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CUP19-052

755 Farmers Lane, Suite 140

October 8, 2020

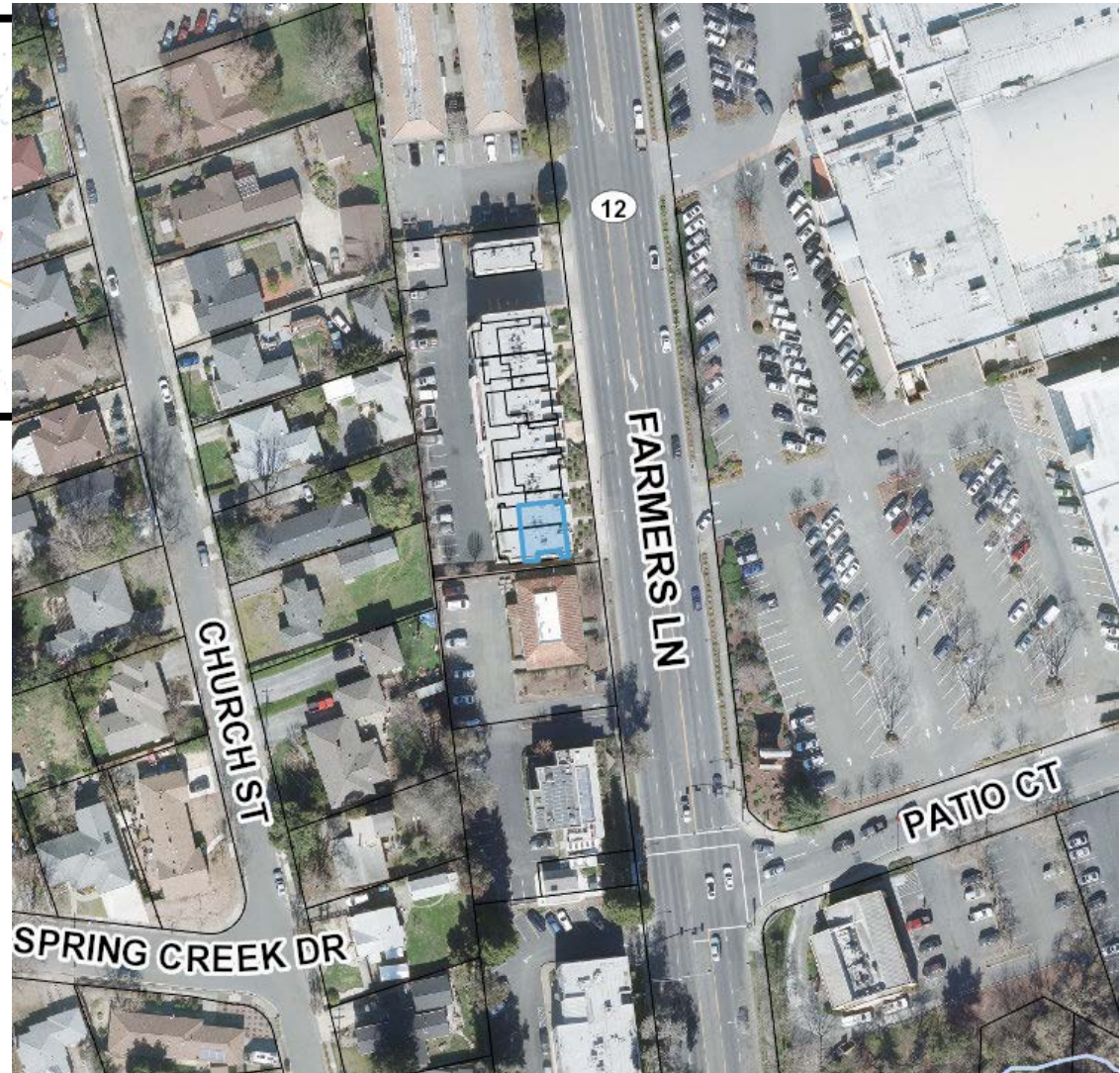
Adam Ross, Interim Senior Planner
Planning and Economic Development

