

October 20, 2019

Planning and Economic Development Department:

Recently received your notice considering the use of 755 Farmers Lane, as a site for a cannabis dispensary with delivery.

Please visit this site before the meeting if there is any doubt in your mind Farmer's Lane has met or exceeded its capacity to handle the traffic.

Add the traffic generated by Montgomery High School and Montgomery Village and traffic backs up in all directions at various times of the day.

Also notice the limited parking at the proposed site, factoring in the existing businesses. Clients will have to park in the Village parking area and cross Farmer's Lane thus backing up more traffic.

This is not a choice location for this business.

Michele Farley
785 Hoen Court
Santa Rosa, CA 95405

m_farley1238@yahoo.com

A handwritten signature in cursive script that reads "Michele Farley". The ink is dark and the signature is fluid, with a long, sweeping tail on the final letter.

I live about 800 feet from Farmers Lane.

Meads, Shari

From: Mares Income Tax Service, Inc. <support@marestax.com>
Sent: Wednesday, October 23, 2019 12:44 PM
To: Meads, Shari
Subject: [EXTERNAL] file # CUP19-052

Hello, this is in regards to file # CUP19-052, project name Solful, cannabis dispensary.

I don't believe that is in a good location, Montgomery High School is in walking distance. It would bring negative influence to the students, it isn't a good business to be in this area.

There is also the issue of the place having no parking and since I am their neighbor I would see more traffic of cars in my parking lot that would go into this business.

Mares Income Tax Service, Inc.
775 Farmers Lane
Santa Rosa, CA 95405

Phone: (888) TAXES-14
(888) 829-3714
Local: (707) 568-4443
Website: <http://www.marestax.com>

Like us on facebook:
<http://www.facebook.com/marestax>

Meads, Shari

From: Carole LaRochelle <carole.larochelle8@gmail.com>
Sent: Tuesday, September 3, 2019 1:19 PM
To: Meads, Shari
Subject: Re: Solful/cannabis dispensary Neighborhood Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Shari,

As an addendum to my previous email I am sending you these photos of an accident that happened on August 28 right in front of the proposed location for the retail dispensary.

If Solful is given a use permit for 755 Farmers Lane you will be seeing more accidents like this one. Note the white car in the parking lot was actually in the middle of Farmers Lane before it was moved.







Carole LaRochelle
Tenant at 725 Farmers Lane

Sent from my flying carpet

> On Aug 12, 2019, at 8:23 AM, Meads, Shari <SMeads@srcity.org> wrote:

>

> Good morning Carole,

>

> Thank you for your email regarding the neighborhood meeting for the proposed Solful cannabis retail dispensary. I will provide your feedback to the Applicant and add your comments to the file.

>

> A Notice of Application will be sent to neighbors within 600 feet of the proposed location when/if the applicant submits a complete Conditional Use Permit (CUP) application and you can review the submittal documents and provide comments at that point in the process also. The CUP application materials will be referred to applicable City departments --including Traffic-- for review. Once the departments have completed their review and provided any conditions of approval, the project planner (me in this case) will consolidate the information and either recommend the project for approval, modification, or denial. Notice of Public Hearing will be provided to neighbors within 600 feet of the proposed location at least 10-days prior to the project being brought before the Planning Commission for a decision. The public is welcome and encouraged to attend the hearing to provide feedback in person.

>

> If you have any questions, please don't hesitate to write, call, or stop by the office.

>

> Warmly,

> Shari

>

> Shari Meads | City Planner

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

> Tel. (707) 543-4665 | Fax (707) 543-3269 | smeads@srcity.org

>

>

> -----Original Message-----

> From: Carole LaRochelle <carole.larochelle8@gmail.com>

> Sent: Sunday, August 11, 2019 5:37 PM

> To: Meads, Shari <SMeads@srcity.org>

> Subject: Solful/cannabis dispensary August 14 Neighborhood Meeting

>

> Hi Shari,

>

> Thank you for this opportunity to submit comments about the Solful proposed cannabis dispensary at 755 Farmers Lane in Santa Rosa.

