

HYATT REGENCY SONOMA WINE COUNTRY - LANDSCAPE FENCE PROJECT - MINOR DESIGN REVIEW

170 RAILROAD STREET, SANTA ROSA, CALIFORNIA, 95401

PROJECT DATA

APN#: 010-760-006
 LAND USE: HOTEL WITH RESTAURANTS
 CD-7, DOWNTOWN COMMERCIAL, 7 STORIES
 LOT SIZE: 7.81 ACRES

PROJECT DESCRIPTION

The Hyatt Regency Sonoma Wine Country hotel is located on Third Street and Railroad Street in Santa Rosa. The property abuts the 101 Freeway to the East, the Prince Memorial Greenway to the South, Railroad Street to the West and Third Street to the North. The 7.81 acre property includes a hotel, restaurant, parking, and outdoor amenity and event spaces.

The hotel site borders the Prince Memorial Greenway which allows for access to walkways and trails along Santa Rosa Creek and open space connections in the urban core. Although adjacency to open space is typically an amenity, the activities in the Prince Memorial Greenway have brought significant issues to the hotel, its outdoor spaces, and has impacted the guest experience. The unhoused living or congregating in the park walk onto the hotel property and use the hot tub and pool for bathing, they enter into the event spaces and take food off tables during events with paying guests. They cut through and destroy chain link fences and come onto the property. They use drugs and throw needles and drug paraphernalia onto the property. All of these activities cause safety issues for the hotel and its guests.

The issues have become so significant and prevalent that they are affecting business and guest experiences in the pool and hot tub area, the outdoor gardens, and the outdoor event lawn. In addition, cars parked on the east side have been broken into with valuables stolen.

In order to control access to private property and to provide guests with a safe environment, the hotel is proposing to install an eight foot height metal picket fence. The pickets are spaced four inches on center to allow visibility into the property and views from the property into the Greenway and open space, and to the Santa Rosa Creek; however, the Creek is far away and significantly lower in elevation than the outdoor spaces at the hotel and therefore visibility is either limited or non-existent. The fence and gates will allow the Hyatt property to control access onto private property by approved persons and mitigate the usage of the outdoor spaces by unwanted and non-paying guests.

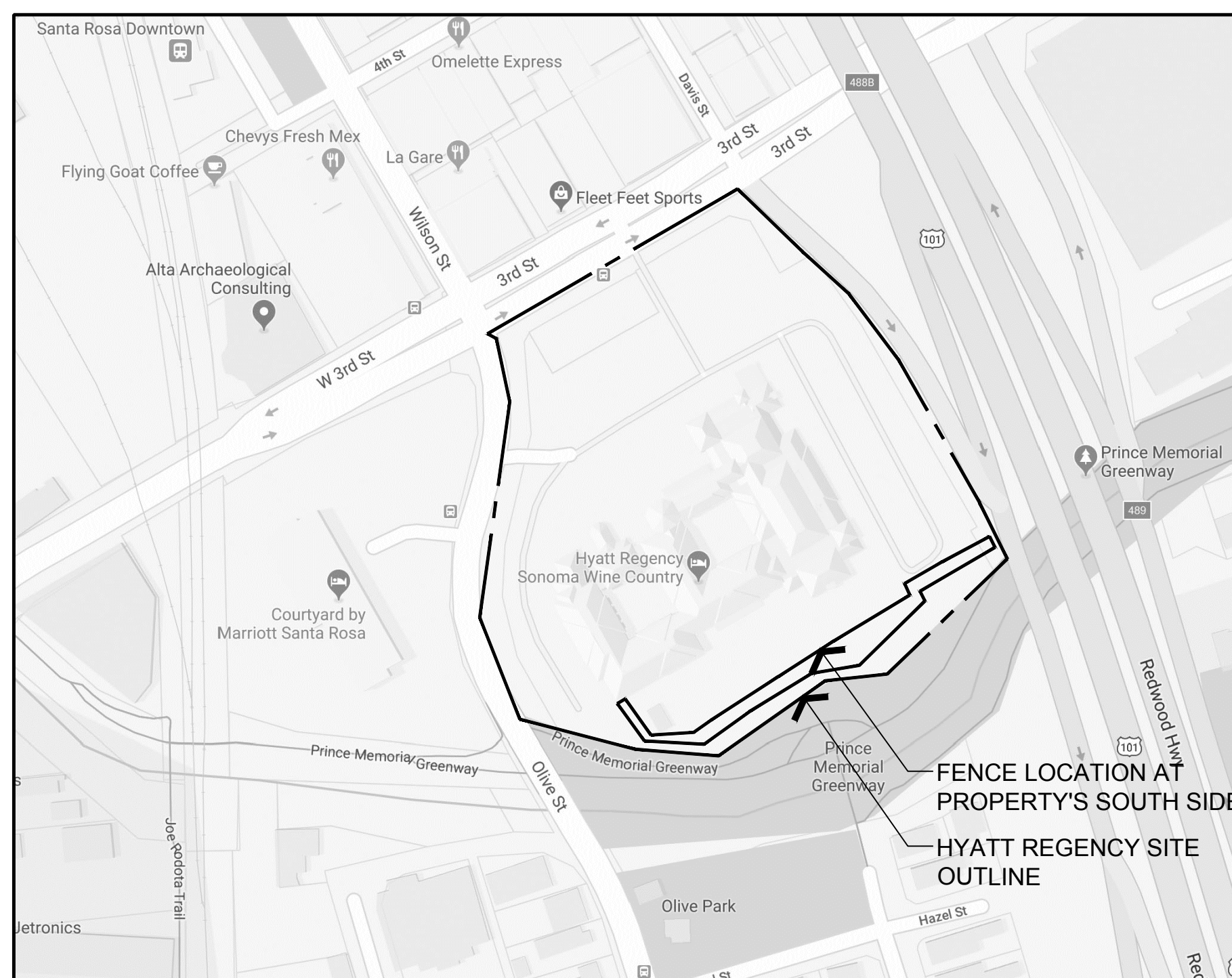
An existing chain link fence in some areas had to be removed because it was damaged by the unhoused in the park. The chain link was not able to provide the security needed. In addition, the chain link was easily climbed and even in good condition, the height was not sufficient to provide the protection the hotel desires.

The landscape improvements will be implemented in two phases: the first phase of work will be the installation of an 8' height metal picket fence and minor lighting improvements. A future phase will include minor planting improvements and infill. The fence will be discreet and will allow visibility from one side of the property to the other. It is a black picket fence for most of the linear feet with gates in two locations. The fence begins on the southwest corner of the hotel building and it runs along the Greenway sidewalk, around the central gathering space in the Greenway, and along the sidewalk on the east side of the hotel and meets with the existing chain link fence at the 101 overpass. The fence length is approximately 800 linear feet and is offset from the sidewalk in the Greenway by approximately seven feet and is five feet from all existing park light fixtures. The existing landscape along the fence will be preserved wherever appropriate and feasible. There are three existing areas where vineyards are growing and those will improved, protected and maintained as a feature landscape.

Discreet, low-voltage lighting will be installed in the canopy of trees, out of reach of vandals, and on fence posts to provide visibility and to help deter vandalism and other unwanted activities.

The proposed planting will include drought tolerant, fire resistant, and low-maintenance planting. There will be Lady Banks' Roses planted along the fence which will also grow as groundcovers on the sloped areas and along the fence to soften the metal fence. Evergreen, flowering groundcovers and evergreen ornamental grasses will infill in areas where planting is missing or existing plants, such as Echium, need to be removed and replaced. The planting will be simple, tidy, and low maintenance.

PROJECT LOCATION



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L1.2	FENCE LAYOUT PLAN
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L3.1	PLANTING PLAN
L3.2	PLANTING PLAN
L3.3	PLANTING PLAN

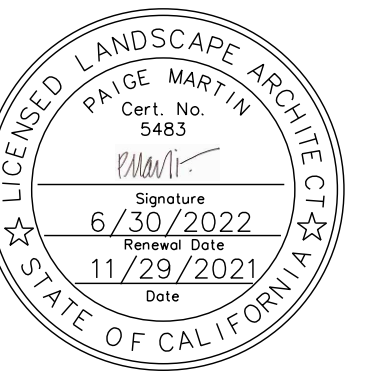
ABBREVIATIONS

A.D.	AREA DRAIN
APPROX.	APPROXIMATELY
CL	CENTERLINE
CTR	CENTER
DIA	DIMENSION
DIM	DRAWING
(E)	EXISTING
EQ	EQUAL
FG	FINISH GRADE
L-O-W	LIMIT OF WORK
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
O.C.	ON CENTER
PA	PLANTING AREA
R-O-W	RIGHT OF WAY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
TW	TOP OF WALL
TYP	TYPICAL

SYMBOLS

	ALIGN
	BREAKLINE
	CENTERLINE
	CENTER POINT OF RADIUS
	LIMIT OF WORK
	MATCHLINE
	DRAWING NUMBER
	SHEET NUMBER

M STUDIO
 LANDSCAPE ARCHITECTURE
 M STUDIO LANDSCAPE ARCHITECTURE
 MILL VALLEY CALIFORNIA 94641
 ph: 415.261.7579
 www.mstudio.net



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NO.	DATE	REVISION

PROJECT NUMBER 1906.HYAT

MINOR DESIGN REVIEW

HYATT REGENCY SONOMA WINE COUNTRY
 170 RAILROAD ST
 SANTA ROSA, CALIFORNIA 95401

DRAWN BY: CR/PM
 CHECKED BY: PM
 DATE: NOVEMBER 29, 2021
 SCALE:

SHEET TITLE:

