

Attachment 24. Summary of Approved Residential Setback Waivers

TABLE 1 - Dispensaries approved with residential setback waivers

File #	Business Name	Location	Zoning	Setback Requirement	Actual Setback	** Additional Physical Separation Provided/ Waiver Justification	Approval Body/Date
PLP08-0025; UPC18-0054	Organicann	301 E. Todd Rd, Santa Rosa	LC	100 feet from R zoning	0 feet; RR abuts	RR parcel has GI Land Use & existing auto repair shop; only residence within 100 ft is non-conforming on M1	BOS 12/9/2008
UPE10-0069; UPC19-0007	Sonoma Medicinal Herbs	3403 Santa Rosa Ave, Santa Rosa	C2	100 feet from R zoning	0 - 99 ft; R3 abuts & across road	Abutting R3 mobile home park behind dispensary; separated by MH Park driveway (A St), 6-ft chain link/slat fence, and loading/parking area for commercial building; ~50 ft to nearest residence from back of dispensary building; R3 also ~99 ft across Santa Rosa Ave, currently undeveloped	BZA 6/9/2011
UPE09-0086; UPC18-0051	Riverside Wellness	15025 River Rd, Guerneville	LC	100 feet from R zoning	0 - 95 ft; R1 abuts & across road	Abutting R1 vacant & used as parking for dispensary; 6-ft solid wood fence required between parking/R1 by COA; COA requires dispensary to close if vacant R1 develops w residence; R1 also ~95 ft across River Rd and Old River Rd; all residential structures 100+ feet away	BZA 11/17/2011
UPE16-0027	Down Under Industries	50 Ely Rd N, Petaluma	LC	100 feet from R zoning	70 - 80 ft; AR across road	AR 70 - 80 ft across Ely Rd; existing fencing/ landscaping; all residential structures 100+ feet	BZA 12/21/2017
UPC19-0001	In The Tree Apothecary	10665 River Rd, Forestville	C1	100 feet from R zoning	20 - 60 ft; RR across road	RR 20-60 ft across River Rd, Forest Hills Rd & Gray's Ct; Closest residence side yard 25 ft fr rear employee parking, but oriented away & screened by fencing & vegetation; all other residences 100+ ft away; dispensary frontage on River Rd, oriented away from residential areas	Hearing Waiver 9/11/2020

**Refer to graphics on following pages for more details

TABLE 2 - Dispensaries approved with park setback waivers

File #	Business Name	Location	Zoning	Setback Requirement	Actual Setback	** Additional Physical Separation Provided/ Waiver Justification	Approval Body/Date
UPE09-0064; UPC18-0013	Redwood Herbal Alliance	5280 Aero Dr, Santa Rosa	C2	1000 feet from school/park	280 - 770 feet	BZA determined that private "youth oriented uses" 280 - 770 ft away did not meet the County's definition and/or had substantial physical separation, including Airport Blvd, other public roads, and multiple intervening properties	BZA 3/10/2011
UPC19-0001	In The Tree Apothecary	10665 River Rd, Forestville	C1	1000 feet from school/park	600 ft	600 ft to nearest park boundary; separated by topography, River Rd, River Dr & intervening parcels; not visible fr park; no sidewalks or pedestrian routes fr park to commercial area	Hearing Waiver 9/11/2020

**Refer to graphics on following pages for more details

Organicann; 301 E. Todd Road, Santa Rosa (PLP08-0025/UPC18-0054)



Riverside Wellness; 15025 River Road, Guerneville (UPE09-0086/UPC18-0051)



Private mobile home park pool – 730 ft

Martial Arts Studio – 280 ft

Private PUD playground – 770 ft

Cultural Center – 325 ft

Site

Sonoma Medicinal Herbs; Santa Rosa Avenue, 3403 Santa Rosa (UPE10-0069/UPC19-0007)



Down Under Industries; 50 Ely Road N, Petaluma (UPE16-0027)