Project Description

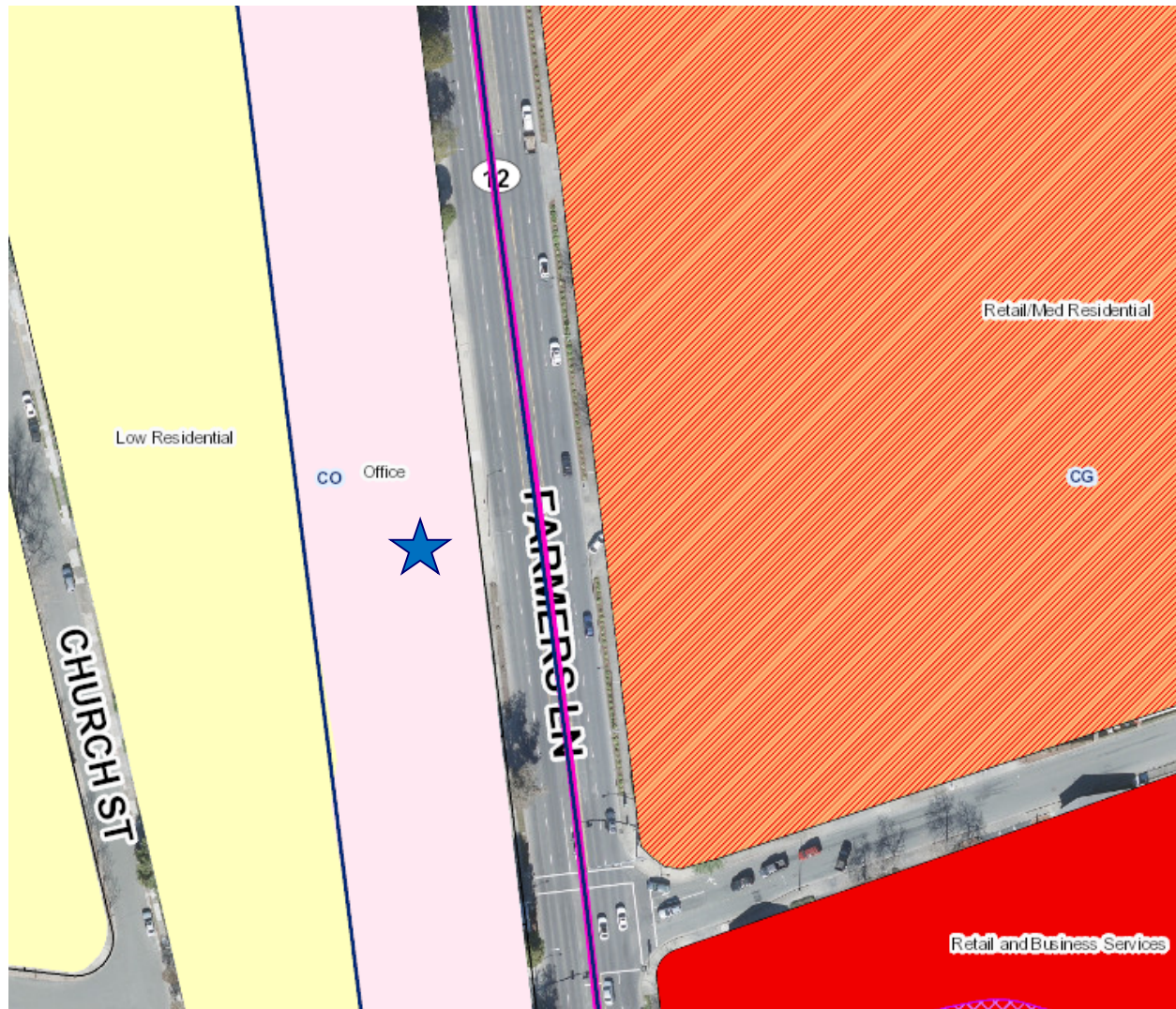
- Conditional Use permit to allow an Retail Cannabis (Dispensary) with delivery on within an existing 1,665 square-foot suite of a mixed-use building.
- Hours of operation and delivery will be from 9:00 am to 9:00 pm seven days a week.



