

Good Morning,

The canopy is going to be 500 square feet. The extra square footage would be for walkways, and ground space for equipment, cabinetry, ect.

What time on Friday? I'll make myself available.

Thanks,
Betsie

On Sep 25, 2024, at 1:20 PM, Lisa Savage <lsavage@eurekaca.gov> wrote:

Hi Betsie,

There is a discrepancy in your submitted materials between page 1 and the interior plan on page 4. Page 4 shows the cultivation room as over 700 sf . It's not a big deal, as you have flexibility in how you set up the General Cannabis area. We just want to know in case the Commissioners have a question. I finished the Staff Report and it should be finalized today. Can I meet you there on Friday to put up a Public Hearing sign inside?

Thank you,

Lisa

Good morning,

Yes, there will be a door at the back of the retail that leads into an employee break room/bathroom space. There will also be access to the back door as an emergency exit.

Have a great day,

-Betsie

Sent from my iPhone

On Sep 18, 2024, at 10:05 AM, Lisa Savage <lsavage@eurekaca.gov> wrote:

That sounds good. Is there a door from the retail area to rest of the facility (site plan doesn't show a door) or only access from the back?

Good Morning,

Let's stick to the store within a store concept. I would like the cannabis space more controlled than the rest of the storefront.

Thanks,
Betsie

On Sep 16, 2024, at 1:33 PM, Lisa Savage <lsavage@eurekaca.gov> wrote:

Hi Betsie,

Since retail cannabis is considered visitor serving you can have cannabis product with the merchandise in the storefront area and it can be locked. Would you prefer the two separate areas as proposed, or a combined space with a locked front entrance?

Lisa

Hello,

I am going to repair/restore some of the ornamental trim on the face of the building that has fallen off. I am in agreement that the exterior should keep its authenticity and be restored whenever needed.

Thanks,

-Betsie

On Sep 11, 2024, at 10:29 AM, Lisa Savage <lsavage@eurekaca.gov> wrote:

Hi,

I need to analyze these Goals/Policies as the building is considered a historic resource:

Goal 1.I: Core Area: Architectural/Landscape Character- To maintain the distinctive architecture, historic character, and landscape quality within the Core Area.

Policy 1.I.1 The City shall ensure that structures of historic or architectural interest are preserved and, wherever feasible, rehabilitated to protect the variety and quality of older buildings in the Core Area. In cases where such structures might be used to better advantage in new surroundings, the City shall encourage relocation.

Do you plan to preserve and wherever feasible rehabilitate the building, i.e. you don't have any plans to change the exterior? They don't apply to the interior.

Thanks,

Lisa

Hello,

The back lot is 60 x 30. We can get two rows of vehicles squeezed in to accommodate up to 12. If there is an ordinance that employee vehicles can't be blocked in by other vehicles, then there would only be space for 6 vehicles.

We can also incentivize car pools and ride shares. I haven't thought about it yet, but I'm sure I can implement a good concept.

Let me know what you would need,
Betsie

On Sep 10, 2024, at 2:35 PM, Betsie <bzinsmann@hotmail.com> wrote:

Max employees 16

On Sep 10, 2024, at 2:30 PM, Lisa Savage <lsavage@eurekaca.gov> wrote:

Hi,

There are basically two shifts: am and pm. Both with overlap. What is the max number of employees at any one time?

The back area looks like it would only fit 3-4 cars?

Thanks,

Lisa
Good Morning,

Roughly 3 different shift. I'll include my best estimations.

Best,
Betsie

On Sep 9, 2024, at 5:07 PM, Lisa Savage <lsavage@eurekaca.gov> wrote:

How many different shifts for the 20-24 employees?

-----Original Message-----

From: Betsie Zinsmann <bzinsmann@hotmail.com>

Sent: Monday, September 9, 2024 1:32 PM

To: Lisa Savage <lsavage@eurekaca.gov>

Subject: Re: 520 2nd street

⚠ NOTICE: This came from outside of the City's email system! ⚠ Please exercise caution. Do not click links or open attachments unless you have verbally confirmed with the sender that the message actually came from them and that the content is safe. Contact the Helpdesk <<https://helpdesk.eurekaca.gov>> if you are unsure!

Yes, that's right.

There is room for 10-12 vehicles in the back.
-Betsie

Hello and good afternoon,

Yes, employee parking will be located in the back parking lot.

We would like to keep the window side of the building reserved for display of branded merchandise to encourage foot traffic. There will be no visible cannabis product through the windows or doors, so there will be no need to black them out.

For the cannabis products we would like to achieve a "store within a store" with placement of partition walls. This is where additional security measures will be enforced. No cannabis will leave this area without first being purchased by the consumer.

Let me know if that is acceptable. Thanks for the time, Betsie
Zinsmann

On Sep 9, 2024, at 11:17 AM, Lisa Savage <lsavage@eureka.gov> wrote:

Hi Betsie,

Will you provide any off-street parking for employees (in the back of the building)?
In order to be approved is the CW zone the storefront has to be "active and inviting". How do you plan to achieve this while still providing required security? Do you plan to black out the windows?

Call if you have questions.

Lisa

Hi Lisa, Thanks for the call

Regarding traffic & parking;

We are expecting to receive product orders or pick up materials once or twice a week. All order drop offs will be required to go through our lot, off of Opera Alley. This is a secured parking lot that is used only by us.

The products we are planning on offering will be flower, edibles, topicals, and concentrates. We will carry only products that are grown and manufactured in Humboldt County. Local pride is a large factor in our business plan. We will be showcasing different farms and manufacturers monthly to bring awareness of our community. Smoking accessories and branded merchandise will be offered in support of the cannabis lines offered at that time.

Please let me know if I'm missing anything, Betsie Z