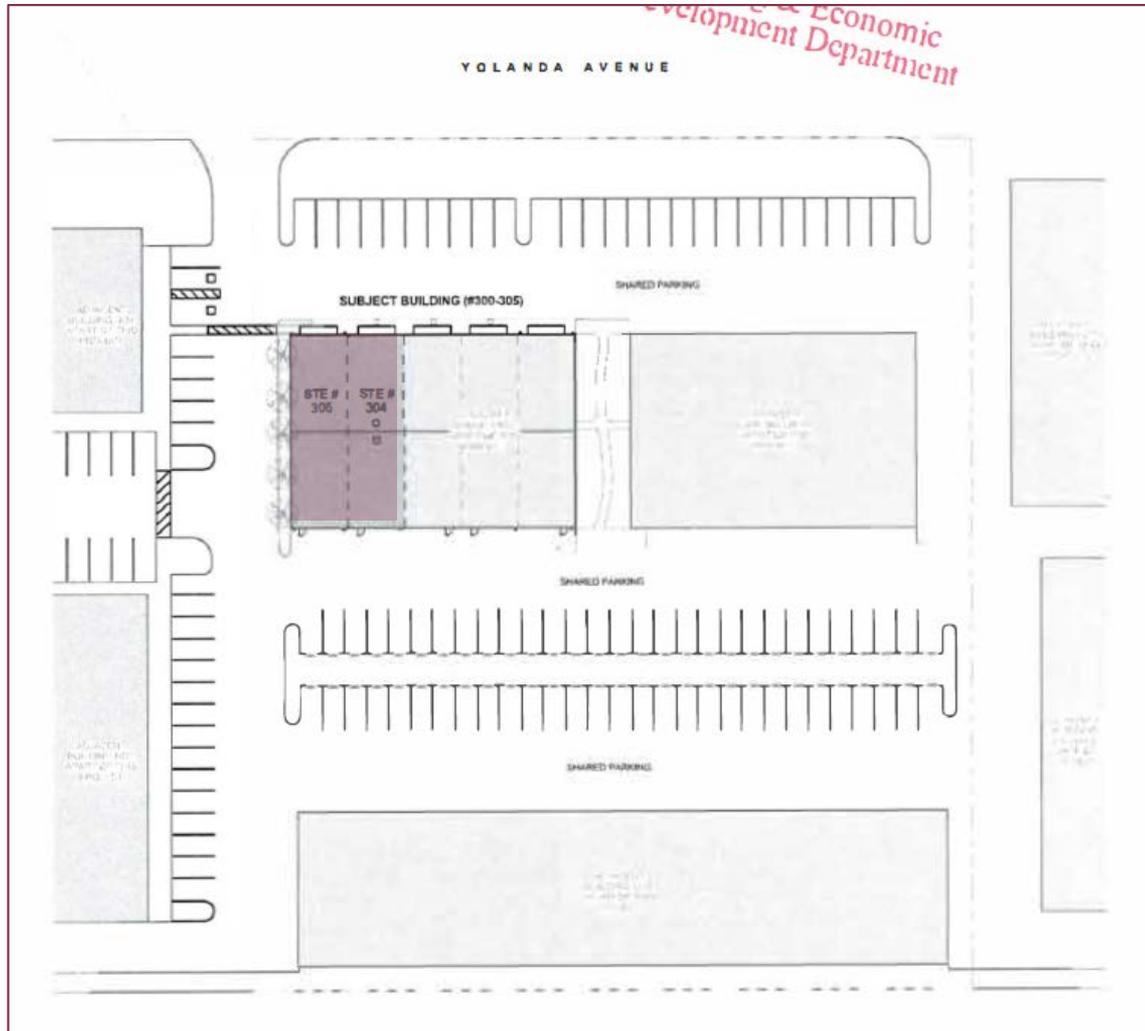
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