COVER SHEET

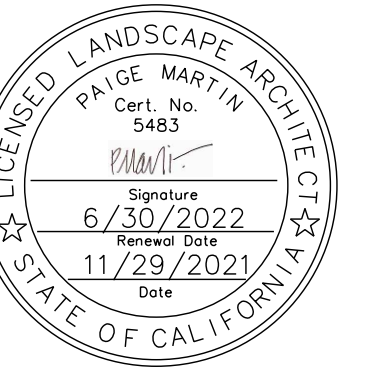
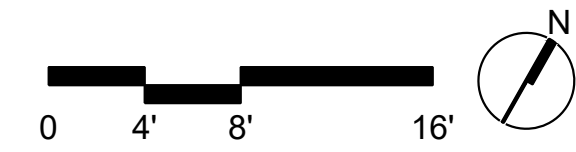
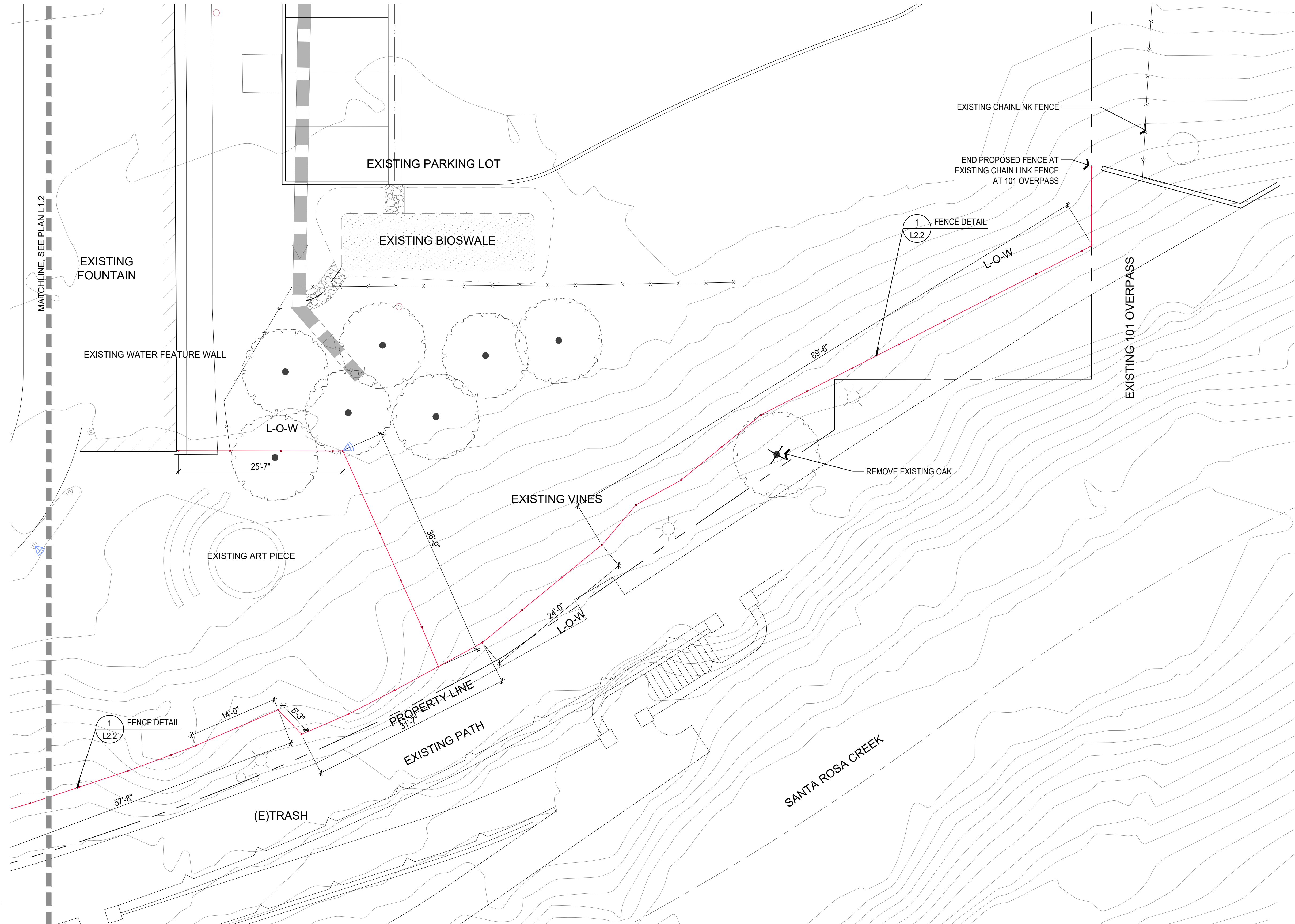
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L0.0

LIGHTING NOTES

1. TREES SHALL BE PRESERVED, PROTECTED, AND MAINTAINED.
2. ALL LIGHTING TO BE LOW-VOLTAGE
3. ALL LIGHTING TO BE FULL CUT-OFF AND PRESERVE DARK SKIES
4. LIGHTING SHALL BE RECESSED WITH NO LIGHT TRESPASS ONTO ADJACENT PROPERTIES
5. LIGHTING SHALL ADHERE TO CITY OF SANTA ROSA LIGHTING CODE: 20-30.080
6. CONTRACTOR TO WORK WITH HOTEL FACILITIES DIRECTOR TO INCORPORATE PROPOSED LIGHTING INTO EXISTING SYSTEM

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ITEM NUMBER	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	NOTES	MOUNTING
	FLOOD LIGHT WITH YOKE BY VOLT LIGHTING	31	BDL-VFL-4512-ABZ	BRASS	BRONZE		LED	7W	3,000	60 DEGREES	ON FENCE POST
	TREE DOWNLIGHT BY VOLT LIGHTING	7	VAL-2008-BBZ 2W	BRASS	BRONZE	TREEBOX	1LED	7W	2,700		ON TREE WITH BAND



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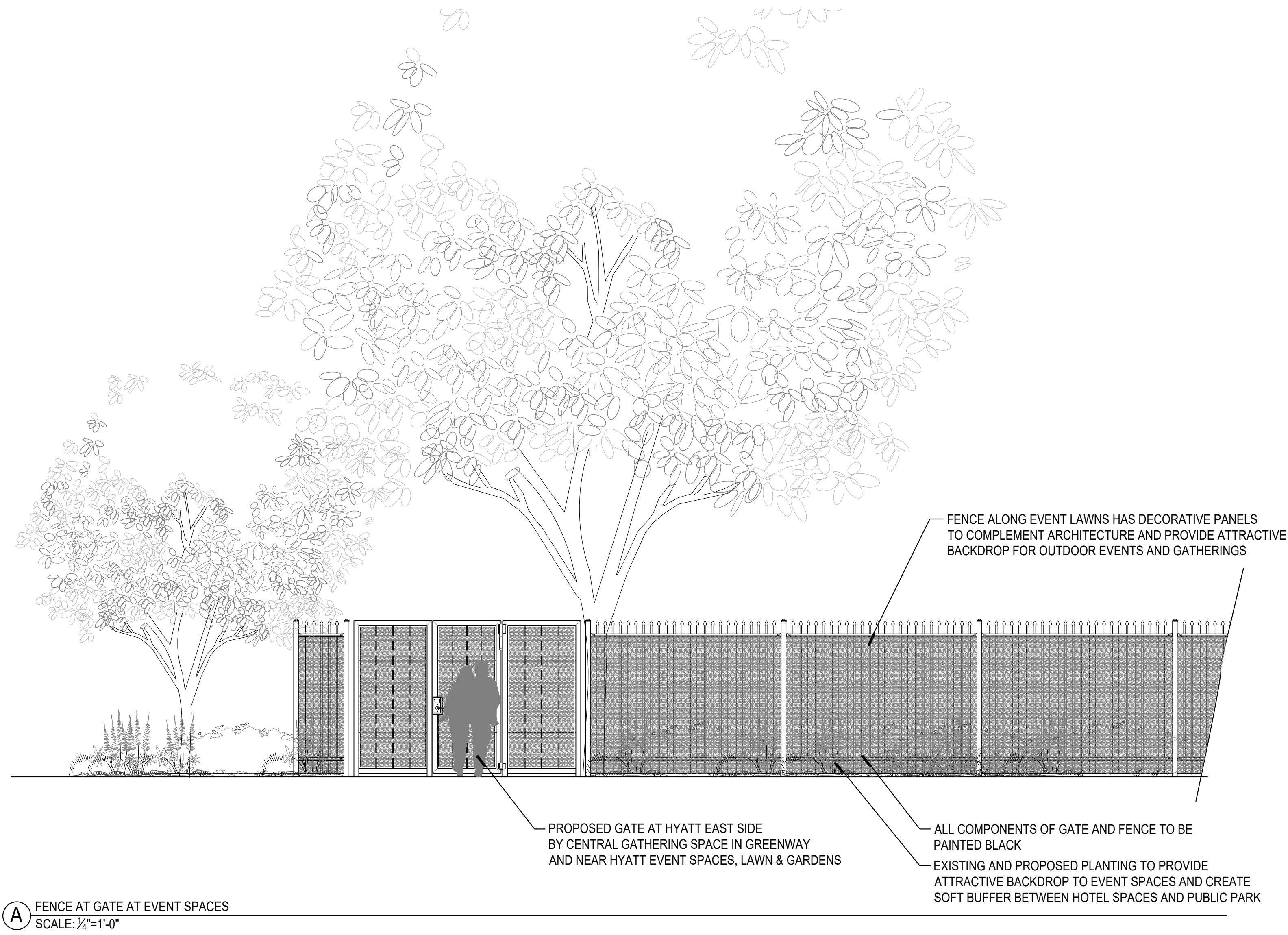
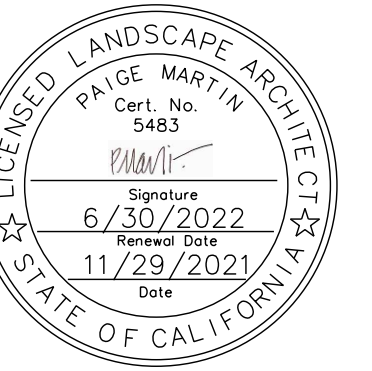
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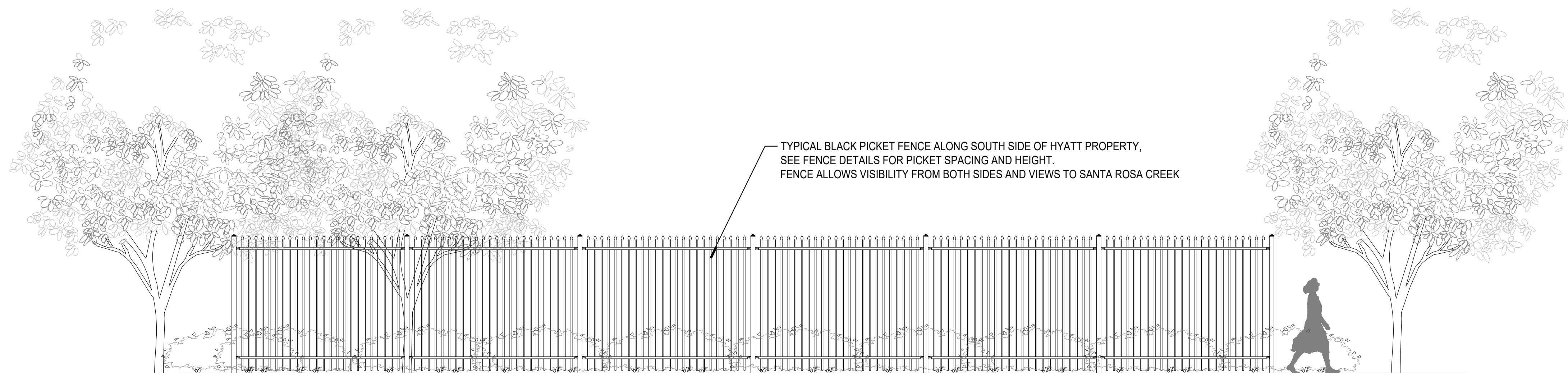
FENCE LAYOUT PLAN

