

RESOLUTION NO. 11923

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE RESIDENCE INN BY MARRIOTT LOCATED AT 3558 ROUND BARN CIRCLE - ASSESSOR'S PARCEL NUMBER(S) 173-020-008 - FILE NO. PRJ17-045

WHEREAS, on June 9, 2017, an application was submitted to the Department of Planning and Economic Development requesting approval of a Hillside Development Permit for the proposed Residence Inn by Marriott project, consisting of a 114-room hotel, located at 3558 Round Barn Circle, also identified as Sonoma County Assessor's Parcel Number 173-020-008 (Project); and

WHEREAS, the proposed Project is located within the boundaries defined in the Fountaingrove Ranch Planned Community District Policy Statement, adopted by the City Council in September of 1981 by Ordinance No. 2196, which has been determined to be consistent with the City's General Plan; and

WHEREAS, on November 29, 2018, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission finds that approval of the Hillside Development Permit for the Project meets the requirements of the Santa Rosa Zoning Code, including Chapter 20-32, which specifically addresses hillside development.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the proposed Project is consistent with the required findings for a Hillside Development permit and is consistent with the General Plan and the design guidelines for hillside development:

- A. Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features in that the Project proposes a hotel development sited on the least sloped portion of the site, and the building, to the maximum extent possible, is oriented parallel to the contours of the site. In addition, the Project takes advantage of mature tree clusters located on the western portion of the site.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the development is located on the flattest portion of the site to require the least amount of grading to accommodate a development of this size, drainage is proposed to retain its pre-construction flow and direction, and the natural vegetation of the site is to remain undisturbed. Additionally, the site has been previously disturbed through grading and filling as a part of the previous subdivision improvements.

- C. Site development does not alter slopes of 25% or more, except in compliance with Section 20-32.020.B (Applicability-Limitations on hillside development) in that Zoning Code Section 20-32.020.B prohibits development proposed on slopes greater than 25 percent identified by a visual analysis as having significant natural landforms or features, and as visually sensitive, but allows alterations determined by the review authority to be minor provided such alterations occur over previously constructed slopes. The slopes that exceed 25 percent on the site were constructed pursuant to the previously approved subdivision improvement plans, and are therefore unnatural. In addition, the visual analysis does not identify any significant natural features impacted by development on slopes in excess of 25 percent.
- D. Project grading respects natural features and visually blends with adjacent properties in that the grading for the proposed project has been designed in concert with abutting properties that comprise the area, will present setbacks and streetscapes consistent with the surrounding development, and much of the site will be undisturbed or landscaped consistent with the City's Design Guidelines and Zoning Code requirements.
- E. Building pad location, design, and construction avoids large areas of flat pads, and building forms will be stepped to conform to site topography in that the foundation avoids flat pads and visually steps down the hill, and the development is proposed on the flattest portion of the site.
- F. The proposed Project complies with the City's Design Guidelines in the use of native landscaping and compatible colors, forms, and materials.
- G. The proposed project complies with the requirements of Chapter 20-32 and all other applicable provisions of the Zoning Code.
- H. The proposed project is consistent with the General Plan in that the proposed development implements the Retail and Business Services land use designation by providing a commercial regional serving use, and is consistent with the following General Plan Policies:

UD-A-4: In new developments, minimize overall grading by limiting site grading to the minimum necessary for driveways, parking areas, and understructure areas.

UD-H: Design hillside development to be sensitive to existing terrain, views, and Significant natural landforms or features.

UD-H-3: Prohibit grading of slopes that are greater than 25 percent. During review of development plans, ensure that necessary grading respects significant natural features and visually blends with adjacent properties.

UD-H-4: Avoid large areas of flat pads in hillside areas. Instead, building forms should be "stepped" to conform to site topography.

OSC-B: Conserve the city's open spaces and significant natural features.

OSC-B-1: Prohibit development on hillsides and ridgelines where structures would interrupt the skyline.

OSC-B-5: Require a Hillside Development Permit as part of a proposed subdivision, proposed development or new land use on that portion of a site with a slope of 10 percent or greater.

EV-A-5: Maintain diversity in the types of jobs available in Santa Rosa to lessen the impact of economic cycles.

EV-B: Facilitate the retention and expansion of existing businesses and provide sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool.

EV-D-6: Pursue expansion of the number of hotel rooms and conference facilities in order to attract more meetings and conventions to the city. Aggressively promote the city to the visitor and convention markets.

LUL-I-1: Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.

- I. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety or general welfare in that the proposed Project has been reviewed and conditioned by City departments and outside agencies and consists of a commercial development in an existing commercially developed area.
- J. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 exemption pursuant to CEQA Guidelines Section 15332. The project is consistent with the applicable General Plan designation and all applicable General Plan polices as well as with applicable zoning designation and regulations, in that the General Plan envisioned commercial development of the site, and the development is consistent with all applicable development standards.

