LOE FIREHOUSE
15499 Arnold Drive Drive
Glen Ellen, CA
THE PEOPLE

Property Owner
GoodHarold, LLC
Samantha Smith

Operator
Loe Firehouse, LLC
John Lobro
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

PROJECT SITE
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)