

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
FEBRUARY 16, 2017**

2:30 P.M. (CITY HALL ROOM 7)

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:33 p.m. Board Members Present: Burch, Hedgpeth, Anderson, Grogan, Kincaid, Sunderlage. Absent: Zucco arrived at 2:35 p.m.

2. APPROVAL OF MINUTES – January 19, 2017

Approved as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

Board Member Sunderlage abstained from Item 6.1.

6. SCHEDULED ITEMS

**6.1 CONCEPT DESIGN REVIEW – SANTA ROSA MEMORIAL HOSPITAL
MEDICAL OFFICE BUILDING & PARKING
1102-1170 MONTGOMERY DR – FILE NO. DR17-001**

BACKGROUND: This project proposes to demolish or relocated existing buildings on site and construct a new, 4-story medical office building and 600-stall parking garage.

- Senior Planner Patrick Streeter introduced the project.
- Project Manager Wesley Okamoto introduced the project team.
- Applicant Representative Jean Kapolchok gave a presentation.
- The Project Architect gave a presentation.

The Board expressed concern regarding placement of the parking structure in regards to visual impact and impact on pedestrian circulation and traffic congestion. The Board recommended use of taller trees to break up parking structure mass from different views, and expressed a need for a larger tree at Sotoyome Street, and to wrap the design around Sotoyome Street. The Board suggested a façade for the parking garage, and use of metal railings at the top level. The Board emphasized that pedestrian circulation needs to be away from traffic.

**6.2 CONCEPT DESIGN REVIEW – RESIDENCE INN BY MARRIOTT
0 BROADACRE CIR – FILE NO. DR16-056**

BACKGROUND: This project included Concept Design Review for a 115-room hotel to be constructed on an approx. 4.59-acre undeveloped parcel. This item was previously reviewed by the Board as a Concept item in October 2016.

- City Planner Amy Nicholson introduced the project.
- Applicant Representative Don Cape gave a presentation.
- The Project Architect, Scott Brown, gave a presentation.
- Landscape Architect Don MacNair gave a presentation.

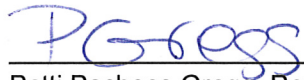
The Board recommended a varied roofline, larger shrubs at the retaining walls, richer colors and material variety, and suggested reducing the number of rooms if needed, to break up the building mass, soften the corners, and increase fenestration. The Board emphasized the importance of the west elevation, and the need to reduce the visual impact from Highway 101 and Redwood Highway. The Board recommended lowering the tower height. Explore the entryway orientation and width. Plant more Oaks of varied size on the slope to tie in with the existing Oak grove. Show more varied wall materials at the next submittal.

7. BOARD MEMBER REPORTS

8. DEPARTMENT REPORT

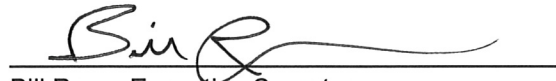
9. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 5:15 p.m.

PREPARED BY:



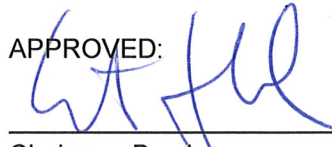
Patti Pacheco Gregg, Recording Secretary

ATTEST:

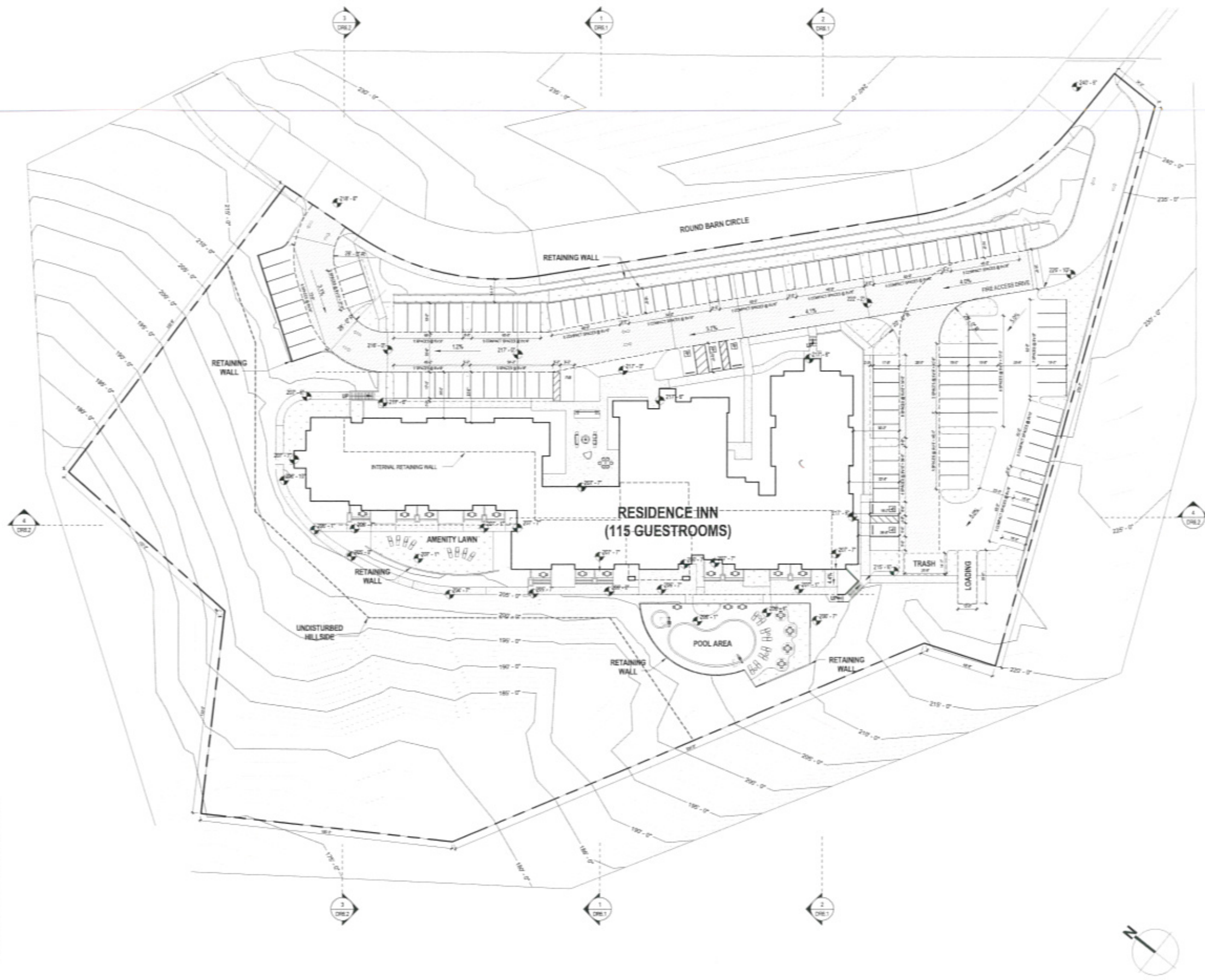


Bill Rose, Executive Secretary

APPROVED:



Chairman Burch



PROJECT SUMMARY	
THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR (1.)	
SITE SUMMARY	
APN#	173-05-008
ADDRESS	BROADACRE DR SANTA ROSA, CA 95403
JURISDICTION	SANTA ROSA
LAND USE PLAN AREA	VACANT COMMERCIAL LAND HOTEL
SITE AREA (NET)	4.4 ACRES / 200,800 SF
ZONING CLASSIFICATION	PD 17-001
PLANNED LAND USE	RETAIL AND BUSINESS SERVICE
FRONT YARD SETBACK	8'-0" REQUIRED / 8'-0" PROVIDED
SIDE YARD SETBACK	8'-0" REQUIRED / 8'-0" PROVIDED
REAR YARD SETBACK	8'-0" REQUIRED / 8'-0" PROVIDED
HEIGHT ALLOWED	8' MAX ALLOWED
BUILDING FOOTPRINT COVERAGE	28,200 SF (14.1%)
PARKING LOT AREA	47,300 SF (23.5%)
LANDSCAPE AREA	125,300 SF (62.4%)
BUILDING AREAS	
RESIDENCE INN (115 GUESTROOMS)	
LEVEL 0	13,910 SF
LEVEL 1	28,200 SF
LEVEL 2	24,000 SF
LEVEL 3	24,000 SF
TOTAL	90,110 SF
PARKING CALCULATIONS	
USE	HOTEL / HOTEL
REQUIRED	1 SPACE PER GUESTROOM 1 X 115 = 115 SPACES TOTAL: 115 SPACES REQUIRED
PROVIDED	ON-SITE PARKING 115 SPACES TOTAL: 115 SPACES PROVIDED INCL. TOTAL 5 ACCESSIBLE (4 ACC. AND 1 VAN ACC.)
VICINITY MAP	