SHEET NUMBER:

L1.3



A FENCE AT GATE AT EVENT SPACES
SCALE: 1/4"=1'-0"



B TYPICAL FENCE ELEVATION
SCALE: 1/4"=1'-0"



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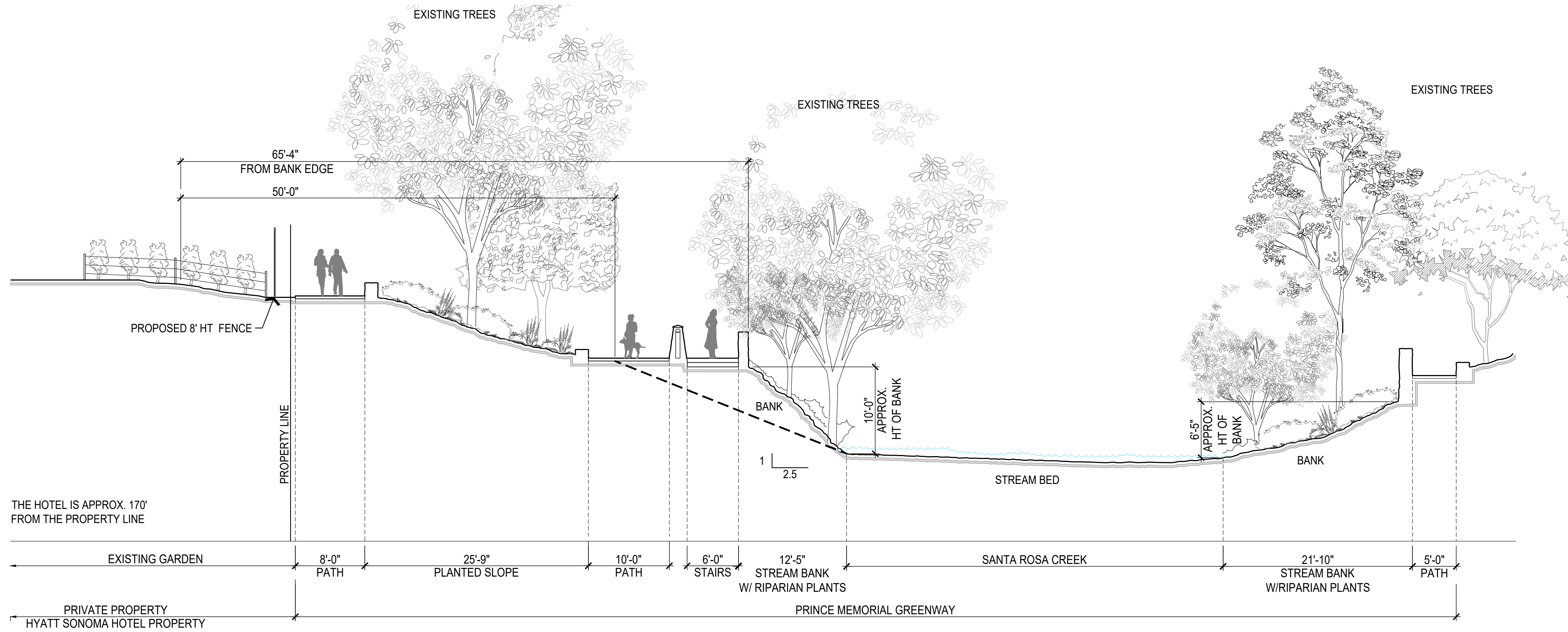
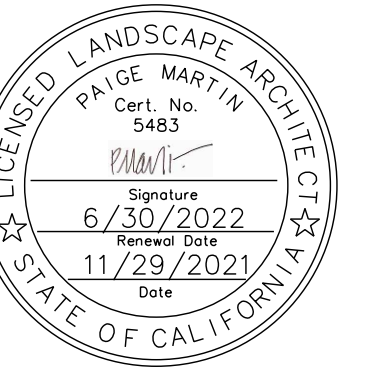
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SCALE: AS SHOWN

SHEET TITLE:

FENCE ELEVATION

SHEET NUMBER:

L1.4



01 SECTION A
 1/8" = 1'-0"

VIEW-741789341

NOTE:
 SONOMA COUNTY FLOOD INSURANCE STUDY DOCUMENTS
 FLOWS ARE CONTAINED IN FLOOD CHANNEL. PREPARED BY
 FEMA MARCH 7, 2017. FEMA DOES NOT DCOUMENT 100 YEAR
 FLOOD IN THIS AREA.

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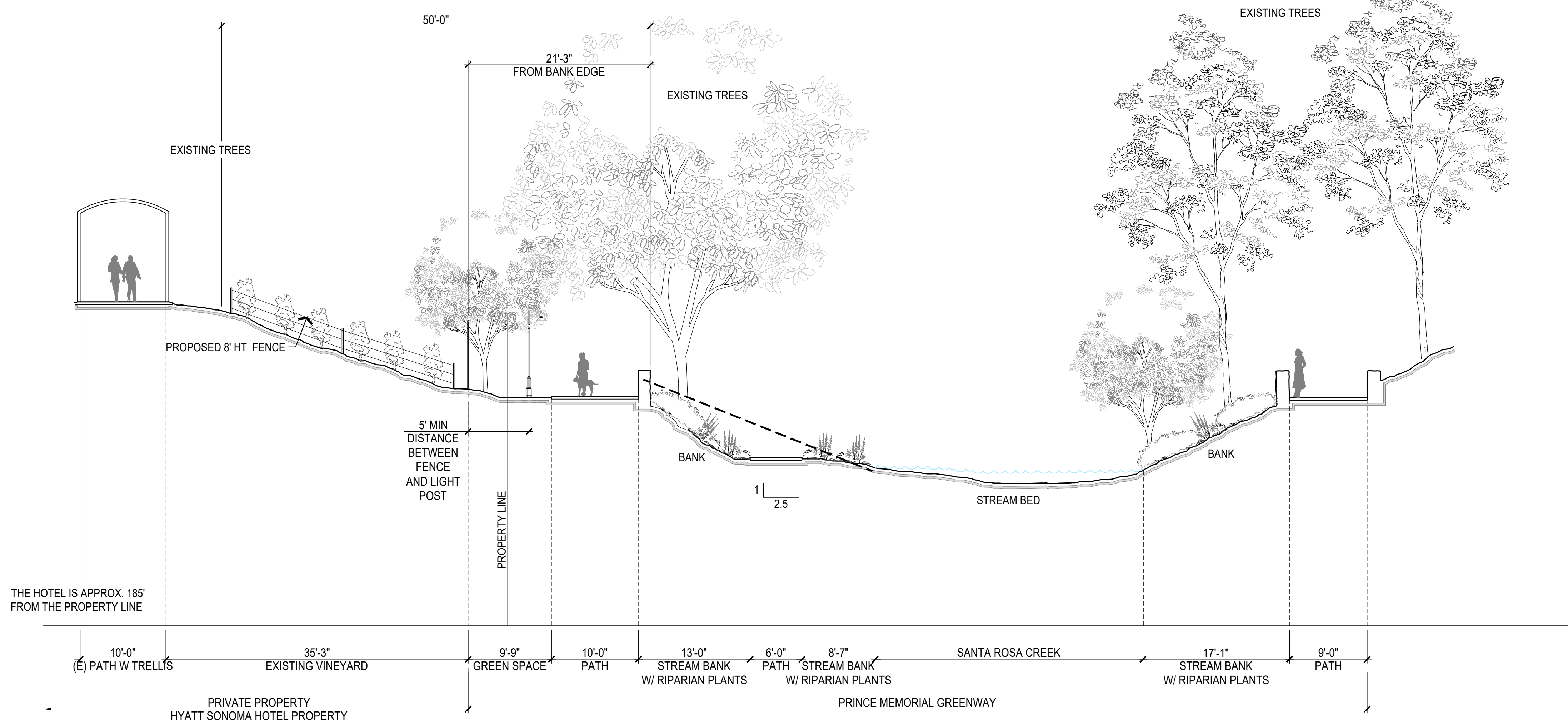
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SECTIONS

SHEET NUMBER:

L1.5



02 SECTION B
 1/8" = 1'-0"

VIEW-556714535



Prince Memorial Greenway
Looking East on upper path.
Hyatt pool building on left.
Existing pole lights along backside of sidewalk



Prince Memorial Greenway
Looking West on upper path.
Hyatt pool building on right



