

SRMH Medical Office Building and Parking Structure Conditional Use Permit

Planning Commission

December 14, 2017

Patrick Streeter
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Planning and Economic Development

Project Description



- Conditional Use Permit
 - Increased building height
 - Operation of a parking facility
- Mitigated Negative Declaration

Project Location

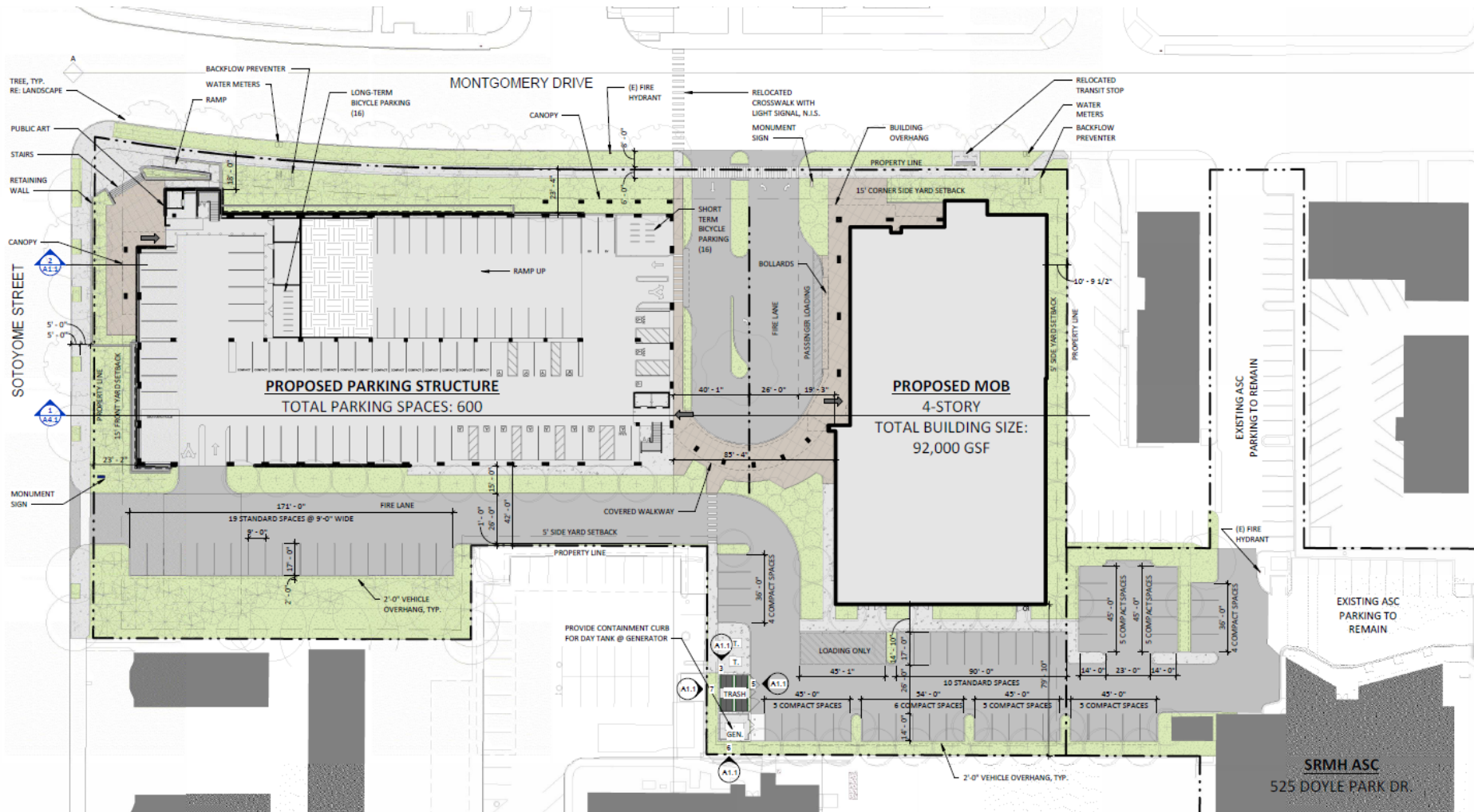
1102, 1110, 1120, 1144, 1150, 1154, 1166, 1170 Montgomery Dr
110, 114, 118, 122 Sotoyome St



