Attachment 24. Summary of Approved Residential Se Waivers	etback

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 nonconforming 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

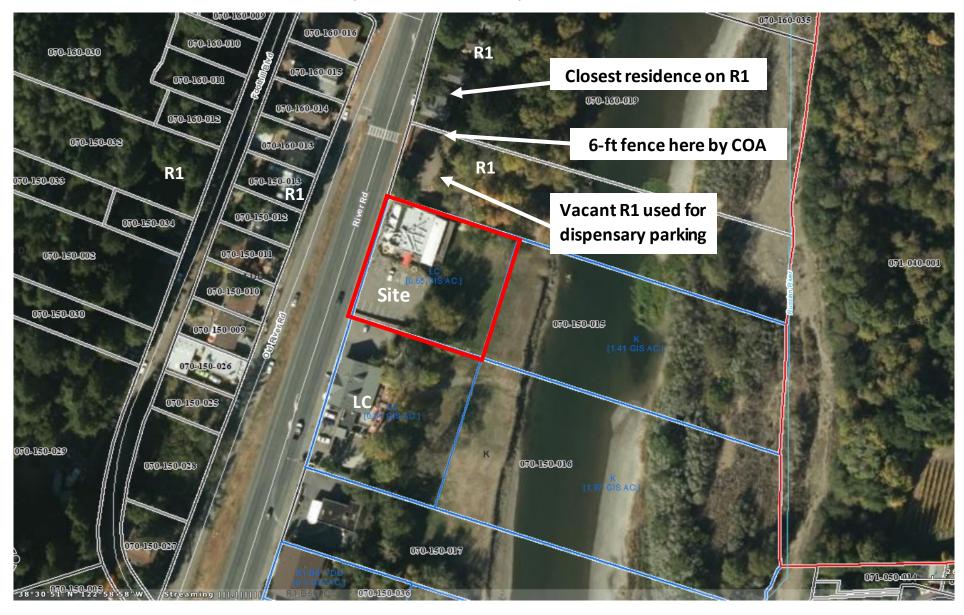
File #	Business Name	Location	Zoning	Setback Requirement	Actual Setback	** Additional Physical Separation Provided/ Waiver Justification	Approval Body/Date
UPE09-0064; UPC18-0013	Redwood Herbal Alliance	5280 Aero Dr, Santa Rosa	C2	1000 feet from school/park	280 - 770 feet	BZA determined that private "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)



Redwood Herbal Alliance, 5280 Aero Drive, Santa Rosa (UPE09-0064/UPC18-0013)



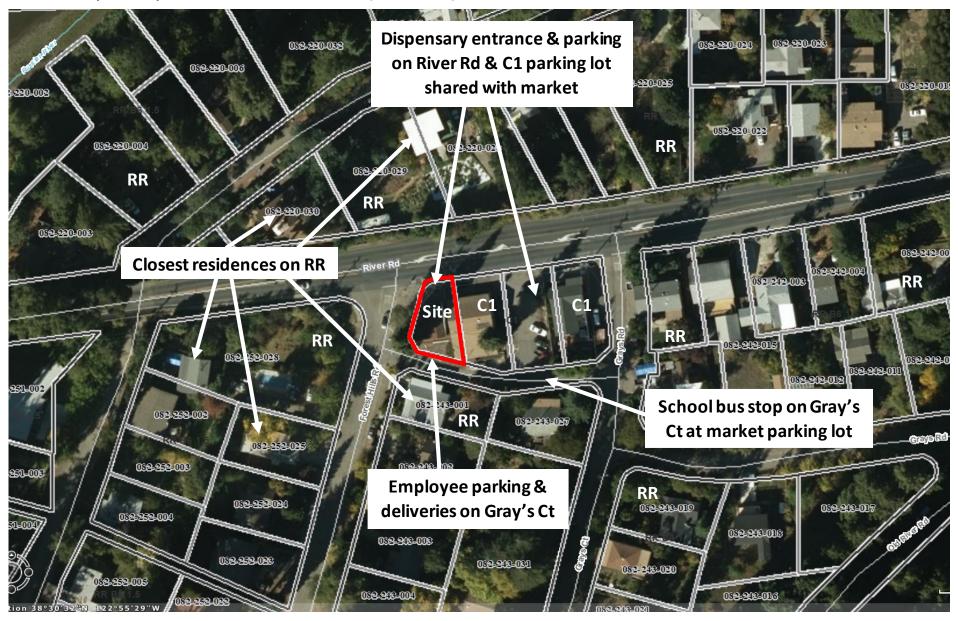
Sonoma Medicinal Herbs; Santa Rosa Avenue, 3403 Santa Rosa (UPE10-0069/UPC19-0007)



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



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



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

