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SGI Santa Rosa, LLC.  
dba Authentic 707  
Cannabis Retail Dispensary (Adult) and Delivery

3175 Range Ave.

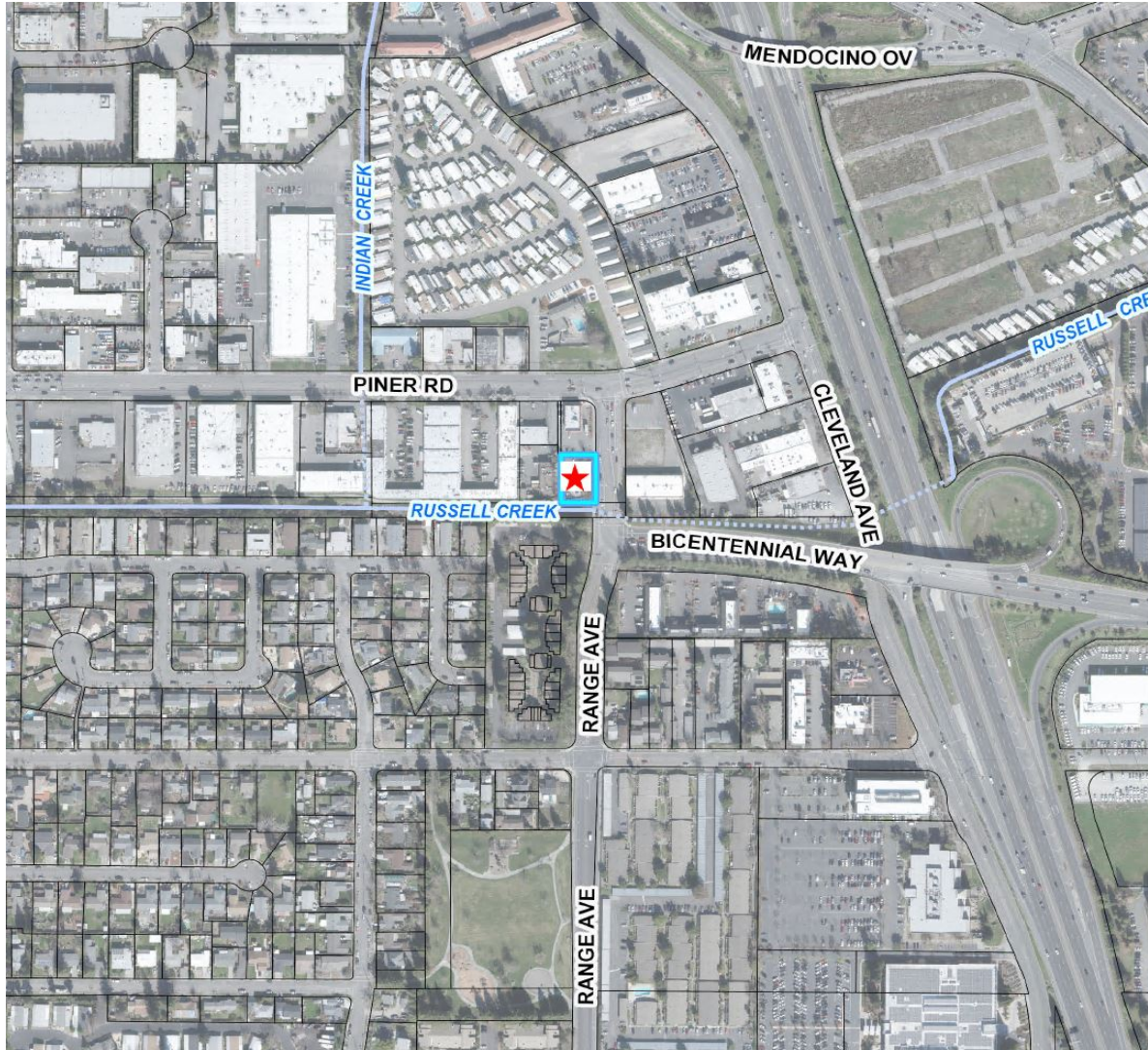
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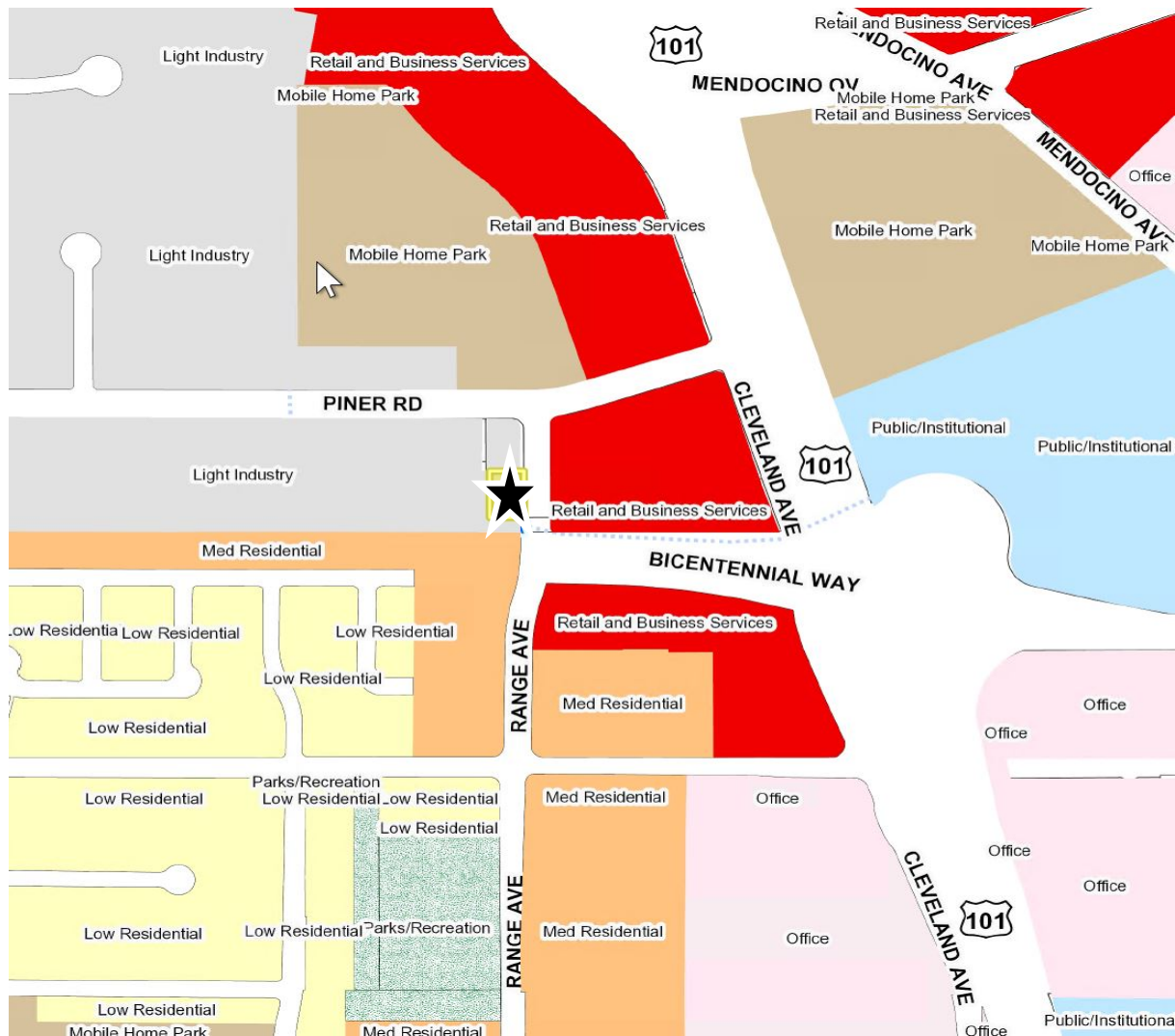
August 13, 2020