The site is located within city limits on a project site of no more than five acres, substantially surrounded by urban uses. Prior to the Tubbs Fire, the 4.6-acre site was bounded by a variety of commercial developments to the north, east, and south, with Old Redwood Highway to the west. Further, the site is immediately adjacent to parcels that are developed with qualified urban uses pursuant to Public Resource Code Sections 21072 and 21061.3.

The site has not been identified as habitat for endangered, rare or threatened species, based on the Biological Assessment by Ms. Lucy Macmillian, M.S., dated February 2018. Consistent with the recommendations of the Biological Assessment, the project has been

conditioned to perform surveys and any provide necessary exclusion zones prior to the commencement of construction activities.

In addition, approval of the project would not result in any significant effects relating to traffic. Impacts to traffic were reviewed in the W-Trans Traffic Study, dated August 8, 2018, which determined the project would not result in any significant impacts to the existing intersections under present or future conditions.

The project is required to operate within acceptable noise levels as listed in the General Plan and the City's Noise Ordinance. Impacts to air quality and water quality, will be less than significant based on the project's consistency with the City's Climate Action Plan. Further, based on the City Engineering Development division's review of the project plans and Stormwater Plan prepared by Adobe Engineering, and dated June 6, 2017, impacts related to stormwater and drainage will be less than significant.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.) This determination is based on the previous grading of the proposed site, and the development primarily being located on the flat portion of the site and substantially surrounded by development.

Additionally, pursuant to CEQA Guidelines Section 15183, the project is consistent with the City's General Plan and Zoning, which envisioned the commercial development of the Retail and Business Services area. Therefore, no further environmental review is required.

BE IT FURTHER RESOLVED, that a Hillside Development Permit for the Residence Inn by Marriott located at 3558 Round Barn Circle is approved subject to the following conditions:

1. Compliance with Engineering Development Services, Exhibit A, dated July 24, 2018, attached hereto and incorporated herein.
2. Compliance with the recommendations of the Biological Assessment, dated February 2018.
3. Prior to Planning approval of a building permit, an arborist or biologist shall evaluate the coast live Oak trees on the western portion of the site that were damaged in the Tubbs Fire. If the foliage has not returned, the landscape plan shall be amended to include trees that will result in a comparable screening, subject to approval by Planning staff.
4. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls. Approximately half the downhill side of the building does not meet this requirement. Firefighters will not be able to access required bedroom escape windows more than 30 feet above grade.
  - a. Fire Department will accept the following Alternate:

- Widen paved circulation path ("sidewalk") providing access to downhill side of building to 10 feet, including any stairs, all the way around downhill side of building.
- Install two wet "yard hydrants" connected to required sprinkler/standpipe system on downhill side of building, at north end of Pool Area fencing and at north end of Retaining Wall supporting Amenity Lawn. Each yard hydrant shall have two separately valved 1-1/2" hose outlets for firefighter use.

Or Applicant may use the Alternate Means and Methods process to propose a different way of mitigating reduced Fire Department access to the downhill side of building.

5. Aerial apparatus access is required for buildings over 30 feet tall at the eave or parapet. Aerial access shall be provided along one entire side of the building: 26 feet wide, paved, at least 15 feet but not more than 30 feet from the face of building.
6. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
7. Buildings three (3) or more stories are required to provide a fire standpipe system. With fire sprinkler credit, the Class III requirement can be reduced to a Class I standpipe system per NFPA 14.
8. Fire department connections (FDC's) shall be located within 100 foot of a fire hydrant.
9. Required Fire Department access roads shall be signed "No Parking- Fire Lane" per current Fire Department standards.
10. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
11. Provide a Fire Department key box (Knox box).
12. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards.
13. Storage or use of any hazardous materials (such as pool chemicals) at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
14. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 29<sup>th</sup> day of November 2018, by the following vote:

AYES: (5) Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan, Commissioner Kalia and Commissioner Peterson

NOES: (1) Commissioner Groninga

ABSTAIN: (1) Chair Edmondson

ABSENT: (0)

APPROVED:   
KAREN WEEKS, VICE CHAIR

ATTEST:   
CLARE HARTMAN, EXECUTIVE SECRETARY

Attachment – Engineering Development Services, Exhibit A, dated June 7, 2018

PLANNING AND ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
July 24, 2018

3558 Round Barn Circle  
Residence Inn by Marriot  
PRJ17-045

Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements as related to this application unless specifically waived or altered by written variance by the City Engineer.

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**PUBLIC IMPROVEMENTS**

1. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the Public Utility Easement or for any work on utilities located within public easements.

**TRAFFIC**

2. Driveway access onto Round Barn Circle shall through City Standard 250A curb cuts, 24 foot wide, for contiguous sidewalks. Driveway grades to Round Barn Circle shall be provided with a 50-foot parabolic curve from back of sidewalk into site.
3. Fire Lanes shall have a maximum of 15% slope or as approved by the Fire Marshal.
4. Driveways shall maintain a clear vision triangle to Round Barn Circle clear of obstructions as determined by the Project Traffic Engineer. Vegetation within the vision triangle shall be restricted to a 3-foot maximum height.