Hyatt pool fence and trellis



Hyatt existing vineyards on west side of central
gathering space



Hyatt existing vineyards and pedestrian gate



Prince Memorial Greenway central gathering
space



Prince Memorial Greenway central gathering space



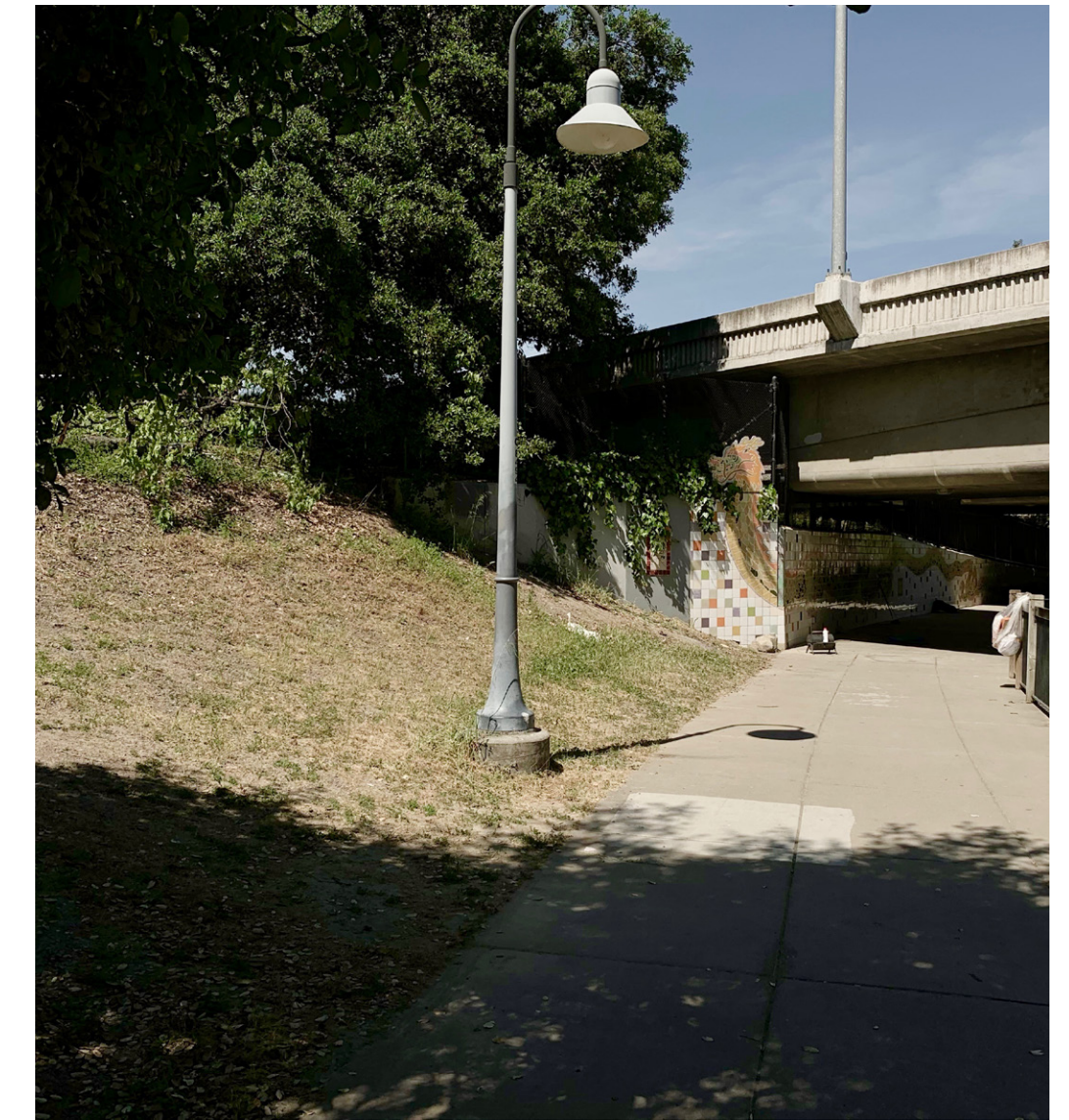
Prince Memorial Greenway
Stairs to lower path from pedestrian bridge and
central gathering space



Prince Memorial Greenway
Lower path and pedestrian bridge



Prince Memorial Greenway
Looking up from path into Hyatt existing vineyard landscape and event space be-
yond.
Existing PG&E box and light fixture in foreground



Prince Memorial Greenway
Looking east, 101 Freeway overpass.
Santa Rosa Creek to the right and down the slope



Hyatt - east side of property
East parking lot to the right



Prince Memorial Greenway
Looking east on lower path
Santa Rosa Creek to the right of path and below



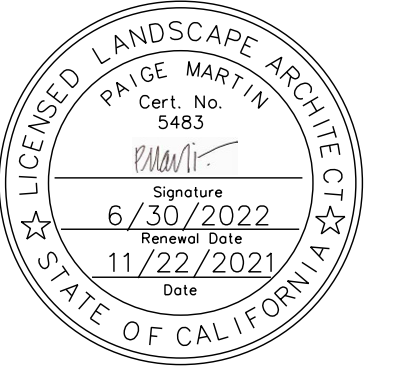
Prince Memorial Greenway
Looking West on lower path
Santa Rosa Creek to the left of path and below. Hyatt property
to the right of upper path



Prince Memorial Greenway
Looking West towards overpass at Railroad Street



Santa Rosa Creek
Heavy vegetation on banks - visibility to stream bed obscured
by vegetation



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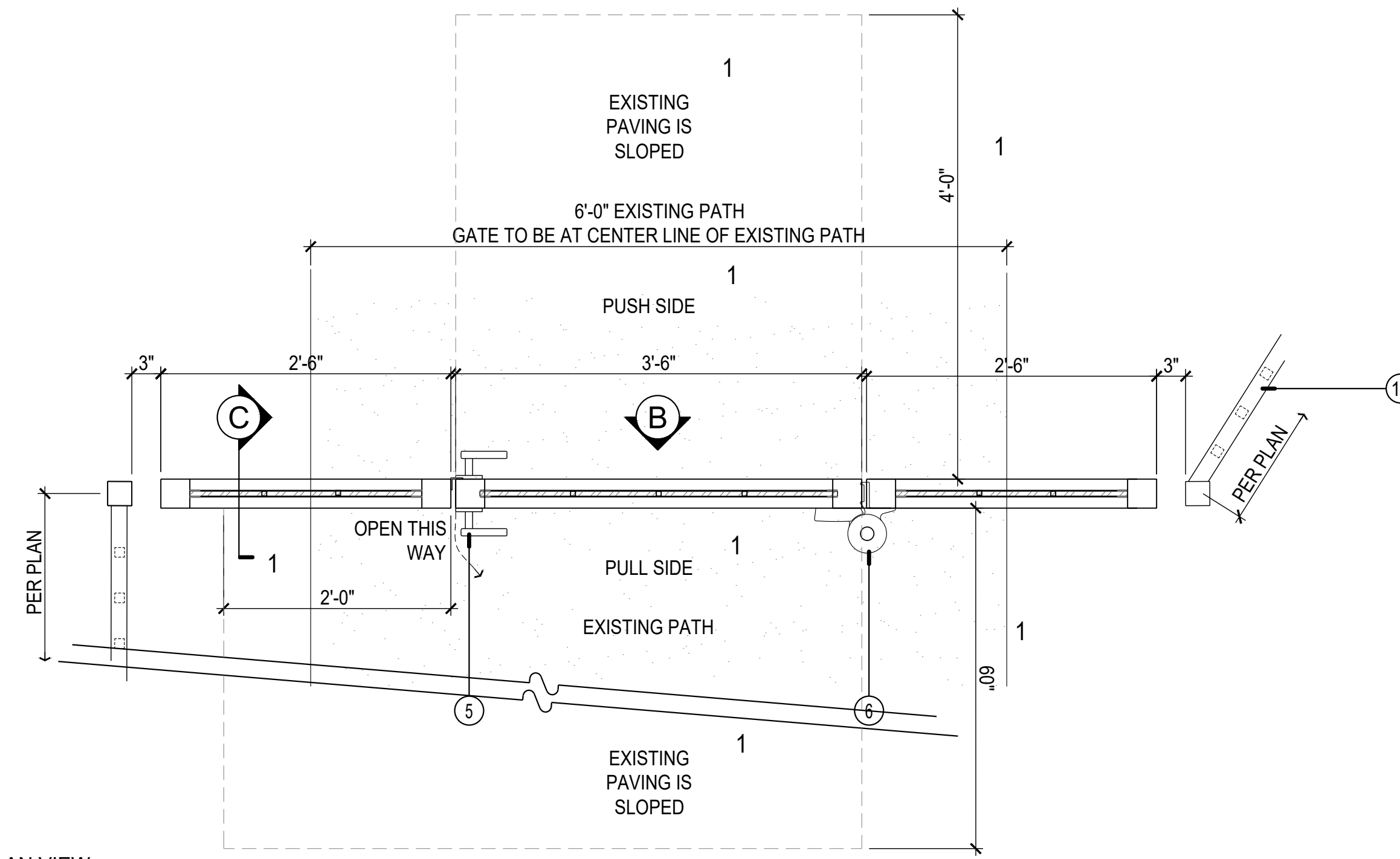
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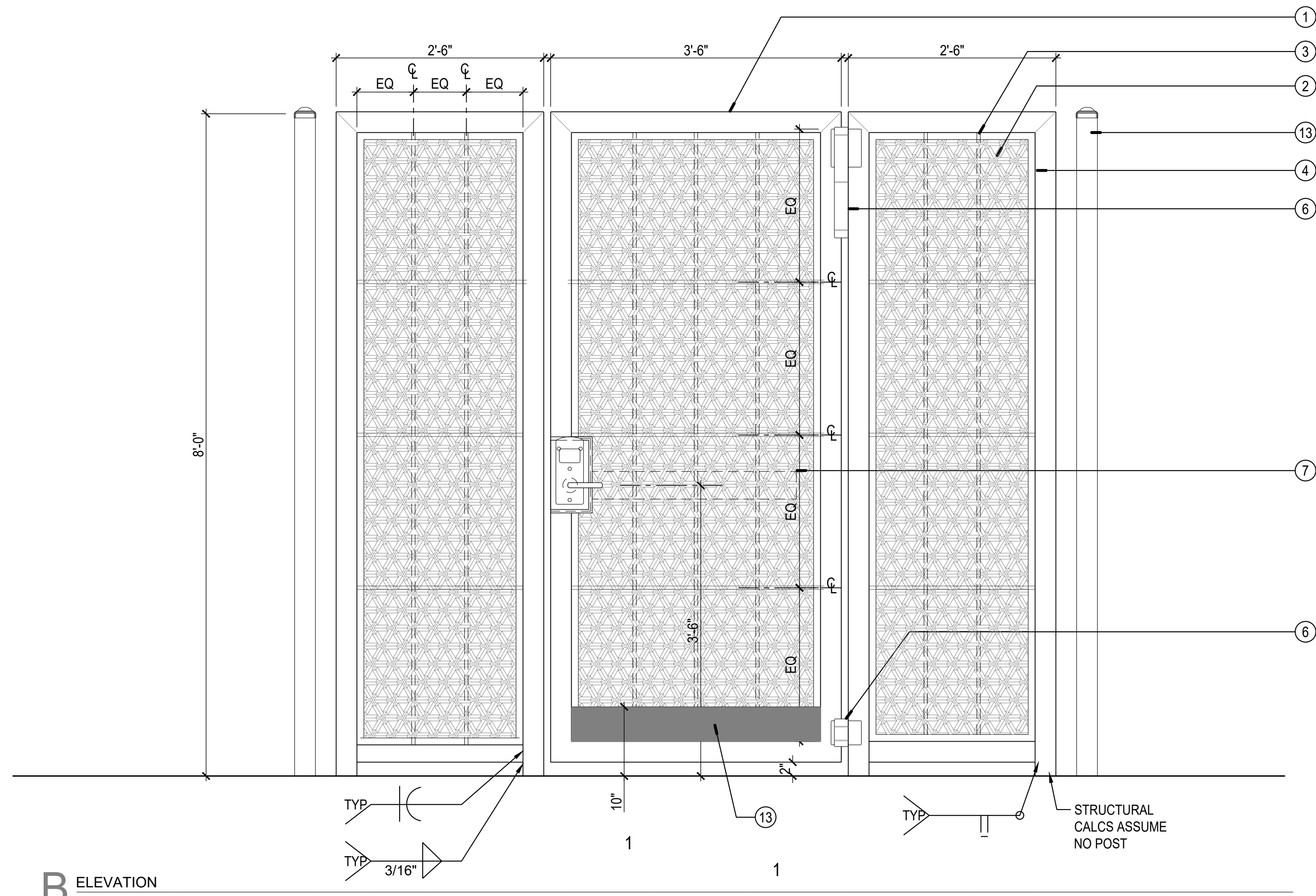
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EXISTING
PHOTOS