Project Location

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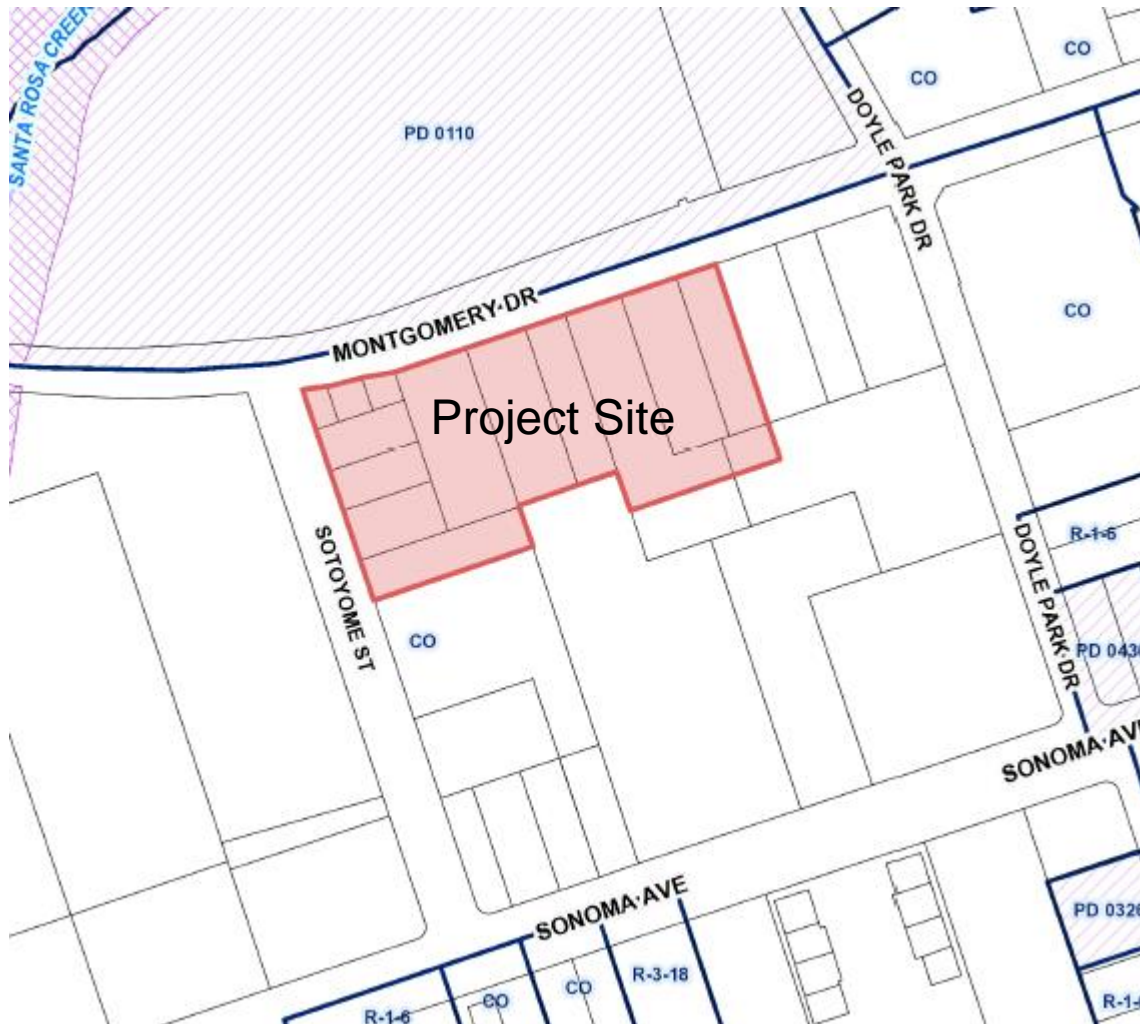


- April 13, 2016 - Neighborhood Meeting for surface parking lot concept.
- December 4, 2016 - Surface lot application withdrawn.
- December 14, 2016 - Neighborhood Meeting for current project.
- February 16, 2017 - Project went before the Design Review Board as a Concept item.

- February 21, 2017 - Applications submitted
- August 3, 2017 - Second Concept Design Review.
- October 9, 2017 - Notice of Intent to adopt an IS/MND posted, with a planned public hearing date of November 9, 2017.
- November 9, 2017 - Public hearing continued to date certain

