

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE DESIGN REVIEW BOARD
MAY 3, 2018

PROJECT TITLE

Hampton Inn & Suites

ADDRESS/LOCATION

No street address available

ASSESSOR'S PARCEL NUMBER

058-011-018

APPLICATION DATE

June 14, 2017

REQUESTED ENTITLEMENTS

Preliminary Design Review

PROJECT SITE ZONING

CO-G-RC (Commercial Office, within both the Gateway and Resilient City combining districts)

PROJECT PLANNER

Susie Murray

APPLICANT

Theraldson Investments

PROPERTY OWNER

Heritage Inn of Santa Rosa LLC

FILE NUMBER

PRJ17-076

APPLICATION COMPLETION DATE

September 20, 2017

FURTHER ACTIONS REQUIRED

Final Design Review, Conditional Use Permit and Building Permit

GENERAL PLAN DESIGNATION

Office

RECOMMENDATION

Approval

Agenda Item #6.1
For the Design Review Board Meeting of: May 3, 2018

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR BURCH AND MEMBERS OF THE BOARD

FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: HAMPTON INN & SUITES

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, grant Preliminary Design Review for the Hampton Inn & Suites, a 100-room hotel, to be constructed on Accessor's Parcel No. 058-011-018.

EXECUTIVE SUMMARY

The Hampton Inn & Suites project (Project) proposes to construct a four-story, 100-room hotel on Accessor's Parcel No. 058-011-018 at the northwest end of Airway Drive.

The project involves a request for Design Review to construct a commercial structure greater than 10,000 square feet, a minor Conditional Use Permit (MUP) to allow a hotel in the CO (Commercial Office) zoning district, and a major Conditional Use Permit (CUP) to allow 55' in height where 35' is otherwise allowed in the CO district.

BACKGROUND

1. Project Description

The Project involves the construction of a 100-room hotel at the north end of Airway Drive, next door to the Sutter Pacific Medical Foundation building and adjacent to Piner Creek. The location is highly visible from Highway 101, and the site is within an area designated as a Gateway. The hotel will also include a fitness room, an outdoor swimming pool, a walking path along the creek, parking and associated site improvements.

The structure is proposed at 55 feet at its tallest point. As such, the Project also

requires a major Conditional Use Permit, which will be reviewed by the Planning Commission after the Design Review Board (DRB) has reviewed the Project plans while considering Preliminary Design Review.

The project also includes a Lot Line Adjustment, which has already been completed. This layout of the site plan will require the relocation of six parking spaces and a landscape endcap at the east end of the southern-most parking lot planting strip. The parking spaces have been relocated across the drive isle.

The conceptual planting plan includes a mix of native and ornamental trees, and a variety of shrubs, vines, grasses and groundcover, with plant water needs ranging from very low to moderate.

2. Surrounding Land Uses

North: Office; currently developed with a medical office building.

South: Medium Density Residential (8-18 units per acre) and Retail and Business Services; previously developed with multi-family residential units towards the west, which was destroyed in the October 2017 firestorm, and a vacant parcel to the east, which has an approved project to construct a 90-unit senior care facility.

East: Office, Retail and Business Services and Highway 101; currently developed with a department store.

West: Low Density Residential (2-8 units per acre); currently developed with single-family residential structures.

3. Existing Land Use – Project Site

The approximately four-acre site is currently undeveloped. The property is generally flat and vegetated with a mix of grasses and trees. Much of the existing landscaping experienced damage during the October 2017 fire.

4. Project History

On October 25, 2016, the City Council approved a Zoning Code Text Amendment to allow hotel uses within the CO (Commercial Office) zoning district, subject to MUP approval.

On April 20, 2017, the DRB reviewed the project as a concept item. The meeting minutes are attached.

On June 14, 2017, an application for Design Review was submitted to Planning and Economic Development.

On September 20, 2017, a companion application for CUP was submitted to Planning and Economic Development.

On January 25, 2018, the Project materials were reviewed by the Waterways Advisory Committee (WAC).

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation is Office, which is intended for sites developed for administrative, financial, business, professional, medical, and public offices. The following General Plan goals and policies relate to development of creek side properties.

ECONOMIC VITALITY

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.

LAND USE AND LIVABILITY

LUL-I-1 Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.

URBAN DESIGN

UD-C Enhance and strengthen the visual quality of major entry routes into the city, as well as major corridors that link neighborhoods with downtown.

UD-A-13 Review guidelines for parking lots trees to ensure adequate summertime shading.

UD-C-6 Require that buildings, sound walls, and other structures highly visible from Highway 101 or Highway 12 and adjoining neighborhoods be designed to enhance and improve scenic character.

OPEN SPACE AND CONSERVATION

- OSC-D-9 Ensure that construction adjacent to creek channels is sensitive to the natural environment. Ensure that natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.
- OSC-D-10 Orient development and buildings toward creeks while providing privacy, security, and an open transition between public and private open spaces.
- OSC-D-11 New development along channelized waterways should allow for an ecological buffer zone between the waterway and development. This buffer zone should also provide opportunities for multi-use trails and recreation.
- OSC-D-12 New development should maintain an adequate setback from channelized waterways to recognize the 100-year flood elevation and allow for stream corridor restoration. Setbacks identified in the Zoning Code should serve as minimum setbacks. Larger setbacks are encouraged in accordance with Restoration Concept Plans to meet restoration and enhancement goals.

During the October 2017 firestorm, multiple hotels were destroyed. In addition to providing much needed facilities for city visitors (tourism and reconstruction), the proposed hotel will provide jobs.

