

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 well 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*

**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:



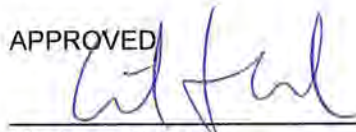
Patti Pacheco Gregg, Recording Secretary

ATTEST:



Bill Rose, Executive Secretary

APPROVED



Chairman Burch