

From: [Bryan Much](#)
To: [Ross, Adam](#)
Subject: Re: RHNA comments - Green Pen Dispensary - 353 College Ave - CUP18-080
Date: Friday, March 15, 2019 6:24:44 AM

Good Morning Adam,

I've been getting heaps of scattered updates from neighbors and such. Again, I wish I could have been there but the internship I run at SSU couldn't have been moved.

I would like to find a time to briefly talk with you to hear things from your view about where we are at and how things may be proceeding. Our Board wants to send out an informational message to the neighborhood and I want it to be as factual as possible.

Do you have a chance to speak today? If not today, when might we be able to schedule?

Many thanks for your time,
-Bryan

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

On Mar 13, 2019, at 8:55 PM, Bryan Much <bryanmuch@gmail.com> wrote:

Dear Planning Commissioners and other City staff,

Thank you for the opportunity to provide comment on the Green Pen Dispensary - Conditional Use Permit - 353 College Ave - CUP18-080 project that is before you on Thursday March 14, 2019. The Ridgway Historic Neighborhood Association (RHNA) continues to have concerns over this proposed project and the staff recommendation for approval. These concerns were raised in our original comments on this project in April 2018. For your convenience, that letter is attached here for your reference, along with a more formal version of our comment for the March 14, 2019 meeting.

Given the RHNA concerns are unchanged, I will not go into them at depth again, however, they are briefly:

- <!--[if !supportLists]--> 1. <!--[endif]-->Impact to minors, especially high school students traveling by foot on Glenn Street, directly adjacent to the dispensary, in the Ridgway Historic District.
- <!--[if !supportLists]--> 2. <!--[endif]-->Impact to traffic and parking in the Ridgway Historic District.
- <!--[if !supportLists]--> 3. <!--[endif]-->Impact to crime and public safety in the Ridgway Historic District.

The RHNA still holds that the location of the proposed project is not a preferred or superior location that the City should support. Simply put, there are better places.

Permitting a cannabis dispensary in this location is at odds with our neighborhood values and we expect and hope that the City would respect these values and share that view when all is said and done.

We thank you for the opportunity to comment on this project and hope the Planning Commission hears our concerns and does not approve this conditional use permit.

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

<RHNA Comments on Green Pen Dispensary CUP18-080.pdf>

From: [Fred Ptucha](#)
To: [Ross, Adam](#)
Cc: [Wendy Thayer](#)
Subject: Fwd: From Wendy Thayer
Date: Friday, March 22, 2019 4:19:01 PM

Adam

I am the owner and manager of the College Square office complex 327-343 College Ave. Please see the attached email from Wendy Thayer, one of my excellent long term tenants at 343 College. Several other tenants have also voiced the some concerns and I share their concerns.

College Ave is too busy and there is not nearly enough off street parking.

Call me at 707 539 6849 if you have questions

Sincerely Fred Ptucha

----- Original Message -----

Subject:From Wendy Thayer
Date:2019-03-22 15:00
From:Wendy Thayer <wtsantosh@gmail.com>
To:Fred Ptucha <fptucha@sonic.net>

Dear Fred,

I wanted to bring to your attention that the building two doors to the east on College Avenue has made application to become a cannabis shop. See the attached photo. I bring this to your attention with regard to parking.

Over the weekend I stopped at the office to pick something up and noted that the gentleman next-door had parked one of his cars in the parking lot, again. I did not call to have the car towed. It is possible that on the weekends, if the marijuana store opens in the future, many people will be parking in the parking lot of College Square. This brings liability issues for you. Also, People may begin to park in the back parking lot just to be able to shop at the cannabis store. This will become a problem for the tenants of College Square and their clients. I already have patients coming in short of breath, distressed because they weren't able to find parking. They are older folks, or have some injury and it makes it difficult for them to walk from a distance to the office.