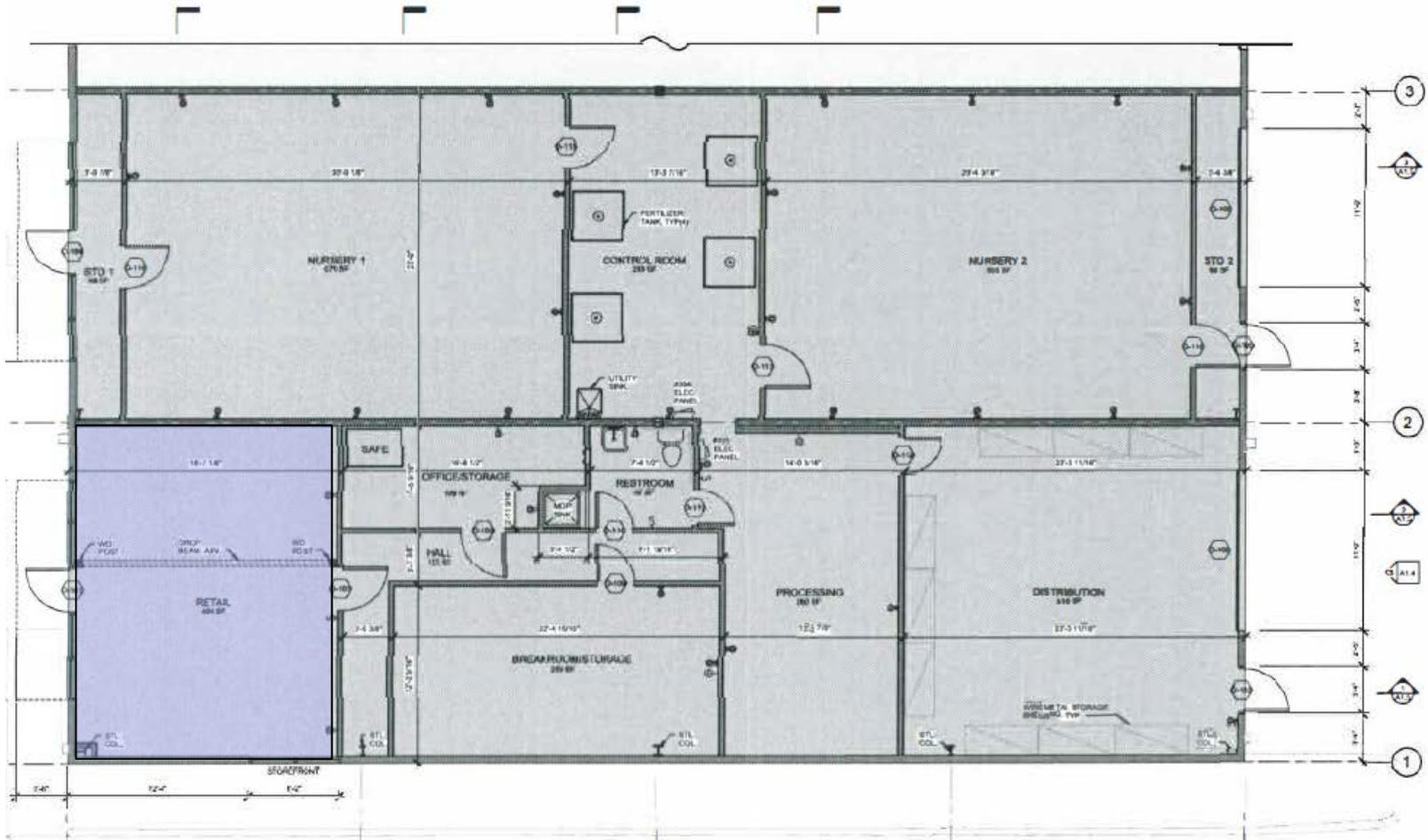
General Plan & Zoning

