

Date: June 25, 2018, Revised: October 30, 2018
Revised: May 30, 2019, Revised June 10, 2019
Revised: February 11, 2021

Project: 3192 Juniper Avenue

Re: Preliminary Design Review Submittal Attachment

DESIGN CONCEPT NARRATIVE

The proposed medical cannabis facility will be closed to the public. An existing eight foot high concrete block wall screens the interior of the facility from public view along Juniper Avenue for security reasons. Thus, the visual impact of the proposed project will be minimal from public view. Despite the lack of visual impact of the proposed project from public viewing, the proposed facilities will be designed to meet City of Santa Rosa Design Standards to the extent possible. The addition of the new warehouse building will require Design Review approval from the City for the entire project.

The overall design concept for the project is to take advantage of many of the existing facilities and site elements to incorporate them into a small, mini-campus for the employees. The overall site plan integrates a new, 20,925 square foot warehouse building with the five smaller existing structures that will be re-purposed for the manufacturing of the medical cannabis products. The new warehouse building will include a first floor of 15,315 square feet and second floor of 5,610 square feet. The architectural floor plans have been updated to show all of the activities and uses for both floors. Dimensional information has also been added to the plans to help define the size of each space. Our Site Analysis Exhibit, Sheet CS3, identifies a large open, grassy area that is suitable for the location of the new warehouse building.

No additions or expansion of the existing structures is proposed. An exhibit entitled: “Juniper Floor Plans” has been prepared that labels the use for each room in the five buildings. Dimensional information has also been provided to help illustrate the size of each room. A copy of this exhibit is attached to the resubmitted application. In the area around the existing building, there are three existing wood decks attached to two of the existing buildings. These decks will be retained for use by employees.

Three existing, mature Pine trees and three mature Catalpa trees in the interior of the site will be saved and featured in the site landscaping. An existing California Live Oak, located along Juniper Avenue and in conflict with proposed street improvements, will be transplanted to the interior of the project so it can be saved. An existing lawn

UNITED STATES
Irvine 250
Commerce, Suite 250
Irvine, CA 92602
Los Angeles 11755
Wilshire Blvd, Suite 1660
Los Angeles, CA 90025
Bay Area 1350
Treat Boulevard, Suite 380
Walnut Creek, CA 94597
Central Valley 7265 N First Street, Suite 101
Fresno, CA 93720
Inland Empire 650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
Sacramento 915 Highland Pointe Drive, Suite 250
Roseville, CA 95678
Connecticut 1175 Post Road E
Westport, CT 06880
EUROPE
United Kingdom
Tel: +44 (0) 845.165.6245
Fax: +44 (0) 20.3070.0890
Future Business Centre
Kings Hedges Rd.
Cambridge CB4 2HY
United Kingdom
AUSTRALIA
New South Wales
Tel: +61 (02) 9418.7822
Fax: +61 (02) 9418.7833
13-15 Smith Street
Chatswood, NSW 2067
Australia
AFRICA
Kenya
Tel: +254-737-433-621
ADEC Kenya Services EPZ Ltd.
Nairobi, Kenya
ASIA
Philippines
Tel: +63 (2) 775.0632
Fax: +63 (2) 775.0632
local 805026th Floor, Philippine AXA Life Centre,
Sen. Gil Puyat Avenue, Makati City, Metro Manila
Malaysia
Tel: +603 74902112
Fax: +603 79606977
15-7, Block A, Jaya ONE
72A Jalan Universiti
46200 Petaling Jaya
Selangor, Malaysia

area will be saved, and enhanced, for use as an employee lounge area. Benches and tables will be added to for the use of employees during breaks and lunch. Three existing wood decks will also be retained for employee use.

The proposed project relies upon a Japanese garden design principle of “borrowing” landscaping from adjoining properties for integration into this site’s overall landscaping. The adjacent property to the east of the 3192 Juniper site has a row of existing, mature Redwood trees planted along the property line as a green buffer between the two properties. This row of Redwoods provides a solid green backdrop to the buildings and trees on the 3192 Juniper Avenue site.

New Building Architecture

The proposed architecture for the new 15,000 square foot warehouse building is illustrated in the attached exhibits 01 through 04. The plans include Floor Plans, Sheet 02 which depicts the Ground Floor Plan as the Work Floor and an upper level Mezzanine Plan. Sheet 03, Elevations, illustrates what the proposed building will look like on all four sides of the building. The proposed building materials are illustrated on Sheet 04, Materials. The materials used on the building exteriors include split face concrete (grey) as the dominant siding material on all four building elevations. This material provides a nice texture to each building face. The materials also include split face concrete (red) as accent bands along both the top and bottom of each building elevation. These bands create a strong edging that helps frame the texture of the building siding and the windows. The windows, which are present on all building elevations but the south elevation, consist of an aluminum storefront system. The windows on the west elevation also include a tube steel awning with slats to add further detail to each window. The framing and awning are both black in color, which helps provide a strong, contrasting visual element on the west, north and east building elevations.

