

From: [Trippel, Andrew](#)
To: [Reesha Ruel](#)
Cc: [Karen Weeks \(KWeeks@srcity.org\)](#); [Peterson, Julian](#); [Carter, Charles](#); [Kalia, Akash](#); [Duggan, Vicki](#); [Okrepkie, Jeff](#); [Holton, Jeffrey](#); [Alvarez, Eddie](#); [Maloney, Mike](#); [Rose, William](#)
Subject: RE: [EXTERNAL] 800 Yolanda Ave; Use Permit and Mitigated Negative Declaration
Date: Thursday, April 8, 2021 8:35:00 AM
Attachments: [image003.png](#)
[image004.png](#)
[Fwd Appellate Exhibits for City Council Hearing - CUP 18-008 Appeal Exhibit A-E.eml](#)
[The City of Santa Rosa Cannabis Policy Subcommittee Update.mso](#)

Good morning,

Ms. Ruel, your email comments will be posted to the meeting item as Late Correspondence by 12:00 PM today. Please be advised that your attachment **Fwd Appellate Exhibits for City Council Hearing – CUP 18-008 Appeal Exhibit A-E.eml** does not appear to contain any information when opened. If you would like to provide an attachment that contains information, please consider converting it to a .pdf and resubmitting it.

Best,

Andrew

Andrew Trippel | Acting Supervising Planner – Current Planning

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From: Reesha Ruel <reesharuel@me.com>
Sent: Wednesday, April 7, 2021 8:49 PM
To: Trippel, Andrew <atrippel@srcity.org>; Weeks, Karen <KWeeks@srcity.org>; Peterson, Julian <jpeterson@srcity.org>; Carter, Charles <CCarter@srcity.org>; Kalia, Akash <akalia@srcity.org>; Duggan, Vicki <VDuggan@srcity.org>; Okrepkie, Jeff <JOkrepkie@srcity.org>; Holton, Jeffrey <JHolton@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>
Subject: [EXTERNAL] 800 Yolanda Ave; Use Permit and Mitigated Negative Declaration

Dear Planning Commissioners,

I'm writing to you regarding the proposed use permit and mitigated negative declaration project at 800 Yolanda Ave. I own 2427 Summercreek, which this project abuts and would like to voice my opposition. While I am not opposed to the Cannabis Industry, I am opposed to the City's unmodified policy, lack of set backs, lack of consideration for market saturation and inadequate notification to homeowners (proximity to the project and consideration for notices in alt language). I am also opposed to the projects request for **24 hour production, size, location and proximity to homes.**

In 2017 we received our first notice regarding Santa Rosa Farm Group's intentions to build a three story cannabis manufacturing plant. Since that date our neighborhood has been reaching out to the commission and city counsel, requesting considerations for set backs, given that our neighborhood is in a unique position that we are the only residential neighborhood that abuts property with an light industrial designation. We have provided documentation in support of our request (see the appeal to CUP 18-008 with NT Ventures, Inc/Cannabis Mfg Level 2 a partial copy attached) and continually our requests have been disregarded.

In addition to reaching out to the commission and city counsel, we have attempted to participate in the Cannabis Policy Subcommittee; however, consistently since at least 2018, the meetings have been scheduled and canceled. Many of us have taken time off work only to have the meeting canceled at the last minute. Last week, Mr. Trippel advised that City Council's Cannabis Policy Subcommittee has been merged into City Council's Economic Development Subcommittee. This was news to me considering the website had not been updated, nor had the email distribution advising of the meetings. In fact, it was not until today that I received an email notice of the consolidation of the committees from the distribution email. Up to this point, including last month, I received notice of an upcoming and then canceled Cannabis Policy Subcommittee meeting.

I believe you would all agree that it is difficult to participate in the policy making and changing process, if the city is not providing accurate information to their constituents.

As such, I would like you to consider that as regular policy comparable city in the state currently have set backs for like circumstances. Since 2018 the City's policy has been unmodified, I do believe it is time.

