

June 25, 2019

Amy Nicholson
City Planner
City of Santa Rosa, Planning Division
Santa Rosa City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Dear Ms. Nicholson:

I am writing this letter to inform you that St. Joseph Health Northern California, LLC doing business as Santa Rosa Memorial Hospital supports the application of the construction of the Residence Inn by Marriot located at 3558 Round Barn Circle. We understand the community need for hotel development and the economic impact it may have in Santa Rosa. In addition, we want to ensure we are a good community partner. Furthermore, the Round Barn Cancer Center will benefit from having lodging close to our patients and families that travel to our area for services, which we hope will enhance the patients' care experience.

Much time and consideration was taken by yourself, the Mayor and the Council to research and investigate this application. For this we would like to thank you and the Council for your diligent efforts. We are certain this is the best outcome for our community and for our patients.

Sincerely,



Tyler Hedden
Interim Chief Executive & Chief Operating Officer

Nicholson, Amy

From: Sonia Taylor <great6@sonic.net>
Sent: Monday, June 24, 2019 5:14 PM
To: Nicholson, Amy
Subject: Re: Marriott Residence Inn in Fountaingrove

Well, this is fascinating, since my impression was that they had indeed submitted something, but I never was able to get a copy of it....until now.

This is a good start, but if you review what happened at Verenna, I believe there are some significant missing parts to this plan, starting with required staff training, and requirements for management to not leave the site, or to come to the site if necessary.

I suppose I'll address this and additional issues like it in my letter to the Council, after it has been scheduled for hearing.

I'm positive that there was mention during the applicant's public testimony (perhaps it was the applicant's attorney's public testimony) that the hotel would be securing off site parking to address the inadequate parking on site for all the guests/staff, etc. I'll listen to that testimony again prior to the rescheduled hearing.

Thanks, again.

Sonia

Sonia Taylor
707-579-8875
great6@sonic.net

On 6/24/2019 10:19 AM, Nicholson, Amy wrote:

> You're welcome, Sonia. The applicant did provide an outline of a plan to the Council during the public hearing (attached). This was not included as an attachment to the meeting since it was received the day of the meeting.

>

> I do not have any updates regarding on or off-site parking.

>

> -----Original Message-----

> From: Sonia Taylor <great6@sonic.net>

> Sent: Monday, June 24, 2019 8:31 AM

> To: Nicholson, Amy <anicholson@srcity.org>

> Subject: Re: Marriott Residence Inn in Fountaingrove

>

> Thanks, Amy. My recollection of the appeal hearing was that they were also going to provide evacuation plans -- anything like that coming? Also that they had additional parking off site -- anything on that?

>

> Sonia

>

> Sonia Taylor

> 707-579-8875

> great6@sonic.net

>

> On 6/24/2019 8:12 AM, Nicholson, Amy wrote:

>> Hi Sonia,

>>

>> The item has been tentatively scheduled to go back before the Council on July 16th. The applicant has provided updated grading plans and sections/elevations to demonstrate a finished floor reduced by three feet from the original proposal. They will also be providing a narrative that details the conversations with St. Joseph Health since the public hearing in February.

>>

>> Please let me know if you have further questions.

>>

>> Thanks,

>> Amy Nicholson | City Planner

>> Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 |

>> Santa Rosa, CA 95404 Tel. (707) 543-3258 | Fax (707) 543-3269 |

>> anicholson@srcity.org

>>

>> -----Original Message-----

>> From: Sonia Taylor <great6@sonic.net>

>> Sent: Wednesday, June 19, 2019 10:35 AM

>> To: Rose, William <WRose@srcity.org>

>> Cc: Nicholson, Amy <anicholson@srcity.org>

>> Subject: Re: Marriott Residence Inn in Fountaingrove

>>

>> Thanks, Bill. And, thanks in advance, Amy.

>>

>> Sonia

>>

>> On 6/19/2019 10:27 AM, Rose, William wrote:

>>> Amy,

>>>

>>> Will you please review/respond to Sonia's inquiry below?

>>>

>>> Thanks.

>>>

>>> Bill Rose, AICP | Supervising Planner Planning & Economic

>>> Development

>>> 100 Santa Rosa Avenue, Room 3

>>> Santa Rosa, CA 95404

>>> Tel. (707) 543-3253 | Fax (707) 543-3269 wrose@srcity.org

>>>

>>>

>>>

>>> -----Original Message-----

>>> From: Sonia Taylor <great6@sonic.net>

>>> Sent: Wednesday, June 19, 2019 8:39 AM

>>> To: Rose, William <WRose@srcity.org>

>>> Subject: Re: Marriott Residence Inn in Fountaingrove

>>>

>>> Bill, as I recall, Gary Broad, who was the planner on the Marriott in Fountaingrove, is no longer with SR.