Project Location 4880 Highway 12



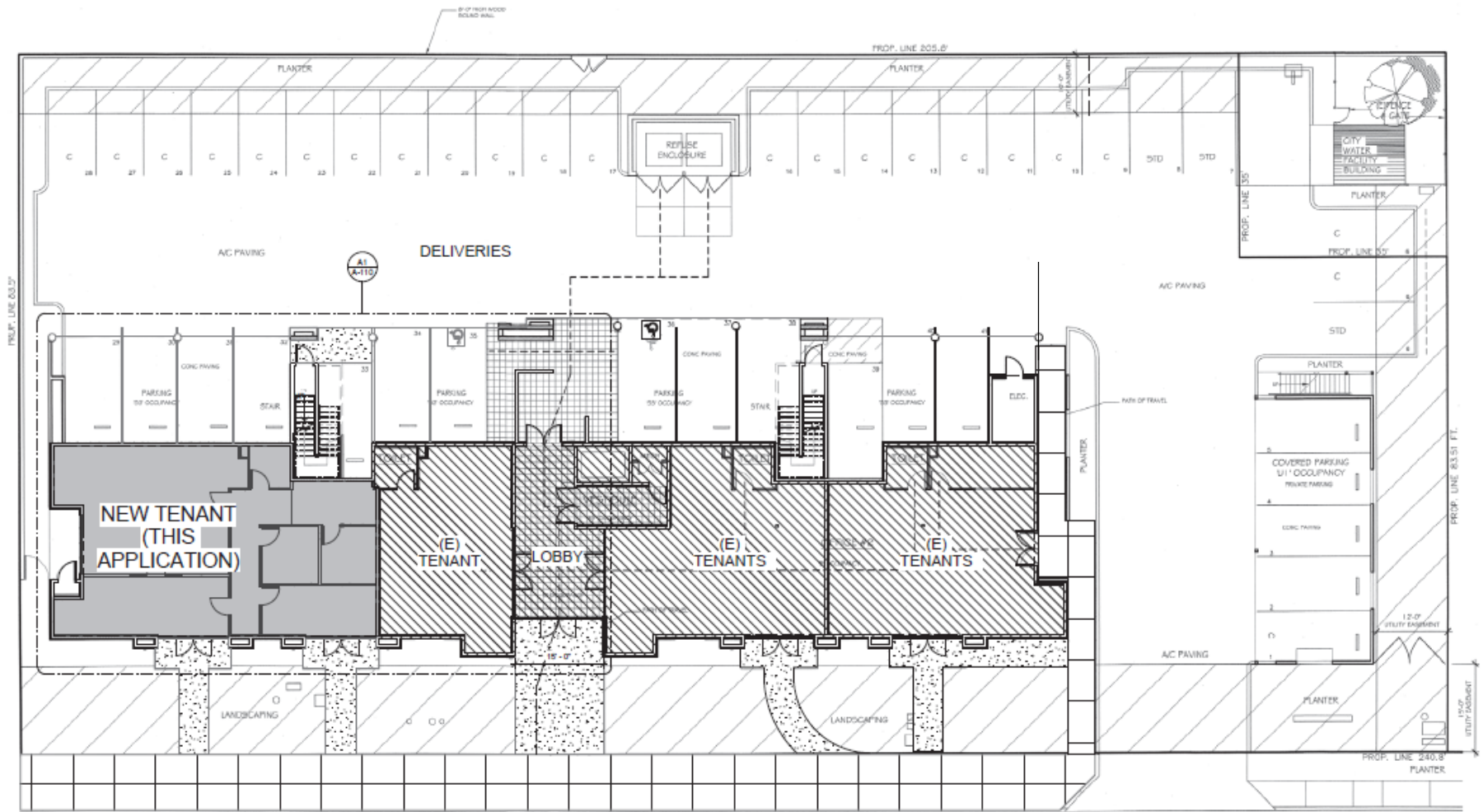
General Plan & Zoning



Project History

June 3, 2019	Conditional Use Permit application submitted
July 26, 2019	Notice of Incomplete Application sent to applicant
Aug 12, 2019	Response to Incomplete Letter received by City Staff
June 3, 2019	Application was deemed complete
Aug 14, 2019	Neighborhood meeting held
Aug 30, 2019	Staff received updated application
Nov 6, 2019	An Issues Letter was sent to the applicant
Aug 27, 2020	Staff received all items required to resolve Issues

