



# City of Santa Rosa

City Hall  
100 Santa Rosa Ave,  
Room 7  
Santa Rosa, CA

## Design Review Board Regular Meeting Minutes - Final

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Thursday, May 4, 2017

2:30 PM

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### 1. 2:30 PM CALL TO ORDER AND ROLL CALL (RM 7 CITY HALL)

Chair Burch called the meeting to order at 2:37 pm. Board Members present: Chair Michael Burch, Vice Chair Warren Hedgpeth; Board Members Sabra Briere, Drew Weigl, Kevin Zucco. Board Members absent: Scott Kincaid, Joel Grogan.

### 2. APPROVAL OF MINUTES

Approved as submitted.

Draft Minutes - April 20, 2017 Regular Meeting

Attachments: [April 20, 2017 Draft DRB Minutes](#)

### 3. BOARD BUSINESS - Statement of Purpose

Zoning Code Chapter 20-52.030 F. Project Review.

### 4. PUBLIC COMMENTS - None

### 5. STATEMENTS OF ABSTENTION - None

### 6. SCHEDULED ITEMS

- 6.1 PUBLIC HEARING - PRELIMINARY DESIGN REVIEW - EMERALD ALLIANCE CANNABIS CULTIVATION - 2875 SEBASTOPOL RD, FILE NO. PRJ16-007  
This project proposes to construct and operate an indoor medical cannabis commercial cultivation facility with a floor area of approx. 25,000 sq ft.  
Project Planner: Streeter

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**Attachments:** [Cover Memo](#)

[Att 1 - Disclosure Form](#)

[Att 2 - March 2 2017 Staff Report](#)

[Att 3 - March 2, 2017 DRB Minutes](#)

[Att 4 - Summary of changes to project](#)

[Att 5 - Revised plan set, dated received April 5, 2017](#)

[Att 6 - Cedar fence details, dated received April 5, 2017](#)

[Att 7 - Exterior lighting plan, dated received April 14, 2017](#)

[Resolution](#)

- Senior Planner Patrick Streeter gave the staff report.
- Chair Michael Burch introduced new Board Members Briere and Weigl.
- Architect Phil Brady gave a presentation.
- Chair Burch opened the public hearing.
- Chair Burch closed the public hearing.
- Applicant/owner Karen Kissler responded to questions.
- City Engineer Carol Clark responded to questions.

MOVED by Board Member Hedgpeth, seconded by Board Member Briere and CARRIED 5-0-0-2 (Board Members Burch, Hedgpeth, Briere, Weigl, and Zucco voting Aye, and Board Members Kincaid and Grogan absent) to Continue Item 6.1 to a date certain (May 18, 2017) with the following recommendations:

1. Consider redesign of condenser unit on east façade.
2. Consider balance and symmetry on all elevations of the building.
3. Continue Preliminary Design Review to May 18, 2017.

**6.2**

**CONCEPT DESIGN REVIEW - SANTA ROSA FARM GROUP -  
800 YOLANDA AVENUE - FILE NO. DR17-018**

This project proposed construction and operation of a medical cannabis cultivation and processing facility with approximately 120,000 square feet of floor area on a 5.53-acre site.

Project Planner: Streeter

**Attachments:** [Concept Cover Page](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Design Concept Narrative](#)

[Attachment 3 - Plan Set](#)

- Senior Planner Patrick Streeter introduced the project.
- Architect Frank Glynn gave a presentation.
- Applicant Danny Abdelmalak responded to questions.
- (Board Member Zucco left the meeting.)

The Board strongly recommended four-sided architecture - Petaluma Hill Road is as important as Yolanda Avenue; The building height impacts nearby residential neighborhoods - pull back the scale or consider articulation to reduce mass; Consider carrying the Yolanda side elements around the building; Consider another material besides aluminum, that is more serene, for the horizontal/vertical element; Consider notching the corner nearest residential area; Use landscaping to provide visual relief; Explore use of the perimeter wall/security features as a façade design; Bring material samples to the next meeting; Provide light for employee break areas; Add bicycle parking; Provide an outdoor break area.

**7. BOARD MEMBER REPORTS - None**

**8. DEPARTMENT REPORTS - None**

**9. ADJOURNMENT**

Chair Burch adjourned the meeting at 4:54 pm to the Special Joint Design Review Board/Cultural Heritage Board Meeting in Council Chambers at 5 pm.