>>>

>>> Trying to find out what the status of this project is -- had the appeal, applicant promised to provide things, and I haven't heard anything since.

>>>

>>> Can you tell me who the planner is now so I can follow up?

>>>

>>> Thanks.

>>>

>>> Sonia

>>>

>>> Sonia Taylor

>>> 707-579-8875

>>> great6@sonic.net

>>>

>>>

>>

Nicholson, Amy

From: Harry R <hr04284@gmail.com>
Sent: Tuesday, June 25, 2019 6:26 AM
To: Nicholson, Amy
Cc: sharonswright@sbcglobal.net
Subject: Marriott Round Barn Circle Project

Good Morning,

Sharon Wright tells me that our building tenant, St Joseph Health, is working with Mr. Bhadere on a compromise that involves a 3 foot height decrease as well as other items. I'm concerned that this will only expose rooftop appurtenances and overall building design without significantly protecting the patient view from the Cancer Center. Since this would be a significant design change, wouldn't it have to go back to Design Review?

Thanks,

Harry Richardson



July 10, 2019

Amy Nicholson
City Planner
City of Santa Rosa, Planning Division
Santa Rosa City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Dear Ms. Nicholson:

I am writing this letter to inform you that Basin Street Properties, an active member of the Sonoma County business community for nearly 45 years, fully supports the design and construction of the Residence Inn by Marriott located at 3558 Round Barn Circle. Basin Street is the largest office property owner and manager in Fountaingrove and Santa Rosa overall, and we believe this hotel will benefit our tenants and the surrounding community. We understand the community need for hotel development and the economic impact it will have in Santa Rosa, from increased tourism as well as much needed direct TOT revenue.

We appreciate that considerable time and deliberation was taken by yourself, the Mayor and the council to research and investigate this application. We thank you, the Mayor and the Council for your diligent efforts. We are certain this new hotel is the best outcome for our community and for the residents of Santa Rosa and the greater Sonoma County.

Sincerely,

Kyle Young
Basin Street Properties
Leasing Director North Bay



THE
FOUNTAINGROVE CLUB

July 8, 2019

Amy Nicholson
City Planner
City of Santa Rosa, Planning Division
Santa Rosa City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Dear Ms. Nicholson:

I am writing this letter to inform you that The Fountaingrove Golf & Athletic Club, doing business as The Fountaingrove Club supports the application of the construction of the Residence Inn by Marriot located at 3558 Round Barn Circle. We understand the need for hotel development in our community and the economic impact it may have in Santa Rosa. In addition, we want to ensure we are a good community partner.

On behalf of our Board of Directors, we appreciate all that you, the Mayor and the Council have done to research this application and for what you will do and previously have done to help rebuild our beloved city.

Best Regards,

Ron Banaszak, CCM, CCE
Chief Operating Officer

July 3, 2019

To The Santa Rosa City Council -

I respectfully request your approval of the project to construct a Residence Inn at Round Barn Circle.

Our Community is in need of hotel rooms for visitors to our area. We need hotel rooms that are not only for Wine Country tourists, but for the family members of our residents - to celebrate births, graduations, to gather to mourn. Please help us offer places for our families to stay in Santa Rosa by approving this well designed project. Thank you.

Pam Perleuda
Bennett Valley
3564 Foxwood Place



July 4, 2019

I live at 3585
Round Barn in Santa Rosa.
your plans are all ok with
me.

Audrey Morgan
3585 Round Barn Blvd.
Santa Rosa, Calif.

From: Michael Cook <mike@integrapla.com>
Sent: Thursday, July 11, 2019 1:16 PM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: Item 15.1, Request Approval

Mayor Schwedhelm and City Councilmembers,

I am writing this email to you today to request that, in your consideration of Item 15.1 on your Tuesday, July 16th agenda, you approve the Conditional Use Permit for the proposed Residence Inn by Marriott hotel located at 3558 Round Barn Circle, Santa Rosa, CA 95403.

