

# DRAFT

**SANTA ROSA DESIGN REVIEW BOARD MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
MAY 4, 2017**

**2:30 P.M. (CITY HALL ROOM 7)**

**1. CALL TO ORDER AND ROLL CALL**

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

**2. APPROVAL OF MINUTES**

The Design Review Board approved the April 20, 2017 Regular Meeting Minutes as submitted.

**3. BOARD BUSINESS – Statement of Purpose**

**4. PUBLIC APPEARANCES – None.**

**5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS – None.**

**6. SCHEDULED ITEMS**

**6.1 PUBLIC HEARING - PRELIMINARY DESIGN REVIEW – EMERALD ALLIANCE  
CANNABIS CULTIVATION – 2875 SEBASTOPOL RD – FILE NO. PRJ16-007**

BACKGROUND: This project proposes to construct and operate an indoor medical cannabis commercial cultivation facility with a floor area of approx. 25,000 sq ft.

- 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.

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## **6.2 CONCEPT DESIGN REVIEW – SANTA ROSA FARM GROUP 800 YOLANDA AVE – FILE NO. DR17-018**

BACKGROUND: This project proposed construction and operation of a medical cannabis cultivation and processing facility with approx. 120,000 sq ft of floor area on a 5.53-acre site.

- 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 REPORT - None**

## **9. ADJOURNMENT OF MEETING – 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.**

PREPARED BY:

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Patti Pacheco Gregg, Recording Secretary

ATTEST:

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Bill Rose, Executive Secretary

APPROVED:

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Chairman Burch