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## RESOLUTION NUMBER

### RESOLUTION OF THE DESIGN REVIEW BOARD AND CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE AC HOTEL BY MARRIOTT PROJECT - LOCATED AT 210 FIFTH STREET- FILE NUMBER DR16-062

WHEREAS, on October 13, 2016, an application was filed with the Department of Planning and Economic Development requesting the approval of a Design Review Permit for the AC Hotel by Marriott project, a five-story hotel development with ground floor retail and service uses, to be located at 210 5<sup>th</sup> Street, also identified as Sonoma County Assessor's Parcel Number 010-071-009 (Project); and

WHEREAS, on August 18, 2016, the Cultural Heritage Board and the Design Review Board reviewed the project as a concept item, providing guidance to the applicant team to inform future project design; and

WHEREAS, on February 21, 2017, the Cultural Heritage Board and the Design Review Board held a duly noticed joint 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, at the same time the Cultural Heritage Board and Design Review Board considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the Design Guidelines, and the Processing Review Procedures for Owners of Historic Properties, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Design Review Board and Cultural Heritage Board of the City of Santa Rosa, after due consideration of all evidence and reports offered for review, does find and determine the following:

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); and
2. 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 proposed hotel development fits the vision of the General Plan and the Downtown Station Area Specific Plan; and
3. The architectural design of the proposed development is compatible with the neighborhood defining elements of the Railroad Square Preservation District; and

# DRAFT

4. 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; and
5. 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 the project has been reviewed by applicable City departments and outside agencies and conditioned accordingly; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) is statutorily exempt from the provisions of CEQA under CEQA Guidelines Section 15183, in that the project is consistent with existing zoning and the Santa Rosa General Plan 2035, for which an environmental impact report (EIR) was certified and there no project-specific impacts which are peculiar to the project or its site. The project is also consistent with the Downtown Station Area Specific Plan, for which an EIR was certified. Additionally, the project qualifies for a Class 32 exemption, per Section 15332, as it involves an infill development on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts.

WHEREAS, the Design Review Board and Cultural Heritage Board of the City of Santa Rosa, hereby grant approval to the AC Hotel by Marriott project to exceed the maximum height of 35 feet and two stories as defined in the -H Combining District based on the following findings:

1. The proposed maximum height of the development, five stories, at approximately 68 feet, is consistent with the purpose of the -H Combining District in that the height is compatible with the heights of other buildings within the Railroad Square Preservation District, addresses the mass of the adjacent raised highway overpass, and will enhance and contribute to the eastern edge of the District; and
2. The proposed height of the structure is not anticipated to impact residential privacy as no residential development directly abuts the project.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board and the Cultural Heritage Board of the City of Santa Rosa do hereby grant Preliminary Design Review of the AC Hotel by Marriott project subject to the following conditions:

# DRAFT

## PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

### GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated received February 1, 2017.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

### BUILDING DIVISION:

4. A building permit is required for construction of the project.
5. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction is permitted on Sundays and holidays.
6. A soils report must be submitted with an application for building permit. Check with the Building Division prior to submittal to determine the level of report necessary for the project or if a soils report is on file for the subject property.
7. Comply with all Federal, State and local codes, disabled access included.

### ENGINEERING DIVISION:

8. Compliance with all conditions as specified by the attached Exhibit "A" dated February 7, 2017.

### PLANNING DIVISION:

9. The validity of this Design Review approval is contingent on an approved Conditional Use Permit for off-site parking. Building permits shall not be issued until said permit is acquired.
10. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
11. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

# DRAFT

12. This resolution does not approve signage; a separate Sign Permit must be applied for and approved prior to any sign installation.
13. TREE PRESERVATION:
  - A. Pursuant to the approved plans and the arborist report, the valley oak tree on site is to be protected. All other trees to be removed are subject to tree restitution pursuant to the Santa Rosa Tree Ordinance, Chapter 17-24 of the City Code.
  - B. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
  - C. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities.
  - D. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
  - E. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
14. LANDSCAPING:
  - A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
  - B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
  - C. 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.
15. LIGHTING:
  - A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
  - B. Light sources shall be concealed from public view.
  - C. All lighting shall be directed toward the subject property and away from adjacent properties.
  - D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

# DRAFT

## FIRE DEPARTMENT

16. Hydrant spacing for this commercial project shall comply with current Fire Department standards: maximum 300 feet on center. A hydrant shall be located within 50 feet of the Fire Department Connection (FDC) supplying the building sprinkler system.
17. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures and hazardous materials use or storage areas. Access roads for buildings over 30 feet tall shall be 26 feet wide, 13'-6" clear height, located 15 to 30 feet from one side of building.
18. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Improvement plans. Required Fire Flow for a fully sprinklered, 77,000 sf building of Type V-A construction is 2500 gpm with 20 psi residual in the main.
19. Commercial buildings over three stories in height are required to have a wet Class 1 standpipe system for Fire Department use. Class 1 standpipe systems shall be designed and installed per CA Fire Code and NFPA 14, with a riser in each stair and hose outlets at the landing between each floor and at the roof if roof access is provided.
20. All new buildings four or more stories in height are required to include an In Building Public Safety Radio System, designed and installed to performance standards developed by the Fire Marshal.
21. Permanent fences or gates limiting emergency vehicle access shall be approved by the Fire Department. Lockable gates limiting vehicle access to commercial facilities shall be equipped with a Fire Department approved locking device or Fire Department approved key system ("Knox" lock or "Knox" keyed lock). Call 543-3500 for assistance in obtaining the required lock or key system.
22. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
23. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the California Environmental Reporting System (CERS). Materials in excess of permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
24. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

# DRAFT

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 21st day of February, 2017, by the following vote:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

APPROVED: \_\_\_\_\_  
Michael Burch, Chair

ATTEST: \_\_\_\_\_  
Bill Rose, Executive Secretary

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 21st day of February, 2017, by the following vote:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

APPROVED: \_\_\_\_\_  
Stacey De Shazo, Chair

ATTEST: \_\_\_\_\_  
Jessica Jones, Executive Secretary

Attachment:  
Exhibit A – Engineering Development Services Conditions of Approval, February 7, 2017