



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

Proposal Statement
Santa Rosa Memorial Medical Office Building and Parking Structure
Conditional Use Permit
June 2017

Applicant: MOA Architects
Wesley Okamoto

Owners: Santa Rosa Memorial Hospital

Engineers: BkF, Engineers
200 4th Street, Suite 300
Santa Rosa, CA 95401

Architects: Boulder Associates, Inc
26 O'Farrell Street, 7th Floor
San Francisco, CA 94108

Land Use Consultant: J. Kapolchok & Associates
843 2nd Street
Santa Rosa, CA 95404

Location: SE Corner of Montgomery Drive and Sotoyome Street
Santa Rosa, CA

APN: 009-172-001 through 007; 041; 019; 023; and, 014-081-
003; 004; 023, and a portion of 027

Parcel Size: ±2.98 acres

Zoning: Office Commercial (CO)

Proposal: Conditional Use Permit to allow an increase in height for a 4-story ±92,000 sq. ft. medical office building from 35 ft. to a maximum of 68 ft.; an increase in height for a 6-story parking structure from 35 ft. to a maximum of 70 ft. (§20-30.070 D2) and an increase in required parking from ±422 spaces to 619 spaces (§20-36.050 C.1).

City of Santa Rosa

JUN 30 2017

Planning & Economic
Development Department

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PROJECT DESCRIPTION

Location:

The subject property is ±2.98 acres in size and consists of 13 separate parcels (APN's 009-172-001 through 007; 041; 019; 023 and 014-081-003; 004; 023) and a portion of a 14th parcel (APN: 014-081-027). These parcels will be reconfigured through the lot line adjustment/lot merger and/or cross easements process to respond to the final project design as a condition of project approval. The site is located in the Southeast quadrant of the city of Santa Rosa, southeast of the intersection of Sotoyome Street and Montgomery Drive. The site is currently accessed from both Sotoyome Street and Montgomery Drive.

Topography and Natural Features:

The subject property is vegetated with street trees and onsite landscaping consisting of mature trees along Sotoyome Street, scattered mature trees along Montgomery Drive and mature trees and shrubs interspersed amongst the existing office buildings and parking lots. There is a total of 86 trees on site above a diameter of 4 inches. The site is essentially flat, fully paved and drains in a westerly direction to a curb inlet at the corner of Sotoyome Street and Montgomery Drive.



Surrounding Land and Land Uses:

The site is located at the southeast corner of Sotoyome Street and Montgomery Drive, which is nearly center to lands designated and developed in office/medical/hospital uses. As depicted in the Neighborhood Context Map below, Santa Rosa Memorial Hospital is directly north; Sotoyome Street and medical offices and hospital uses are to the west; an apartment building and single and multi-story medical office buildings are to the south; medical office buildings and a surgery center, including a 4-story medical office building and 5-level parking garage, are to the east.

Neighborhood Context Map



Existing Physical Conditions:

Existing Uses

The site was formerly used as a collection of independent medical and medical office uses and a credit union. Of the thirteen structures, three have been removed, under permit, and two are vacant. The remaining offices and credit union will be vacated/relocated by the time of Project construction.

Physical Improvements

Site improvements consist of ten (10) buildings having a total square footage of 33,275 sq. ft. and ranging in size from 845 sq. ft. to 7,787 sq. ft., associated parking, paving, walkways, fencing, onsite landscaping and street trees.

Overall Project Description – General:

The Santa Rosa Memorial Medical Office Building and Parking Structure Project is the development of a 92,000sq. ft., four-story, medical office building (MOB) and associated 600 stall, 6 level parking structure and 19 surface parking spaces. Approximately 23,200 sq. ft. of solar panels could be added to the upper level of the parking structure. The project also reconfigures 48 existing parking stalls belonging to the Ambulatory Surgery Center (ASC) property at 525 Doyle Park Drive. The height of the MOB is 61 ft with a mechanical screen (parapet) increasing the height to 68 ft. above grade; the parking structure is 70 ft. at the highest elevator tower, the bulk of the structure stands at 52 ft. 8 inches above grade. If added, the solar photovoltaic panels would not exceed the 70ft. height limit. The site carries an Office land use designation in the city of Santa Rosa General Plan and is zoned Office Commercial (CO).