In addition to the setbacks the other issue that needs to be address is market saturation. **The approval of this project would turn Yolanda Ave in to "Cannabis Row" as you will have an entire block from Santa Rosa Ave to Petaluma Hill Road where various levels of cannabis manufacturing has been approved.**

While it is difficult to obtain a current view of the current cannabis permitting activity, since the "Cannabis Permitting Activity Update" section of the **City's website has not been updated since July of 2018!** I can tell you that the following projects have been approved and moved forward:

6 acre Cannabis Facility at 330 and 358 Yolanda Ave which is Manufacturing/Cultivation/Distribution/Retail Facility
444 Yolanda Ave for Volatile extraction.

Mr. Trippel, it would be most helpful if you could provide an update at tomorrow's meeting of all approved and pending locations on Yolanda Ave, as I am aware of at least 5 additional requests. I do not believe that the commission is fully aware of the true saturation on Yolanda Ave.

Additionally, I would like to note the following oppositions:

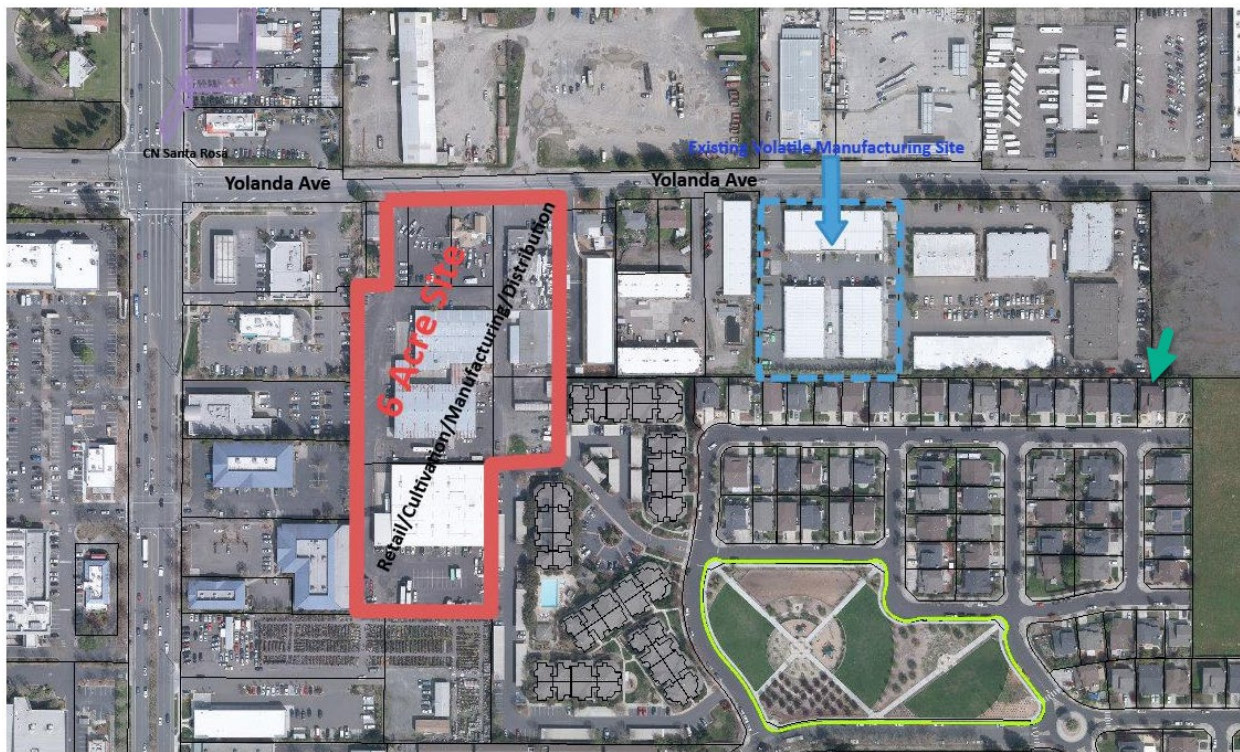
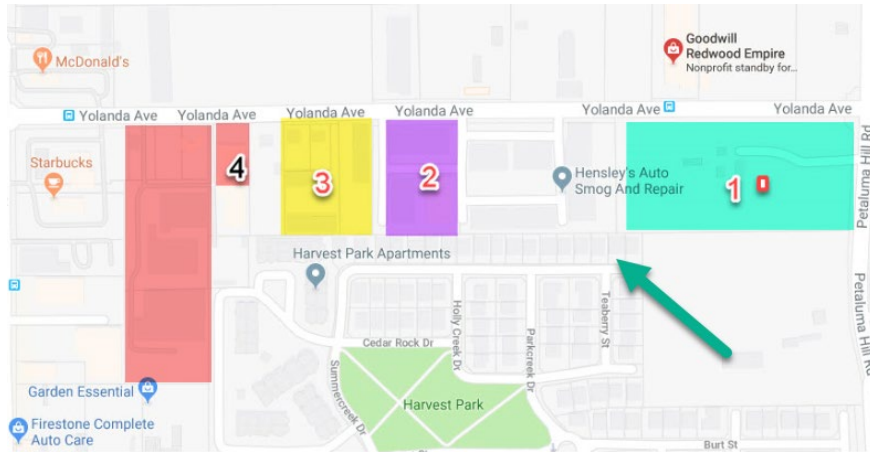
1. Size: The requested height of the facility is not appropriate for the requested location. 55 feet is the height of a 5 story building. There are no other buildings of that height and size in IL zoning, nor is it appropriate when abutting a residential neighborhood. A three story facility is also not appropriate.
2. 24 hour production: A 24 hour facility is also not appropriate for this location. The proximity to homes and decibel of noise would not be compatible. Consideration should again be given to the fact that we are in a unique zoning area where IL abuts residential.
3. Volatile extraction: Additional safety considerations should be given to the close proximity to homes and Hensley's vehicle oil change business.
4. The images provided by the requestor are not accurate. They show the building at the same height as the homes. The property lines are also inaccurate.
5. I echo the concern voiced by a neighboring homeowner Jan Vazquez, (who's letter I do believe you received on April 6th) regarding the design review issues, environmental studies, parking etc.