Site Plan







Parking and Traffic

Table 2 – Parking Summary

Land Use	Units	Rate	Parking Spaces
City Required Parking			
Cannabis – Retail	1,665 sf	1 space/250 sf	6.7
General Retail	2,118 sf	1 space/250 sf	8.5
General Office	337 sf	1 space/250 sf	1.4
Apartment – 2 bedrooms	12 du	2.5 space/du	30
Apartment – 1 bedroom	2 du	1.5 space/du	3
Total City Requirements			49.6
Parking Reduction			-7.5
Reduced City Requirements			*42.1 (42)
<i>Proposed Supply</i>			43

Notes: sf = square feet; *City Code requires rounding down to the nearest whole number for fractions below 0.5

- Zoning Code Section [20-36.050\(A\)](#), which allows for a 50% reduction of required parking for either residential or retail spaces, whichever is smaller, or up to a 75% reduction of required parking for residential and office space, whichever is smaller.

Parking and Traffic

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Existing											
Small Office Building	1.665 ksf	16.19	27	1.92	3	3	0	2.45	4	1	3
Proposed											
Marijuana Dispensary	1.665 ksf	252.70	421	2.74*	5	4	1	21.83	36	18	18
Net New Trips (Proposed – Existing)		394		2		1	1	32		17	15

Note: ksf = 1,000 square feet; * = custom rate based in data collection in the City of Santa Rosa

Because the project would be expected to generate fewer than 50 new trips during either peak hour, per the *City's Standard Guidance for the Preparation of Traffic Impact Analysis*, an operational analysis was not conducted.

- 32 PM Peak Hour Trips
- Site has adequate site distance
- Section between Sonoma Ave and Patio Ct. had less collisions on average
- No collisions were from the ingress/egress to the site.

- Public Comment included concerns for:
 - Parking
 - Traffic
 - Collisions from entering and exiting the site
 - Proximity to school
- Additional Public Comments included:
 - Praise for the applicant's good neighbor policy at their Sebastopol Location
 - Brought other customers to their business
 - Provided more security to the existing location

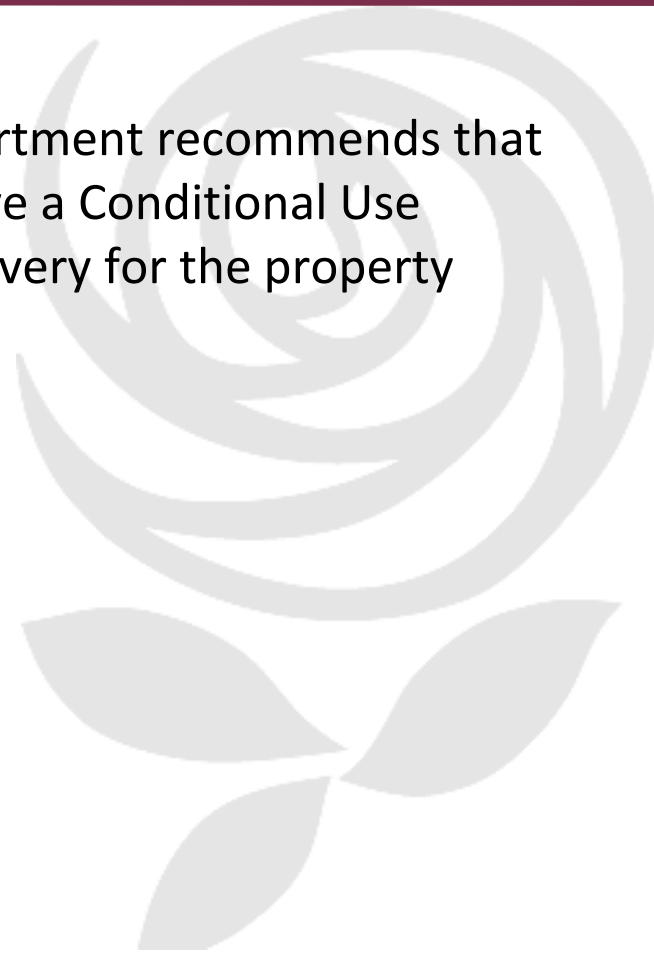
Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:
 - Class 1 Categorical Exemption under CEQA Guidelines Section 15301 – Involves minor modifications to an existing facility
 - Class 3 Categorical Exemption under CEQA Guidelines Section 15303 – Involves a change of use
 - Class 32 exemption under California Government Code Section 15332 – Infill development

Recommendation

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit for a retail cannabis dispensary with delivery for the property located at 755 Farmers Lane, Suite 140.



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