## GRADING

5. There is evidence of old fill previously constructed on site. This development shall remove and compact existing fill material as directed by the Project Soils Engineer as necessary to establish a structural fill suitable to support the development of the site. The extent of proposed removal and replacement shall be identified in a Geotechnical Report submitted to the City with the Building Permit application and Final Geotechnical Report shall be submitted prior to final inspection by the City identifying limits of the actual removal and replacement fill material.
6. Construction of slopes and retaining walls supporting Round Barn Circle shall be designed by the Project Structural Engineer based on recommendation from the Project Geotechnical Report. Construction of slopes shall be supervised by a Project Geotechnical Engineer and inspection report included in a Final Report submitted prior to Final Inspection by the City and Approval of Occupancy. All slopes shall be buttressed and keyed into native undisturbed material. Buttresses shall be provided with subdrains daylighting into drainage swales directing flows to field inlets connected to a piped storm drain system. Subdrains shall be constructed with two-way cleanouts and located by survey and mapped on the site plan to be included in the Final Geotechnical Report.
7. Slope drainage shall be intercepted above constructed fill and cut slopes and directed to field inlets connected to a piped storm drain system. Erosive discharge flows from storm drains and ditches over slopes shall be prevented by construction of energy dissipaters such as rip-rap or equivalent protective and energy dissipation measures.
8. A debris ditch shall be constructed downslope below the construction limits of the project to protect offsite property improvements from materials dislodged during construction operations

## SITE IMPROVMENTS

9. Proposed parking lot retaining walls and parking lot pavement will impact the cover of the existing 15-inch private storm drain pipe from Round Barn Circle running through the site to the west. The storm drain is a common improvement of the Fountaingrove Executive Park subdivision and is to be protected. Retaining walls parking lot pavement over the storm drain pipe shall be designed to provide City Standard minimum 12 inches of cover from the outer diameter of the pipe to the bottom of the structural section, avoid loading on pipe, or as approved by the City Engineer. Loading on pipe shall not exceed City Standards. Any modifications to line and grade shall be done through a storm drain structure.



10. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.
11. Property owner shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
12. Retaining wall for pool is not to encroach over or into existing Private Storm drain easement.
13. After the SUSMP BMP improvements have been constructed, the developer's Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.
14. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
15. Existing Private Fire Main and appurtenances are to be removed in conjunction with the site grading.
16. Cross lot maintenance access roads and common improvements shall be protected, maintained or relocated as necessary with site development.

## **WATER**

17. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 874 will be required on domestic and irrigation services with City Standard 880 on fire main. The Fire Department requires a FDC on the 880 Double Check Fireline backflow Device. The flow calculations shall be submitted to the Santa Rosa Fire Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
18. This property lies within a High-Water Pressure area, a pressure regulator is required.

19. The existing private fire main and service connection to the public main in Round Barn Circle shall be relocated to outside of the proposed building foundation. Existing private fire main easement shall be quite claimed and new easement recorded over the relocated private fire main prior to issuance of any Building Permit.
20. A private fire main is required to be installed from the public water main in Round Barn Circle connecting to the existing private fire main serving 3700 Old Redwood Highway, Lot 7 Fountaingrove Executive Center. The new fire main shall be subject to Fire Permit reviewed and approved by the City Fire and Plumbing Permit reviewed and approved by the City Building Department. Connection to the public main in Round Barn Circle shall be separate and independent of the required fire, domestic and landscape services for the development of the site. The private fire main shall be contained within a 15-foot private water easement in favor of 3700 Old Redwood Hwy, "Lands of SR Office Properties DE", Document Number 2015R092452, and recorded prior to issuance of the encroachment permit.
21. Santa Rosa Water is responsible for mapping private fire systems, including hydrants, for the Fire Department and for assuring properly sized services. Design plans showing private fire systems shall be submitted to the Fir and Building Departments for approval and may be included with the Public Improvements plans for the project.
22. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
23. A Restaurant & Food Service Industrial Waste Discharge Permit must be obtained from the City's Utilities Environmental Services Section. Contact Environmental Services at 543-3369.
24. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
25. Sewer and water services for project site shall be improved as necessary to meet current City Standards. Water services must be provided per Section X of the Water System Design Standards. Sewer and water services not being used shall be abandoned at the main.
26. Sewer laterals are to be visually inspected to the main and report submitted with the Building Permit application for review and approval by the City. All deficiencies shall be addressed with the Building Permit.
27. Proposed swimming pool and spa shall be connected to the Public Sewer.
28. Sewer service for this development is provided with the public sewer main

constructed by the Fountaingrove Executive Center, City file 1990-0113, with public maintenance access provided to required sewer lateral clean out location. If gravity sewer lateral is not possible and the property is required to install a private lift station the force main is to discharge to the City sewer from a City Standard 515 discharge transition.

29. A City Standard 513, 6-inch one way clean out is to be installed on the sewer lateral and be in the Public Utility Easement behind the curb of Round Barn Circle.
30. Demand fees and meter sizes are to be determined based on use and area.
31. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form and Hydrozone Table form.



Larry Lackle  
Assistant Civil Engineer