SHEET NUMBER:

L1.6



A PLAN VIEW
SCALE: 1"=1'-0"



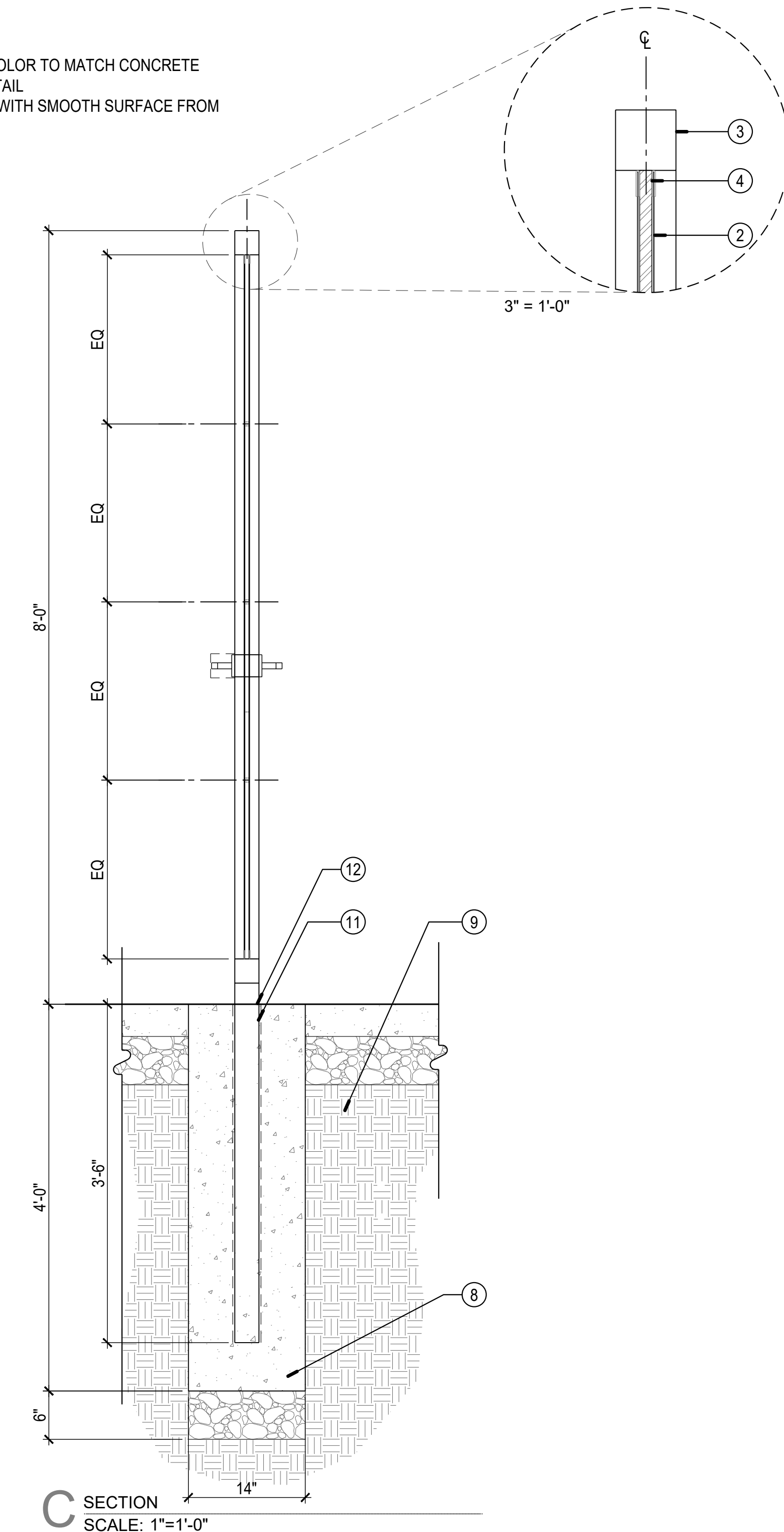
B ELEVATION
SCALE: 1"=1'-0"

KEY

1. 3x3x1/4" HSS TYPICAL TUBULAR STEEL GATE FRAME, MITER AT CORNERS, GRIND SMOOTH PRIOR TO POWDERCOAT
2. McNICHOLS, METAL SCREEN, #PS/CR 20GA MAGESTIC #2040 36x96, WWW.McNICHOLS.COM. WELD TO TUBULAR STEEL FRAME.
3. 1/2" x 1/2" SQUARE FLAT BAR, WELD TO OUTER TUBULAR STEEL FRAME. PLACE ON CENTER LINE OF FRAME BETWEEN McNICHOLS SCREEN PANELS.
4. McNICHOLS U-EDGING, 1"X1/2"X14 GAUGE
5. SELF-LATCHING GATE HARDWARE WITH ELECTRONIC ACCESS CONTROLS, TBD. SEE NOTES
6. 180° HEAVY DUTY, HYDRAULIC GATE CLOSER AND HINGE, LOCINOX, MAMMOTH-180 (FOR GATES UP TO 330LBS) INCLUDING DINO HINGE. FINISH TO MATCH GATE. GATE WEIGHT 280 LBS. CONTRACTOR TO SELECT HINGE RATED FOR LOAD. HINGE TO CLOSE AT 5 SEC MIN FROM 90 TO 12 DEGREES AND FORCE NEEDED TO ACTIVATE SHALL NOT EXCEED 5 LBS.
7. PUSH / PANIC BAR, STAINLESS STEEL BY FALCON. ITEM #25-R-EO-3-32D. 33" LENGTH. INSTALL ON HOTEL SIDE
8. COMPACTED SUB-BASE
9. EXISTING SOIL
10. CONCRETE FOOTING
11. CORE DRILL FOOTING FOR POST
12. HIGH STRENGTH, NON-SHRINK GROUT, COLOR TO MATCH CONCRETE
13. MANUFACTURED METAL FENCE, SEE DETAIL
14. SOLID METAL KICK PLATE ON PUSH SIDE WITH SMOOTH SURFACE FROM FINISH GRADE TO 10" MIN PER CODE

NOTES

- A. SEE STRUCTURAL ENGINEER CALCULATIONS FOR GATE AND FOOTINGS, SEPARATE DOCUMENT
- B. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO FABRICATION
- C. FENCE HEIGHT TO BE NO SHORTER THAN 8'-0"
- D. ALL WORK SHALL COMPLY WITH CURRENT CODE REQUIREMENTS
- E. ALL EXPOSED METAL TO BE POWDERCOATED WITH TIGER DRYLAC, COLOR TO BE BLACK TO MATCH PRE-FAB FENCE
- F. COORDINATE ACCESS CONTROL KEY FOB ELECTRONICS WITH HOTEL OPERATIONS
- G. CONTRACTOR TO PROVIDE GROUT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALL



C SECTION
SCALE: 1"=1'-0"



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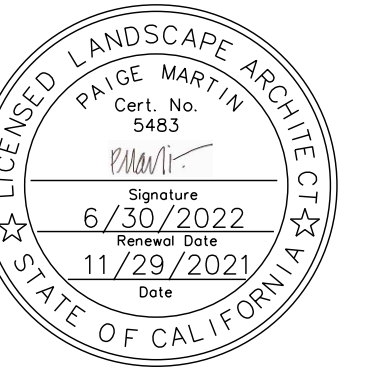
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SHEET TITLE:

GATE DETAIL

SHEET NUMBER:

1 METAL GATE 1
1" = 1'-0"



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GATE DETAIL

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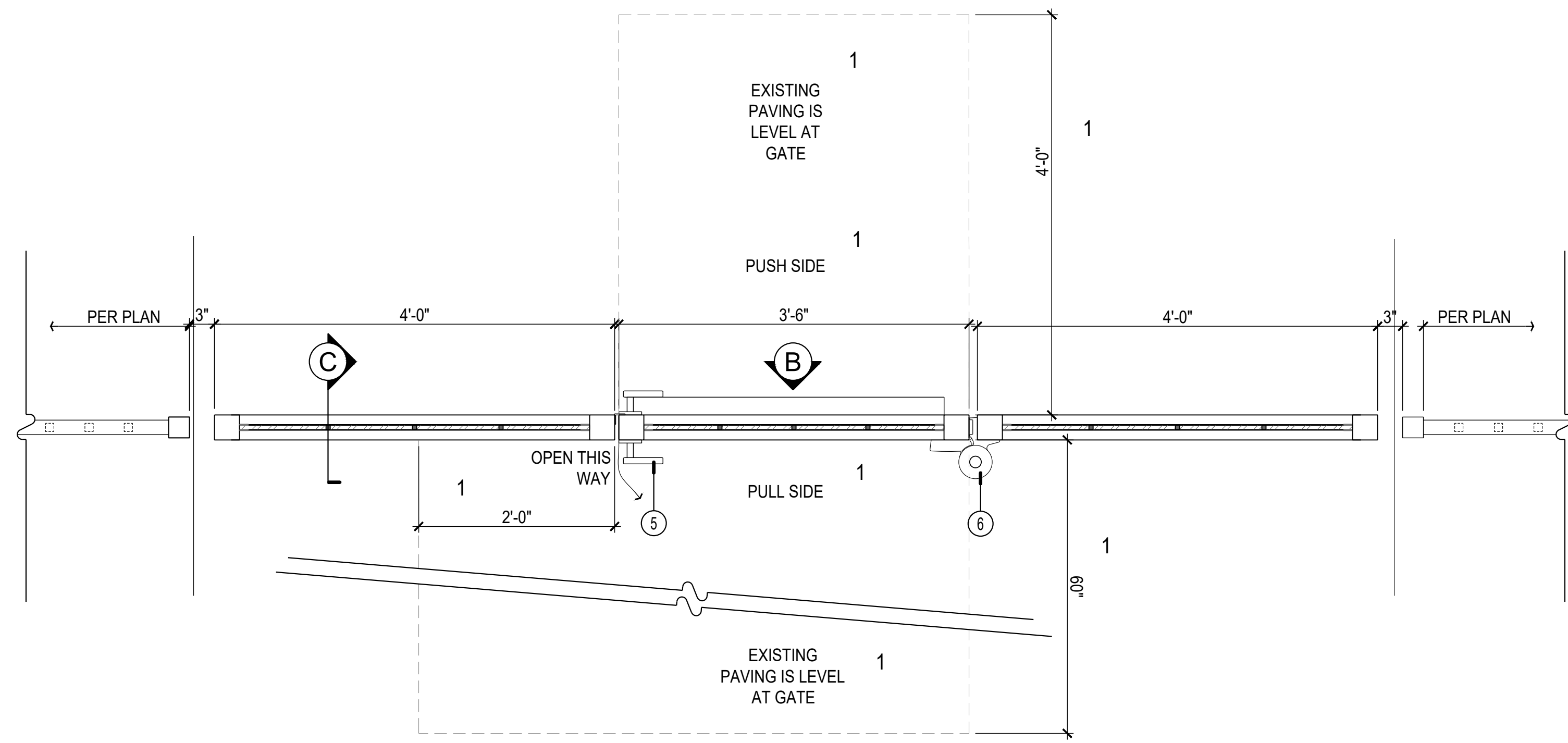
L2.1