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City of Santa Rosa
FEB 03 2017
Planning & Economic
Development Department

RESIDENCE INN SANTA
ROSA by MARRIOTT

SANTA ROSA, CA

Project Number 15-054
SITE PLAN / SITE
DATA

DR1.1

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SITE PLAN
1" = 30'-0"



COLOR SITE PLAN

1" = 30'-0"



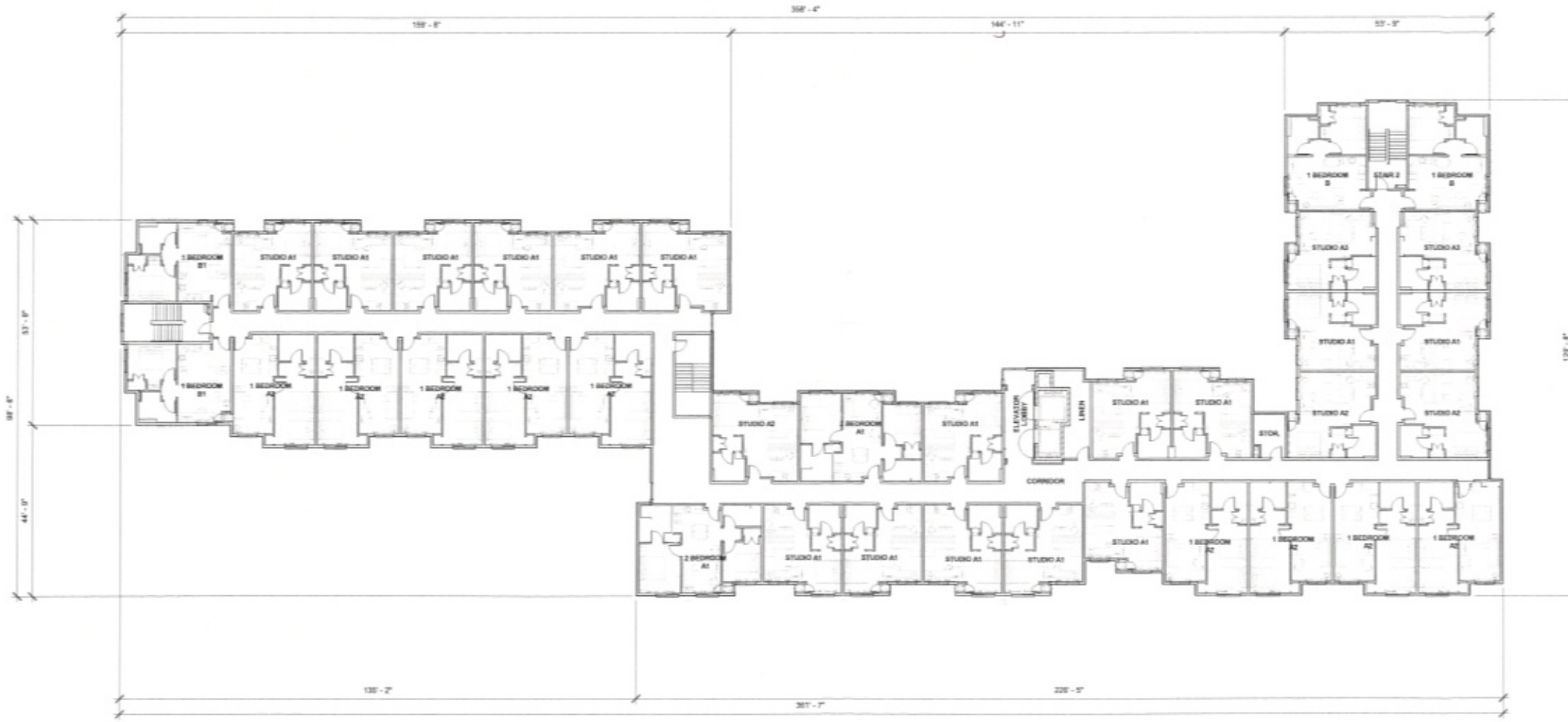
LEVEL 0

1/8" = 1'-0"



LEVEL 1

1/8" = 1'-0"



GUESTROOM TYPES	
GUESTROOM UNIT TYPE	# OF UNITS
1 BEDROOM A1	1
1 BEDROOM A2	35
1 BEDROOM B	4
1 BEDROOM B1	9
1 BEDROOM B1 ADA	1
2 BEDROOM A1	5
STUDIO A1	48
STUDIO A2	7
STUDIO A3	4
TOTAL GUESTROOMS:	115

TYPICAL FLOOR PLAN

1/8" = 1'-0"





EAST ELEVATION 1
T = 10'-0"



EAST ELEVATION 2
T = 10'-0"



NORTH ELEVATION
T = 10'-0"

EXTERIOR FINISH LEGEND		
HATCH	KEY	DESCRIPTION
[Pattern]	PT-1	EPS
[Pattern]	PT-2	EPS
[Pattern]	PT-3	EPS
