



## MEMORANDUM

**DATE:** May 18, 2017

**TO:** Chair Burch and Members of the Design Review Board

**FROM:** Patrick Streeter, Senior Planner

**CC:** Bill Rose, Supervising Planner

**SUBJECT:** CONTINUED PRELIMINARY DESIGN REVIEW – EMERALD ALLIANCE  
MEDICAL CANNABIS CULTIVATION -2875 SEBASTOPOL ROAD –  
FILE NO. PRJ16-007

*The purpose of this memorandum is to inform the Design Review Board (the Board) of changes to the design of the Emerald Alliance Medical Cannabis Cultivation project that have been implemented since the item was continued on May 4, 2017.*

### **Project Description:**

Emerald Alliance is proposing to construct and operate an indoor medical cannabis commercial cultivation facility with a floor area of approximately 25,000 square feet on the vacant parcel located at 2875 Sebastopol Road. The project site is zoned for light industrial land use and is adjacent to residential development along Brittain Lane, to the north. The proposed facility would operate within a prefabricated metal building. The facility will be staffed in two 8-hour shifts, beginning at 9 a.m. and 9 p.m. Depending on the specific activities being conducted, which include planting, harvesting, trimming, packaging, and storing, the facility will have one to six employees during a shift. Delivery vehicles will enter the property from Sebastopol Road and exit onto Brittain Lane. Delivery vehicles will be loaded and unloaded from a designated enclosed area within the proposed facility. There is no retail component associated with this facility.

### **Project History:**

On April 18, 2016, applications for a Conditional Use Permit and Design Review for the proposed project were filed with the Planning and Economic Development Department.

On May 18, 2016, a Letter of Incomplete Application was sent to the applicant, which provided details on additional information that would be necessary for the City to complete its review of the project.

On May 25, 2016, a neighborhood meeting was held to introduce the project to neighbors and gather feedback from the community.

On September 6, 2016, the applicant provided a response to the City's request for additional information. The application was deemed complete on January 9, 2017.

On February 23, 2017, the Planning Commission approved a Conditional Use Permit for the operation of the Emerald Alliance facility.

On March 2, 2017, the project went before the Design Review Board for Preliminary Design Review. The item was continued to a date uncertain with direction to the applicant team to consider changes to architectural details, materials, screening, landscaping, and roof design.

On May 4, 2017, the project returned to the Design Review Board. Changes included additional architectural features added to the southwest corner of the building and the replacement of ceiling-mounted exhaust fans with a condenser installed above the east building façade. The item was continued to a date certain of May 18, 2017, with direction to redesign the condenser unit and to look at balance and symmetry across all four sides of the building.

### **March 2<sup>nd</sup> Public Hearing**

There were no speakers from the public at the March 2, 2017, public hearing for Design Review. The Board discussed the desired changes to the design of the proposed structure and project site and recommended additional information that should be included in the applicant team's next submittal. Specific action items provided by the Board were as follows:

1. Consider architectural detail to break up building mass on the corner of Sebastopol Road/Brittain Lane.
2. Add natural light in the offices and second floor trimming rooms for employees.
3. Show vines on trellises.
4. Consider metal, such as COR-TEN, for trellises.
5. Consider lowering mechanical components and revisit the design of the mechanical screening structures on the north and south ends of the roof.
6. Make the mechanical screens architectural features.
7. Break down building scale at the corners.
8. Add silencers to emission stacks.
9. Screen the northern edge of the building with columnar evergreen trees.
10. Save the existing Oak if feasible.
11. Explore landscape possibilities along the Brittain Lane right-of-way and drainage ditch.
12. Consult with a Civil Engineer

13. Consider adding a trash enclosure of CMU with roof and locked gates.
14. Revisit the roof design; consider a sloped roof or inverted roof to minimize the shade cast on north side neighbors.
15. Trellises and overhangs must clear the public utility easement.
16. Consider removing columns to accommodate required parking.

The applicant submitted a new set of plans in response to the Board's action items. The agenda, staff report, correspondence, and supplemental materials from the March 2<sup>nd</sup> public hearing are available for review at the following link:

<https://santa-rosa.legistar.com/MeetingDetail.aspx?ID=536372&GUID=FA4E0E36-751F-4DB0-ADAA-548D40208180&Search=>

### **May 4<sup>th</sup> Continued Public Hearing**

The project returned to the Board with changes to the design of rooftop projections, incorporation of COR-TEN steel to the façade, inclusion of an architectural feature with the intent of softening the southeast corner of the building, and the addition of a raised podium to support an external condenser unit along the east façade of the building. The Board decided to continue the item its next meeting, May 18, 2017. Specific direction given by the Board included the following:

1. Consider redesign of condenser unit on east façade.
2. Consider balance and symmetry on all elevations of the building.

There were no speakers at the May 4<sup>th</sup> meeting. The agenda, staff memorandum, and supplemental materials from the May 4<sup>th</sup> continued public hearing are available for review at the following link:

<https://santa-rosa.legistar.com/MeetingDetail.aspx?ID=544620&GUID=5A5F6BA0-60F4-4C3A-B4A3-13521A2D7CAD&Options=&Search=>

### **Public Comments**

No comments have been received since the close of the March 2, 2017, meeting of the Design Review Board. The May 4<sup>th</sup> continued item was re-noticed as a public hearing.

### **Environmental Review**

The project has been reviewed pursuant to the California Environmental Quality Act and been found statutorily exempt from the provisions of CEQA under Guidelines Section 15183, in that the project is consistent with existing zoning and the Santa Rosa General Plan 2035, for which an environmental impact report was certified and there are no project-specific impacts which are peculiar to the project or its site.

Additionally, the project qualifies for a Class 32 exemption, per Section 15332, as it involves an infill development on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts.

### **Recommendation**

It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, approve Preliminary and Final Design Review for the Emerald Alliance medical cannabis cultivation facility.

### **Contact**

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### **Attachments:**

- Attachment 1 - Disclosure Form
- Attachment 2 - Staff Report, March 2, 2017
- Attachment 3 - Design Review Board Minutes from March 2, 2017
- Attachment 4 - Draft Design Review Board Minutes from May 4, 2017
- Attachment 5 - Revised plan set, dated received May 10, 2017
- Attachment 6 - Cedar fence details, dated received April 14, 2017
- Attachment 7 - Exterior lighting plan, dated received April 14, 2017