

Emerald Alliance

Medical Cannabis Cultivation

2875 Sebastopol Road

June 15, 2017

Patrick Streeter
Senior Planner
Planning and Economic Development

- Final Design Review:
 - New 25,000 square-foot building
 - Parcel and frontage improvements
 - No retail component

Project Location

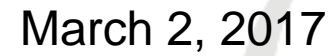
2875 Sebastopol Road



Project Location 2875 Sebastopol Road



- April 18, 2016 – CUP and DR Applications Submitted
- May 25, 2016 – Neighborhood Meeting
- February 23, 2017 – PC Approves CUP
- March 2; May 4, 2017 – Public Hearings Con't
- May 18, 2017 – Preliminary Design Review Approved



May 4, 2017





Preliminary Design Review

- Shall specify softer-contrast colors of charcoal body of the building, and ash grey center section.
- Shall relocate corner insets away from column, with matching spacing from adjacent insets on west elevation, and equidistant relocation on south elevation.
- Shall raise cedar siding to the same height as the top of the insets.
- 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.
- Shall raise fins of the center section or terminate in the planted areas.
- Shall raise shoulders of the center inset on the south elevation to match all other insets.
- Shall design consistent pattern of horizontal channels in insets.
- Shall provide vertical training wire and appropriate hardware on C-channels to promote vine growth and training between ground and C-channels.

Environmental Review

California Environmental Quality Act (CEQA)

- Statutorily exempt per CEQA Guidelines Section 15183: Consistent with Zoning Code, General Plan, and Specific Plan
- Categorically exempt per CEQA Guidelines Section 15332: Class 32 In-Fill Development Project



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