The parking structure is sited at the corner of Sotoyome Street and Montgomery Drive. A setback of a minimum of 48'4" from Sotoyome Street and an average of ±22 ft. from Montgomery Drive is proposed. The parking structure is accessible from Sotoyome Street and Montgomery Drive. A covered walkway connects the parking structure to the MOB.

Incorporated in the site planning for the MOB is the incorporation of a number of pedestrian/public features. A public drop-off and waiting area is planned as well as a plaza area facing Montgomery Drive. The existing crosswalk will be relocated to the east of the parking structure's Montgomery Drive egress and the transit stop will be relocated just east of the new crosswalk. The first floor of the MOB may include a small café/restaurant and the relocation of the credit union, which currently exists on site.

The parking structure and MOB will use materials of stucco and stone along with a color scheme compatible with the existing hospital. Recessed facades, vertical elements, color, material changes, and green screens will be used to provide aesthetic interest.

The landscape design concept addresses three main site conditions: the “streetscape” along Montgomery Drive and Sotoyome Street; the parking structure’s relationship to its surroundings; and, the Medical Office Building Plaza. The landscape plant palette throughout the site utilizes water-wise species, with an emphasis on native and non-invasive species.

Components of the Project Subject to Use Permit:

The medical office building and associated parking structures are uses permitted by right in the CO (office) district. The height limit in the commercial office district is

. 35 ft. Per Zoning Code Section 20-30.070 D. 2, an increase in height is possible through the granting of a Conditional Use Permit. By Zoning Code, a minimum of 422 parking spaces are required for a ±92,000 sq. ft. medical office building. The project proposes a 600-stall parking structure and 19 surface parking spaces. Zoning Code Section 20-36.050 C. 1 allows for an increase in parking by Conditional Use Permit.

Conditional Use Permit:

Unlike a use permitted by right, uses subject to the granting of a Conditional Use Permit are discretionary and require the Planning Commission (decision making authority) to make the Findings set forth in Section 20-52.050 (F) of the city’s Zoning Code. The following is offered as evidence in support of said findings.

Section 20-52.050 (F)

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;

Response

Medical office buildings and associated structures are permitted uses in the CO district. The Project exceeds the minimum setback standards, particularly in regards the rear property line adjacent to the residential use (92 ft. proposed; 25 ft. required) and is less than the allowed site coverage by 18%.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

Response

The subject property is not within a Specific Plan Area. The medical office building with associated parking is consistent with the Office land use designation of the General Plan. Furthermore, in addition to the Project’s consistency with the city’s Climate Action Plan, the Project forwards the following General Plan policies:

- LUL-A: Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.
 - LUL-J: Maintain the economic vitality of business parks and offices, and Santa Rosa's role as a regional employment center.
 - LUL-J-1: Maintain an adequate supply of employment centers in a variety of locations and settings to ensure the city's continued economic vitality.
 - UD-A-2: Strengthen and emphasize community focal points, visual landmarks, and features that contribute to the identity of Santa Rosa using design concepts and standards implemented through the Zoning Code, Design Guidelines, Preservation District Plans, Scenic Roads policies, the Downtown Station Area Specific Plan, and the Citywide Creek Master Plan.
 - UD-A-5: Require superior site and architectural design of new development projects to improve visual quality in the city.
 - EV-A: Maintain a positive business climate in the community.
 - 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: Maintain the economic vitality of the downtown, business parks, offices and industrial areas.
 - EV-D-1: Continue to promote Santa Rosa's role as a regional center.
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

Response

Height

The Project is situated towards the center of an area zoned and developed with medical offices. Intensifying the density of development in the center of the zone allows for the edges of the zone to act as a transition to surrounding land uses. The parking structure is located on the corner of Montgomery Drive and Sotoyome Street. This allows for access from two streets and significantly

reduces the number of curb cuts from existing parking lots. The setback along Montgomery Drive along with pedestrian improvements, landscaping, and building facades will reinforce the street as a place and enhance its spatial definition consistent with General Plan's goals regarding superior design and strengthening visual identity (UD-A-2 and UD-A-5).