Finally, I would also like for the planning commission to take note that it is nearly impossible for a lay person to review and adequately articulate any possible concerns when they are only afforded ONE week to review and digest more than a 1000 pages of documentation. Especially during these times when some of us are not only working more than full time hours, but supporting our children as they are distant learning on top of our regular full time jobs. Had I not reached out to Mr. Trippel on April 1, 2021 to make him aware that the documentation and meeting information was not available on the website, we would have had even less time to review these documents.

In closing, I appreciate the commission and Mr. Alvarez taking our neighborhoods concerns into consideration as you are reviewing this project request. I am hopeful that you see sufficient issues not to proceed with the plan as proposed and that your commission will give consideration to modify the current policy/codes.

I look forward to speaking with you all tomorrow.

Sincerely,
Reesha Ruel



From: [The City of Santa Rosa](#)
To: reesharuel@me.com
Subject: The City of Santa Rosa Cannabis Policy Subcommittee Update
Date: Wednesday, April 7, 2021 3:14:22 PM



You are subscribed to Cannabis Policy Subcommittee for The City of Santa Rosa. This information has recently been updated, and is now available:

MEETINGS OF THE CANNABIS POLICY SUBCOMMITTEE HAVE BEEN CANCELLED.

At the direction of Mayor Rogers, City Council's Cannabis Policy Subcommittee has been merged into City Council's Economic Development Subcommittee. For more information about the Economic Development Subcommittee, please visit [Economic Development Subcommittee](#)

<https://santa-rosa.legistar.com/Calendar.aspx>

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This email was sent to reesharuel@me.com using GovDelivery Communications Cloud on behalf of: The City of Santa Rosa
100 Santa Rosa Ave · Santa Rosa, CA 95404 · 707-543-3000



From: [Trippel, Andrew](#)
To: [PLANCOM - Planning Commission](#)
Subject: Late Correspondence - PC Meeting 4/8 - Meeting Item 9.1 - Santa Rosa Farm Group - Commissioner Questions
Date: Thursday, April 8, 2021 11:14:00 AM
Attachments: [DRB - MINUTES - 2017-05-04.pdf](#)
[Attachment 13 - Response to DRB comments.pdf](#)

****Please do not Reply to All****

Good morning Commissioners:

Planning Staff is providing the following responses to questions posed by Commissioner Carter.

Question 1

Are there any special design considerations for parcels nearby or abutting the Urban Growth Boundary?

Response

Not in this case. Development on parcels nearby or abutting the Urban Growth Boundary that are within City jurisdiction are subject to Design Guidelines and Zoning Code regulations like any other development of a parcel within the City's jurisdiction. An adopted specific plan that has not been codified may provide additional design considerations; however, this parcel is not subject to a specific plan.