Michael Wixon  
Contract Planner  
Planning and Economic Development

- Conditional Use Permit to allow both a Cannabis Retail Dispensary (Adult Use) and Cannabis Delivery Use
- ± 3,500 square feet of an existing office building (currently used for dental services)
- Parking reduction of 2 spaces – from 14 required spaces to 12 provided spaces.
- A shared solid waste container on adjacent site

# Project Location 3175 Range Ave.









# Neighborhood Context



# Project Site



## Operational Characteristics

- $\pm$  3,500 GSF - 2,019 SF Retail Sales  
423 SF Lobby  
364 SF Secure Storage  
694 SF Other (Restrooms, etc)

### OPERATIONAL HOURS:

- Cannabis Retail (Adult Use) 9 am to 9 pm daily
- Cannabis Delivery hours 9 am to 8 pm daily
- Vendor Deliveries 8 am to 9 pm daily
- Employee Hours 8 am to 10 pm daily

12 Parking Spaces + 15 Off Site Parking Spaces



## 2019

**Sep 19** Pre-application Neighborhood Meeting

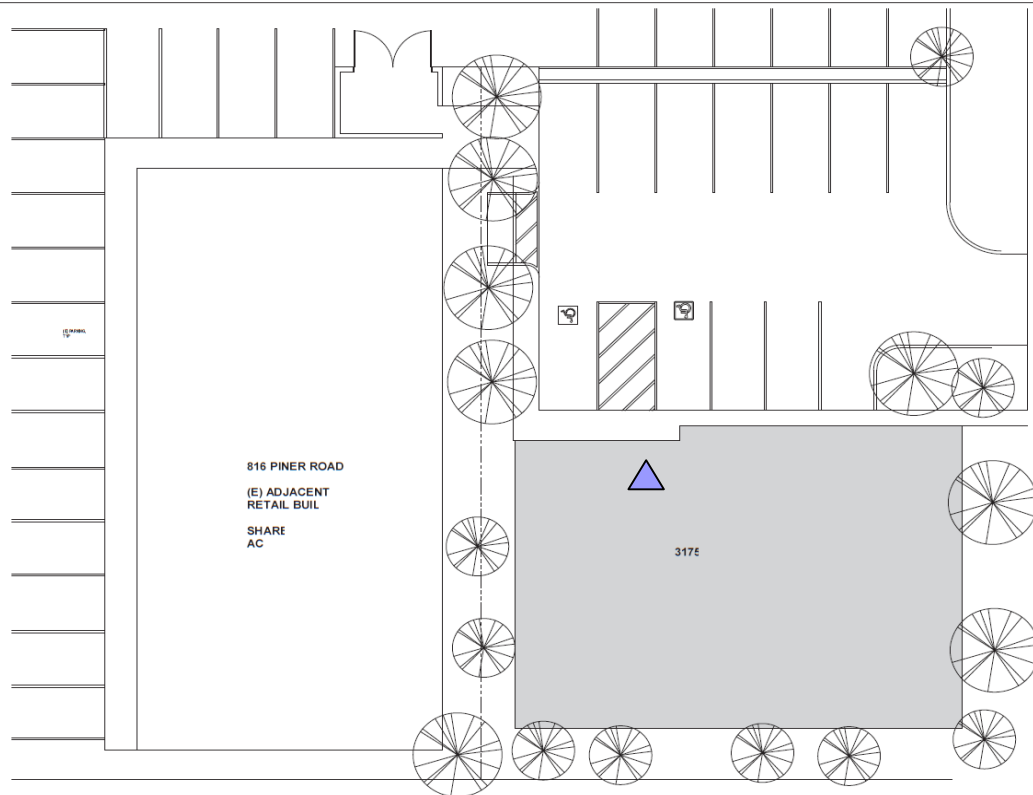
## 2019/20

**Sep 19** Project application submitted

**Dec 19** Neighborhood Meeting

**May 20** Notice of Complete Application issued

**Jul 31, 2020** Public Hearing Notice distributed



SCALE: 3/16" = 1'-0"

**A0.1**  
SITE PLAN

**3175 RANGE AVE.**  
**SANTA ROSA, CA 95403**

06/09/20 **RMW** environmental  
architecture & interiors





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④



<b>A-1</b>	<b>DEPT POINT</b>
<b>CPI:</b>	<b>EDUCATION SCORE</b>
<b>SPEC</b>	<b>WTO-HHS - HOUT ZICH-B</b>
<b>PPOINT</b>	<b>BONNENLA</b>
<b>A-2</b>	<b>DEPT POINT</b>
<b>CPI:</b>	<b>EDUCATION SCORE</b>
<b>SPEC</b>	<b>SLUR OFFERS CURE</b>
<b>PPOINT</b>	<b>HUT-ROD</b>

<p><b>T-1</b>  <b>QFE</b>  <b>SPED</b>  <b>INSTALL</b></p>	<p>RECTANGULAR PANELS          DRIFT          TYPED AND BLACK STREET          PER SPM</p>
<p><b>T-2</b>  <b>QFE</b>  <b>SPED</b>  <b>INSTALL</b></p>	<p>STAINLESS STEEL PANELS          WITH DRIFT          TYPED AND          PER SPM, QUARTER TURN AS SHOWN</p>



# Environmental Review

## California Environmental Quality Act (CEQA)

- **Class 1, Section 15301** – Existing structure, negligible expansion that will not result in significant impact(s).
- **Class 3, Section 15303** – Change of use requiring only minor exterior modifications.
- **Class 32, Section 15332** – Infill Development consistent with General Plan and Zoning
- **Section 15300.2** – No exceptions to the exemptions apply



- Public comment received December 2, 2019
  - Resident Opposes Project for Following Reasons:  
Saturation of other similar uses; Near residential uses to south; Potential impacts to neighborhoods; Not a good location, Tubbs Fire could occur again; Smoking product off-site could created a fire hazard; Traffic and Congestion (accident history); Hours and Odors disruptive to homeowners; Potential home value impacts; Potential increases in homelessness, vagrancy and crime; Homeowner need for security systems; Don't want use near homeowner.
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It is recommended by Planning and Economic Development Department that the Planning Commission:

- Approve a Conditional Use Permit to allow the Cannabis Retail Dispensary (Adult) and Cannabis Delivery uses in a 3,500 square foot existing office building located at 3175 Range Avenue with minor parking reduction of 2 spaces and off-site shared trash enclosure.

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