As depicted in the images below, the scale of the project will be compatible with the existing hospital and the more recent medical office development on Doyle Park Drive. The height of the MOB is 61 ft./69 ft. (parapet) above grade and the parking structure is 70' at its highest elevator tower with the bulk of the garage at 52'8" above grade. The existing hospital at its highest point is 70' above grade with the patient tower at 56'. The new buildings will use materials of stucco and stone along with a color scheme compatible with the existing hospital to provide visual interest and yet be compatible with the neighborhood.





Parking

By ordinance, the Project requires a minimum of 422 parking spaces; 619 spaces are proposed. However, this area has a history of parking problems and the project proponents wish to provide additional capacity to help resolve this issue. According to a Parking Analysis prepared for the project by Boulder Associates¹, the strict application of the minimum number of spaces required by zoning may be insufficient for the proposed use. The report offers the following analysis:

Parking need is difficult to predict until the exact users are in place and the building is operating on a predictable schedule. Using metrics based on generalized observations of similar occupancies can lead to unpredicted parking issues. While the exact mix of physicians for this building is presently unknown, some physician practices are staff intensive and some have relatively heavy volume with quick patient turnaround time, both of which can lead to increased parking need. In addition, needs vary overtime as schedules and staffing change to meet new healthcare regiments. The Santa Rosa zoning code minimum requirement of 5 parking stalls per 1000sf for medical office space is somewhat in the middle range of ratios used by municipalities across the state. The range generally varies from 4 to 7 spaces per 1000sf with many municipalities at the higher end of the range including Roseville at 6.66, Tustin at 6.0, Fullerton at 5.5 and Irvine at 5.55.

¹ Santa Rosa Medical Office Building: Parking Analysis. January 16, 2017. Boulder Associates, Architects. P.2.

This area has historically had staff or visitor parking inappropriately on surrounding residential streets. The project wants to make sure that patients and employees can find parking in a convenient and accessible manner to avoid any spillover parking on the surrounding streets. In addition it is the owner's desire for this parking structure be sufficiently sized to move parking that is not associated with this specific building and is currently inappropriately happening in surrounding residential areas into this structure.

4. The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints;

Response

As discussed above, the use is a permitted use under the CO zoning district and complies with all development standards established by the district. The increase in height is discretionary and subject to the issuance of a Conditional Use Permit. A mitigated Negative Declaration has been prepared for the Project. The analysis and supporting technical reports found no physical or environmental constraint that could not be mitigated or would be addressed through standard conditions of approval.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and

Response

The purpose of the proposed Project is to provide upgraded health care to the community and help alleviate the existing use of neighborhood streets for parking associated with the surrounding medical facilities. The Project will eliminate the multiple driveways along Montgomery Drive, provide a crosswalk and upgraded bus stop/shelter, bicycle paths along Montgomery, a waiting/gathering area and a traffic signal at Sonoma Avenue and Sotoyome Street. The proposed use is central to existing medical facilities and the proposed height is within the height range of elements of the hospital and the medical office building and parking garage at Montgomery Drive and Doyle Park Drive.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Response

A mitigated Negative Declaration has been prepared along with the following technical reports:

- a. Preliminary Storm Water Management Plan
- b. Landscape Plan
- c. Traffic Analysis
- d. Historical/Archaeological Report
- e. Arborist Report
- f. Aesthetic Analysis
- g. Parking/Circulation Analysis
- h. Medical Waste Management Plan
- i. Noise and Vibration Report
- j. Biological Report