

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR NEW LOBBY BUILDING WITH LANDSCAPING FOR THE PROPERTY LOCATED AT 3555 ROUND BARN BOULEVARD, SANTA ROSA, APN: 173-020-005, FILE NO. DR24-051

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application to allow the proposed project described above; and

WHEREAS, the Minor Design Review approval to allow the proposed project is based on the project description and official approved exhibit date stamp received June 6, 2025; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.030.H.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.030.I, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans) in that the property's Planned Development (PD 72-001) zoning classification implements the Retail and Business Services General Plan land use designation, and permits hotel, motels, and related transient habitation facilities. The project has been reviewed in compliance with the Design Guidelines for highway corridors and commercial districts by including landscaping along the street frontage, constructing an original accessory building that is not repeated along the corridor, and by providing circulation that is clear and understandable to customers and passersby; 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 in that the project the lobby building develops a sense of architectural continuity and proposes attractive landscaping. A total of 417 parking spaces are provided on site; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the new structure is accessory to the primary use and provides a similar architectural design to an existing eclectic hotel. The new lobby building will be placed in a similar building footprint as the original lobby building; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the design includes landscaping

that is sympathetic to existing neighbors and will soften views of the proposed hardscape and structure. The design of the new lobby building will fit into the character of the existing hotel in terms of scale, use of material and form; 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 in that the project will include new landscaping, including trees, across the property and around the new lobby building. The new landscaping will soften any hardscape and buffer views from neighboring property owners; 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 plans have been reviewed by City staff, including the Fire Department, Traffic Engineering, Engineering Development Services, Planning, and the Building Division, and the project has been conditioned appropriately in terms of circulation, public safety, and compatibility; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
 - Pursuant to CEQA Guidelines Section 15302 (d), the project qualifies for a Class 2 exemption because the proposed lobby building is considered a replacement of a commercial structure of substantially the same size, purpose, and capacity.
 - Pursuant to CEQA Guidelines Section 15183, the project is statutorily exempt from environmental review because it is consistent with the General Plan 2050 for which an Environmental Impact Report was certified by Council in 2025. Specifically, the proposed structure is accessory to the primary use. Further, the project implements the applicable goals and policies of the General Plan by providing an amenity that caters to diverse age groups and provides local employment opportunities.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain building permits for the proposed project.
2. Comply with all conditions as specified in the Engineering Development Services Exhibit A, June 17, 2025, attached hereto and incorporated herein.
3. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.

4. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
5. All outdoor lighting on private property shall comply with [Zoning Code Section 20-30.080](#).
6. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
7. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
8. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

This Minor Design Review is hereby approved on August 7, 2025. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
AMY NICHOLSON, ZONING ADMINISTRATOR

CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"
June 17, 2025

Detached Lobby Building – Radiate Hospitality
3555 Round Barn Blvd
DR24-051

- I. Applicant'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 therein unless specifically waived or altered by written variance by the City Engineer.
- II. Per City Code Section 18-12.015 (C), all properties including commercial and industrial parcels shall be subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$200,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date stamped received March 10, 2025.

PUBLIC STREET IMPROVEMENTS

1. ADA compliant pedestrian ramps per Caltrans standard A88A shall be installed at the driveway apron within the limits of the right-of-way.
2. Any non-standard sidewalk sections and driveway approaches along the property's frontage shall be upgraded to the current standard in order to ensure a compliant path of travel within the public right-of-way or public easements and to mitigate any potential trip hazards.
3. An encroachment permit shall be obtained from the Planning and Economic Development Department prior to performing any work within or adjacent to the public right-of-way.

STORM WATER COMPLIANCE

4. Note on the plans submitted with the building permit application that "no debris, soil, silt, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are complete, any excess material or debris shall be removed from the work area."

5. As applicable, the developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

STORM DRAINAGE

6. Any needed drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer and shall be designed per the Sonoma County Water Agency's Flood Control Design Manual and the City of Santa Rosa Design and Construction Standards at the developer's expense.
7. Lot drainage and private storm drain facilities shall be approved by Engineering Development Services. All private drainage facilities shall be privately owned and maintained. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.