Just wanted to let you know, in case you want to state your case to the city, adding of course that it's already a rather dangerous intersection. The city should know that there are car accidents in front of our buildings on a fairly regular basis for a variety of reasons. I'm not sure how good a location this is for a shop like that. It's a very busy stretch of College Avenue. Additionally, I'm not sure their small lot would accommodate both their staff parking as well as customers.

Just a heads up Fred.

All best,

Wendy Thayer

Sent from my iPhone

From: [Maloney, Mike](#)
To: [Ross, Adam](#)
Subject: FW: 353 College Ave. CUP 18-080
Date: Wednesday, March 27, 2019 8:24:55 AM

-----Original Message-----

From: Ken Pasek <kenpasek@comcast.net>
Sent: Tuesday, March 26, 2019 7:57 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Cc: Ken Pasek <kenpasek@comcast.net>
Subject: 353 College Ave. CUP 18-080

Dear Planning Commission:

I live on Glenn St. and have just become aware that main entrance to this business is going to be closed off and instead the back door facing down Glenn St. will become the main point for ingress and egress for customers and employees. The address for this business property is 353 College, not 353 Glenn St. The stigma of having a cannabis business, open 7 days a week for 12 hours a day at a point of entry to our Ridgway neighborhood is impactful enough. Now its business will be dealt out the back door like the shady operation it once was.

I don't know of any business that operates in this manner. If the business needs to reconfigure the structure to fit its needs in this way, maybe its not the right space for the business. It is already lacking sufficient parking and will be overflowing into our residential neighborhood. The City appears to be very accommodating to this business at the expense of residential neighbors.

It is not appropriate for a legitimate business whose business plan is to be seen, (location, location, location) to then funnel its customers down a residential street into its back door.

I urge you to consider the ramification of such a decision of allowing this business to operate in this manner.

Respectfully,

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

Hi Adam,

We, the RHNA, have come to understand that you received a letter from the Sonoma County Human Services Department on Tuesday, March 12, 2019 urging the City to not recommend the proposed project. Do you or staff have a answer I can pass along to neighbors on how the City considered this evidence in light of the needed finding:

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;

Based on my quick run through the video of the meeting from the 14th, I didn't see this discussed and I was curious how you thought I should respond to folks. We are still unclear about the Probation letter though at this time.

Thanks again for your time.

-Bryan

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

On Mar 25, 2019, at 11:03 AM, Ross, Adam <ARoss@srcity.org> wrote:

Hi Bryan,

I have not received any letter from Sonoma County Probation. I have not spoken with the applicants since the meeting.

Adam Ross | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | Fax (707) 543-3269 | aross@srcity.org

<image001.jpg>

From: Bryan Much <bryanmuch@gmail.com>

Sent: Monday, March 25, 2019 10:37 AM

To: Ross, Adam <ARoss@srcity.org>

Subject: Re: RHNA comments - Green Pen Dispensary - 353 College Ave - CUP18-080

Morning Adam,

I wanted to check on whether you were able to get that copy of the probation letter you referenced when we spoke last week?

Also curious on whether you have heard anything from the applicants?

Hope you are well,
-Bryan

Bryan Much, Chair
Ridgway Historic Neighborhood Association
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On Mar 15, 2019, at 4:21 PM, Ross, Adam <ARoss@srcity.org> wrote:

Wednesday at 1:00pm will work for me as well. Have a great weekend!

Adam Ross | City Planner

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Subject: Re: RHNA comments - Green Pen Dispensary - 353 College Ave - CUP18-080

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I will try to call you at 1:00 on Monday though.
-b

On Mar 15, 2019, at 2:13 PM, Ross, Adam <ARoss@srcity.org> wrote:

Hi Bryan,

Let's chat next week. 1pm Monday?

Adam Ross | City Planner

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From: Bryan Much <bryanmuch@gmail.com>

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Bryan Much, Chair
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<RHNA Comments on Green Pen Dispensary CUP18-080.pdf>

From: [Mahre, Kali](#)
To: [Ross, Adam](#)
Subject: FW: Opposing the Green Pen Dispensary application to open at 356 College Ave
Date: Tuesday, April 9, 2019 9:24:40 AM

Good morning Adam,

Dina in the Clerk's office said that you were the author of the staff report for the Green Pen dispensary. There was an email received to the City Council list last week so wanted to share with you too.

If you choose to respond to the citizen's email, please cc me for logging purposes.

Thank you!

Kali Mahre I Senior Administrative Assistant

City Manager's Office | 100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

Tel. (707) 543-3011 | Fax (707) 540-3030 | kmahre@srcity.org

Please note, if you do not receive a reply on a Tuesday afternoon, I am assisting with the City Council meeting.



From: Mahre, Kali
Sent: Thursday, April 4, 2019 4:32 PM
To: Guhin, David <dguhin@srcity.org>; Hartman, Clare <CHartman@srcity.org>
Subject: FW: Opposing the Green Pen Dispensary application to open at 356 College Ave

Good afternoon,

FYI only. If you choose to respond to the citizen's email, please cc me for logging purposes.

Thank you!

Kali Mahre I Senior Administrative Assistant

City Manager's Office | 100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

Tel. (707) 543-3011 | Fax (707) 540-3030 | kmahre@srcity.org

Please note, if you do not receive a reply on a Tuesday afternoon, I am assisting with the City Council meeting.



From: shuddec <shuddec@sonic.net>
Sent: Wednesday, April 3, 2019 11:45 AM
To: _CityCouncilListPublic <citycouncil@srcity.org>

Subject: Opposing the Green Pen Dispensary application to open at 356 College Ave

Hello Members of the City of Santa Rosa City Council,

I am writing to ask that the Green Pen Dispensary not be approved at 356 College Ave.

I live in the 300 block of Carrillo St, just around the corner from the location. I travel on the streets in the Ridgway Neighborhood daily, at various times between 6:00am and 10:00pm. I can tell you from personal experience that Carrillo St and Glenn St are far from quiet traffic wise. Many people use Carrillo St as a detour and travel way from the intersection of Morgan and College to Santa Rosa High School and other locations in this area.

This is above the traffic coming into the neighborhood from the intersection of Glenn and College, which is a significant amount of traffic on the narrow streets.

Now, let's talk parking on Glenn and Carrillo. Parking on the 300 block of Carrillo is already at a premium. Several houses, including ours, do not have driveway parking - only street parking. Many houses have several people who drive living in them. Our neighbors to the east have four cars for two parents, two late teen or early adult children, plus a business vehicle.

The people who live across the street on Carrillo have several adults, with cars, plus a tenant that has a car. Now add people who work at the dentist's office at 301 College and people who work at the carwash at Morgan and College, other people who work in businesses on College many of whom park on Carrillo and walk to and from work.

Parking on Glenn at or near 356 College - very narrow street, lots of cars park on the street for neighborhood residents. And if the business opens - even more cars will be parked in the area with people coming and going in short amounts of time, which increases the potential for accidents.

Shall I also address the ADA requirements if the door on the corner is used as the main entrance for the business?

Or if they use the back door in the very small parking lot, it will decrease the available parking to the employees and customers for the business.

So for all of these reasons: 1) Traffic increase, 2) Parking limitations in an already congested area, 3) ADA requirements - I ask that this business not be approved and allowed to open.

Sincerely,

Cathi Cari

326 Carrillo St

From: [Zwolinski, Frank](#)
To: [Ross, Adam](#)
Subject: Re: Copy of Staff Report
Date: Thursday, March 14, 2019 6:33:40 PM

Hello Adam,

I attended the Hearing today and was disappointed to see how the applicant had 'stacked the deck' with proponents who obviously did not live in the neighborhood. How would they get a fair perspective of the sense of the neighborhood with that going on? I sincerely hope the Commission is not swayed by folks who will not be negatively affected by this project as we neighbors will. As was mentioned by one of our neighbors, "we only have one chance, as when this project approved, nothing is ever done to correct any problems" encountered.

