



UPC17-0094

LOE FIREHOUSE
15499 Arnold Drive
Glen Ellen, CA

THE PEOPLE

Property Owner
GoodHarold, LLC
Samantha Smith

Operator
Loe Firehouse, LLC
John Lobro



MISSION & VISION

Envision a new type of dispensary experience

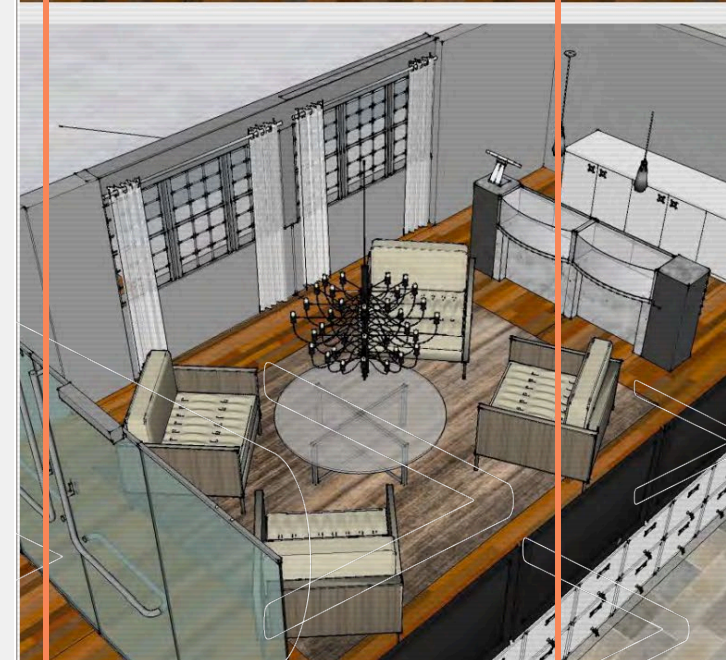
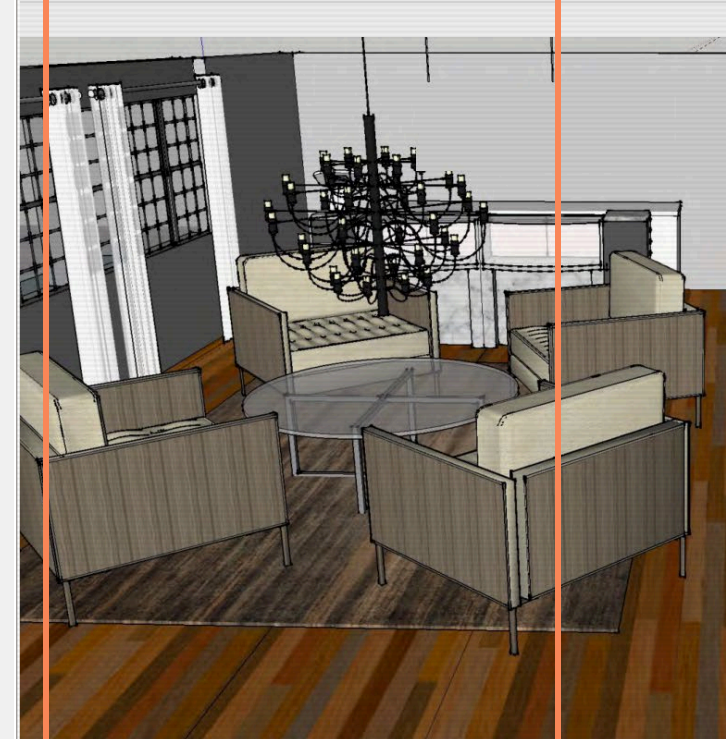
Aim to provide safe, high-quality, and regulatory compliant cannabis to residences of Sonoma County