Question 2

Does the fact that the MND identified no significant visual impacts limit conditions that may be imposed on the project in a final design review?

Response

No. Additional design-related conditions of approval could be imposed on the project outside of any mitigations required by the CEQA document.

Question 3

The MND notes protection of the visual quality of the hills and open space to the east of the project site. Are views of the cityscape and Santa Rosa plain to the northwest and those of the open agricultural lands to the southwest not considered resources at the Petaluma Hill Road city entry/gateway?

Response

The views of the cityscape and Santa Rosa plain to the northwest and those of the open agricultural lands to the southwest are not designated as protected resources by the General Plan or any other adopted local, regional, or State plan. The General Plan's Urban Design element addresses the visual quality and character of the building environment of Santa Rosa, and Section 3-3 City Entries and Corridors does identify Yolanda at Petaluma Hill Road as a southern entry point into the City. Planning staff finds that the proposed project implements the General Plan's Urban Design goals and policies UD-A-1, UD-A-5, UD-A-9, and UD-C-1. These goals and policies do not specifically direct

design characteristics at these locations. Design Guidelines Section 4.6 - City Entries and Highway Corridors provides applicable design guidelines for this location. Planning staff finds that the project complies with these applicable design guidelines. The project was the subject of Concept Design Review by the Design Review Board on May 4, 2017. Meeting minutes from that concept review are attached, and the applicant's response to design review comments, which was previously published as Attachment 13, is also attached for your convenience.

Please feel free to request additional information if needed.

Best,

Andrew

Andrew Trippel | Acting Supervising Planner – Current Planning

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**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, 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.

**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.)

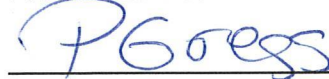
The Board strongly recommended four-sided architecture - Petaluma Hill Road is as important as Yolanda Avenue; The building height impacts nearby residential neighborhoods – pull back the scale or consider articulation to reduce mass; Consider carrying the Yolanda side elements around the building; Consider 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:



Patti Pacheco Gregg, Recording Secretary

ATTEST:



Bill Rose, Executive Secretary

APPROVED



Chairman Burch

This is an additional response to the Concept Design Review comments by the Design Review on May 4, 2017.

The main building and its supporting structures are designed to respond to and complement its environment. The siting, mass and overall design respond in several important aspects . It's setback from the residential neighbors to the South is generous as is the setback on the North and East. These conditions allow for an abundance of landscaping including large trees and their softening affect.

The South and North elevations are designed to reflect the character of the soft and prominent rolling hills directly to the Southeast of the site and Petaluma Hill Road. This area is the site of the Jack London State Historic Park. The visual reference is accomplished as the upper floors of the building are aluminum clad with an appropriate two tone design to reflect those iconic hillsides. This design softens and enlivens the building . The East elevation is composed of a number of smaller forms reflecting the internal functioning and reducing the scale of the building as seen from the corner of Yolanda and Petaluma Hill Road as well as the view when approaching the intersection from the south along Petaluma Hill Road.

The screen perimeter wall is designed to provide an aesthetic and functional response to the conditions presented around the site. The North and East sides of the property are predominant to the public on Yolanda Ave and Petaluma Hill Road and as such must offer a degree of security as well as a visual attractive quality. In this vane, a play of interconnecting materials, patterns and permeability combine to scale the structure and provide connectivity to the buildings landscape as will as the surround. The South perimeter wall design provides somewhat denser design to shield the parking areas both visually and acoustically as does the East wall.

The exterior of the building is predominantly aluminum with a theme described in the aforementioned description and seen on the elevations and the renderings. The base of the building will be block, the North (entry side) will have a mural appropriate to the natural environment and seen on the elevation and renderings.

The site provides 85 parking spaces, which is the minimum amount required for our staff. The project does not need to be over parked. Eight bicycle parking spots will also be provided.

The building provides windows on the West side where offices and the employees lounge are located. An outdoor break area is provided on the North side of the facility. Windows are avoided in the cannabis production areas to avoid light pollution at night and visual exposure to neighbors and surrounding businesses. This avoidance also supports security and improves security outcomes.

RECEIVED

By Andrew Trippel at 10:35 am, Apr 01, 2021