

**From:** [Jon Phillips](#)  
**To:** [Ross, Adam](#)  
**Cc:** ["Bryan Much"](#)  
**Subject:** [EXTERNAL] 353 College Ave - Green Pen Dispensary  
**Date:** Monday, October 26, 2020 10:55:21 AM

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Good morning Adam,

I'm checking in with you this morning to see where we are in terms of applicant status and next steps for the Green Pen Dispensary project.

Our RHNA chair Bryan Much is out of town, so as co-chair I'm taking the lead to pull together info to give our neighbors an update on the project.

I recently spoke to one of our immediate neighbors, who is now in support of this project. He put me in touch with the applicant and co-owner who gave me an update on what they're now proposing. From the sounds of it, their intentions are to buy the property next to the dispensary, not rebuild the structure that burned down, utilize the open space as a dedicated one-way driveway with ingress from Glenn and egress onto College and now also accommodate 11 parking spaces.

Will there be another public hearing on this? Is there any sense on timing? Should I assume that you (the city planning department) is still taking a support position?

Thank you in advance!

Cheers...

Jon Phillips – 228 Benton Street  
707.529.4990

**From:** [Ken Pasek](#)  
**To:** [Ross, Adam](#)  
**Subject:** [EXTERNAL] 353 College Ave.  
**Date:** Monday, November 2, 2020 8:33:43 AM

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Dear Mr. Ross:

I speak on behalf of 35 residents of the Ridgway Historic Neighborhood. We would like Green Pen to move forward with their planned opening of their dispensary with the following conditions: that they continue with their plan of painting the building a neutral color and that they proceed with their planned purchase of the property next door in order to obtain more parking and to provide a point of egress from their store onto College Ave.

A separate statement from the RHNA (Ridgway Historic Neighborhood Association) will be forthcoming stating their neutral position on this matter as long as those two conditions are met. In short, opposition to Green Pen's opening will be minimal if any.

We put this statement forward to help clear the path for the Green Pen project.

Thank you.

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

**From:** [EVELYN CIOCILO](#)  
**To:** [Ross, Adam](#)  
**Subject:** [EXTERNAL] 353 College Ave. Santa Rosa  
**Date:** Thursday, November 12, 2020 2:58:52 PM

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Dear Mr. Ross,

I am writing regarding the property at 353 College Avenue. As I told you on the phone, I was inquiring about the holdup on issuing the permit for that property. I own the building next door that was burned in March of last year. The applicants approached me to buy my property in order to resolve the parking issues they were having that was holding up the permit, as well as some other neighborhood issues that you told me have since been resolved. It seemed to be a good solution to finally have that building occupied and cleaned up as well as my property. Since they said the parking and entrance and exit issues would be solved, I thought it would be a good solution for the neighborhood since that building has gone unoccupied for so many years.

Here it is a year and 8 months later and there still is no resolution. I understand the pandemic has slowed things down, and the wheels of government turn slowly, but you told me today that, whoever is in charge, want them to submit a new application and start all over again?? I'm assuming that means more time and expense. In the meantime, my property is boarded up, the homeless keep breaking in and setting up camps inside, strewing garbage around both properties. I'm afraid they will start another fire and someone will be hurt. My neighbor next door on the other side is complaining and wants to know when it will be done.

I am asking, for the good of the neighborhood and the city, and to prevent further serious problems, that you please reconsider and allow this project to go forward without further delays.

Thank you for your consideration.

Sincerely,

Evelyn Ciociolo

**From:** [Marjorie Darrow](#)  
**To:** [Ross, Adam](#)  
**Subject:** [EXTERNAL] Green Pen Dispensary  
**Date:** Monday, February 22, 2021 11:22:44 AM

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Dear Adam,

I am writing to get more information about the plans for the properties associated with 353 College Ave. I own and reside in the abutting property at 1113 Glenn St. and have a common boundary with both the lots associated with this project. I am a licensed marriage and family therapist and also have future plans to operate my private practice (a home office) from this location. I may not be able to attend the virtual meeting Wednesday, February 24th because I work at that time. Here are some things that I am concerned about:

1) What is the plan for boundary fence or wall between the parking lot area and my lot?