KEY

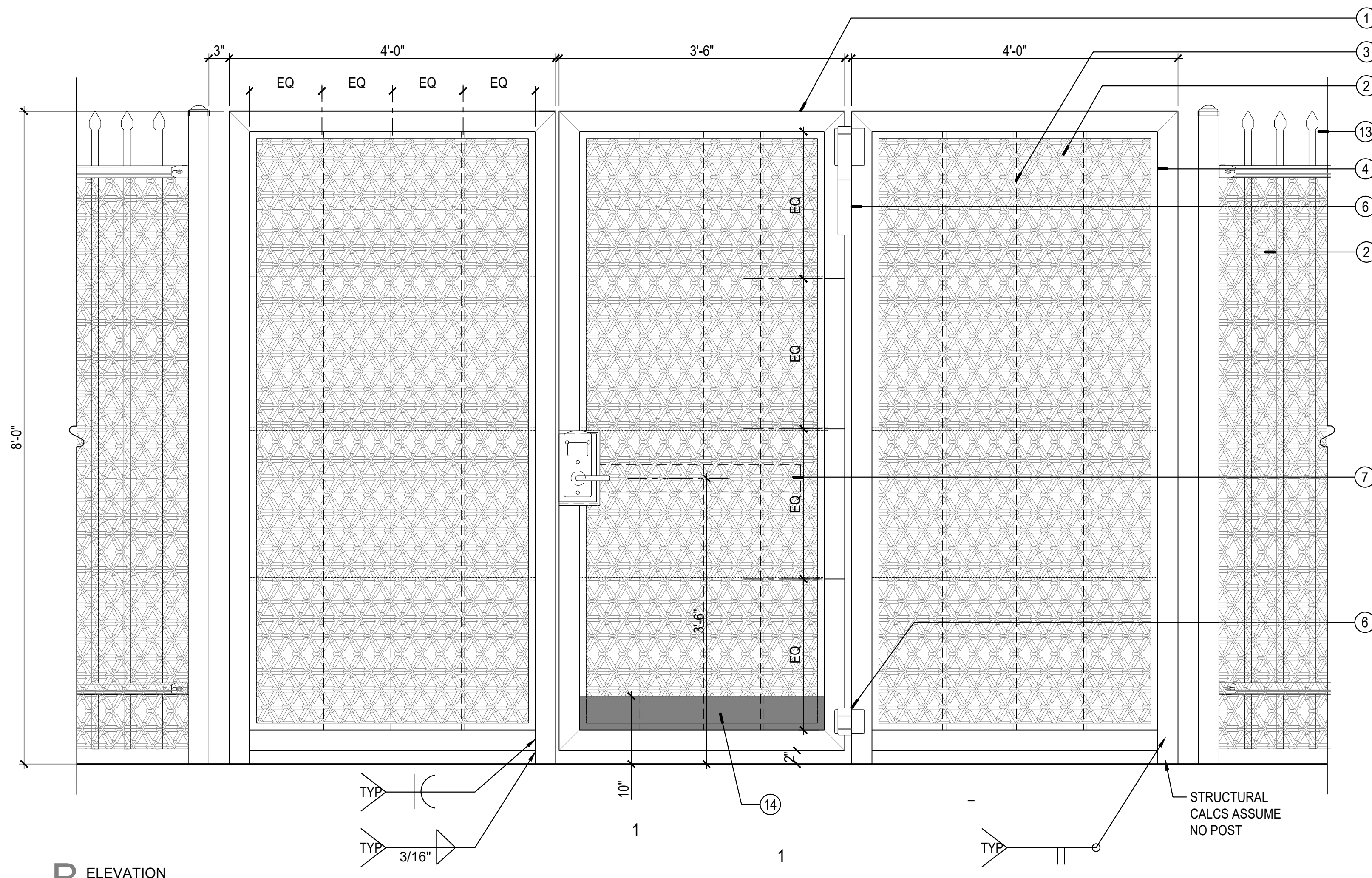
1. 3x3 1/2" HSS TYPICAL TUBULAR STEEL GATE FRAME, MITER AT CORNERS, GRIND SMOOTH PRIOR TO POWDERCOAT
2. McNICHOLS METAL SCREEN, #PS/CR 20GA MAGESTIC #2040 36x96, WWW.McNICHOLS.COM. WELD TO TUBULAR STEEL FRAME. SEE NOTE H.
3. 1/2" x 1/2" SQUARE FLAT BAR, WELD TO OUTER TUBULAR STEEL FRAME. PLACE ON CENTER LINE OF FRAME BETWEEN McNICHOLS SCREEN PANELS
4. McNICHOLS U-EDGING, 1"X1/2"X14 GAUGE
5. SELF-LATCHING GATE HARDWARE WITH ELECTRONIC ACCESS CONTROLS, TBD. SEE NOTES
6. 180° HEAVY DUTY, HYDRAULIC GATE CLOSER AND HINGE, LOCINOX, MAMMOTH-180 (FOR GATES UP TO 330LBS) INCLUDING DINO HINGE. FINISH TO MATCH GATE. GATE WEIGHT 280 LBS. CONTRACTOR TO SELECT HINGE RATED FOR LOAD. HINGE TO CLOSE AT 5 SEC MIN FROM 90 TO 12 DEGREES AND FORCE NEEDED TO ACTIVATE SHALL NOT EXCEED 5 LBS.
7. PUSH / PANIC BAR, STAINLESS STEEL BY FALCON. ITEM #25-R-EQ-3-32D. 33" LENGTH. INSTALL ON HOTEL SIDE
8. COMPACTED SUB-BASE PER GEOTECHNICAL REPORT
9. EXISTING SOIL
10. CONCRETE FOOTING
11. CORE DRILL FOOTING FOR POST
12. HIGH STRENGTH, NON-SHRINK GROUT, COLOR TO MATCH CONCRETE
13. MANUFACTURED METAL FENCE. SEE DETAIL
14. SOLID METAL KICK PLATE ON PUSH SIDE WITH SMOOTH SURFACE FROM FINISH GRADE TO 10" MIN PER CODE

NOTES

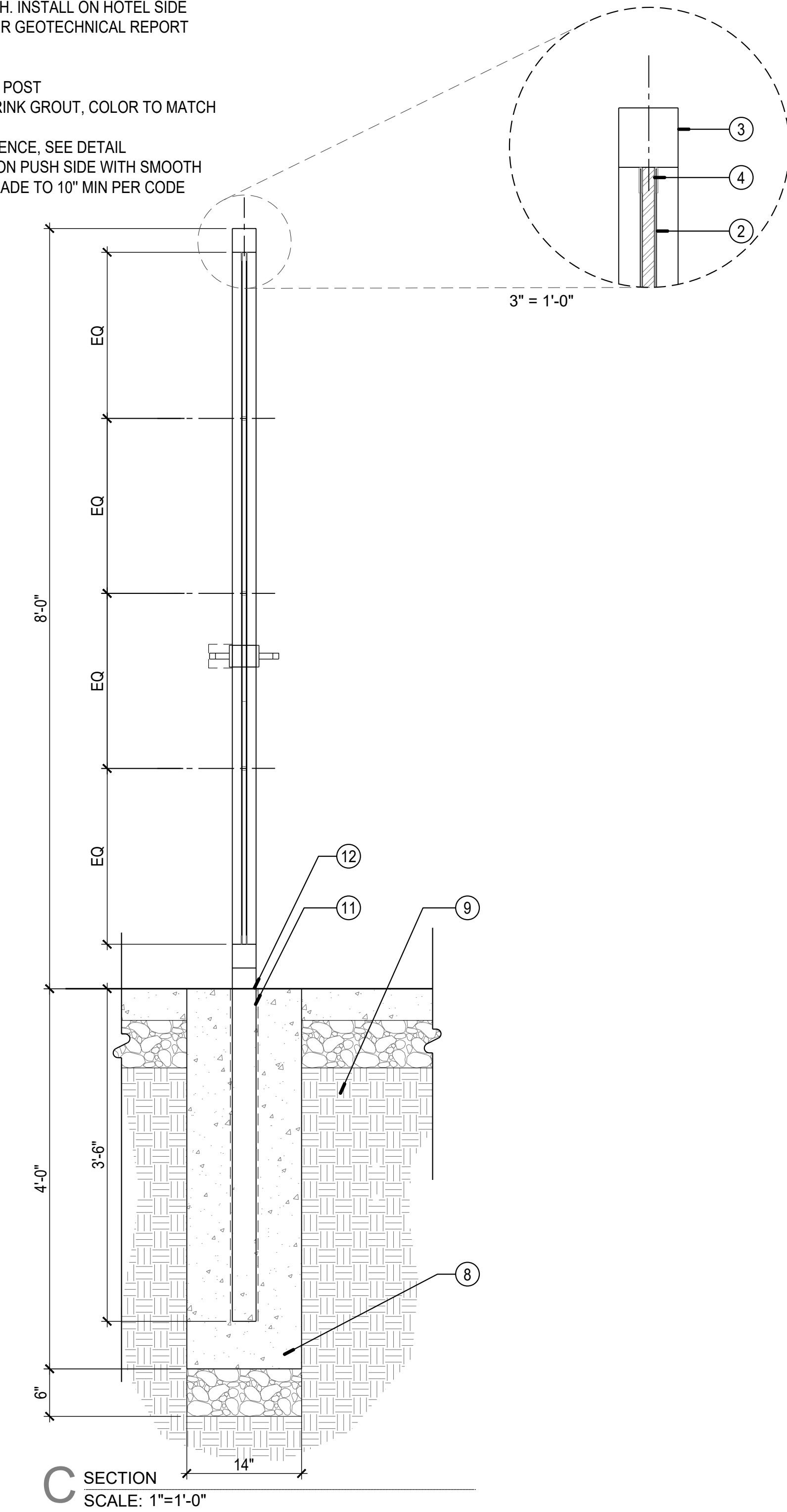
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- E. ALL EXPOSED METAL TO BE POWDERCOATED WITH TIGER DRYLAC. COLOR TO BE BLACK TO MATCH PRE-FAB FENCE
- F. COORDINATE ACCESS CONTROL KEY FOB ELECTRONICS WITH HOTEL OPERATIONS
- G. CONTRACTOR TO PROVIDE GROUT SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO INSTALL
- H. McNICHOLS PANEL ON FENCE IN THIS SECTION ONLY