Operators strive to change the industry by elevating the patron experience

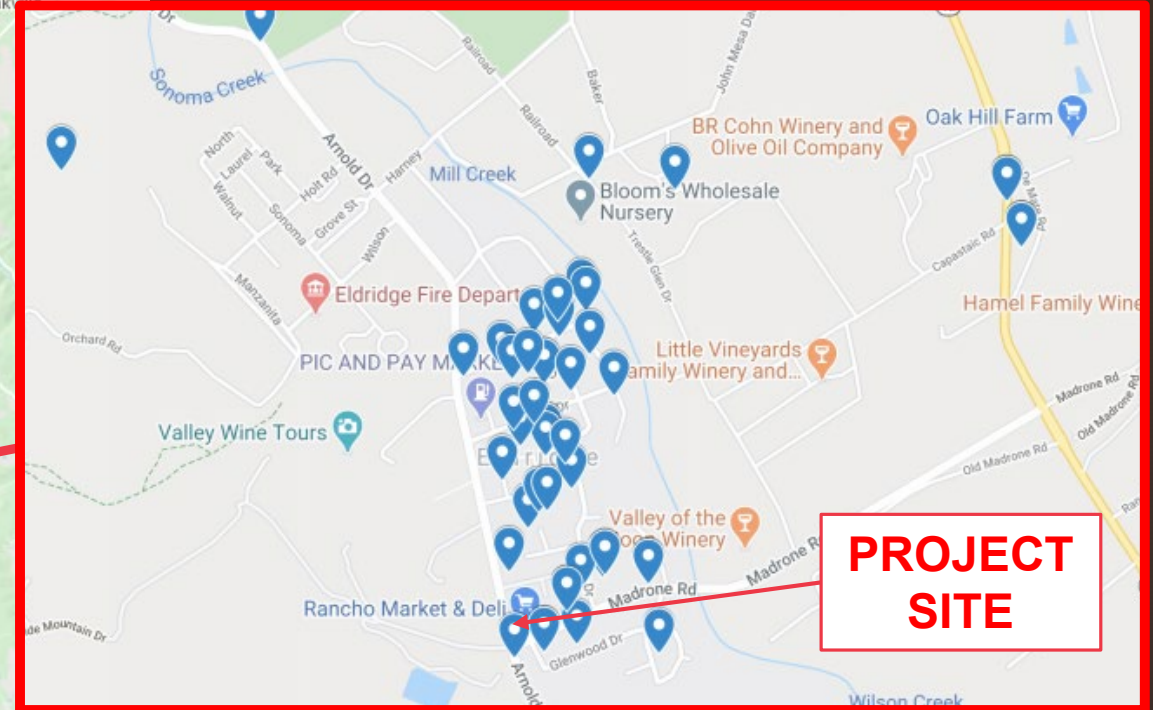