- a) I am concerned with my exposure to exhaust from idling vehicles in the lot.
- b) I have planned to replace the fence around my property but can not do so until I understand what is planned by the other owner (s) of the other lots.

2) Will the existing damaged 2 story building be removed? If so, will that also be part of the parking lot? If not, then what is the plan for this structure?

a) I am concerned about the amount of traffic and the flow of traffic in and out of the parking lot because it is unclear whether or not that new concrete on College Ave is a driveway.

b) I see 6 new parking places being added but I don't see the total number of parking spaces. I am wondering about the anticipated volume of activity and the planned hours of operation.

c) The vacant, boarded up building is concerning for many health and safety reasons.

3) With the entrance to the store being moved to the parking lot abutting my parcel, there may be people queued up for entrance in the lot.

a) I'm concerned about the sound from both people talking in line, waiting in idling vehicles, and delivery trucks.

b) I am also concerned with how littering will impact my property.

c) Where will their trash be kept? This too can become a problem due to "dumpster diving".

We currently have a clean, quiet neighborhood. It would be nice to keep it that way.

I look forward to hearing from you.

Thank you for your support,  
Marjorie

Marjorie L. Darrow

(510) 590-6061

**From:** [Marjorie Darrow](#)  
**To:** [briandaniel1972@gmail.com](mailto:briandaniel1972@gmail.com); [Ross, Adam](#)  
**Subject:** [EXTERNAL] Fence  
**Date:** Wednesday, February 24, 2021 10:17:43 AM

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Dear Brian,

Thank you for your thoughtful reply to my questions. I will try to attend the neighborhood meeting tonight; but, as it is during my shift at work I may be otherwise occupied.

I greatly appreciate your welcoming me to contact you about the fence options and would like to collaborate with you. I am hoping we can agree to just one fence between the two properties.

What do you think would be the best way for us to communicate about options and cost share of the fence? If you already have some ideas, perhaps you could send me pictures.

I did have something more decorative and residential in mind but I'm not sure that would make sense. A cinderblock wall has been suggested to create a barrier against sound and potential vehicle intrusion (roll-away accidents and such).

Please let me know your thoughts. I'm sure we can come to a plan that will be suitable to both our decorative and structural needs.

Sincerely,

Marjorie L. Darrow,  
Licensed Marriage and Family Therapist  
(510) 590-6061

**From:** [A Hanna](#)  
**To:** [Ross, Adam](#)  
**Cc:** [Ingrid](#)  
**Subject:** [EXTERNAL] Re: Response to Neighborhood Meeting Located at 353 College Ave in Santa Rosa  
**Date:** Wednesday, March 3, 2021 5:41:58 PM

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Hello Adam,

Thank you for following up.

Why not just put it on the Santa Rosa High School campus and teach the students the marijuana business? Or just have the teens who cut class stand on the corner--the proposed location--and sell drugs directly to drive-up customers? I'm being facetious. This is a terrible idea.

With six attendees in favor, I hope you and the others involved don't think this is another neighbor endorsed project, since it seems most opposition falls on deaf ears or working people don't see when a sign is posted briefly, then removed.

A marijuana dispensary being located 0.3 mile from the rear entrance of Santa Rosa High School and the Swim Center at Ridgway and even the alternative school that just had a wave of gang activity, Ridgway High School to the west, is an unacceptable location and an unconscionable approval, if it goes forward.

Glenn Street, historically speaking, between Ridgway Street and College Avenue, has been the street high schoolers used to cut class and hang out in the adjacent alley. When school lets out, kids walk home along this route. Transients with substance abuse and mental health challenges walk through the alley crossing Glenn and along College Avenue (crossing 353 College) all day long making their way to the Armory and further along west.

With the proposed location's proximity to the CA-101 north and south onramps, with the north onramp easily accessible for those who run through traffic lights, I fear increased "smash-and-grab" type robberies, holdups and other crime is a MAJOR concern, which should nix this as a proposed location for the SECOND time.

This historic neighborhood has had more than its share of increased vagrancy, criminal activity and murder over the last 2-3 years, in addition to the near constant push by developers to the south, adding a marijuana dispensary does not add value to this area, just another layer of fear and concern and reason to move away.