A PLAN VIEW
SCALE: 1"=1'-0"

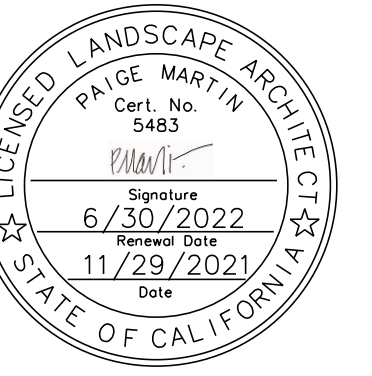


B ELEVATION
SCALE: 1"=1'-0"



C SECTION
SCALE: 1"=1'-0"

1 METAL GATE 2
1" = 1'-0"



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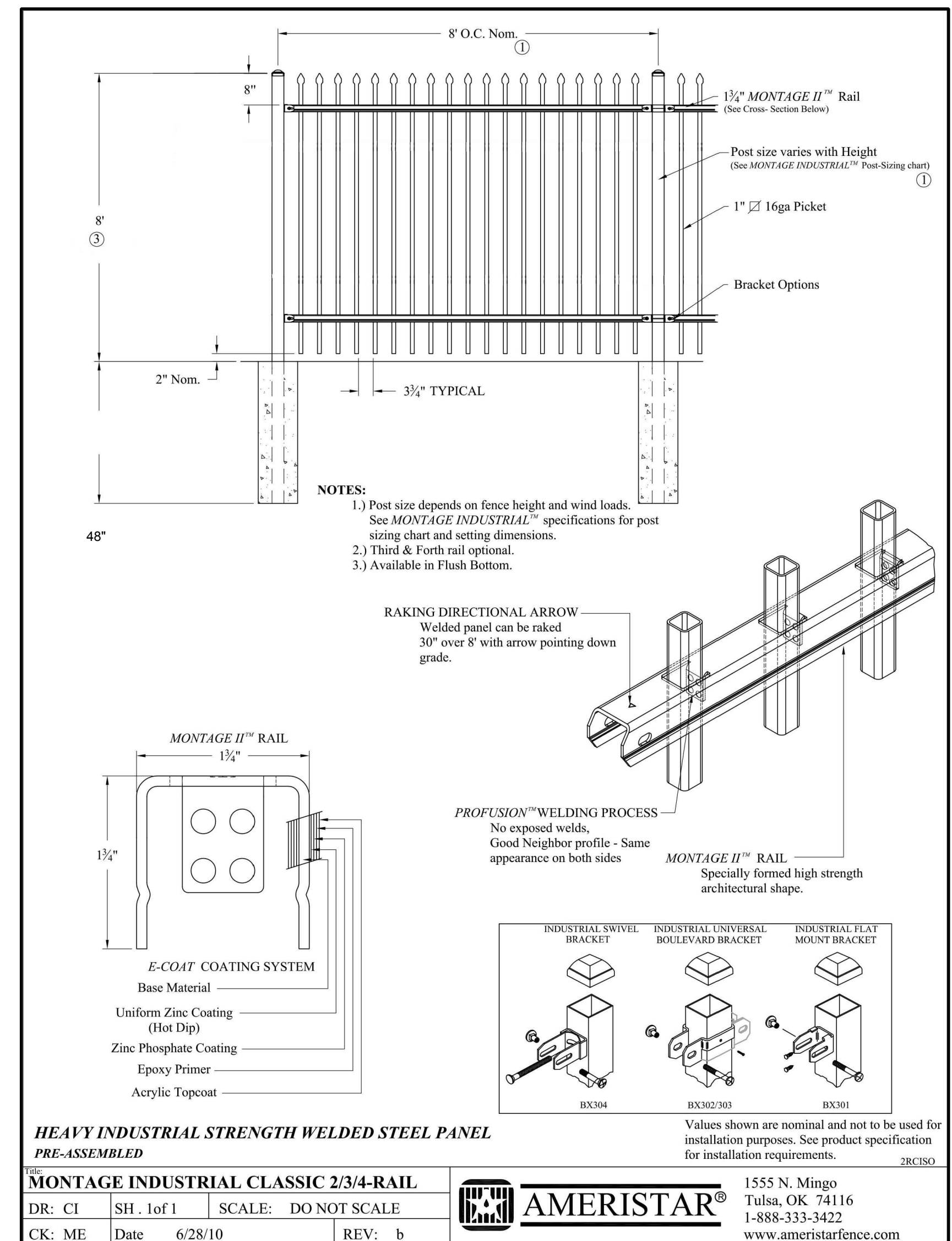
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FENCE DETAIL

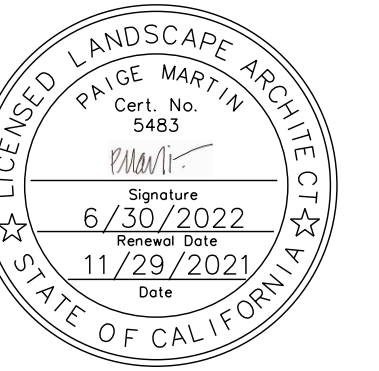
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L2.2



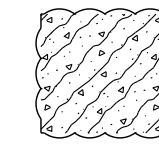
1 FENCE DETAIL





PLANT SCHEDULE						
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	PYR COC	27	PYRACANTHA COCCINEA	SCARLET PYRACANTHA	15 GAL	
VINE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	ROS BAN	30	ROSA BANKSIAE	LADY BANKS ROSE	15 GAL	
	ROS SA2	6	ROSA LG. FLOWERED CLIMBER 'SALLY HOLMES'	ROSE	15 GAL	

CONCEPT PLANT SCHEDULE



DROUGHT TOLERANT GROUNDCOVERS & ORNAMENTAL GRASSES 878 SF
 GROUNDCOVER PLANTING TO BE A MIX OF FLOWERING EVERGREEN GROUNDCOVERS AND ORNAMENTAL GRASSES, INCLUDING BUT NOT LIMITED TO:
 ARCTOSTAPHYLOS UVA URSI 'POINT REYES' - MANZANITA
 CEANOTHUS GRISEUS
 HORIZONTALIS - CARMEL CREEPER
 LOMANDRA LONGIFOLIA 'BREEZE' - LOMANDRA

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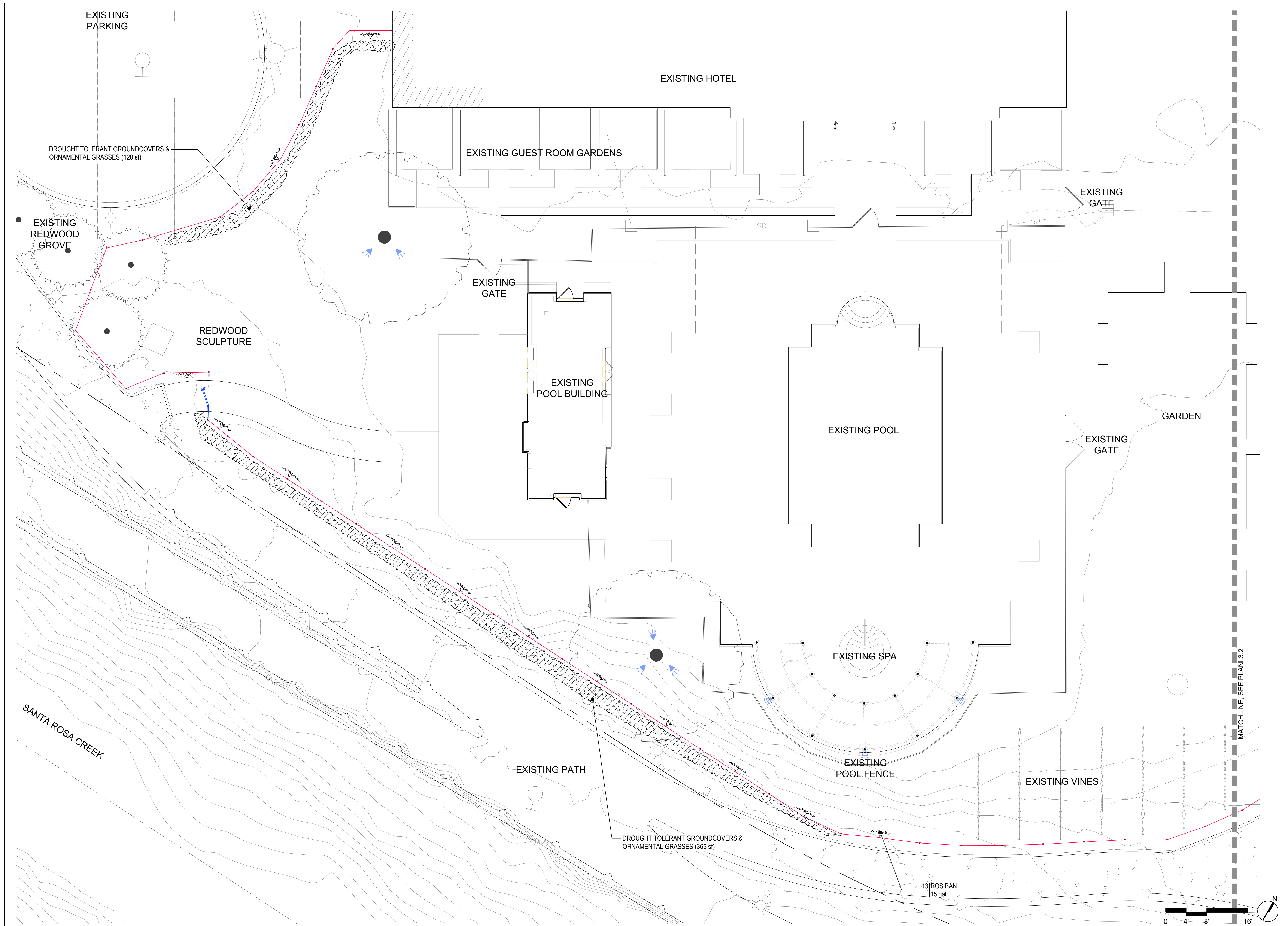
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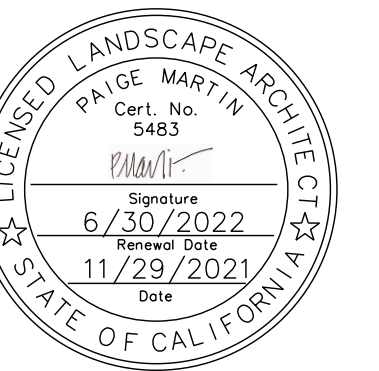
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PLANTING SCHEDULE AND NOTES

