

CR Santa Rosa, LLC

(dba: Cookies Retail)

Conditional Use Permit
File No. CUP21-013

1937 Santa Rosa Avenue

October 14, 2021

Monet Sheikhal, City Planner
Planning and Economic Development

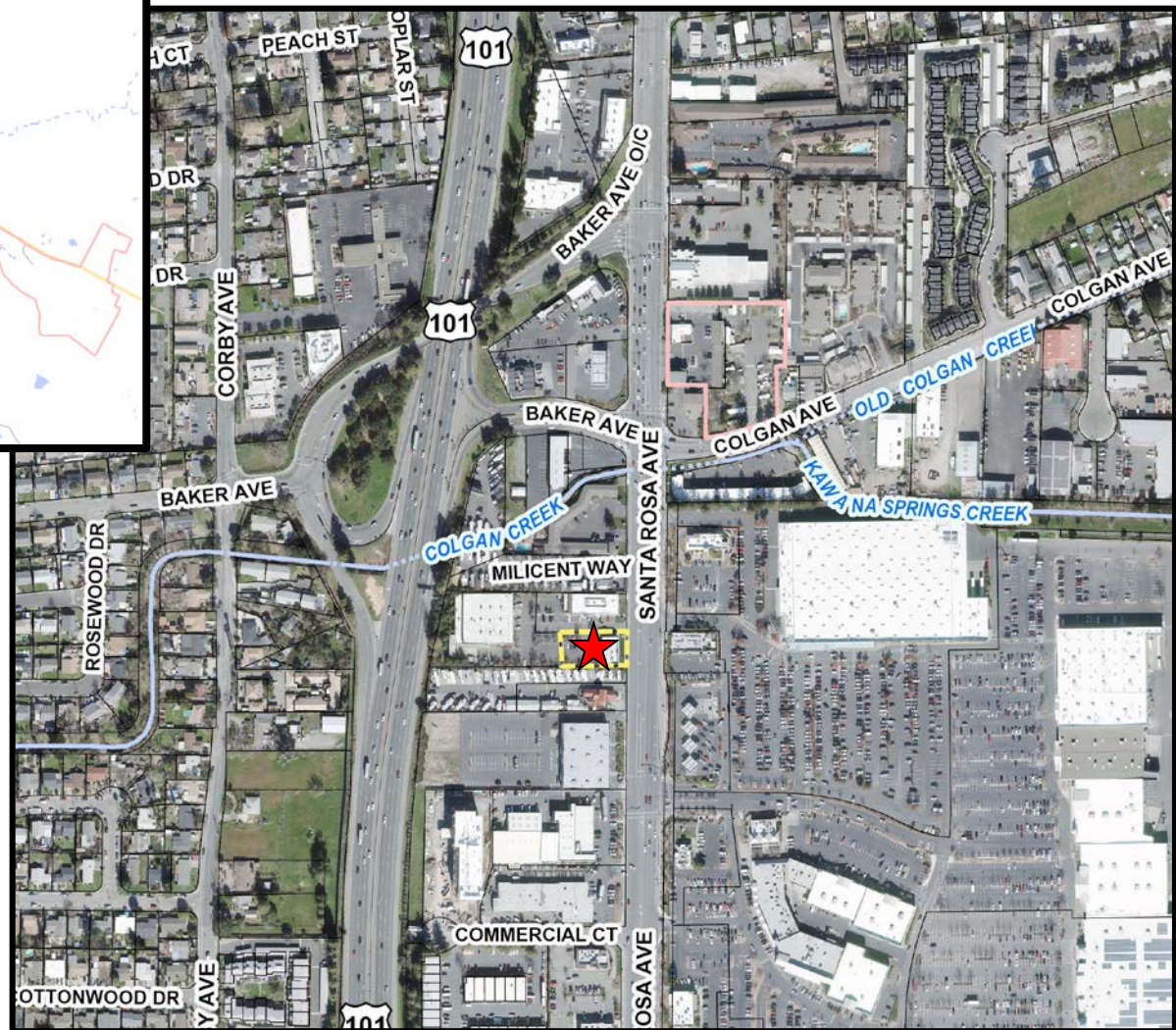
Project Description

Conditional Use Permit (CUP) to allow a commercial use Cannabis Retail (Dispensary) and Delivery use within an existing commercial building. Retail and delivery hours of operation will be from 9:00 a.m. to 9:00 p.m. seven days a week.