[Pattern]	PT-4	EPS
[Pattern]	FC-1	FIBER CEMENT SIDING
[Pattern]	S-01	SIMULATED WOOD SOFFIT
[Pattern]	STN-1	STONE VENEER
[Pattern]	MTL-1	SIDING SEAM METAL ROOF

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WEST ELEVATION 1

1" = 10'-0"

EXTERIOR FINISH LEGEND		
HATCH	KEY	DESCRIPTION
[Hatch]	EPS PT-1	EPS
[Hatch]	EPS PT-2	EPS
[Hatch]	EPS PT-3	EPS
[Hatch]	EPS PT-4	EPS
[Hatch]	FC-1	FIBER CEMENT SIDING
[Hatch]	S-01	SIMULATED WOOD SOFFIT
[Hatch]	STN-1	STONE VENEER
[Hatch]	MTL-1	SIDING SEAM METAL ROOF



WEST ELEVATION 2

1" = 10'-0"



SOUTH ELEVATION

1" = 10'-0"



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RESIDENCE INN

3665 ROUND BARN CIRCLE, SANTA ROSA, CALIFORNIA, APN 173-050-005

Project Number 15-054
EXTERIOR ELEVATION

DR5.2



SECTION 1

1/8" = 1'-0"



SECTION 2

1/8" = 1'-0"



SECTION 3
3/8" = 1'-0"



SECTION 4
3/8" = 1'-0"

