

RESOLUTION NUMBER 17-946

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 5th 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

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:

1. Provide a conceptual plan for mechanical screening.
2. Provide a seating plan for the grade-level entry courtyard.

3. Add pedestrian-oriented lighting fixtures at 4th Street, 5th Street, and along the freeway elevation.
4. The Design Review Board and Cultural Heritage Board find that the rooftop sign is not an architectural component of the design.
5. Provide details for installation and shrouding of the EA fixture.
6. Shall revise fenestration at the fitness center level of the freeway elevation.
7. Consider revising building setbacks at the 5th floor on the 4th and 5th Street elevations.
8. Consider recessing retail doors at 4th and 5th Streets.
9. Provide additional photo simulations and renderings from a greater distance representing views from the Historic district.
10. Shall provide traffic bulb-outs at 5th and Davis Streets if feasible.
11. Provide details of landscape planters and screening.
12. Shall align leading edge of 5th floor trellis structure with building face below. Shall not extend past the building.
13. Consider realigning the 5th floor windows on the 4th and 5th Street elevations to maintain symmetry.
14. Shall use the “running bond” brick pattern.
15. Shall update the Tom Origer & Associates report dated October 24, 2016, to provide analysis on the statement that the project will not impact the Historic District’s eligibility for the National Register for Historic Places.
16. The November 4, 2016, Tom Origer & Associates report shall provide the Northwest Information Center record search number, and clarify that a request for information from the Native American Heritage Commission was submitted and provide any response received from said Commission.
17. Return to Design Review Board for Final Design Review.

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

PLANNING DIVISION:

8. 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.
9. 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.
10. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
11. This resolution does not approve signage; a separate Sign Permit must be applied for and approved prior to any sign installation.
12. **TREE PRESERVATION:**

- A. 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.
- B. 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.
- C. 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."
- D. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.

13. 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.

14. 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.

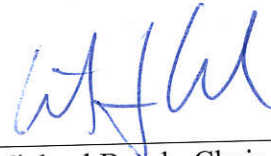
FIRE DEPARTMENT

15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

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: (5) Chair Burch; Board Members Anderson, Grogan, Kincaid, Sunderlage
NOES: (0)
ABSTAIN: (2) Vice Chair Hedgpeth, Board Member Zucco
ABSENT: (0)

APPROVED:


Michael Burch, Chair

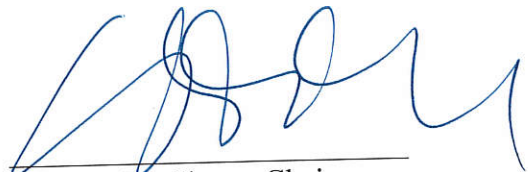
ATTEST:


Bill Rose, Executive Secretary

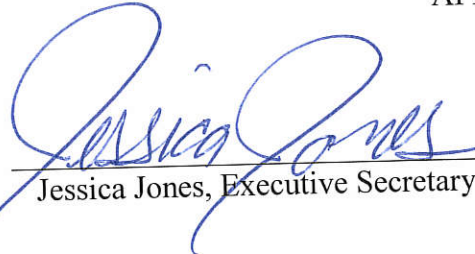
DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 21st day of February, 2017, by the following vote:

AYES: (7) Chair De Shazo; Vice Chair Purser, Board Members Fennell, Murphey, Garrett, Galantine, De Backer
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

PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DIVISION

EXHIBIT "A"
February 7, 2017
210 5th St
Santa Rosa AC Marriott Hotel
DR16-062

- I. 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 therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received October 13, 2016:

PARCEL AND EASEMENT DEDICATION

1. A Public Sidewalk easement is required along the frontages on 4th, 5th, and Davis Streets for those portions of sidewalk falling outside of the public right of way.

PUBLIC STREET IMPROVEMENTS

2. 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 Right-of-Way or for any work on utilities located within public easements.
3. Davis Street curb gutter and sidewalk shall be removed and replaced along the project frontage between 4th Street and 5th Street with new curb and gutter 14 feet from the centerline and sidewalk with tree wells contiguous to the curb. Curb side parking will be restricted to an 80-foot-long drop off parking bay. The parking bay shall be per City Standard 213 and be centered on the hotel entrance way and signed for drop off only no parking with white curb.
4. Improvements to 4th Street shall consist of the removal of the existing curb,

gutter, sidewalk, and planter curb islands and replacement with new city standard curb and gutter with curb bulb outs. New sidewalk shall be a minimum 10-foot-wide contiguous to the curb with tree wells. New curb gutter and sidewalk shall conform to line and grade of existing offsite improvements at the easterly property line maintaining offsite drainage flows to curb inlet. Curb bulb outs shall have 10-foot minimum radius returns bordering parking stalls at the travelway. The gutter flow shall be intersected with new curb inlet to the existing curb inlet at the 4th Street intersection at Davis Street. Diagonal parking may be provided on 4th Street between the new driveway location and the Davis Street intersection.