Project Location

1937 Santa Rosa Ave

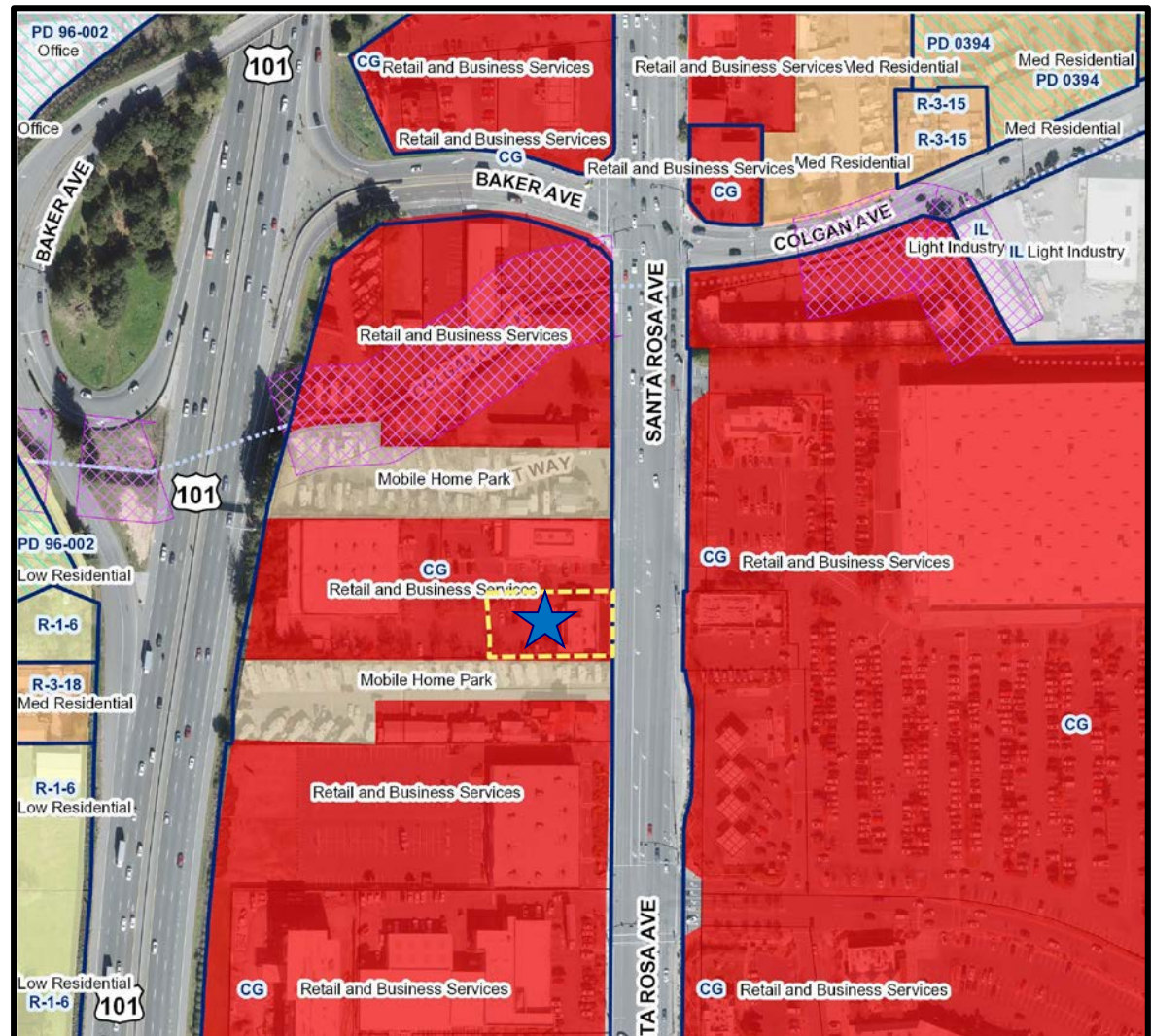


General Plan

Retail and Business Services

Zone

General Commercial



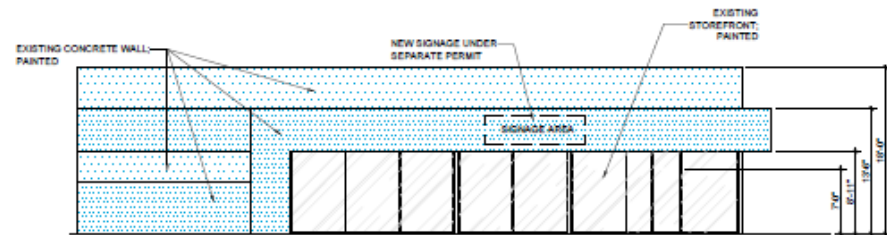
- Feb 10, 2021 Conditional Use Permit application submitted
- Mar 10, 2021 Notice of Incomplete application sent to applicant
- Apr 25, 2021 Notice of Neighborhood Meeting was mailed out
- May 5, 2021 Neighborhood meeting was held
- May 13, 2021 Application was deemed complete
- May 25, 2021 Notice of Application was mailed out
- Sep 21, 2021 Staff received updated project information







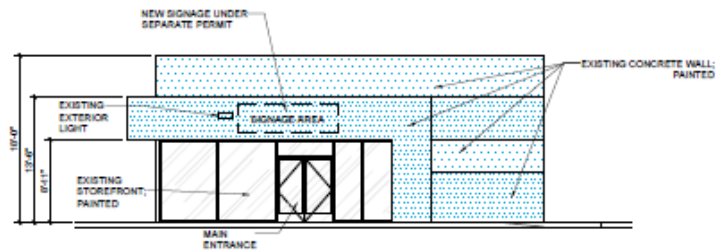
Existing Elevations



EAST ELEVATION

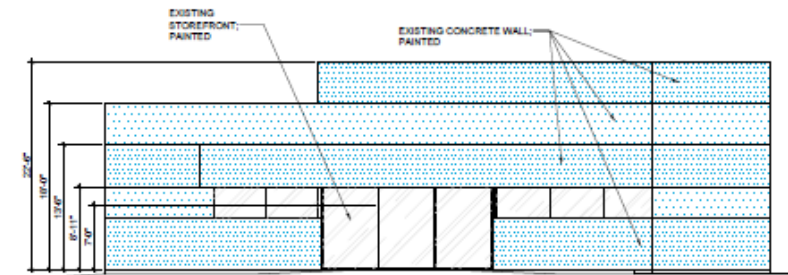
SCALE: 1/8" = 1'-0"

2



NORTH ELEVATION

2



WEST ELEVATION

1

- The name is deceiving, and the color is inappropriate for this area and location. The neighborhood needs to know what is being sold.
- The location is next to a mobile home park that might have children living there.

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 in that the project is located within an existing structure involving a negligible expansion of an existing use that will not result in significant impact(s).
 - The project qualifies for a Class 3 Categorical Exemption under CEQA Guidelines Section 15303 in that the project involves a change of use, which will require only minor interior modifications to the structure/site.

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit for a cannabis retail dispensary with delivery for the property located at 1937 Santa Rosa Avenue.

Questions

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