SHEET NUMBER:



M STUDIO
 LANDSCAPE ARCHITECTURE
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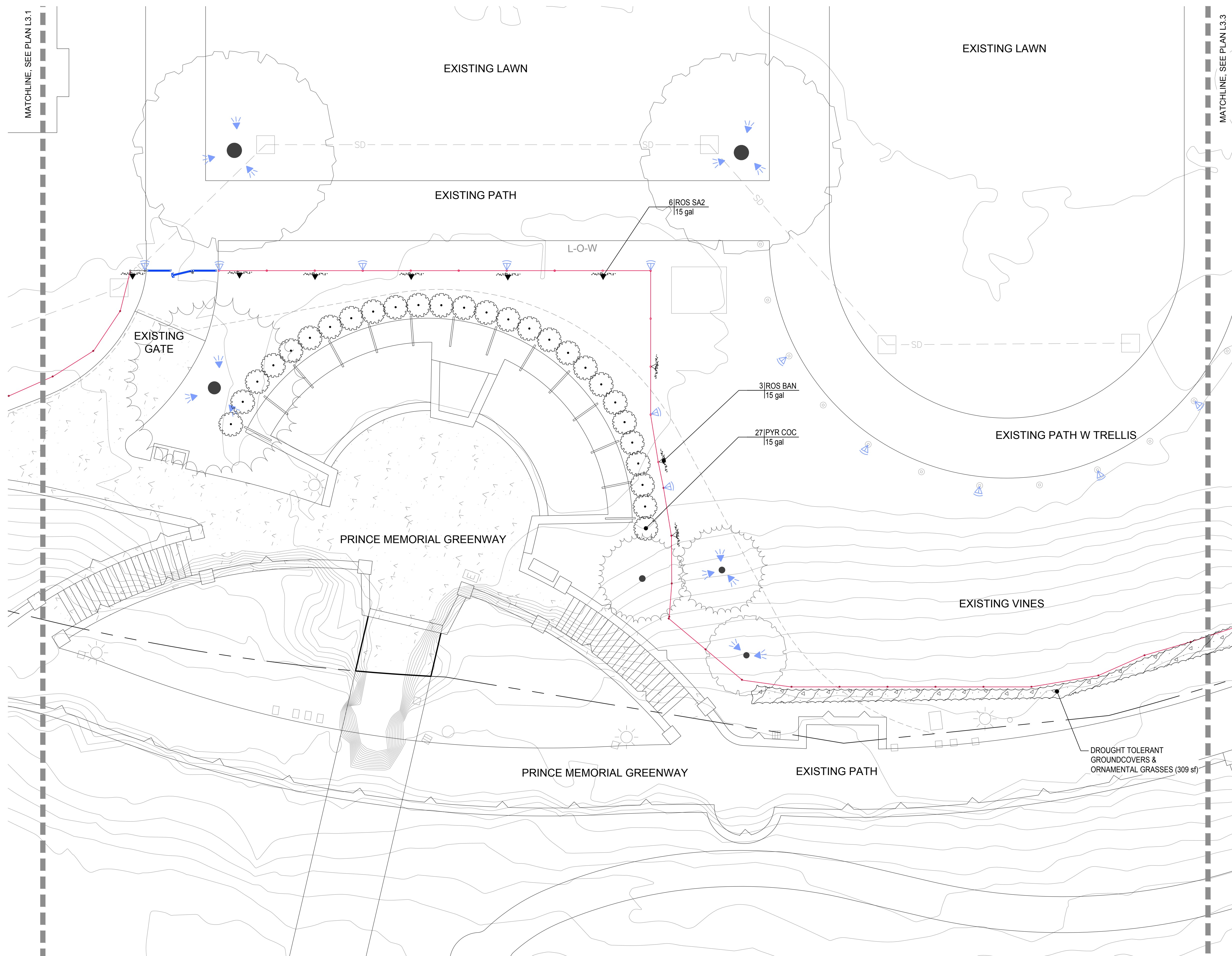
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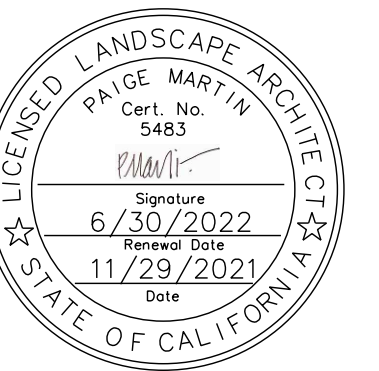
SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L3.1



MATCHLINE, SEE PLAN L3.1

MATCHLINE, SEE PLAN L3.3



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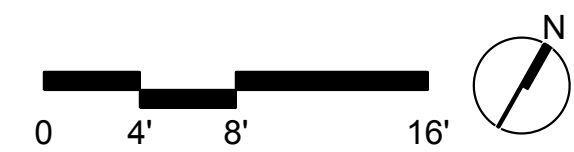
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CHECKED BY: PM
DATE: NOVEMBER 29, 2021
SCALE:

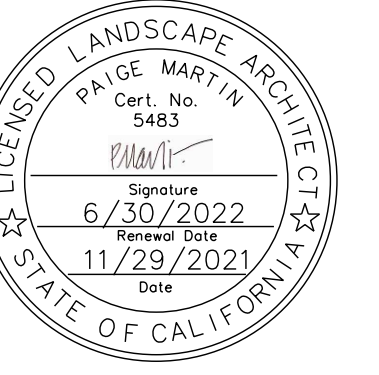
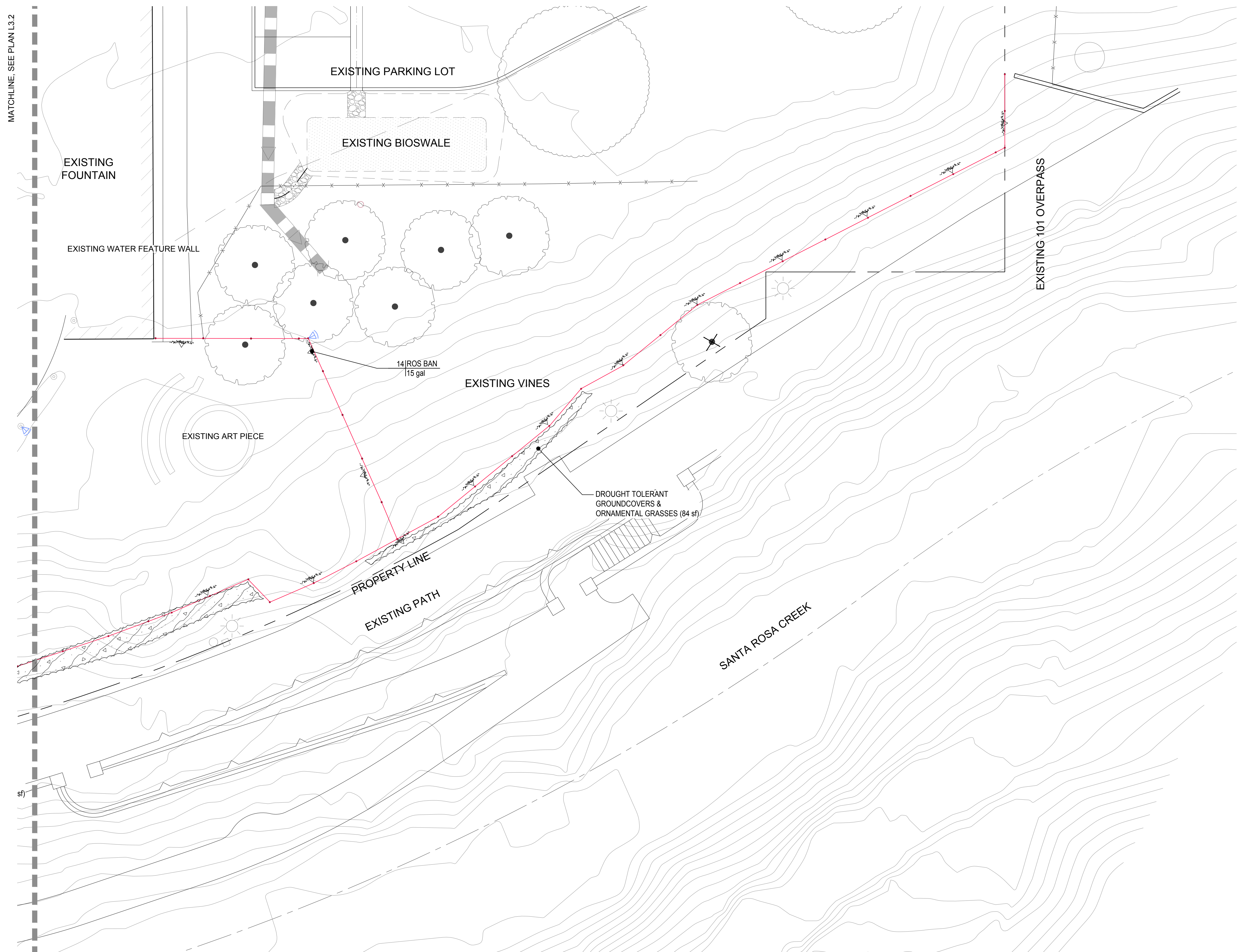
SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L3.2





NOT FOR CONSTRUCTION

NO.	DATE	REVISION
PROJECT NUMBER		1906.HYAT

MINOR DESIGN REVIEW

HYATT REGENCY SONOMA
WINE COUNTRY
170 RAILROAD ST
SANTA ROSA, CALIFORNIA 95401

DRAWN BY: CR/PM
CHECKED BY: PM
DATE: NOVEMBER 29, 2021
SCALE: 1"=16'

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER: