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RESOLUTION NUMBER

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA
GRANTING FINAL DESIGN REVIEW APPROVAL FOR EMERALD ALLIANCE, A
MEDICAL CANNABIS CULTIVATION FACILITY – LOCATED AT 2875 SEBASTOPOL
ROAD; ASSESSOR’S PARCEL NUMBER 035-251-037; FILE NO. PRJ16-007

WHEREAS, on April 18, 2016, applications were submitted requesting the approval of a Conditional Use Permit and Design Review for Emerald Alliance to construct and operate a 25,000 square foot medical cannabis cultivation facility to be located 2875 Sebastopol Road, also identified as Sonoma County Assessor's Parcel Number 035-251-037 (Project); and

WHEREAS, on February 23, 2017, the Planning Commission of the City of Santa Rosa, via Resolution No. 11817, approved a Conditional Use Permit for the Project; and

WHEREAS, on March 2, 2017, the Design Review Board of the City of Santa Rosa considered Preliminary Design Review for the Project; and

WHEREAS, following a discussion of the Project, the Design Review Board provided direction and voted to continue the meeting to a date uncertain; and

WHEREAS, on May 4, 2017, the Design Review Board held the continued public hearing for Preliminary Design Review of the Project; and

WHEREAS, following a discussion of the Project, the Design Review Board provided direction and voted to continue the meeting to May 18, 2017; and

WHEREAS, on May 18, 2017, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Design Review Board considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter and made findings in connection therewith; and

WHEREAS, on May 18, 2017, the Design Review Board adopted Resolution No. 17-954, approving Preliminary Design Review for the project; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and applicable specific plan, applicable Zoning Code standards and requirements, the City’s Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and

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development plans) in that the project is a permitted use within the Light Industrial zoning district and the Light Industry General Plan designation area; and

2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C) in that it provides site layout, landscaping, ecological protection, and circulation considerations appropriate for an infill, industrial development and has been determined by the Design Review Board to be of “Superior Design” by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project includes setbacks, circulation and design features that address concerns such as noise or odor, compatible with existing development and accommodating to future development of adjacent parcels; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project site is designed to be consistent with the surrounding mix of light industrial, commercial, and residential uses; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the Project use and design has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and is 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.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Final Design Review for the Emerald Alliance Medical Cannabis Cultivation project, subject to each of the following conditions:

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1. Compliance with all conditions of approval listed in Planning Commission Resolution No. 11817, which was approved on February 23, 2017.
2. Compliance with the findings and conditions of Design Review Board Resolution No. 17-954, which was adopted on May 18, 2017, unless otherwise directed in this approval.
3. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit, or as otherwise allowed by City Code.
4. Compliance with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Compliance with the approved plans dated Received May 31, 2017, unless otherwise directed in this approval.
6. Compliance with all engineering conditions attached hereto and incorporated here as Exhibit A.

DESIGN REVIEW BOARD CONDITIONS:

1. (List Condition)
2. (List Condition)
3. (List Condition)
4. (List Condition)

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 15th day of June, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Michael Burch, Chair

Attest: _____
Bill Rose, Executive Secretary

Attachment
Exhibit A – Engineering Conditions of Approval, dated May 31, 2017