RESIDENCE INN SANTA
ROSA by MARRIOTT

SANTA ROSA, CA

Project Number: 15-024
SITE SECTIONS

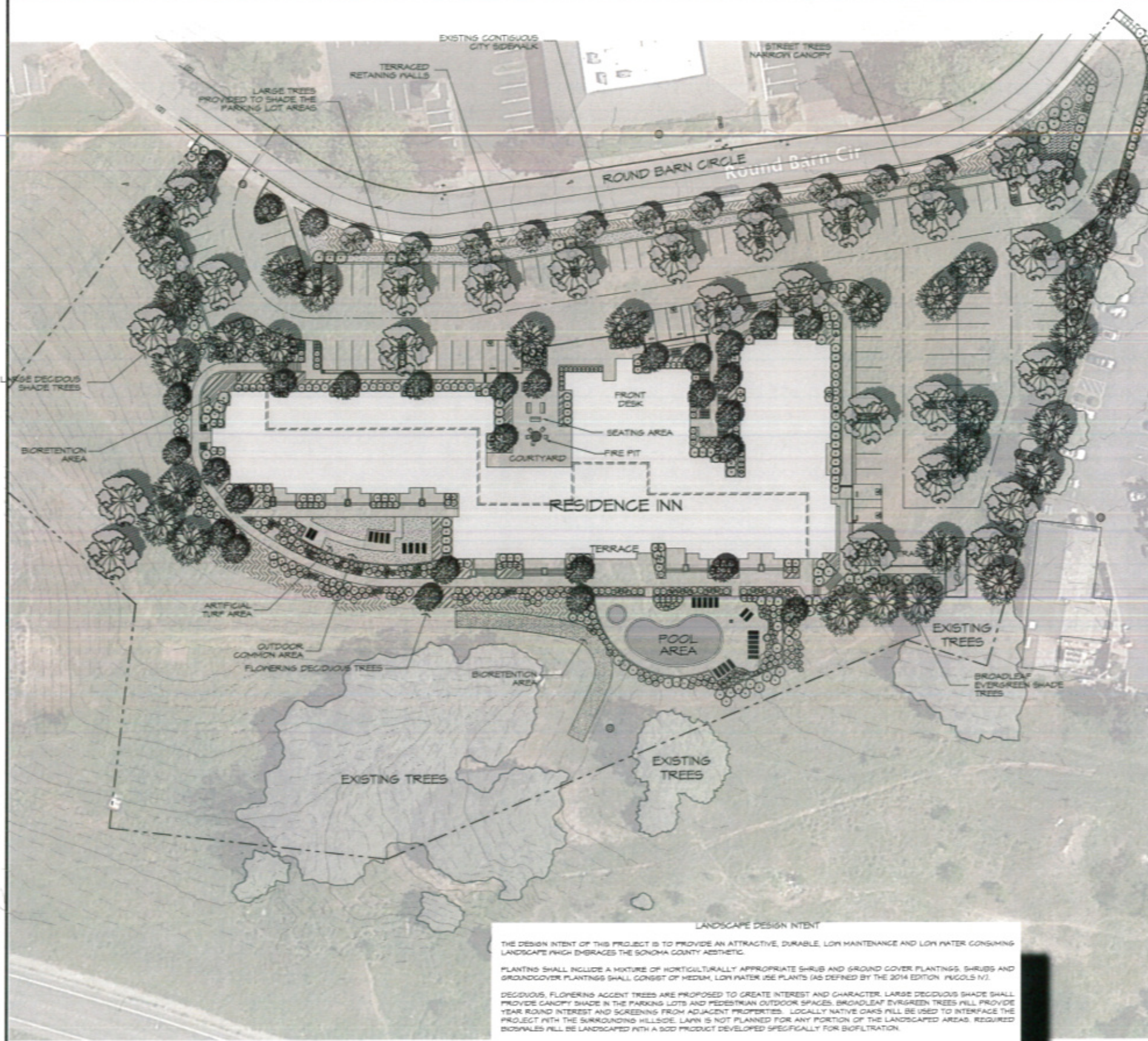
DR6.2

THESE PLANTS ARE NOT GUARANTEED TO BE AVAILABLE AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PLANTS AND VERIFYING THE SPECIES AND CULTIVAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PLANTS AND VERIFYING THE SPECIES AND CULTIVAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PLANTS AND VERIFYING THE SPECIES AND CULTIVAR.



TYPICAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE PER WUCOLS IV
TREES				
ACER RUBRUM ARMSTRONG	SCARLET MAPLE	10		M
ARBUTUS MENZIESII	NON	20	MULTI TRUNK FORM	L
CERCIS RENIFORMIS OKLAHOMA	OKLAHOMA REDBUD	15		L
LAGERSTROEMIA x FAUREI WARREN	CHAPE MYRTLE	20		L
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	20	SPECIMEN TREE	VL
PISTACIA CHINENSIS KEITH DAVEY	CHINESE PISTACHE	20		L
QUERCUS AGRIFOLIA	COAST LIVE OAK	20	CALIFORNIA NATIVE	VL
QUERCUS LOBATA	VALLEY OAK	20/25	CALIFORNIA NATIVE	L
SHRUBS				
ARCTOSTAPHYLOS C. 'HOWARD WENBY'	VINE HILL MANZANITA	5	CALIFORNIA NATIVE	L
AZALEA (MULUM)	KURUME AZALEA	5	ASSORTED	M
Berberis aquifolium var. repens	CREeping MAHONIA	5	CALIFORNIA NATIVE	L
CAMELLIA SASANGUA 'YULETIDE'	CAMELLIA	5	ESPELLIER	M
CHAENOMELLES TEXAS SCARLET	JAPANESE QUINCE	5		L
CESTUS SUNSET		5		L
DAPHNE OODORA MARGINALA	WINTER DAPHNE	5		M
HYDRANGEA MACROPHYLLA 'MARESE'	LACECAP HYDRANGEA	5		M
LAVANULA INTERMEDIA PHENOMENAL	LAVENDER	5		L
LOROPETALUM CHINENSIS 'PEACH'	DWARF CHINESE FRINGE FLOWER	1	DWARF CULTIVAR	L
LOROPETALUM CHINENSIS 'RAZZLEBERRY'	NON	5		L
NANDINA DOMESTICA 'MOYE'S RED'	HEAVENLY BAMBOO	5		L
NEROLIUM OLEANDER LITTLE RED	DWARF OLEANDER	5		L
PHORUM TENAX 'JACK SPARRIT'	NEW ZEALAND FLAX	5		L
PISTIOPORUM TORRA WHEELER'S DWARF	DWARF MOCK ORANGE	5	3' O.C. TRE SPACING	L
POLYSTICHUM MUNITUM	SWOARD FERN	5	CALIFORNIA NATIVE	M
POLYSTICHUM POLYLEPHARUM	TAOSSEL FERN	5		M
RIBES SPECIOSUM	FUCHSIA GOOSEBERRY	5	CALIFORNIA NATIVE	L
ROSMARINUS O. TUSCAN BLUE	ROSEMARY	5		L
SALVIA LEUCOPHYLLA 'FRIGID'	PURPLE SAGE	5	CALIFORNIA NATIVE	L
GROUNDCOVER				
ASPIDISTRUM ELATIOR	CAST-IRON PLANT	1		L
BACCHARIS PILLARIS 'TWIN PEAKS #2'	DWARF COYOTE BUSH	1	CALIFORNIA NATIVE	L
COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	1		L
HEUCHERA SANGUINEA 'TWIFLY'	CORAL BELLS	1		M
MAHONIA REPENS	CREeping MAHONIA	1	CALIFORNIA NATIVE	L
GROUNDCOVER				
NANDINA DOMESTICA FIREPOWER	HEAVENLY BAMBOO	1		L
ROSMARINUS OFFICINALIS PROSTRATUS	PROSTRATE ROSEMARY	1		L
SUCCULENTS				
AGAVE SHAWII x ATTENUATA BLUE FLAME	AGAVE	1		L
SEDUM AUTUMN JOY	STONECROP	1		L
VINES				
BOUTANIVILLEA LAVENDER RED		5	TRE TO TRELIS	L
HARTHENOCISSUS THICUSPDATA	BOSTON IVY	5		L
ROSA CEDICE BRUNNER		5	TRE TO TRELIS	L
PERENNIALS				
IRIS DOUGLASSIANA PACIFIC COAST HYBRID	IRIS	1	CALIFORNIA NATIVE	L
LIMNOLM PEREZE	SEA LAVENDER	1		L
NEPETA FAASSENSI 'WALKER'S LOW'	CATMINT	1		L
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1		L
VERBENA RIGIDA	BLUE RIGID VERBENA	1		L
GRASSES				
SOUTHELOU GRACILLIS BLONDE AMBITON	BLONDE AMBITON BLUE GRAMA	1		L
CAREX TUMULICOLA	BERNICEY SEDGE	1	CALIFORNIA NATIVE	L
HAKONECHLOA MACRA ALRED-VAREGATA	VARIEGATED JAPANESE FOREST GRASS	1		M
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1		L
MULLENBERGIA OLUBA	PINE MULEY	1		L
ANNUALS				
ASSORTED, ROTATE BY SEASON	4 TIMES/YEAR	4" POT		
BIOFILT				
BIO-FILTER GRASSES	'BIO-FILTRATION SOD'	SOD		L
Sedum album		FLAT		L
Sedum spatum 'Schotbauer Blue'		FLAT		L
OTHER				
MULCH FOR BARK, 1/2" TO 1-1/2"			ALL LANDSCAPE AREAS	
LINEAR ROOT BARRIER	ROOT SOLUTIONS, OR EQUAL			



LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH EMBRACES THE SONOMA COUNTY AESTHETIC.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION WUCOLS IV).

DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS AND PEDESTRIAN OUTDOOR SPACES. BROADLEAF EVERGREEN TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. LOCALLY NATIVE OAKS WILL BE USED TO INTERFACE THE PROJECT WITH THE SURROUNDING HILLSIDE. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS. REQUIRED BIORETENTION AREAS WILL BE LANDSCAPED WITH A SOD PRODUCT DEVELOPED SPECIFICALLY FOR BIOFILTRATION.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP CHITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (MELD).



CONCEPTUAL LANDSCAPE PLAN

City of Santa Rosa

FEB 03 2017

Planning & Economic Development Department

RESIDENCE INN SANTA ROSA BY MARRIOTT

SANTA ROSA, CALIFORNIA

DATE: 2/2/17
 JOB: 2016-34
 SCALE: 1" = 30'
 DRAWN: DM
 SHEET: L-1
 SHEET 1 OF 1

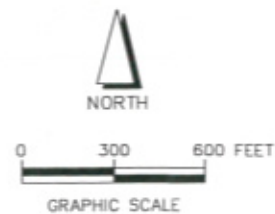
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City of Santa Rosa
 FEB 03 2017
 Planning & Economic
 Development Department

ZONING CODE ABBREVIATIONS :

CG	GENERAL COMMERCIAL
CO	OFFICE COMMERCIAL
IL	LIGHT INDUSTRIAL
MH	MOBILE HOME
PD	PLANNED DEVELOPMENT
PI	PUBLIC INSTITUTIONAL
R	SINGLE FAMILY RESIDENTIAL
RR	RURAL RESIDENTIAL



