

Cannabis Microbusiness



PROJECT STATISTICS	
SCOPE OF PROJECT	1. TENANT IMPROVEMENT FOR RETAIL EXPANSION
FF / B	2. O/S BRK-DN
ZONING	3. COMMERCIAL GENERAL
ORIGINAL PLAN	4. RETAIL BUSINESS SERVICE
SITE AREA	5. 0.29 ACRES
BUILDING AREA	6. 4,185 SQ. FT.
EXISTING/USING BUILDING AREA	7. SINGLE STORY STORE
EXISTING/USING BUILDING AREA	8. CANVASS DISPENSARY (RETAIL), DISTRIBUTION/ MANUFACTURING, DISPENSARY (CONSUMPTION)
EXISTING PARKING	9. 11
PROPOSED PARKING	10. 12 (SEE PARKING TABULATION BELOW)

[illegible]

PARKING CALCULATION		
	VEHICLE SPACES	BIKE SPACES
CURRENT SPACES PROVIDED:	15 SPACES	1 SPACES + INDOOR
SPACES REQUIRED BY ZONING CODE:	13 SPACES	0.5 SPACES
(2.0 MINIMUM VEHICLE SPACES PER 1,000 G.S. + 1.0 MINIMUM BIKE SPACE PER 1,000 G.S.)		
PARKING REQUIREMENTS:	8.00 SPACES	
SPACES REQUIRED:	13.00 SPACES (13.00 MINIMUM)	1 SPACES + INDOOR
(2.0 MINIMUM VEHICLE SPACES PER 1,000 G.S. + 1.0 MINIMUM BIKE SPACE PER 1,000 G.S.)		
PARKING REQUIRED FOR ZONING CODE: 20.00 (8.00 + 12.00)		

Change in use: Will a building's use change to a use that requires more parking, for example a retail use to a restaurant, without providing the space or other use is located there, there shall be an additional 10 spaces for every 1,000 sq. ft. of new use. Change in use shall include any change in use that requires more parking, provided that any such change in use is subject to the same review as a change in use. Change in use shall not include a change in use that requires less parking, provided that any such change in use is subject to the same review as a change in use.

SITE LIGHTING

EXTERIOR LIGHTING IS EXISTING AND NO CHANGES ARE BEING PROPOSED. IF FUTURE LIGHTING IS PROPOSED, THEN NEW LIGHTING SHALL BE INSTALLED WITH BEST MANAGEMENT PRACTICES AND FIXINGS COORDINATED TO AVOID OR MINIMIZE LIGHT POLLUTION AND LIGHT TRESPASSING ON ADJACENT PROPERTIES, AND SHALL COMPLY WITH SANTA ROSA CITY ORDINANCE 30-40-0000.

Meet the Team

Green Qi's principals and operators
are:



Sonoma County residents who have
extensive experience in cannabis
cultivation and retail sales of
cannabis cultivation accessory
products.

Jesse T. Narvaez

- Attended SRJC and Law School at Empire College
- **Owner/operator of Deep Roots Hydro**
- Licensed Santa Rosa permit holder
- 25 year Sonoma County Resident

Henry J. Huang

- Licensed Attorney and Certified Public Accountant
- Manages \$25 million real estate portfolio in Sonoma County
- President of Meridian Real Estate and Brokerage Company
- **Lives in Santa Rosa with his wife, a Sonoma County surgeon, and their children**

Vision

- Green Qi is dedicated to improving the lives of their patrons, the quality of the environment, and creating real connection in their local community.
- These efforts are reflected not only in the quality of product produced, but quite literally built into the walls of our business.
- Stunning fiber cement panels for long lasting sustainability
- Thoughtful landscape for water efficiency
- Electric Vehicle Charging Stations
- Convenient bike racks
- Close to public transportation
- Living walls and indoor foliage to increase air quality and natural odor control
- Innovation in small operations for public education
- Welcoming environment to encourage tourism

A CA

community and patrons that is found in the attention to
reintroducing into the interior space at Dream Qi.

□ paint
□ air quality and odor control
□ acoustics
□ lighting requirements
□ and transparency
□ usage a pleasant experience



INTERIOR RENDERINGS
NOT TO SCALE

Tenant Improvement 100 Main St. San Jose, CA	
CLIENT Henry Huang hhuang@nutracutici.com	
PROJECT INTERIOR RENOVATION AUGUST 27, 2018	
NOT FOR CONSTRUCTION	
PROJECT 100 Main St.	OWNER Henry Huang
DESIGNER NUTRACUTICI	DATE AUGUST 27, 2018
PROJECT 100 Main St.	OWNER Henry Huang
DESIGNER NUTRACUTICI	DATE AUGUST 27, 2018