Glenn Street is a direct route to Santa Rosa High School and Ridgeway High School with many students passing the dispensary every day. I believe this is not a good fit for a neighborhood. What ever happened to "The City Designed for Living?"

Please let me know if there is any chance for appeal.

And, by the way, as a point of interest the school you mentioned as being "Catholic" on Denton Way, is "Lutheran."

Thank you for getting back to me,
Frank Zwolinski

Frank J Zwolinski, Jr.
416 Denton Way
Santa Rosa, CA 95401
fzwolinski@santarosa.edu
(707) 546-6903
Cell (707) 328-0628

From: "Ross, Adam" <ARoss@srcity.org>
Date: Tuesday, March 5, 2019 at 6:21 PM
To: Frank Zwolinski <fzwolinski@santarosa.edu>
Subject: RE: Copy of Staff Report

Frank,

The Staff Report will be posted later this week. If you cannot find it by the end of the week, please contact me.

Thank you,

Adam Ross | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | Fax (707) 543-3269 | aross@srcity.org



From: Zwolinski, Frank <fzwolinski@santarosa.edu>

Sent: Tuesday, March 5, 2019 5:10 PM

To: Ross, Adam <ARoss@srcity.org>

Subject: Copy of Staff Report

Hello Mr. Ross,

Would you please send us a copy of the Staff Report for the Green Pen Dispensary, 353 College Ave. It was to be on-line, but I cannot find it there.

Thank you,
Frank Zwolinski

Frank J Zwolinski, Jr.
416 Denton Way
Santa Rosa, CA 95401
fzwolinski@santarosa.edu
(707) 546-6903
Cell (707) 328-0628

From: [Mark Parry](#)
To: [Ross, Adam](#); "Bryan Much"
Cc: katrinabud@yahoo.com; "Jon Phillips"; "Mike Varela"; bjprds@sbcgloval.net
Subject: Public Comments Green Pen Dispensary.- CUP18-080.
Date: Thursday, March 14, 2019 8:24:00 PM

Greetings Mr. Ross,

I appreciate your expertise and sincere care for our city. However, It would be more expedient for the City to help this business find a more appropriate location, one that actually works well for it.

The City is in an awkward position, working so very hard to justify a bad fit in a good neighborhood. One that is already overburdened by traffic and the social impacts from being downtown. Please do not strap us with more loads. Consider working to alleviate the pressures, not increase them! There are far better and more appropriate uses for that building. We can wait!

I am concerned that this is exposing an agenda that is not about considering our neighborhood concerns or the impacts on us. At least on commissioner was trying to sell this applicant to us, what's that about?

That the applicant was required to cook the parking study numbers to make it work and that was not a concern to the planners is confusing.

I would specifically request that your applicant provide me an actual accounting for trips for delivery's to and from facilities that are qualified, verifiable and real. They must have records or a proposal?.

That the parking study did not include of over 20 trips per hour in an already overly congested street system- is baffling to say the least. These streets are very narrow. With parking on one side you cannot get two cars moving together. Then it is suggested that customers will back into that mess? Let's get real! The studies are theoretical at best.

That the proposal has 50% less parking than required is only exasperated by the traffic study with excessive and ignored actual trips on congested streets generated by this particular business.

It has been clear since day one, that this traffic load, security issues, and social impacts of this use is opposed by the vast majority of the residential adjacencies. My assessment is about 80% of the residents are in firm opposition to this.

There must be at least 30 other easily approvable uses for that building that will not create so much traffic with un-mitigatable parking issues. Why not spend some energy on that option?

Thanks for your consideration and hard work on this. It is appreciated and recognized.

Kind Regards,



Wm. Mark Parry
Artisan Architecture



419 Benton Street
Santa Rosa,
California, 95401

www.ideastudios.com
www.artisanarchitecture.com

Cell: 707-486-2572
Phone: 707-544-4344
Fax: 707-591-9212

Good evening Adam,

I've been fielding several questions lately about the traffic study and after my review of the studies attached to the PC meeting details and the City's traffic info online, I'm left a bit unclear still. I was hoping you could help answer some quick questions:

1) When was the City's traffic counts listed online conducted? Neighbors have also asked if Glenn St has ever been studied? Carrillo?