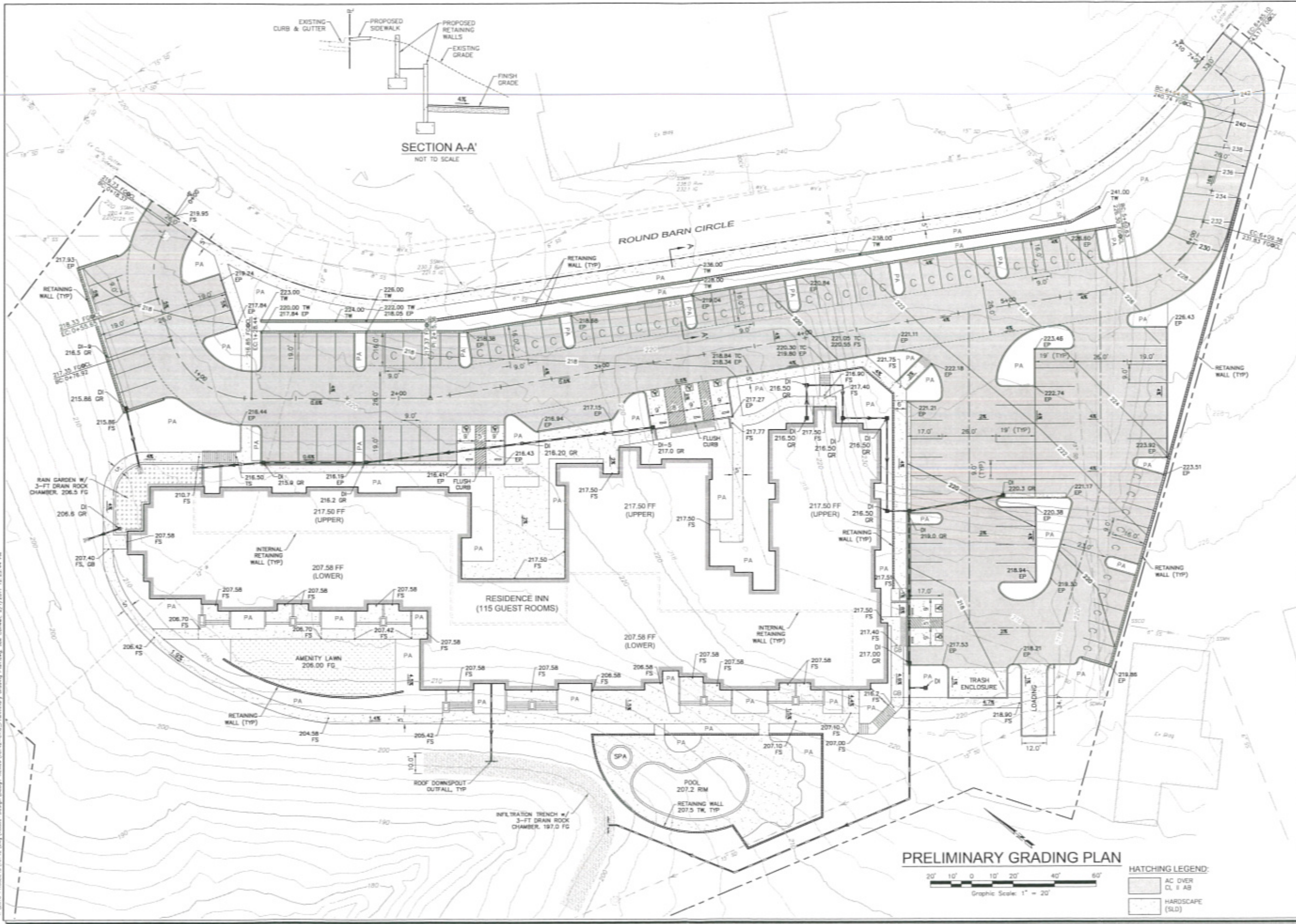
NEIGHBORHOOD CONTEXT MAP

Residence Inn Santa Rosa by Marriott
 0 Broadacre Circle, (Round Barn Circle)
 Santa Rosa CA
 APN: 173-020-008

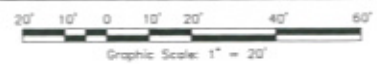
adobe associates, inc.
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 1220 N. Dutton Ave., Santa Rosa, CA 95401
 P. (707) 541-2300 F. (707) 541-2301
 Website: www.adobeinc.com

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I:\2016 PROJECTS\16142\16142-00_Preliminary Grading Plan.dwg, Job Control, 3/7/2017 12:23:44 PM



PRELIMINARY GRADING PLAN



HATCHING LEGEND:

[Hatched Pattern]	AC OVER CL & AB
[Dotted Pattern]	HARDSCAPE (SLD)

SCALE: AS NOTED
Date: January 16, 2017
Design by: JEN
Drawn by: JEN, JLC
Checked by: TJS

Sheet
C1.0
 1 of 1 Sheets
 Job 16142

Revisions

No.	Date	Description	Approved

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City of Santa Rosa
FEB 23 2017
 Planning & Economic Development Department

Professional Engineer Seal:
 TIMOTHY J. SHERMAN, No. 019890, Exp. 12/31/2017
 My license expires 12/31/2017

**RESIDENCE INN
 SANTA ROSA BY MARRIOTT
 PRELIMINARY GRADING PLAN**
 3555 Round Barn Circle
 Santa Rosa, California
 AEN 173-020-005