Light Industrial, IL

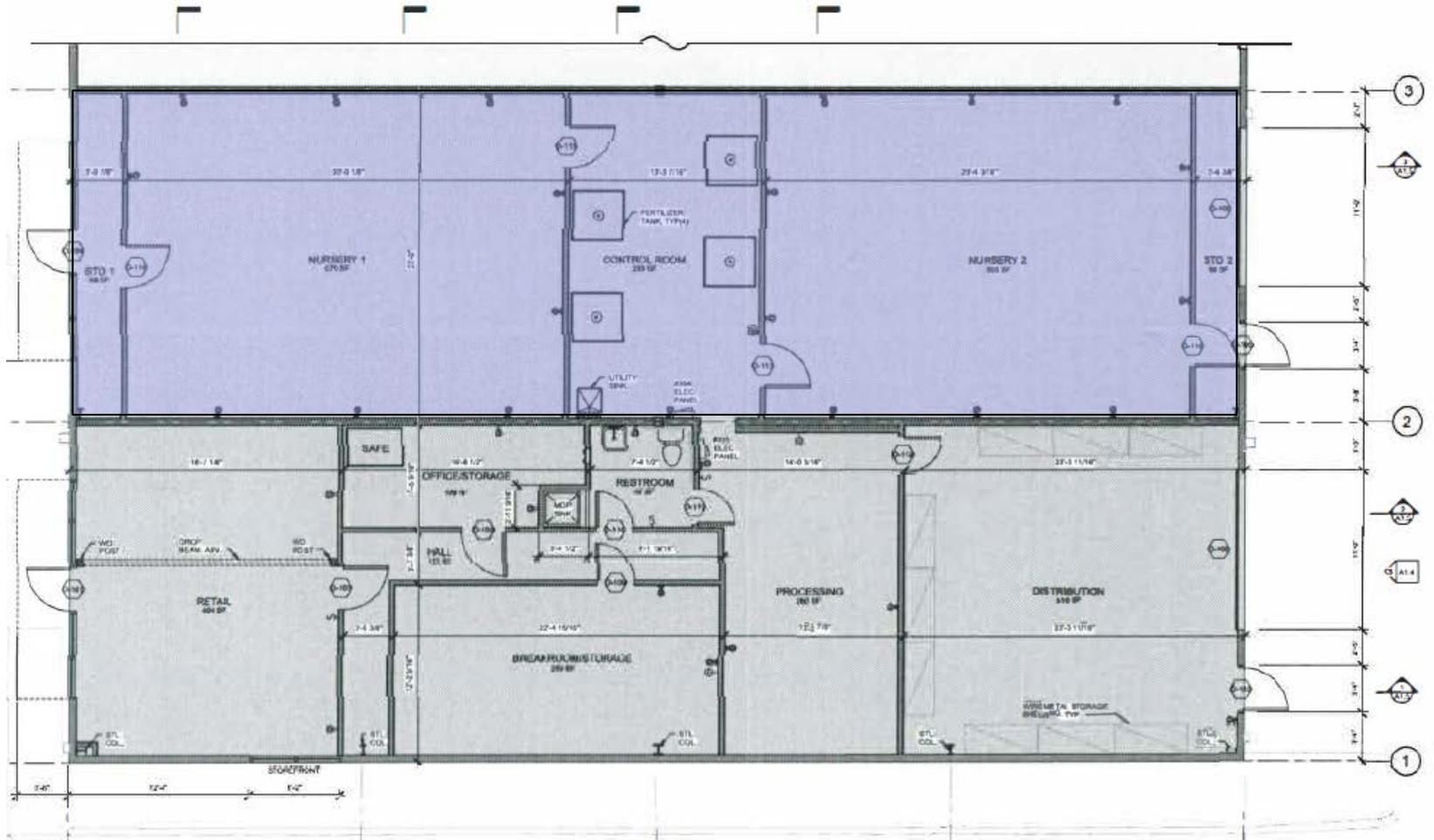




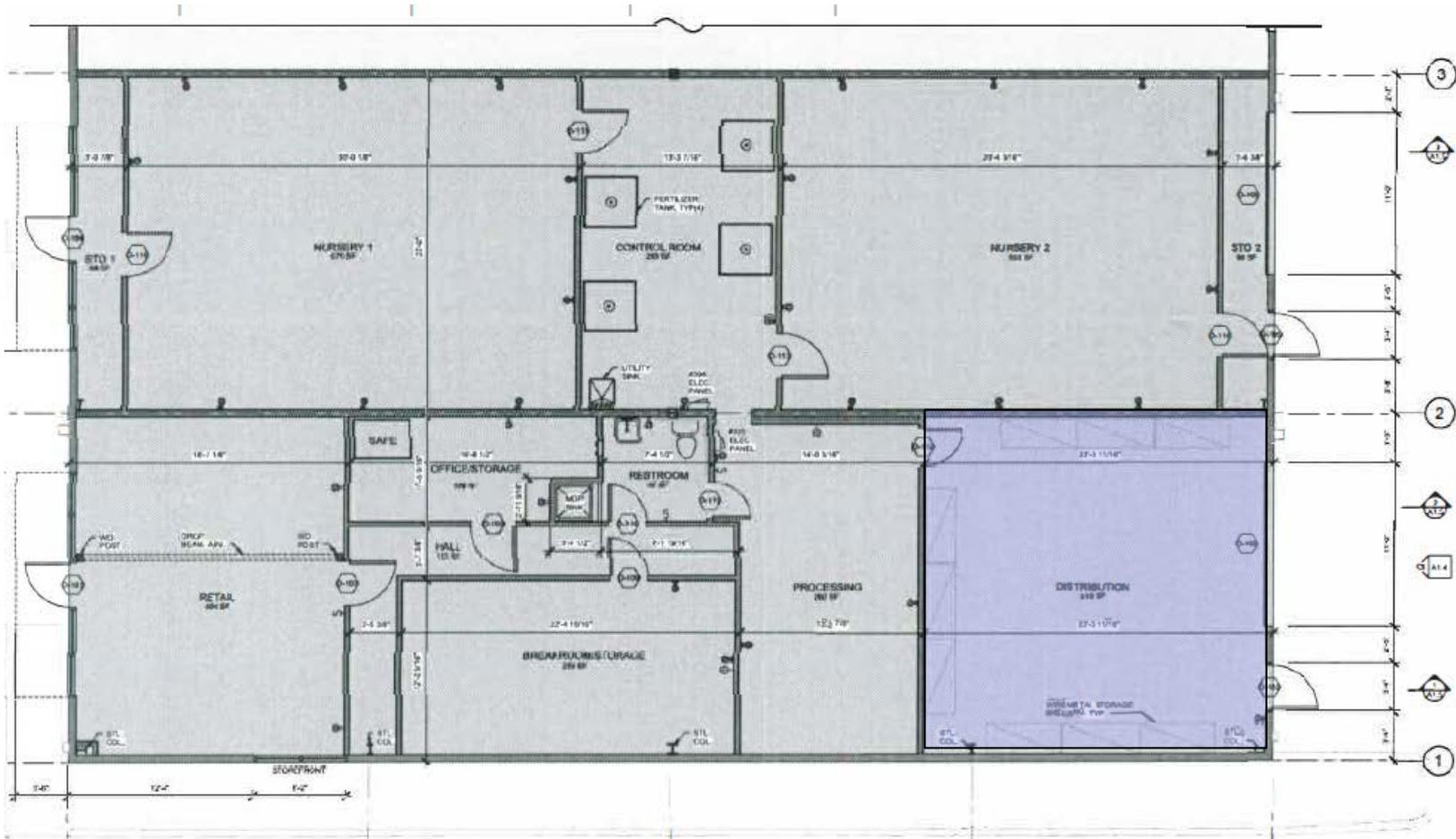
Floor Plan Retail



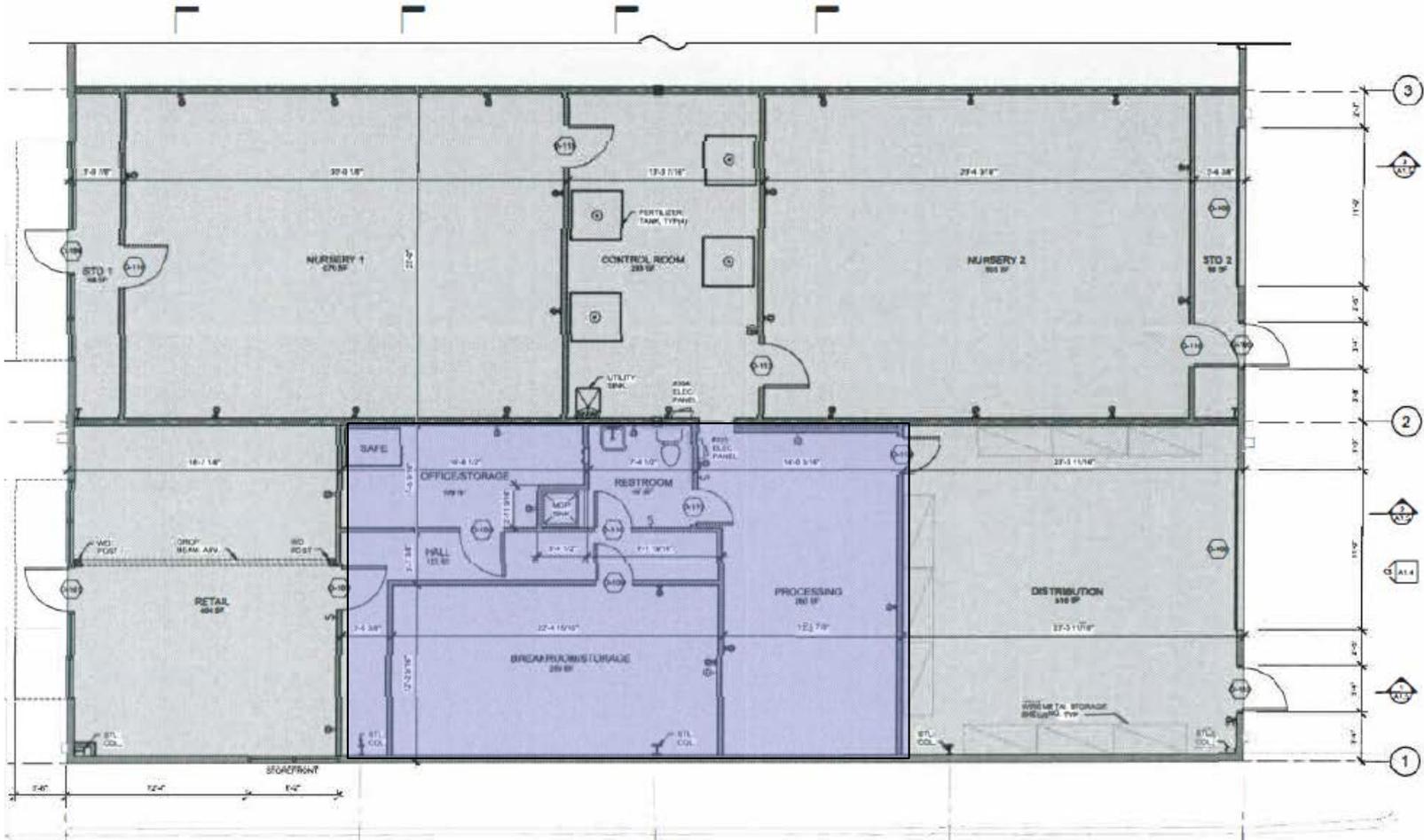
Floor Plan Cultivation



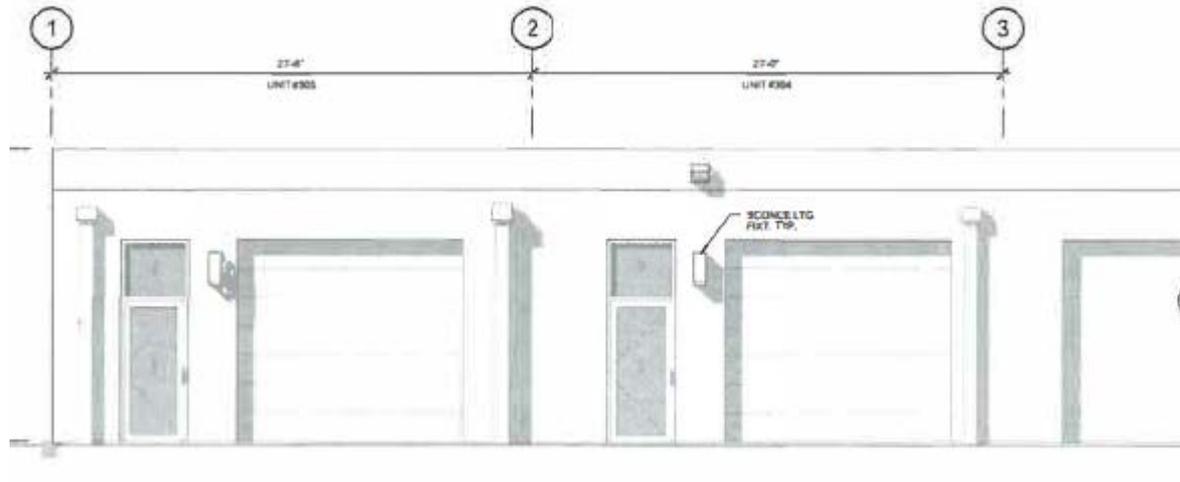
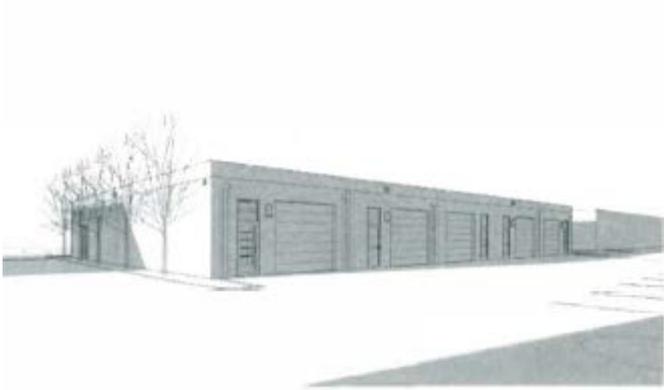
Floor Plan Distribution



Floor Plan Manufacturing



South Elevation



Hours of Operation

9am -5pm, Everyday

- On June 11, 2018, Planning staff held a neighborhood meeting to discuss three proposed cannabis dispensaries on Yolanda Avenue. Several neighboring property owners attended the meeting and voiced concerns regarding a high concentration of cannabis related businesses in the area. The attendees site concerns with security and the proximity of cannabis related businesses to the residential neighborhood to the south.
- Staff did not receive comments in response to the Notice of Public Hearing.

Environmental Review

California Environmental Quality Act (CEQA)

Found in compliance with CEQA:

- Pursuant to CEQA Guidelines Section 15303 – Involves a change of use
- Pursuant to CEQA Guidelines Section 15301 – Involves minor modifications to an existing facility
- Pursuant to CEQA Guidelines Section 15332 – Infill development

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

- Approve a resolution to allow Santa Rosa NKM to operate a cannabis microbusiness with retail dispensary, delivery, cultivation, manufacturing, and distribution of medicinal and adult use cannabis at 468 Yolanda Ave, Suites 304 & 305.

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