2) If I understand it correctly, the 50 "new trips" is based on the net difference shown to be 44, as the new use is 64 and the old "nursery use" was 20. So, based on City policy, no need for a new actual study to measure existing conditions or no new study (operational analysis) to provide for mitigation at that intersection/neighboring streets, correct?

3) At the meeting the applicant mentioned the delivery vehicles aren't planned to go through the neighborhood based on their plan. Is the plan available? Many have asked if the vehicle will be prohibited from driving north into the neighborhood as some streets have prohibitions on commercial vehicles (City signs up)?

Again, thanks for your assistance.

-Bryan

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

On Apr 10, 2019, at 12:29 PM, Bryan Much <bryanmuch@gmail.com> wrote:

Hello Adam,

Thanks again for getting back to me. Now that you have the letter from the County, does the City feel it needs to revise the staff report as it wasn't included in its analysis?

I also just wanted to touch base and see if there had been any further developments on your side.

I hope all is well on your end. Many thanks for your continued assistance.

-Bryan

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Ridgway Historic Neighborhood Association
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707-332-1117

On Mar 28, 2019, at 11:20 AM, Ross, Adam <ARoss@srcity.org> wrote:

Hi Bryan,

I was sent the letter from Karen Fies from Sonoma County Human Services Department on March 12, 2019. The letter was included as Late Correspondence and made available to the Planning Commission

as well as the Public. I did not have enough time to review thoroughly because it was submitted two days before the meeting and it was not included in my Staff Report as that is due two-and-a-half weeks prior to the Planning Commission Meeting.

I still have not received a letter from Probation and I have reached out several times since the meeting.

Adam Ross | City Planner

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Hello Adam,

I've added Clare onto this thread as it has been almost 10 days since we last spoke (on 4/17) and we are still awaiting answers (or at least some confirmation that you can not provide any answers).

Also, as I have mentioned we had our neighborhood meeting to discuss the project (it was held on 4/24) and the neighbors have asked the Board to continue to object against the project. The primary area of concern is the traffic/parking issues and the related impacts to the neighborhood as related to the findings. They are in the process of looking into having their own traffic study conducted.

Another concern that has been elevated amongst the neighborhood, is the concern about the design that is shifting the use of the building onto Glenn Street from College Avenue. While a non-contributor to our historic district, the change of use of the front door and orientation of building entry does not appear to keep with our City processing review guidelines. Also, it seems that the building was highly valued for its location on College, but the applicant is re-orienting the business to Glenn Street. Neighbors want to know why the original front door was not kept by the City as the ada entrance (or even as an entrance at all)? The number of concessions to the applicants, at the apparent impact to the neighborhood, concerns us.

I will follow-up with more as things come up, but I do hope you can get back to me soon.

-Bryan

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On Apr 11, 2019, at 9:15 PM, Bryan Much <bryanmuch@gmail.com> wrote:

Good evening Adam,

I've been fielding several questions lately about the traffic study and after my review of the studies attached to the PC meeting details and the City's traffic info online, I'm left a bit unclear still. I was hoping you could help answer some quick questions:

- 1) When was the City's traffic counts listed online conducted? Neighbors have also asked if Glenn St has ever been studied? Carrillo?
- 2) If I understand it correctly, the 50 "new trips" is based on the net difference shown to be 44, as the new use is 64 and the old "nursery use" was 20. So, based on City policy, no need for a new actual study to measure existing conditions or no new study (operational analysis) to provide for mitigation at that intersection/neighboring streets, correct?
- 3) At the meeting the applicant mentioned the delivery vehicles aren't planned to go through the neighborhood based on their plan. Is the plan available? Many have asked if the vehicle will be prohibited from driving north into the neighborhood as some streets have prohibitions on commercial vehicles (City signs up)?