How about something more suitable for neighbors and teens to enjoy on their walks...a proper deli? Remember the Community Market that was on Morgan Street? Try approving something that adds value to the neighborhood and community and doesn't promote addiction or other negatives. The latest data on our students' learning and test scores over the past year is horrible. They're failing and struggling mentally, big time. And you want to allow a marijuana dispensary to be within a 2 minute walk from school? Really?! We need for our teens to NOT be encouraged to try and regularly use marijuana in any form. Will this dispensary be selling beverages, easily adoptable for the teen market? Enough. This is an opportunistic time to push this dispensary location forward by opportunistic business people with no conscience. Who owns this dispensary anyway?

Keep it away from the few historic districts left in our city, schools and impressionable youth who are already underperforming and failing.

Thank you for the opportunity to comment.

With kind regards,

Azmina Hanna

On Wed, Mar 3, 2021, 10:03 AM Ross, Adam <[ARoss@srcity.org](mailto:ARoss@srcity.org)> wrote:

Good Morning Azmina,

My colleague Mike forwarded me your inquiry regarding the Neighborhood Meeting held on February 24, 2021. The purpose of the meeting was to reintroduce the project to the neighbors and interested parties so they may provide early input into the project. This meeting was not a Public Hearing and no decision was made regarding the project and the City does not record or take minutes. However, Planning Staff does write take note of comments and concerns raised by the neighbors. In this case, there were six attendees who were all in support of the project. For further information, you can view the project's documents on the City's website [here](#). You can also submit your comments or questions directly to me via email and I am also available by phone if you would like as well.

Let me know if you have any questions.

**Adam Ross |Interim Senior Planner**

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

Tel. (707) 543-4705 | [aross@srcity.org](mailto:aross@srcity.org)

----- Forwarded message -----

From: "Maloney, Mike" <[MMaloney@srcity.org](mailto:MMaloney@srcity.org)>

To: "Ross, Adam" <[ARoss@srcity.org](mailto:ARoss@srcity.org)>

Cc:

Bcc:

Date: Wed, 3 Mar 2021 17:55:53 +0000

Subject: RE: [EXTERNAL] Fwd: Meeting regarding dispensary at Glenn Street and College



Avenue

Adam - Please respond at your earliest convenience.

**From:** A Hanna <[azhan28@gmail.com](mailto:azhan28@gmail.com)>

**Sent:** Wednesday, March 3, 2021 9:53 AM

**To:** Maloney, Mike <[MMaloney@srcity.org](mailto:MMaloney@srcity.org)>

**Subject:** [EXTERNAL] Fwd: Meeting regarding dispensary at Glenn Street and College Avenue

Mr. Maloney,

Are you the correct contact for this request? I have not received a response regarding the outcome of the meeting.

Please advise.

Thank you.

Azmina Hanna

----- Forwarded message -----

From: **A Hanna** <[azhan28@gmail.com](mailto:azhan28@gmail.com)>

Date: Fri, Feb 26, 2021, 16:07

Subject: Meeting regarding dispensary at Glenn Street and College Avenue

To: <[mmaloney@srcity.org](mailto:mmaloney@srcity.org)>

Hello,

We were unable to attend and had not received a reminder for this meeting on the February 24 regarding the proposed dispensary at Glenn and College--down a couple blocks from the high school.

What is the status of this, is there a recording and will there be another hearing?

Thank you.

Azmina Hanna

**From:** [A Hanna](#)  
**To:** [Ross, Adam](#)  
**Subject:** Re: FW: FW: [EXTERNAL] Re: Response to Neighborhood Meeting Located at 353 College Ave in Santa Rosa  
**Date:** Monday, March 15, 2021 2:43:50 PM

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Hello Adam,

Thank you for passing on my comments. However, to share my email address and contact information with your applicant without my permission, was a little unprofessional. I live here. I know one Dennis Hunter; not sure if he is one and the same. Who is Brian?

Since the response letter from Dennis Hunter was addressed to me, I will share a more thoughtful response. I am quite familiar with the cannabis industry and its progress in California, as well as locally. It's legalized; I'm not debating the cannabis industry. I don't believe anyone answered the concerns about the increase in crime in a one block radius, an area that has already withstood a tough couple of years, and the likely drop in property values.