>

> I work in the office building just north of 755, at 725 Farmers Lane. I am distressed to hear about this proposed location for a cannabis dispensary. That particular building already has a traffic problem. They only have one entrance/exit to their parking lot. I have nearly been broadsided twice on the way to my office at 725 by vehicles pulling out of 755 and attempting to turn left on Farmers Lane, across 4 lanes of traffic! This is an extremely dangerous situation and I believe the increased traffic from a cannabis dispensary will only serve to exacerbate the problem. Not to mention the increased traffic on Farmers Lane itself.

>

> If we are going to allow cannabis dispensaries in the city of Santa Rosa may I suggest a more appropriate location would be some of the already empty retail space currently available at Montgomery Village across the street? They are already set up for retail, with adequate parking, and more controlled entrances and exits with traffic lights.

>

> In closing, I wish to reiterate I am opposed to having a cannabis dispensary located at 755 Farmers Lane. The traffic exiting that location is already dangerous and increased traffic from a retail dispensary will only make it more likely there will be dangerous motor vehicle accidents on Farmers Lane.

>

> Carole LaRochelle

>

>

>> On Jul 30, 2019, at 4:49 PM, Meads, Shari <SMeads@srcity.org> wrote:

>>

>> Hi Carole,

>>

>> You absolutely may. Neighborhood meetings are held so that the applicant can present and explain their project, and answer questions and receive feedback from the public. The neighborhood meeting should inform the applicant's project moving forward.

>>

>> Please write to me at this email address and I will ensure that your comments are noted, provided to the applicant, and are made a permanent record in the file. If you prefer to provide a physical copy, you can bring it in to the office, or mail it to the address provided beneath my signature line.

>>

>> if you have any questions for the applicant, I would be happy to provide you with his contact information as well.

>>

>> Warmly,
>>
>> Shari Meads | City Planner
>> Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa
>> Rosa, CA 95404 Tel. (707) 543-4665 | Fax (707) 543-3269 |
>> smeads@srcity.org
>>
>> Counter Hours
>> Monday/Tuesday/Thursday: 8 a.m. - 4:30 p.m.
>> Wednesday: 10:30 a.m. - 4:30 p.m.
>> Friday: 8 a.m. to noon
>>
>>
>> -----Original Message-----
>> From: Carole LaRochelle <carole.larochelle8@gmail.com>
>> Sent: Tuesday, July 30, 2019 4:24 PM
>> To: Meads, Shari <SMeads@srcity.org>
>> Subject: August 14 Neighborhood Meeting
>>
>> Shari,
>>
>> If I am unable to attend the live meeting can I still submit comments for the record? Can I make my voice heard in that way?
>>
>> What is the best way to submit written comments?
>>
>> Thank you,
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>> Carole LaRochelle,
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>> Sent from my flying carpet

Meads, Shari

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Follow Up Flag: Flag for follow up
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Carole LaRochelle

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> Shari Meads | City Planner

> Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa
> Rosa, CA 95404 Tel. (707) 543-4665 | Fax (707) 543-3269 |
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> Thank you,

>

> Carole LaRochelle,

>

>

> Sent from my flying carpet

801 Gravenstein Hwy
Sebastopol, CA
95472

September 5, 2019

To Whom It May Concern;

I am the manager of an AT&T store which shares the same shopping center as the Solful dispensary. I have been working at this location since March 2018.

In the time I have shared this space with Solful, I have nothing but praise for their conduct as a neighbor. Their employees have always been polite and friendly when we have crossed paths, and their storefront is attractive and well maintained.

They are a very popular business, and draw in enormous clientele. For a small shopping center, we have received plenty of business which I feel can be directly traced back to Solful.

In the end, Solful would be an asset to any business location or establishment.

Sincerely,

Dale Willey
At&T Cellular World
Store Manager
801 Gravenstein Highway South
Sebastopol, CA 95472
(707) 329-6514

My name is Sherry Haberger.
I manage California Cuts in South Point
Center. Solful has been our neighbor for the
past 2 1/2 years. They have added to our
business in a very good way. We now
have new Customers that never knew that we
were here. They have a great Security that
looks out for all of us. They have improved
our Center we are blessed that they are
here.