Dispensary entrance & parking on River Rd & C1 parking lot shared with market

Closest residences on RR

Site

Employee parking & deliveries on Gray's Ct

School bus stop on Gray's Ct at market parking lot

Map labels include: RR, C1, River Rd, Gray's Ct, Forest Hills Rd, and various parcel numbers (e.g., 082-220-002, 082-220-003, 082-220-004, 082-220-006, 082-220-009, 082-220-012, 082-220-015, 082-220-019, 082-220-022, 082-220-024, 082-220-025, 082-220-029, 082-220-030, 082-242-003, 082-242-004, 082-242-011, 082-242-012, 082-242-015, 082-242-016, 082-242-017, 082-242-019, 082-243-001, 082-243-002, 082-243-003, 082-243-004, 082-243-016, 082-243-018, 082-243-020, 082-243-031, 082-252-002, 082-252-003, 082-252-004, 082-252-005, 082-252-023, 082-252-024, 082-252-025, 082-252-026, 082-252-027, 082-252-028, 082-252-029, 082-252-030, 082-252-031, 082-252-032, 082-252-033, 082-252-034, 082-252-035, 082-252-036, 082-252-037, 082-252-038, 082-252-039, 082-252-040, 082-252-041, 082-252-042, 082-252-043, 082-252-044, 082-252-045, 082-252-046, 082-252-047, 082-252-048, 082-252-049, 082-252-050, 082-252-051, 082-252-052, 082-252-053, 082-252-054, 082-252-055, 082-252-056, 082-252-057, 082-252-058, 082-252-059, 082-252-060, 082-252-061, 082-252-062, 082-252-063, 082-252-064, 082-252-065, 082-252-066, 082-252-067, 082-252-068, 082-252-069, 082-252-070, 082-252-071, 082-252-072, 082-252-073, 082-252-074, 082-252-075, 082-252-076, 082-252-077, 082-252-078, 082-252-079, 082-252-080, 082-252-081, 082-252-082, 082-252-083, 082-252-084, 082-252-085, 082-252-086, 082-252-087, 082-252-088, 082-252-089, 082-252-090, 082-252-091, 082-252-092, 082-252-093, 082-252-094, 082-252-095, 082-252-096, 082-252-097, 082-252-098, 082-252-099, 082-252-100, 082-252-101, 082-252-102, 082-252-103, 082-252-104, 082-252-105, 082-252-106, 082-252-107, 082-252-108, 082-252-109, 082-252-110, 082-252-111, 082-252-112, 082-252-113, 082-252-114, 082-252-115, 082-252-116, 082-252-117, 082-252-118, 082-252-119, 082-252-120, 082-252-121, 082-252-122, 082-252-123, 082-252-124, 082-252-125, 082-252-126, 082-252-127, 082-252-128, 082-252-129, 082-252-130, 082-252-131, 082-252-132, 082-252-133, 082-252-134, 082-252-135, 082-252-136, 082-252-137, 082-252-138, 082-252-139, 082-252-140, 082-252-141, 082-252-142, 082-252-143, 082-252-144, 082-252-145, 082-252-146, 082-252-147, 082-252-148, 082-252-149, 082-252-150, 082-252-151, 082-252-152, 082-252-153, 082-252-154, 082-252-155, 082-252-156, 082-252-157, 082-252-158, 082-252-159, 082-252-160, 082-252-161, 082-252-162, 082-252-163, 082-252-164, 082-252-165, 082-252-166, 082-252-167, 082-252-168, 082-252-169, 082-252-170, 082-252-171, 082-252-172, 082-252-173, 082-252-174, 082-252-175, 082-252-176, 082-252-177, 082-252-178, 082-252-179, 082-252-180, 082-252-181, 082-252-182, 082-252-183, 082-252-184, 082-252-185, 082-252-186, 082-252-187, 082-252-188, 082-252-189, 082-252-190, 082-252-191, 082-252-192, 082-252-193, 082-252-194, 082-252-195, 082-252-196, 082-252-197, 082-252-198, 082-252-199, 082-252-200, 082-252-201, 082-252-202, 082-252-203, 082-252-204, 082-252-205, 082-252-206, 082-252-207, 082-252-208, 082-252-209, 082-252-210, 082-252-211, 082-252-212, 082-252-213, 082-252-214, 082-252-215, 082-252-216, 082-252-217, 082-252-218, 082-252-219, 082-252-220, 082-252-221, 082-252-222, 082-252-223, 082-252-224, 082-252-225, 082-252-226, 082-252-227, 082-252-228, 082-252-229, 082-252-230, 082-252-231, 082-252-232, 082-252-233, 082-252-234, 082-252-235, 082-252-236, 082-252-237, 082-252-238, 082-252-239, 082-252-240, 082-252-241, 082-252-242, 082-252-243, 082-252-244, 082-252-245, 082-252-246, 082-252-247, 082-252-248, 082-252-249, 082-252-250, 082-252-251, 082-252-252, 082-252-253, 082-252-254, 082-252-255, 082-252-256, 082-252-257, 082-252-258, 082-252-259, 082-252-260, 082-252-261, 082-252-262, 082-252-263, 082-252-264, 082-252-265, 082-252-266, 082-252-267, 082-252-268, 082-252-269, 082-252-270, 082-252-271, 082-252-272, 082-252-273, 082-252-274, 082-252-275, 082-252-276, 082-252-277, 082-252-278, 082-252-279, 082-252-280, 082-252-281, 082-252-282, 082-252-283, 082-252-284, 082-252-285, 082-252-286, 082-252-287, 082-252-288, 082-252-289, 082-252-290, 082-252-291, 082-252-29

In The Tree Apothecary; 10665 River Road, Forestville (UPC19-0001)