Again, thanks for your assistance.
-Bryan

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

On Apr 10, 2019, at 12:29 PM, Bryan Much <bryanmuch@gmail.com> wrote:

Hello Adam,

Thanks again for getting back to me. Now that you have the letter from the County, does the City feel it needs to revise the staff report as it wasn't included in its analysis?

I also just wanted to touch base and see if there had been any further developments on your side.

I hope all is well on your end. Many thanks for your continued assistance.
-Bryan

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

On Mar 28, 2019, at 11:20 AM, Ross, Adam <ARoss@srcity.org> wrote:

Hi Bryan,

I was sent the letter from Karen Fies from Sonoma County Human Services Department on March 12, 2019. The letter was included as Late Correspondence and made available to the Planning Commission as well as the Public. I did not have enough time to review thoroughly because it was submitted two days before the meeting and it was not included in my Staff Report as that is due two-and-a-half weeks prior to the Planning Commission Meeting.

I still have not received a letter from Probation and I have reached out several times since the meeting.

Adam Ross | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | Fax (707) 543-3269 | aross@srcity.org

<image001.jpg>

From: Bryan Much <bryanmuch@gmail.com>

Sent: Wednesday, March 27, 2019 9:24 PM

To: Ross, Adam <ARoss@srcity.org>

Subject: Re: RHNA comments - Green Pen Dispensary - 353 College Ave - CUP18-080

Hi Adam,

We, the RHNA, have come to understand that you received a letter from the Sonoma County Human Services Department on Tuesday, March 12, 2019 urging the City to not recommend the proposed project. Do you or staff have a answer I can pass along to neighbors on how the City considered this evidence in light of the needed finding:

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;

Based on my quick run through the video of the meeting from the 14th, I didn't see this discussed and I was curious how you thought I should respond to folks. We are still unclear about the Probation letter though at this time.

Thanks again for your time.

-Bryan

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

On Mar 25, 2019, at 11:03 AM, Ross, Adam <ARoss@srcity.org> wrote:

Hi Bryan,

I have not received any letter from Sonoma County Probation. I have not spoken with the applicants since the meeting.

Adam Ross | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | Fax (707) 543-3269 | aross@srcity.org

<image001.jpg>

From: Bryan Much <bryanmuch@gmail.com>
Sent: Monday, March 25, 2019 10:37 AM
To: Ross, Adam <ARoss@srcity.org>
Subject: Re: RHNA comments - Green Pen Dispensary - 353 College Ave - CUP18-080

Morning Adam,

I wanted to check on whether you were able to get that copy of the probation letter you referenced when we spoke last week?

Also curious on whether you have heard anything from the applicants?

Hope you are well,
-Bryan

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

On Mar 15, 2019, at 4:21 PM, Ross, Adam <ARoss@srcity.org> wrote:

Wednesday at 1:00pm will work for me as well. Have a great weekend!

Adam Ross | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | Fax (707) 543-3269 | aRoss@srcity.org

<image001.jpg>

From: Bryan Much <bryanmuch@gmail.com>
Sent: Friday, March 15, 2019 4:19 PM
To: Ross, Adam <ARoss@srcity.org>
Subject: Re: RHNA comments - Green Pen Dispensary - 353 College Ave - CUP18-080

I may not have cell phone reception as I'm traveling that day, not back in the area until Wednesday. Could we schedule a plan B for 1:00 on Wednesday?

I will try to call you at 1:00 on Monday though.
-b

On Mar 15, 2019, at 2:13 PM, Ross, Adam <ARoss@srcity.org> wrote:

Hi Bryan,

Let's chat next week. 1pm Monday?