Access to the new warehouse building will come from the southerly entrance to the project off of Juniper Avenue. A new asphalt paving surface will be installed as depicted on the Site Development Plan, Sheet SD1 and Civil Plan Sheet C2, extending from the new warehouse to the existing building at the northeast corner of the property. Additional access to the new warehouse building is located along the easterly boundary, with an all-weather gravel surface area extending from the end of the asphalt paving to the edge of the new building.

Site Landscaping

The site landscaping will feature the retention of seven existing trees (three Pines, three Catalpas and one transplanted Oak). The existing Catalpas are located along the western edge of the existing lawn area to be retained, and will provide good shade for

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Irvine, CA 92602
Los Angeles 11755 Wilshire Blvd, Suite 1660
Los Angeles, CA 90025
Bay Area 1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
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Fresno, CA 93720
Inland Empire 650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
Sacramento 915 Highland Pointe Drive, Suite 250
Roseville, CA 95678
Connecticut 1175 Post Road E
Westport, CT 06880
EUROPE
United Kingdom
Tel: +44 (0) 845.165.6245
Fax: +44 (0) 20.3070.0890
Future Business Centre
Kings Hedges Rd.
Cambridge CB4 2HY
AUSTRALIA
New South Wales
Tel: +61 (02) 9418.7822
Fax: +61 (02) 9418.7833
13-15 Smith Street
Chatswood, NSW 2067
AFRICA
Kenya
Tel: +254-737-433-621
ADEC Kenya Services EPZ Ltd.
Nairobi, Kenya
ASIA
Philippines
Tel: +63 (2) 775.0632
Fax: +63 (2) 775.0632
local 805026th Floor, Philippine AXA Life Centre, Sen. Gil Puyat Avenue, Makati City, Metro Manila
MALAYSIA
Tel: +603 74902112
Fax: +603 79606977
15-7, Block A, Jaya ONE
72A Jalan Universiti
46200 Petaling Jaya
Selangor, Malaysia

employees using this area during lunch and other breaks. Five existing trees (four Eucalyptus trees and one non-native oak) will be removed in order to construct the new warehouse building. However, the proposed landscaping includes five new flowering accent trees to replace them, and to add color accent around the project site.

Planting areas inside the project's grounds will consist of several large landscaped areas planted with flowering, spreading shrubs and ground covers chosen to provide colorful accents throughout the site. The landscape palette will include low water use, drought tolerant plants chosen for their low maintenance requirements, as well as low water use. Please see Preliminary Landscape Plan, Sheet L1 and Plant Palette Exhibit, Sheet L2, for location and possible plant varieties proposed for use on the project. Three bio-retention basins will be incorporated into these landscape areas in order to help the proposed project meet the City's Storm Water Management requirements.

The proposed right-of-way for Juniper Avenue, coupled with proposed street improvements that include; overlay of a portion of Juniper, curb and gutter, public sidewalk, leaves a 6 foot wide planting strip remaining for landscaping. Unfortunately, this 6 foot strip does not meet City requirements for an 8 foot wide planting strip. However, as illustrated on or Preliminary Landscape Plan, Sheet L1, we are still able to plants significant landscaping in the 6 foot planting strip along the Juniper Avenue frontage to our project. Our proposed landscaping includes 8 street trees (Chinese Pistache) planted at approximately 40 feet on center, along with groupings of small flowering, water use, drought tolerant shrubs. Thus, we are applying for a variance to the City's 8 foot wide planting strip requirement since we can still plant significant landscaping without needing to move the existing concrete block wall that provides both screening and security to the property.

All new and existing plantings will be irrigated by a low water use irrigation system. This system will utilize drip irrigation system components such as, drip line tubing, multi-outlet drip emitter devices, flow sensors and a SMART irrigation controller that includes a rain sensor designed to shut off the system during times of inclement weather. Existing spray head in the existing lawn area will be replaced by high-efficiency irrigation spray head in order to reduce water use.

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Fresno, CA 93720
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San Bernardino, CA 92408
Sacramento 915 Highland Pointe Drive, Suite 250
Roseville, CA 95678
Connecticut 1175 Post Road E
Westport, CT 06880
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Kings Hedges Rd.
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Fax: +61 (02) 9418.7833
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ADEC Kenya Services EPZ Ltd.
Nairobi, Kenya
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Philippines
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local 805026
6th Floor, Philippine AXA Life Centre,
Sen. Gil Puyat Avenue,
Makati City, Metro Manila
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Tel: +603 74902112
Fax: +603 79606977
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Selangor, Malaysia