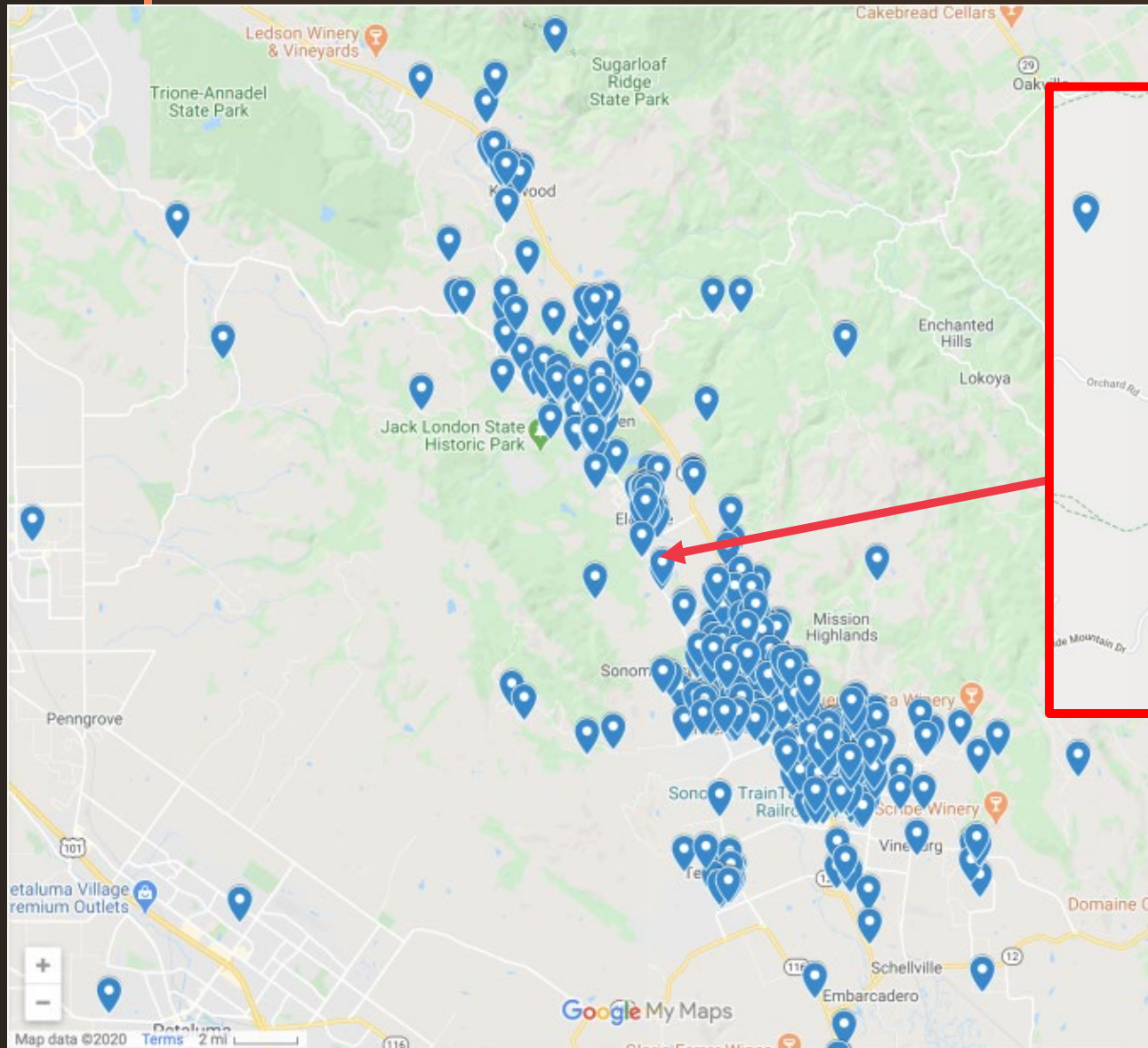
Dispensary will offer a mature and sophisticated experience currently missing within the local industry

