

**Parking Incentive/Contingency Plan for
R&B Dispensary, 900 Santa Rosa Avenue
(Prepared by Karen Mantele, August 1, 2019)**

A Conditional Use Permit has been submitted to the City of Santa Rosa for a Retail Cannabis Dispensary use. The proposed use will operate out of a new 3,550 square foot single use building. Although the retail space is less than the total building square footage, the parking requirements for this use and size of building, per the Cannabis FAQ Parking Requirements Memo, states 1 parking space per 250 square foot of building area. This would equate to 14 parking spaces. This equation also incorporates employee parking.

R&B Dispensary offers a novel approach to meeting parking needs now and into the future by the following measures:

1. There are 11 on-site parking spaces. One will be designated for delivery vehicles, two will be reserved employees closing the facility after dark.
2. R&B Dispensary has leased privately owned, off-site parking across Santa Rosa Avenue for up-to eight vehicles. These spaces are primarily designated for employee parking, however they will be available to customers as well. There are pedestrian cross walks available for persons to safely cross to the dispensary.
3. Bike parking will also be made available in front of the building in compliance with the Zoning Code.
4. R&B Dispensary will provide an employee reimbursement program for public transportation, as a great city bus access is available located near the project site and via routes SR3, SR5, SR18, SCT44, SCT46, SCT48, SCT54.
5. R&B Dispensary will offer an employee compensation incentives program to all employees as an incentive to bike/walk/scooter/unicycle to work. Bike locks will be available on site.
6. The closest public garage is Garage #12 at 555 First St Santa Rosa, CA 95401, located just .5 miles from the project site. Employees will be incentivized via parking passes, to park at the garage; and or skateboard, scooter, or walk to work from there. If needed, a security guard will be available to escort any and all employees to this lot.