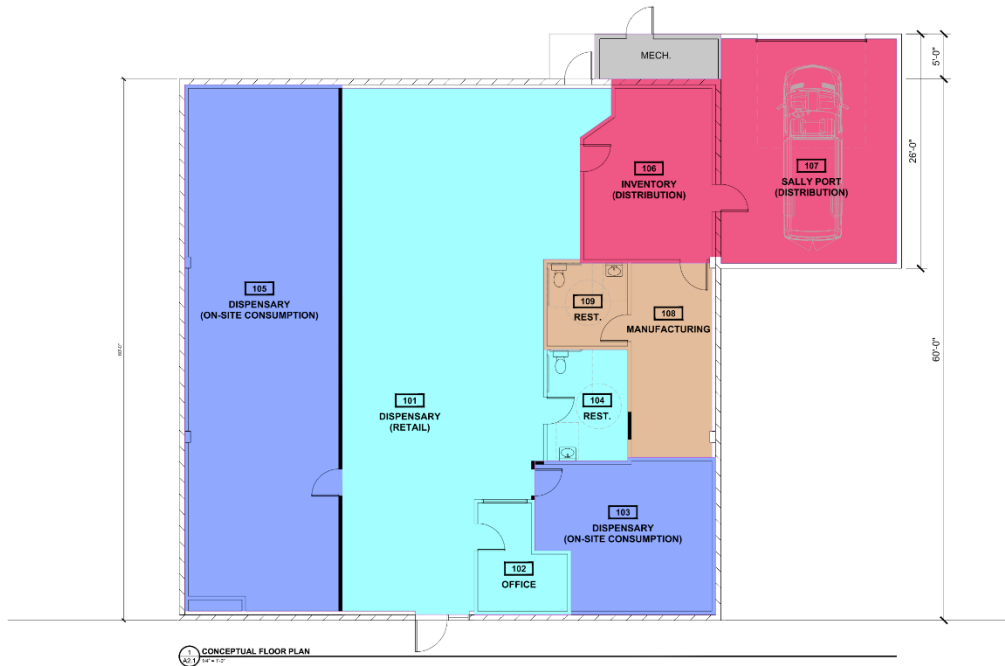
Open space design concept.

Modern wood panel and various metals.

Interior foliage to increase air quality and odor control.

Approachable and clean environment to facilitate an enjoyable customer experience.

Interior Experience



WINER ROAD - CONCEPTUAL FLOOR PLAN

MSD, SANTA ROSA, CA

DATE: AUGUST 15, 2019

WIX JOB #: 1907.01

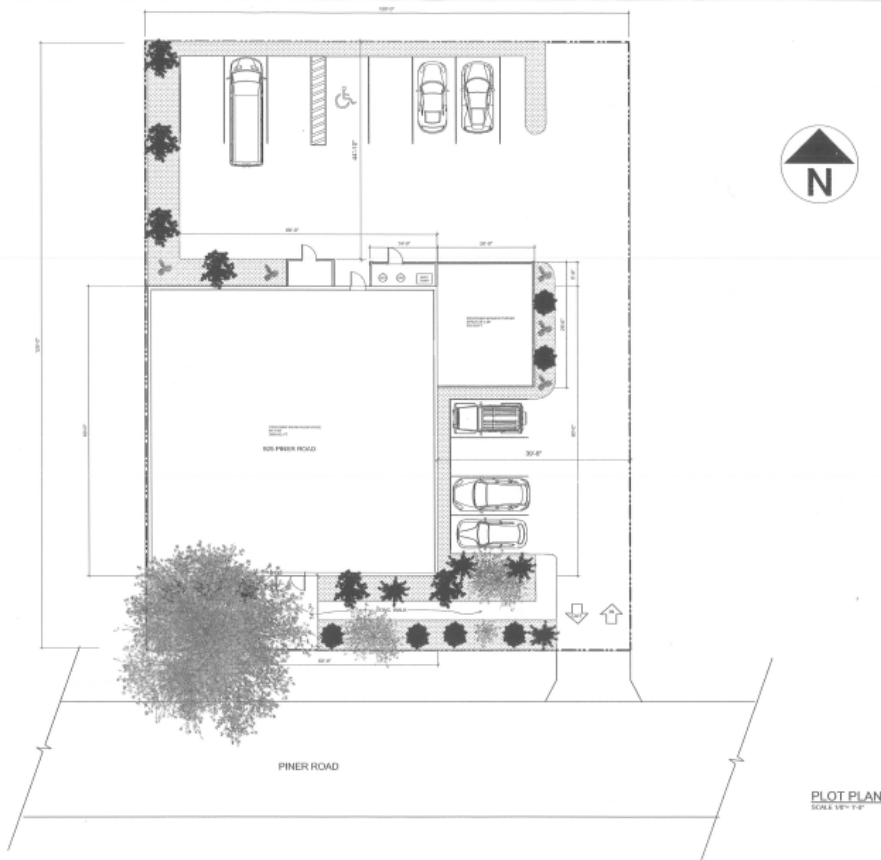
4448 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

A2.1



Entrance visible from the public right of way, in compliance with regulations.

Floor Plan



Parking & Traffic

- Parking-
- 925 Piner Road has ample parking to accommodate the proposed retail uses and surrounding businesses.
- Traffic-
- Located on the northern side of Piner Road, customers of 925 Piner will have easy access to the facility.

Green Qi in the Community

- **EMPLOYMENT OPPORTUNITIES**

Local hire

Strong wages

- **SUPPORTING COMMUNITY BENEFIT PROGRAMS**

Green Qi will seek to improve the community through support of programs including:

- Aid for Starving Children;
- Veterans Resource Centers of America; and
- Redwood Empire Food Bank



Positive Neighborhood Impact

***REDEVELOPMENT,
REJUVENATION,
REINVESTMENT***



This project will catalyze the redevelopment of its neighboring property, also owned by project Principals, to **improve 10,000+ s.f. of buildings** along Piner Road, and **239 s.f. of street frontage**-benefiting businesses along Piner and rebuilding residents of Coffey Park by providing improved pedestrian access and encouraging further redevelopment in the area



Thank You!