5. The proposed curb cut for the driveway entrance on 4th Street is to be extended out to the 4th Street travelway and revised to reflect a City Standard 250D, 18 feet wide with 10-foot minimum radius curb returns with gutter line tangent to the existing face of curb of the offsite curb island to the east and the new face of curb for the proposed curb bulb out to the west. Gutter line grade break shall occur at the driveway location with gutter flows going to a new curb inlet offsite easterly at the base of the adjacent offsite curb island and westerly to the new curb line draining to the existing curb inlet being retained. The existing open drainage channel through offsite curb island shall be removed and area backfilled.
6. the proposed curb bulb out adjacent to the 4th Street driveway maintaining gutter flows either by installing a new City Standard Curb inlet upstream existing planter and the driveway location connected to the public storm drain in 4th Street through a new manhole structure, use of a City Standard 250D curb return driveway alternate B with 10-foot minimum curb return radii to the sidewalk, protecting line of sight to sidewalk and proposed diagonal parking pull out onto 4th Street. Proposed improvements shall coordinate and conform to the existing offsite improvements constructed per City File 2009-0036.
7. The existing curb return at the intersection of 4th and Davis Streets shall be removed and replaced with a new 20-foot radius curb return and new separated and directional ped ramps per Caltrans Standard A88A for Davis Street and 4th Street crossing aligning with crosswalks.
8. Improvements to 5th Street shall consist of the removal and replacement to City Standards of the drive approaches, curb return, and handicap ramp located at Davis Street. The new curb and gutter shall conform to line and grade of existing offsite improvements at the property line. The new driveway curb cut shall be per City Standard 250A, 26 feet wide. Contiguous sidewalk shall be provided with City standard tree wells.
9. The curb returns for the intersection of 5th and Davis street shall be with a The new curb return shall have a 20-foot radius maintain existing traffic signal pole location and have a new pedestrian ramp per Caltrans Standard RSP A88A. the existing curb inlet connection at the corner may remain but new City Standard curb inlet modified as necessary to reflecting ADA gutter slopes requirements for pedestrian ramps. Existing crosswalk marking across 5th Street shall be removed and replaced with new aligning with the ped ramp location. The

existing crosswalk marking on Davis street may be modified as necessary to conform to the realigned markings on 5th Street.

10. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check. 1 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 cleared the Phase 1 Study.
11. Existing pedestrian bollards shall be removed for the sidewalk and curb bulb out improvements, shall be salvaged and delivered to the City Street Maintenance Department unless otherwise directed.
12. The existing "Woodstock" statue shall be salvaged and protected by the Applicant until a new location along Davis Street is determined by the City for the installation. The Applicant will be responsible for the installation of the "Woodstock" statue as directed by the City if site targeted is on the project frontages of 4th, 5th, or Davis Street.
13. All street trees for tree wells shall be from the approved street tree list and shall be installed as directed by Recreation and Parks. All street tree wells shall be connected to an irrigation system.

TRAFFIC

14. The pole mounted signal, ped head and electrical appurtenances at the corner of Davis and 5th Street shall be relocated to the new Davis Street curb line. No splicing is allowed for signal conductors.
15. The through driveway between 4th and 5th Streets shall be posted and marked as one-way direction with entrance on 4th Street and exit onto 5th Street. Signage shall be posted at the driveway locations designated entrance and exits at the property line with additional signage on 5th Street as "exit one way do not enter".
16. Existing ornamental street lights on 4th Street and Davis Streets are to be salvaged and relocated to the new curb line and provide a minimum 5-foot sidewalk clearance around base of pole and a minimum 5-foot setback from the top of curb for driveway curb cut flares. Decorative luminaire Street lighting shall be installed per City Standard 614 and with base per City Standard 620B for Street Lights on the project frontages of 4th Street, Davis Street, and intersection of 4th and Davis Streets. Street light locations will be determined during the improvement plan review process.
17. Electrical boxes for street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts

shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."

STORM DRAINAGE

18. A new City Standard Type II curb inlet shall be installed upstream of the offsite curb island connected to the public storm drain in 4th Street through a new storm drain manhole in lieu of the proposed curb inlet adjacent to the west of the driveway curb bulb out location. The gutter line pass thorough channel in the existing offsite curb island adjacent to the driveway location is to be removed being no longer necessary due gutter flows being intercepted the new curb inlet upstream of the channel.
19. 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.

Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:

- a) The individual homeowners fronting or owning these BMP's. Individual owners 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.
- b) A Homeowner's Association or Property Owners Association. If perpetual maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.
- c) A special tax district for public BMP facilities.

- d) An alternate means acceptable to the City of Santa Rosa.
20. After the SUSMP BMP improvements have been constructed, the developers 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.
 21. The existing curb inlet on Davis street at the Davis Street 4th Street intersection is to be removed and connection to the manhole at the 4th Street and Davis Street intersection abandoned in place. A new public storm drain shall be extended in Davis Street from the existing public manhole on Davis Street at 4th Street to a new City Standard type II curb inlet in the drop off parking bay at the front entrance for the hotel. New curb inlet connection to the manhole shall be through HDPE installed per City Standards with a minimum 765-foot radius sweep to the manhole structure.
 22. The existing curb inlet on the 4th Street side of the curb return of the Davis street intersection may remain and inlet adjusted to new line and grade of the curb and gutter bulb out being constructed.
 23. A new City Standard Type II curb inlet shall be installed offsite on 4th Street easterly of the adjacent curb island. The new curb inlet shall be connected to the existing City storm drain through a manhole structure.

SEWER AND WATER

24. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Building Permit Improvement Plans or Encroachment Permit to determine adequate sizing.
25. Applicant must install a combination service per City Standard #870 for fire sprinkler, public fire hydrant, domestic and irrigation meters. A City Standard 880, Double Check Detector Fire Line Backflow Assembly with Fire Department Connection shall be provided on the fire line and 880 Double Check Detector on the domestic services, and reduced pressure back flow per City Standard 876 will be required on irrigation water services. See Section X. Sections N and O of the Water System Design Standards. Fire department connections at the Double Checks Detector shall be within 100 feet of the nearest fire hydrant on same side of centerline.
26. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.

27. 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 (Appendix A) and Hydrozone Table (Appendix B).
28. 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.
29. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an encroachment permit. The existing meter must be collected by the City Meter Shop. Contractor is to coordinate through the City's Encroachment Officer for water meter removal and pick up by the City.



Larry Lackie
Project Engineer