The building being vacant is likely because they keep wanting to put a dispensary there; it was a grow shop before wasn't it? Then the adjacent back building mysteriously caught on fire and sat burned out for about a year, with the inoperable Mercedes in front, inside a wire fence. Then we had fires to the north. Then the influx of transients as passersby heading to the Armory. Then more fires to the north. I know this building and the location very well. It's a narrow residential street with inadequate parking on the best of days with the currently vacant building.

If the building is/was available commercially for other non-marijuana related ventures, make it known. It would be a lovely cafe, bakery, grocer, or deli: again, something useful that adds value to the neighborhood, and not just investors pockets. Why are 35 residents of the Ridgway Historic District in favor of this? Ken, whom I've never met but seen on Nextdoor, lives just to the north of the proposed location, I believe, and has dealt with his share of the criminal challenges in the neighborhood. Are the immediate neighbors to this building in favor? Why would the Center for Sustainable Environment and Living be fine with this, since at risk youth programs are already a significant part of their operations? Why should property owners in the vicinity be happy about this? I would like to know: Are there any perks to having an adjacent cannabis dispensary? Do property taxes drop or are there tax credits for neighboring properties? Otherwise, just because security is out front to protect Dennis' investment, doesn't add any curb appeal nor protect neighbors from criminals nor create more parking. So who cares about the proposed security? Just like what was steamrolled over neighbors with the Hotel Azura/Project Homekey deal, "security" was a big feature to sell the neighbors on a nice idea/poor location; security is to protect the investment, not the neighboring residents and property owners.

Citing allowable distance doesn't make it right to put this dispensary by TWO high schools and a center for at-risk youth already exposed to the court system. I don't even have children, but I care that the SRHS students have been failing school all year and that when they return to school, they will be behind and, I extrapolate, more likely to cut class. And historically where do they go when they cut class: down Glenn Street to congregate near the alley, just before College Avenue—at the rear of 353 College. I've seen it. It's been done since I and my elder siblings attended Santa Rosa High School, and it would still be done today, were school back in session. And for those that don't cut class, Glenn Street is a common route used by students

to walk home from school when one lives on the "west side," and from Glenn, they either cross using the crosswalk at College Avenue to continue on Glenn then walk west, along Lincoln Street over to Morgan, or they turn west at 353 College Avenue, walk westbound to the traffic light to cross College, head south down Morgan Street, then make a right on West 9th (which is currently a growing homeless encampment) and continue west on home. So it is not just the proximity to Santa Rosa High School, it is at a corner of a well-used walking route to and from school by adolescents who are at risk and experiencing mental health challenges, making them more vulnerable to accepting marijuana as a means of escape to cope. For we adults who have already "been there" and made it through, and the Santa Rosa Junior College students, much further out from the proposed location, fine. For impressionable teens who need to learn coping skills and mental toughness, in addition to trigonometry and physics during the pandemic: no. Ethics isn't that difficult.

The economy is not going to improve any time soon and our City Council is allowing the underpasses to fill up with both listless and restless males with nothing to do day or night. Allowing this dispensary to go in this location will encourage more numbnuts and violent criminals to see this as an opportunity for easy riches and smash-and-grab type robberies with easy exits to the highway. I live here and see what happens during the day and at night. Just last night I was followed by a car full of scumbags with ill intentions who earlier saw me pumping gas. It was frightening. There were security people around; it didn't matter. Teens have been arrested just the past few days with guns, thousands in cash and bags of weed and pills for sale. The deadly home invasion a few weeks ago was not too far away. Remember the crooks that flew from out of state for the pot house robbery off Todd Road? Remember the Brinks location that was robbed? The drug-related homeless murders late last year, a half a block down at the bike shop/hospice alley? The gang shooting and drug related stabbings on Morgan at Ridgway that cleared both school campuses and had SWAT involved? Do you remember? I do, because I pay attention to crime and I don't want those things to happen or keep happening here. This precinct and district is already borderline unsafe/safe for women and adding this dispensary at this location creates a greater threat to our personal safety and makes people feel uncomfortable. Those 35 people in favor of this must have very short memories or feel they live far enough away that it doesn't affect them.

