



## MEMORANDUM

**DATE:** June 15, 2017

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

**FROM:** Patrick Streeter, Senior Planner

**CC:** Bill Rose, Supervising Planner

**SUBJECT:** FINAL 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 received Preliminary Design Review approval 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.

On May 18, 2017, a redesigned version of the project went before the Design Review Board. New projecting wings were added to the building's east and west elevations, the HVAC unit was relocated, and new inset trellis features were added to all four elevations. The Board approved Preliminary Design Review.

### **March 2<sup>nd</sup>, May 4<sup>th</sup>, and May 18<sup>th</sup> Public Hearings**

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.

The project returned to the Board on May 4, 2017, 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.

At the May 18, 2017, meeting of the Design Review Board, a revised design was presented to the Board that included new projecting wings at the center of the building to screen mechanical equipment and provide additional light to employee areas on the second floor. Additionally, new inset trellis features were added to all four sides of the

building. The Board voted (6-0), with one member absent, to approve Preliminary Design Review with specific guidance regarding the design to be presented for Final Design Review. These action items are as follows:

1. Shall specify softer-contrast colors of charcoal body of the building, and ash grey center section.
2. Shall relocate corner insets away from column, with matching spacing from adjacent insets on west elevation, and equidistant relocation on south elevation.
3. Shall raise cedar siding to the same height as the top of the insets.
4. Shall eliminate spandrel side light north of the roll-up door, and shall substitute cedar for spandrel side light north of the roll-up door.
5. Shall raise fins of the center section or terminate in the planted areas.
6. Shall raise shoulders of the center inset on the south elevation to match all other insets.
7. Shall design consistent pattern of horizontal channels in insets.
8. Shall provide vertical training wire and appropriate hardware on C-channels to promote vine growth and training between ground and C-channels.

### **Public Comments**

No comments have been received since the close of the March 2, 2017, meeting of the Design Review Board and no one from the public has spoken at subsequent meetings. 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 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 –Draft Design Review Board Minutes from May 18, 2017
- Attachment 6 - Revised plan set, dated received May 31, 2017
- Attachment 7 - Lighting and fencing details, dated received April 14, 2017

Draft Resolution