Sherry Haberger
Cal. Cuts
707-823-6277

9-7-19

To Whom this may concern

My name is Francisco Cazarez I'm the
Store Manager at 775 ^(Round Table pizza) Granvewstein Hwy N.
in Sebastopol CA 95402. Since Soulful
has opened up, our business has gotten
more customer's and more sales for our
business. Were happy to have them
as our neighbor.

Thanks
Sincere

Francisco Cazarez

8/28/2019

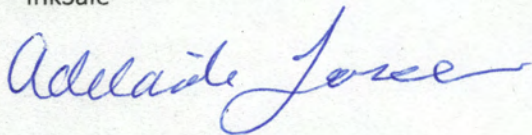
To whom it may concern,

Solful has been such a wonderful neighbor here in our shopping center! All the staff are friendly and well liked and the business is very well maintained. Solful has always been a welcomed addition to our community. They bring a great new crowd, which has also helped to expand our customers in our store and the shopping center as a whole. They also provide security in our shopping center which has brought a comforting sense of safety for us! They look after the shopping center and take time to watch over all of our businesses and even upkeep around the stores as far as keeping it a clean place for customers to enjoy.

I would highly recommend them and their business for any new shopping center location!

Thank you so much,

InkSale



Art and Soul of Sebastopol

755 Petaluma Ave.
Sebastopol, CA 95472
Phone (707) 824-4837
Fax (707) 824-8692

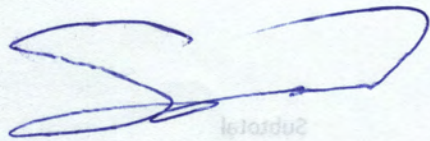
artandsoulsebastopol@yahoo.com

September 12, 2019

To whom it may concern,

We are Solful's neighbor, located north of their current location in Sebastopol. We have always had a good relationship with them and never had any problems or issues with them or their clientele.

We would support their application to open up another store.



Sabina Fried



Margaret Conner

September 9, 2019

To Whom It May Concern:

My name is Linda and I am the owner of Perfect Nails located at 795 Gravenstein Hwy. South in Sebastopol. When the owners of Solful first introduced themselves to me about 1 ½ years ago I told them that many of my clients were older and probably wouldn't go to their store. Since then I have observed how many older people go to Solful to help with sleep and other conditions. In fact, when I am busy my customers often walk down to Solful while they are waiting for their appointment with me.

Also, when they came into the Southpoint shopping center the first thing they did was plant the area in front of their store and put up a sculpture. This was great as it got the landlord to upgrade the planting and lighting at the center, making it much nicer.

Also, the popularity of their business has increased the number of people who come to the center and has helped all the businesses. They are good business neighbors. The staff are very friendly and polite.

Sincerely

Linda 9-9-2019



October 3, 2019

TO Whom it may Concern:

My Name Is Pedro Caballero, Founder and CEO of Ymateina a local Yerba Mate Company located at 765 Petaluma Avenue, Sebastopol. When a meet one of owners of Soulful, Eli Melrod couple years ago, notice a smart and friendly entrepreneur. Since Solful open their doors they brought the community of Sebastopol together and many other out of town people come to town to visit their establishment , in addition Solful hire the most friendly employees.

I will love to have more neighbor like Solful, they bring respectful customers and friendly staff in our community and hope they can do the same in other communities.

Sincerely

A handwritten signature in black ink, appearing to read 'Pedro Caballero', is written over a horizontal line.

Pedro Caballero



841 Gravenstein HWY South
Sebastopol, CA 95472

P 707-823-5555
www.vivamexicana.com

To Whom it May Concern,

I am the owner of Viva Mexicana in Sebastopol. Solful, has been a great neighbor and we have enjoyed being near them. I wish they could actually be right next to us. We share a lot of the same clients.

So far, my experience with their staff and management has been excellent. We both have high standards in customer service and I have never heard or experienced any issues with either their customers or staff.

I think you should welcome them in your neighborhood. They provide a lot of my older customers with relief of their pains.

Regards,

Sima Mohamadian
Owner