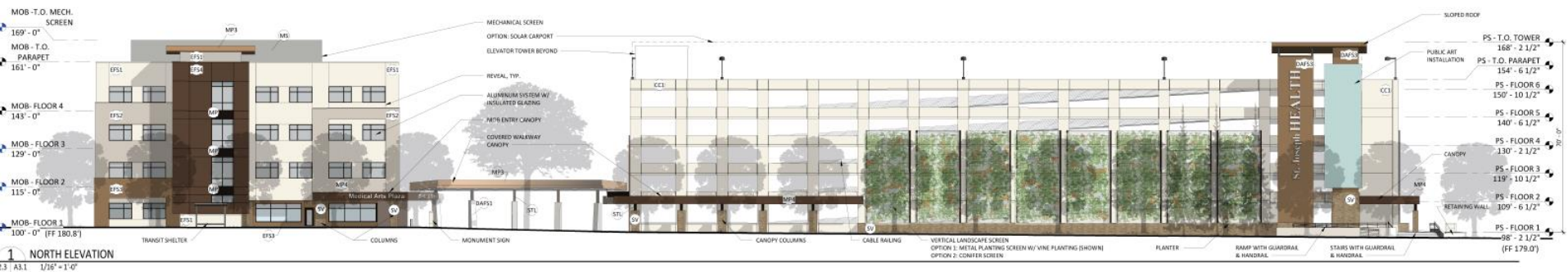


Zoning



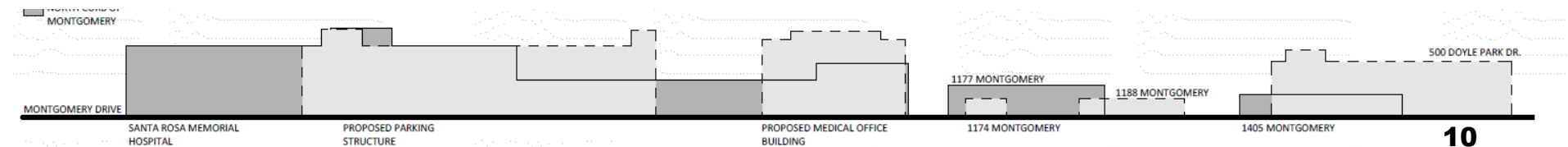
CO (Office Commercial)

Intended to support administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses.



Height

- CO District – 35'
- CUP permits increase in building height in commercial districts, no additional findings
- MOB proposes 68'
- Parking Structure proposes 56' at parapet, 70' at elevator tower



Parking

- 460 required
- 600 garage
- 58 surface



Design Review

- Neighborhood Design
- Building Design
- Landscaping
- Infill Development

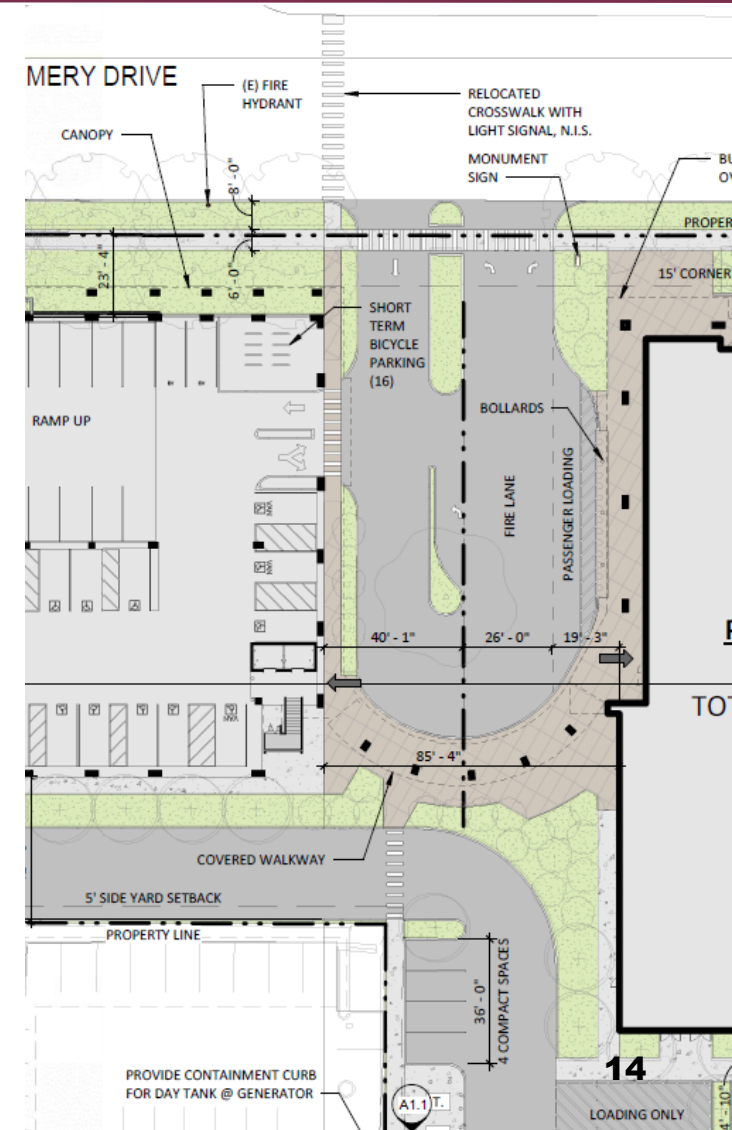


Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study prepared on October 9, 2017
- Notice of Intent to adopt IS/MND posted with State Clearinghouse, Sonoma County Clerk's Office, and Santa Rosa City Hall
- Public comment period extended through December 13, 2017.

- Traffic Study
- Pedestrian Improvements
- Fire Standards



Public Comments

- Traffic and pedestrian safety at surrounding intersections
- Existing and future development plans for SRMH
- Parking in existing facilities
- Solar panels



It is recommended by the Planning and Economic Development Department that the Planning Commission adopt a Mitigated Negative Declaration for the SRMH MOB and Parking Structure project and approve a Conditional Use Permit for increased building height and operation of a parking facility.

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