Adam Ross | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | Fax (707) 543-3269 | aross@srcity.org

<image001.jpg>

From: Bryan Much <bryanmuch@gmail.com>

Sent: Friday, March 15, 2019 6:25 AM

To: Ross, Adam <ARoss@srcity.org>

Subject: Re: RHNA comments - Green Pen Dispensary - 353 College Ave - CUP18-080

Good Morning Adam,

I've been getting heaps of scattered updates from neighbors and such. Again, I wish I could have been there but the internship I run at SSU couldn't have been moved.

I would like to find a time to briefly talk with you to hear things from your view about where we are at and how things may be proceeding. Our Board wants to send out an informational message to the neighborhood and I want it to be as factual as possible.

Do you have a chance to speak today? If not today, when might we be able to schedule?

Many thanks for your time,
-Bryan

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

On Mar 13, 2019, at 8:55 PM, Bryan Much <bryanmuch@gmail.com> wrote:

Dear Planning Commissioners and other City staff,
Thank you for the opportunity to provide comment on the Green Pen Dispensary - Conditional Use Permit - 353 College Ave - CUP18-080 project that is before you on Thursday March 14, 2019. The

Ridgway Historic Neighborhood Association (RHNA) continues to have concerns over this proposed project and the staff recommendation for approval. These concerns were raised in our original comments on this project in April 2018. For your convenience, that letter is attached here for your reference, along with a more formal version of our comment for the March 14, 2019 meeting. Given the RHNA concerns are unchanged, I will not go into them at depth again, however, they are briefly:

1. Impact to minors, especially high school students traveling by foot on Glenn Street, directly adjacent to the dispensary, in the Ridgway Historic District.
2. Impact to traffic and parking in the Ridgway Historic District.
3. Impact to crime and public safety in the Ridgway Historic District.

The RHNA still holds that the location of the proposed project is not a preferred or superior location that the City should support. Simply put, there are better places.

Permitting a cannabis dispensary in this location is at odds with our neighborhood values and we expect and hope that the City would respect these values and share that view when all is said and done.

We thank you for the opportunity to comment on this project and hope the Planning Commission hears our concerns and does not approve this conditional use permit.

Bryan Much, Chair
Ridgway Historic Neighborhood Association
bryanmuch@gmail.com
707-332-1117

<RHNA Comments on Green Pen Dispensary CUP18-080.pdf>

From: [Mark Parry](#)
To: [Ross, Adam](#)
Cc: "[Bryan Much](#)"; "[Jon Phillips](#)"; maryjoyoung@gmail.com
Subject: traffic study 353 College-Green Pen Dispensary
Date: Tuesday, August 20, 2019 3:18:50 PM

Greetings Adam,

I am assisting my neighbors at the RHNA research a second opinion regarding the Traffic Study and supporting "Memo" regarding the 22 deliver trips per hour and other impacts that are planned for our already over congested street at the corner of College and Glen.

Would you be so kind as to forward to me the study and memo. I have reached out to a friend and client Mary Jo Young who consults with [W Trans](#). My hope is she might be able to help us. I would like to pass the report on to her for her opinion she is in the CC list above.

Kind Regards,



Wm. Mark Parry aia,csi,sah



799 Piner Road
Suite 203
Santa Rosa,
California, 95401

www.ideastudios.com

www.artisanarchitecture.com

Cell: 707-486-2572
Phone: 707-544-4344

From: [Jon Phillips](#)
To: [Ross, Adam](#)
Cc: maryjoyoung@gmail.com; "Bryan Much"; stevecavalli@sbcglobal.net; "Mark Parry"
Subject: RE: traffic study 353 College-Green Pen Dispensary
Date: Tuesday, August 20, 2019 10:38:34 PM

Agreed with Mark's comments Adam... I've asked for an independent analysis/explanation from a friend of mine who does this for the County of Sonoma.

I know that the applicant is only using a table... the problem being that Glenn and College already have a significant amount of traffic on a daily basis – both during the school year and when school is out. This includes delivery trucks (UPS/FedEx) either double parked or parked on the sidewalk on College that the City of Santa Rosa seem to be ignoring (or at least the applicant is ignoring...) when doing their analysis. In other words, there is ALREADY a failure at this location to handle the traffic it has...