This project is vital to our recovery from the October, 2017 fires and supports our larger business community in Santa Rosa. I saw a letter of support from Keysight Technologies that states that they have not held certain meetings or downsized meetings because there is no efficient location for housing their attendees (after losing the Hilton and Fountaingrove Lodge). These are dollars that we are losing out on.

Please approve this item.

Michael Cook, PLA, CLIA
Integra Planning + Landscape Architecture
707.545.5235 office
707.483.6464 mobile

Nicholson, Amy

From: Teresa Norton <teresa@noringlaw.com>
Sent: Thursday, July 11, 2019 9:25 AM
To: Dilraj Bhadare; Nicholson, Amy
Subject: RE: Residence Inn Neighborhood Support

Dilraj,

Thanks for your attempted visit yesterday, and for providing the information on the new hotel. While in concept I believe a new hotel would be good for Santa Rosa in general, I have great misgiving of the proposed placement of your hotel on Round Barn Circle. Traffic on Round Barn Circle is often quite precarious. The road is narrow and clientele park on the side of the road making it more challenging to navigate. This area is heavily trafficked due to the cancer center and other medical buildings, and once the community health center reopens, it will only get worse. On more than one occasion I have nearly been hit by oncoming traffic on narrow Round Barn Circle. Parking is also often a severe challenge. Prior to the fires when the community health care center was open, there were many days it was hard to find a parking spot at my building. Patients (and even health care center employees) often park at 3562 even though the parking is noted to be just for 3562 tenants. I've had to circle the parking lot on many occasions to try and find an opening, and have had to park at other businesses just to get to my own office. I suspect that situation to reoccur when the health care center opens later this year. Most likely your plan includes parking for your hotel guests, but what about others traveling to the hotel for lunch or other business? Will there be ample parking for those persons as well? Will your hotel amenities include accommodation for larger business/ community meetings? If so, where will all those attendees park?

I am deeply sorry you lost your home in the fires which was a devastating tragedy for our community, and I still marvel that 3562 survived the fire. I applaud your efforts to assist in the rebuild of Santa Rosa, but unless Round Barn Circle can be widened, and adequate parking be assured during business hours for the actual businesses, I see the addition of the hotel as making Round Barn Circle even more dangerous.

Sincerely,
Teresa

Teresa J. Norton, Esq.
Certified Specialist in Estate Planning, Trust & Probate Law
The State Bar of California, Board of Legal Specialization

Notice of Nonavailability of Counsel: July 25-29, 2019; November 11, 2019; November 25-29, 2019; December 23, 2019 through January 6, 2020; February 7-10, 2020; February 17, 2020; and March 13-23, 2020.

Please also note that our office closes every Friday at 3pm.

Norton & Ingersoll, P.C.
3562 Round Barn Circle, Suite 315
Santa Rosa, CA 95403
707-230-2644
707-521-0401 FAX

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From: Dilraj Bhadare <dilraj@billamanagement.com>

Sent: Wednesday, July 10, 2019 7:42 PM

To: Teresa Norton <teresa@noringlaw.com>; Kristen Ingersoll <kristen@noringlaw.com>

Subject: Residence Inn Neighborhood Support

Dear Teresa and Kristen - I stopped by your office today but missed you.

As you may or may not know, there is a public hearing next week regarding the development of our proposed hotel on Round Barn Circle. In an effort to gather support we are reaching out to our neighbors.

As you know, the Fountaingrove community has seen devastating losses, including two beautiful neighborhood hotels. I myself lost my childhood home and saw irreparable damage to my high school (Cardinal Newman). We are eager to rebuild and believe the Residence Inn will be a positive addition to our community (we also own Fountain Grove Executive Center).

Attached you will find more information, you can provide your support by responding here or emailing the city planner [Amy Nicholson](#) directly.

Best,
Dilraj

Dilraj Bhadare
Billa Management
707-696-9966



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

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Website: www.KeeganCoppin.com ♦ E-Mail: Info@KeeganCoppin.com
Offices in Santa Rosa, Petaluma, Napa, & Larkspur

July 10, 2019

City Council
City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404

RE: Residence Inn by Marriot at
3558 Round Barn Circle

We would like to express our support of the subject proposed development. We think it is incumbent to build more quality hotel rooms as soon as possible to encourage the tourist trade. We lost two major hotels just down the street due to the 2017 fire and need replacements to keep this part of the Sonoma County economy humming.

This is a high quality operator and will serve the community well.

Sincerely,


Al Coppin
President

ONCOR INTERNATIONAL