BUILDING

8. Obtain building permits for the proposed project.
9. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

WATER AND WASTEWATER

10. Demand fees may be required and shall be determined during review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, lab, manufacturing, cultivation, etc.) and the square footage of each usage type with the building permit application. The applicant may contact the Water Engineering Services division at (707)-543-4300 to obtain a preliminary fee calculation.
11. All irrigation and domestic water services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades shall be required as part of the building permit review. The location of all existing or proposed backflow devices shall be shown on the utility plan submitted with the building permit application.
12. The existing water service shall be sized to support any additional fire and domestic demand. If the building is not served by an automatic fire sprinkler system, it is possible that the proposed tenant improvement will require the installation of fire sprinklers within the building and a dedicated fire service per City Standard 880. All modifications to the existing water system shall be performed under an encroachment permit. The water service size shall be determined based on flow calculations submitted by the sprinkler designer.
13. Properties currently protected by automatic fire protection systems may have backflow devices on the dedicated fire service that do not meet current standards. All dedicated fire services shall be protected with a double detector check device per City Standard 880. Existing fire services protected by a single check device may require an upgrade per City Standard 880 as part of the

tenant improvements. Contact Water Engineering Services at 707-543-4200 or email watereng@srcity.org to determine the existing backflow type and to understand the specific requirements that will be placed on the building permit application. Any upgrades to the backflow device shall be installed under an encroachment permit.

14. If the project involves the addition of a new fire service or modifications to an existing service, an approved Fire permit for the onsite dedicated fire line shall be obtained prior to issuance of the encroachment permit for the backflow device. The onsite permit application and plan should be submitted to the Fire Department prior to applying for the encroachment permit.
15. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out shall be performed under an encroachment permit.
16. If additions or modifications to the existing landscaping are proposed under the building permit application, a dedicated irrigation meter shall be installed to serve the existing or proposed landscaping if one does not already exist. The Director of Santa Rosa Water may approve a variance deferring the installation of the irrigation meter if special circumstances exist on the property that would result in the installation creating practical difficulties or unnecessary hardships.
17. If additional fire lines and water meters are required, Santa Rosa Water may require all individual existing and new water services to be consolidated and installed as a combination service per City Standard 870. Consolidation shall require the abandonment of any unused water services at the main. This determination will be made during review of the building permit application.
18. Any additions or modifications to the existing landscaping shall be consistent with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be reviewed during the building permit stage to determine compliance with the ordinance.

FIRE

19. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [Santa Rosa City Code](#).
20. This parcel is in the Wildland Urban Interface area and shall comply with Chapter R327 of the California Residential Code, Chapter 7A of the California Building Code, Chapter 49 of the California Fire Code and Chapter 12-7A of the California Referenced Standards Code.
21. City of Santa Rosa Fire Department Standard for Fire Safety During Construction shall be adhered to - <https://www.srcity.org/DocumentCenter/View/38996/Fire-Safety-During-Construction>
22. The following separate plan submittals shall be submitted directly to the Santa Rosa Fire Department if they apply:

- a. NFPA 13 Automatic Fire Extinguishing System Installation
- b. NFPA 24 Underground Private Fire Main Installation
- c. NFPA 72 Fire Alarm Installation (if applies)

RECREATION AND PARKS

- 23. If dead or dying street trees are present in the frontage, new street trees shall be planted by the developer.
- 24. Street trees shall be installed and planted by the developer along the project frontage(s). Selection shall be made from the City's approved master plan list and approved by the City Parks Department. Planting shall be completed in accordance with City "Standards and Specifications for Planting Parkway Trees." Contact the Recreation & Parks Department Office at (707) 541-3770 for copies of the master street tree list. This declaration shall be added to the General Notes of the improvement plans.
- 25. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their project for perpetuity.



6/17/2025

CLEVE GURNEY, PE – DEPUTY DIRECTOR DEVELOPMENT SERVICES