If the applicant was suggesting they would use this location as an Accountancy, no problem... but ANY retail operation here will pose significant disruption on both Glenn AND College... add the fact that this business has a requirement of operating BOTH a retail operation AND is proposing to perform a delivery operation out of this location just adds to the traffic and parking situation. This cannot be ignored.

Both of the previous businesses that were located here had HUGE impacts – and – BOTH businesses did not offer a delivery service – and – BOTH businesses failed, after causing a lot of heartache in this neighborhood.

So – in all due respect, the “analysis” or “formula” that the applicant is using/offering is extremely flawed.

This point seems to be ignored by the planning commission – but by sending you this, at least you've now been told by another neighbor – and – past city planning commissioner (point being, I get how the process works!)

Cheers!

Jon

228 Benton Street

From: Mark Parry <mark@ideastudios.com>
Sent: Tuesday, August 20, 2019 3:55 PM
To: 'Ross, Adam' <ARoss@srcity.org>
Cc: maryjoyoung@gmail.com; 'Bryan Much' <bryanmuch@gmail.com>; 'Jon Phillips' <jon@inspirationvineyards.com>; stevecavalli@sbcglobal.net
Subject: RE: traffic study 353 College-Green Pen Dispensary

Thanks Adam,

I appreciate your help.

Perhaps Mary Jo Young can help explain to me how 455 additional trips from the last use, at a corner that is in near dead lock for about 1.5 hours a day already will have a "less than significant impact on traffic operation".

Those of us who actually use that corner are not clear on how that finding is justifiable by the actual reality of the situation.

Kind Regards,

Mark Parry aia,csi,sah



Wm. Mark Parry aia,csi,sah



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SONOMA COUNTY

PROBATION DEPARTMENT

Changing Lives, Reducing Crime, Restoring Community

David M. Koch
Chief Probation Officer



March 13, 2019

Adam Ross, City Planner
Planning & Economic Development
City of Santa Rosa
100 Santa Rosa Avenue – Room 3
Santa Rosa, CA 95492

Dear Mr. Ross

I am writing to state my concern about Green Pen Dispensary's application to operate a cannabis dispensary at 353 College Ave, Santa Rosa, CA 95401. The Center for Social and Environmental Stewardship, located at 401 College Avenue, provides programming for vulnerable youth, including at-risk youth with substance abuse issues. This program is next door to the proposed cannabis dispensary site (located directly across Glenn Street). Additionally Ridgway High School, a continuation school serving at-risk students, is located approximately 0.4 miles from the dispensary. It is concerning that this business will be operating in such close proximity to where at-risk youth congregate on a daily basis. We want the best opportunity for these young men and women, and feel the cannabis dispensary may interfere with their efforts to address behaviors and improve academic and social well-being.

Thank you for taking the above into consideration when reviewing this application.

Sincerely

A handwritten signature in blue ink that reads "David M. Koch".

David M. Koch
Chief Probation Officer

☐ **Adult Probation Services/SAC**
600 Administration Drive,
Room 104-J
Santa Rosa, CA 95403
(707) 565-2149
FAX (707) 565-2504

☐ **Probation Camp**
7400 Steve Olson Lane
Forestville, CA 95436
(707) 565-8900
FAX (707) 565-8903

☐ **Juvenile Probation Services**
7425 Rancho Los Guillicos Road,
Dept. B
Santa Rosa, CA 95409
(707) 565-6229
FAX (707) 565-6329

☐ **Administrative Services**
370 Administration Drive,
2nd Floor
Santa Rosa, CA 95403
(707) 565-2731
FAX (707) 565-2878

☐ **Juvenile Hall**
7425 Rancho Los Guillicos Road,
Dept. A
Santa Rosa, CA 95409
(707) 565-6300
FAX (707) 565-6393

☐ **Day Reporting Center**
2400-A County Center Drive
Santa Rosa, CA 95403
(707) 565-8041
FAX (707) 565-2009