THE RETAIL EXPERIENCE

- Professional
- Safe Access
- Educational
- Consultation
- High End Service
- Customer Forward
- Security
 - On-site security measures
 - Over 8 years – 12 incidents Countywide
 - Reduced crime in Counties that allow cannabis



COMMUNITY SUPPORT



COMMUNITY CHARACTER PRESERVATION

- Glen Ellen's 1972 iconic Firehouse
- No major renovations anticipated
- Founders have a rich cannabis heritage and connection to the community

Residential Separation

- Madrone and Arnold are wide multi-use roadways with no direct access to a crosswalk; providing physical separation from residential areas
- Elevation, property orientations, accessory structures separate project site from the north and east
- Consistent with precedence



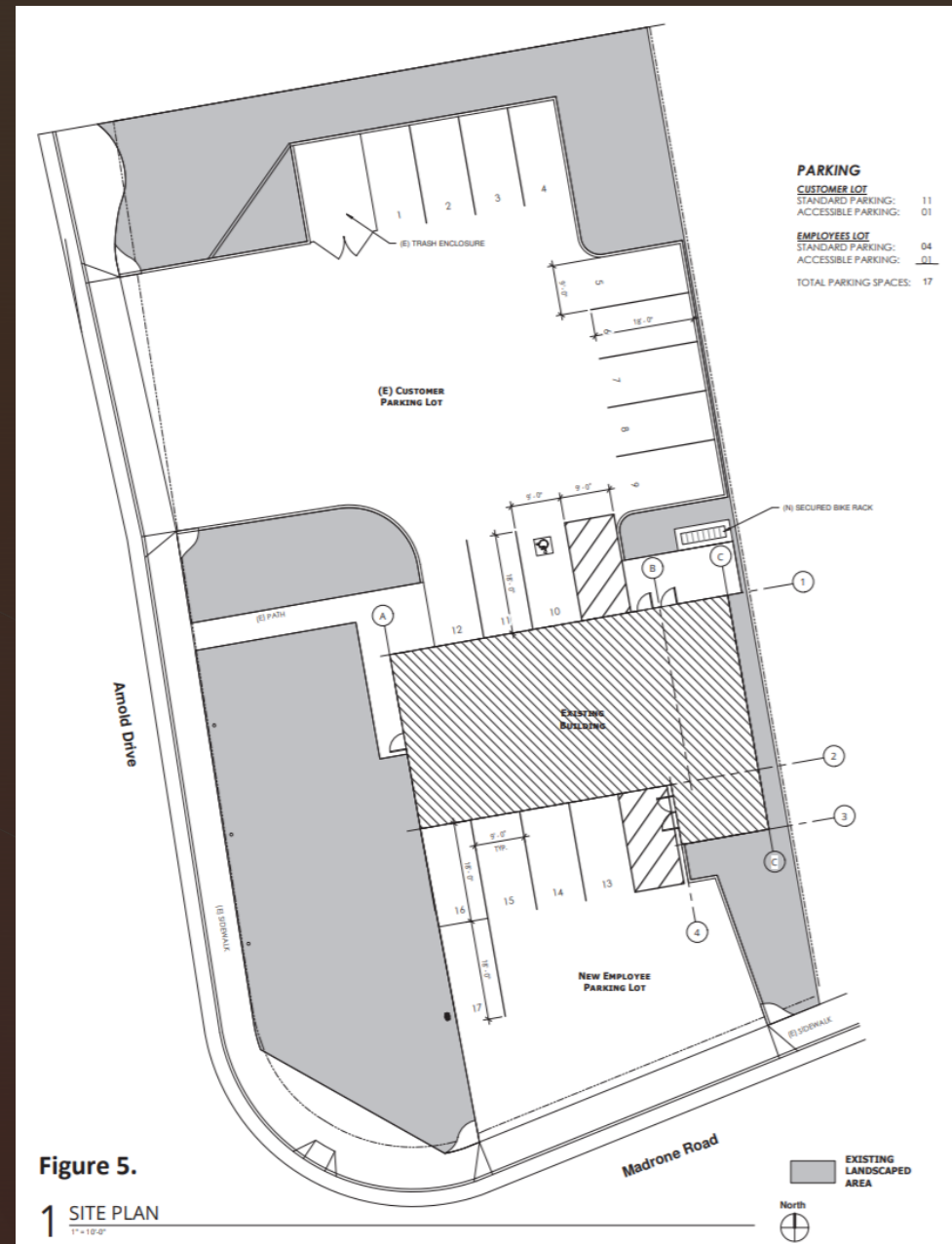
Parking & Circulation

Total of 17 spaces

- 12 Customer parking
- 5 Employee Vehicles
- No Parking on street
- Non-overlapping deliveries & Vendors

Traffic Study

- W-trans TIS found less than significant effect
- LOS and VMT on roadways are acceptable



Requested Revisions to Conditions of Approval

Sidewalk Improvements - Right-of-way improvements

- No nexus or rough proportionality to require (Dolan –Nollan case law)
- No parking allowed on street
- Other retail not required to provide improvements
- Limited Term (5-years)

Condition 34.C

- Mandates Sprinkler, which is inconsistent with Code requirements
- Revise to indicate, “If required by locally adopted Ordinance,”

The Future and County Benefits

- Local Philanthropy (non-profits and charities)
- Local Organic Farming (locally sourced)
- Appellation Focus
- Industry Evolution
- Tax Benefits to County
- Safe Access for Various Demographics
- Reduction in Crime
- Sustainability (climate change)