Seriously: Why can't this venture go downtown on Fourth Street or Fifth Street with the new developments going on over there? A reputable cannabis retailer front and center over by La Rosa or where Peet's Coffee was located seems wildly appropriate for Santa Rosa. In comparison, SPARC over on Dutton is a very well run operation at a nice location with enough space, adequate parking and appropriate distance from schools. College Avenue at Glenn Street is not the same. When you keep tucking these dispensaries into the residential neighborhoods and sneaking them into spots where seedy activity is already being pushed back 24/7, it keeps an air of the illicit and drops property values. Likewise, just because it is accepted, not everyone is comfortable around alcohol, marijuana, drugs, cigarettes, or even coffee and the city offers very few places for those folk. At present, with the exception of Carlo's, there are no other diners, cafes or restaurants along College Avenue that do not serve alcohol.

There are many different ways the cannabis industry can add value to our community; and the consideration in tackling blight is noted. I believe we can do better in planning to add value and appeal to College Avenue with vision, instead of making it another seedy Santa Rosa Avenue. The city allowed the vibrant diner, Adele's, to become the vacant Cafe Mimosa with black and dark gray paint (?), with another black building (dive bar and then tattoo parlor)

adjacent; the vacant Digital Cigs and the expansion of the other dive bar on College Avenue, as if those were good things. We can do better in our city.

With kind regards,

Azmina Hanna

On Tue, Mar 9, 2021 at 11:42 AM Ross, Adam <[ARoss@srcity.org](mailto:ARoss@srcity.org)> wrote:

Hi Hanna,

Please see the applicant's response. Let me know if you have questions.

**Adam Ross |Interim Senior Planner**

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

Tel. (707) 543-4705 | [aross@srcity.org](mailto:aross@srcity.org)

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**From:** Brian Dombrowski <[briandaniel1972@gmail.com](mailto:briandaniel1972@gmail.com)>

**Sent:** Tuesday, March 9, 2021 11:31 AM

**To:** Ross, Adam <[ARoss@srcity.org](mailto:ARoss@srcity.org)>

**Subject:** Re: FW: [EXTERNAL] Re: Response to Neighborhood Meeting Located at 353 College Ave in Santa Rosa

Hello Adam,

Thank you for giving us the opportunity to respond. The response letter is attached. If the hyperlinks on the case studies are not working, you can also access them here:

<https://www.sciencedirect.com/science/article/abs/pii/S016604621830293X>

<https://www.tandfonline.com/doi/abs/10.1080/07418825.2019.1567807>

<https://www.cpr.org/2018/03/13/pueblo-pilot-study-disputes-stereotypes-about-marijuana-use-crime-and-homelessness/>

Thank you again and have a great day.

On Thu, Mar 4, 2021 at 12:03 PM Ross, Adam <[ARoss@srcity.org](mailto:ARoss@srcity.org)> wrote:

Brian,

Public Comment for 353 College.

**Adam Ross | Interim Senior Planner**

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

Tel. (707) 543-4705 | [aRoss@srcity.org](mailto:aRoss@srcity.org)

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**From:** A Hanna <[azhan28@gmail.com](mailto:azhan28@gmail.com)>

**Sent:** Wednesday, March 3, 2021 5:42 PM

**To:** Ross, Adam <[ARoss@srcity.org](mailto:ARoss@srcity.org)>

**Cc:** Ingrid <[thesfaviator@aol.com](mailto:thesfaviator@aol.com)>

**Subject:** [EXTERNAL] Re: Response to Neighborhood Meeting Located at 353 College Ave in Santa Rosa

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Let me know if you have any questions.

**Adam Ross |Interim Senior Planner**

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



Tel. (707) 543-4705 | [aross@srcity.org](mailto:aross@srcity.org)

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To: "Ross, Adam" <[ARoss@srcity.org](mailto:ARoss@srcity.org)>

Cc:

Bcc:

Date: Wed, 3 Mar 2021 17:55:53 +0000

Subject: RE: [EXTERNAL] Fwd: Meeting regarding dispensary at Glenn Street and College Avenue

Adam - Please respond at your earliest convenience.

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**Sent:** Wednesday, March 3, 2021 9:53 AM

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To: <[mmaloney@srcity.org](mailto:mmaloney@srcity.org)>

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Thank you.

Azmina Hanna

--

Brian Daniel Dombrowski

1-707-280-7346

[briandaniel1972@gmail.com](mailto:briandaniel1972@gmail.com)