

DRAFT

RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE SANTA ROSA FARM GROUP, LLC CANNABIS FACILITY, CONSISTING OF NEW CONSTRUCTION OF A \pm 116,700 SQUARE_FOOT (SF) INDUSTRIAL BUILDING, LOCATED AT LOCATED AT 800 YOLANDA AVENUE, APN: 044-091-063 - FILE NUMBER PRJ17-068 (DR17-078)

WHEREAS, on November 1, 2017, Conditional Use Permit and Design Review applications for The Santa Rosa Farm Group, LLC Cannabis Facility, a project consisting of demolition of existing structures and construction of a new \pm 116,700 square-foot (sf) industrial building, and Cannabis Cultivation (86,050 sf), Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (21,505 sf), and Distribution (Type 11) (8,070 sf), with Testing laboratory (1,085 sf) land uses on an approximately 5.5-acre project site, located at 800 Yolanda Ave., also identified as Sonoma County Assessor's Parcel Number 044-091-063, were submitted to Planning and Economic Development; and

WHEREAS, a pre-application Neighborhood Meeting was held at City Hall on May 3, 2017, to provide the opportunity for early input by affected neighbors, and comments were received from attendees; and

WHEREAS, pre-application Concept Design Review was conducted by the Design Review Board on May 4, 2017, and comments were provided to the applicant; and

WHEREAS, an Initial Study and Mitigated Negative Declaration were published for review on June 30, 2020, and onsite noticing and mailed notice to property owners in an area of greater than 600 feet from the project site were completed; and

WHEREAS, on April 8, 2021, the Planning Commission held a duly noticed public hearing to consider the project Mitigated Negative Declaration and Conditional Use Permit application, at which time all those wishing to be heard were allowed to speak or present written comments and other materials. After considering written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter, the Commission adopted the Mitigated Negative Declaration (including a Mitigation Monitoring and Reporting Program) and approved a Major Conditional Use Permit (including the project site plan showing areas designated for Cannabis Cultivation (86,050 sf), Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (21,505 sf), and Distribution (Type 11) (8,070 sf), with Testing laboratory (1,085 sf) land uses for the project); and

WHEREAS, on June 3, 2021, the Design Review Board of the City of Santa Rosa considered The Santa Rosa Farm Group, LLC Cannabis Facility, a project consisting of demolition of existing structures and construction of a new \pm 116,700 square-foot (sf) industrial building; and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; 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

DRAFT

applicable City requirements (e.g., City policy statements and development plans) in that the site and building designs reflect the project's location in an area designated as Light Industry on the General Plan Land Use Diagram, which is intended to accommodate light industrial, warehousing and heavy commercial uses; the property is not located with the boundary of a specific plan area; the proposed development is in compliance with development standards pursuant to Zoning Code Chapters 20-24 and 20-46; and the building design is unique to Santa Rosa with materials wrapped on all sides of the structure and visually interesting elevations fronting both Petaluma Hill Road and Yolanda Avenue; 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 the modern design of the industrial building is unique to Santa Rosa. The site plan includes two entry points from Yolanda Avenue and 85 parking spaces.
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments. The site plan includes two entry points on Yolanda Avenue that will avoid unnecessary vehicle stacking for employees entering from the east. A parking analysis, prepared by Fehr & Peers, dated August 23, 2019, concluded that, while the Zoning Code requires 120 parking spaces for the use, the 85 spaces provided on the site plan would be adequate to accommodate the estimated peak parking demand for the project of 75 spaces. A parking reduction was approved by the Planning Commission on April 8, 2021; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the modern industrial design will enhance the design aesthetic of existing commercial/industrial development in the Yolanda Avenue light industrial district; while the building setback, rear wall design with limited fenestration, and boundary wall with landscaping ensure compatibility with residential uses adjacent to the project site; 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 site is in an area that is designated for light industrial and commercial uses; the site is surrounded to the north and west by similar commercial/industrial uses, and to the east and south by undeveloped land designated for residential uses; the project is required to comply with the City's Noise and Outdoor Lighting ordinances; and all utilities and emergency services are available in the area; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). On April 8, 2021, the Planning Commission adopted a Mitigated Negative Declaration that considered the full scope of the project.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of The Santa Rosa Farm Group, LLC Cannabis Facility subject to each of the following conditions:

DRAFT

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION:

1. Compliance with the Mitigated Negative Declaration's Mitigation Monitoring and Reporting Program adopted by Planning Commission Resolution No. 12051 dated April 8, 2021, and conditions of approval contained in Planning Commission Resolution No. 12052 dated is required.
2. All work shall be done according to the final approved plans dated received March 27, 2021, except as modified by the Design Review Board at its meeting on June 3, 2021.
3. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
4. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
5. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080) is required.
6. PROJECT DETAILS:
 - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
 - B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by Planning Division prior to issuance of a building permit.
 - C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture element approved by the Design Review Board or Planning Division.
 - D. All outdoor storage of materials and/or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

DESIGN REVIEW BOARD

7. add/delete text as needed
8. add/delete text as needed

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 3rd day of June 2021 by the following vote:

Res. No. _____
Page 3 of 4

DRAFT

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Drew Weigl, Chair

Attest: _____
Bill Rose, Executive Secretary