The DRB reviewed the project plans as a concept item and provided plan revision recommendations, which are addressed in the Design Review section of this report.

The hotel is oriented toward Piner Creek and the Project includes a pedestrian pathway along the creek. The Project will be required to comply with current SUSMP (Standard Urban Stormwater Mitigation Plan) requirements, which will be reviewed by City staff for regulatory compliance.

2. Santa Rosa Citywide Creek Master Plan

The site is located adjacent to north fork of Piner Creek. This area of the creek is considered a culvert from Highway 101 to Airway Drive, where it daylights as a Modified-Natural type channel. Downstream of the confluence with the North Fork of Piner Creek, the creek is owned and maintained for flood control by the Sonoma County Water Agency.

3. Zoning

The project is located within the CO-G-RC (Office Commercial, within the Gateway and Resilient City combining districts) zoning district. This district is intended to support a mix of administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses. In 2016, the City Council approved a Zoning Code Text Amendment to allow hotel uses within the CO (Commercial Office) zoning district, subject to MUP approval.

Zoning Code Section 20-28.030 discusses areas designated by the General Plan as visual entries into the City, and provides special design criteria for proposed development at each entry. The Project meets the design standards, including setbacks, landscaping, parking and storage. While highly visible from the Highway 101 corridor, the hotel structure is well over 200 feet from the freeway. Given the unusual shape of the parcel, the Preliminary Landscape Plan shows the project will meet the intent of the landscape requirements pursuant to Zoning Code Chapter 20-34. Trash receptacle bins are located along the west elevation, which is out of site from the highway corridor. The project meets both vehicle and bicycle parking requirements, in accordance with Zoning Code Chapter 20-36, and all parking is screened appropriately.

Because the Hampton Inn & Suites is located adjacent to Piner Creek, the project is subject to the Creekside Development standards, pursuant to Zoning Code Section 20-30.040. Since the neighboring properties in the vicinity the property is located are developed, the setback required from the top of bank would be 30 feet. The site plan identifies the footprint of the proposed structure and associated hardscape site improvements.

The Project proposes a four-story hotel, 55' tall hotel, which exceeds the allowable 35' height for structures within the CO (Office Commercial) zoning district. Pursuant to Zoning Code Section 20-30.070(D)(2), additional height may be approved through the CUP process. As such, the project includes a CUP, which is tentatively scheduled to go before the Planning Commission on May 10, 2018.

4. Design Guidelines

SECTION 3.4 – BUSINESS & LIGHT INDUSTRIAL PARKS AND BUILDINGS

I.D Encourage business and light industrial parks to provide amenities for employees including outdoor areas, pedestrian circulation for exercising and covered sitting areas.

I.G Encourage public art in large developments.

- II.A.1 Incorporate existing natural features such as trees, topography, creeks and riparian vegetation into the site plan. These and similar natural elements should be considered when developing a site plan. Every effort should be made to preserve dominant elements, such as mature trees, for example. When trees must be removed mitigation may be required. See the Appendix for Chapter 17-24 of the City Code which governs tree removal and replacement issues.
- II.A.4 Mitigate the noise of: compressors, delivery trucks, trash compactors, trash dumpsters handling, and other noise producing equipment or activities.
- II.B.1 When business & light industrial parks are located adjacent to a residential neighborhood they should include other uses beyond employment, such as restaurants, other retail and neighborhood serving services, and when appropriate, residential.
- II.B.3 When business & light industrial parks are adjacent to residential areas, locate vehicular entries so as to minimize auto and service vehicle traffic through the residential neighborhood.
- II.B.4 Provide a major entry to the off-street parking and truck access areas.
- II.B.5 Design the buildings and landscaping to enhance the streetscape and create an inviting pedestrian experience along the sidewalk fronting the project.
- II.B.6 Locate some buildings in light industrial parks near the street perimeter to reinforce the streetscape and screen parking.
- II.C.1 Provide sidewalks and planter areas to serve as buffers between pedestrians and vehicles. Provide trees for shade as well as lower plantings to soften roadways and parking lots.
- II.C.2 Create a well-defined pedestrian circulation system throughout business and light industrial parks.
- II.C.5 When adjacent parcels are developed with business & light industrial parks, consider consolidated entries.
- II.C.6 Provide bicycle parking to support those that bike to work.
- II.D.2 Integrate new landscape design with surrounding landscaping.
- II.E.4 Avoid excessive illumination of the site.

- III.A.1 Design buildings specifically for the sites they are intended to occupy. Designs should be unique to Santa Rosa. *Repetitive building designs used in other communities or other locations within Santa Rosa should not be reused.*
- III.A.4 Occasionally business & light industrial parks will be located adjacent to residential uses. In these settings the buildings adjacent to the residences must respect zoning code setbacks and height limits. Additionally, care should be taken to design in a sensitive manner at the edge conditions. Issues to consider include: mass and scale relative to residences, residential privacy, providing buildings that are designed, detailed and articulated on all four sides (long blank back or side walls are discouraged), blockage of neighbors' views to significant vistas or important view corridors, and blocking sunlight from reaching adjacent yards.
- III.A.5 Design buildings to achieve a human scale and interest. This can be achieved by including elements which give persons a sense of their relationship to the structure, such as balconies, wall insets and reveals, etc.
- III.C.1 Use building entries to protect people from the elements and create a "sense of entry" or focal point for the building.
- III.C.2 Utilize doors and windows in an organized pattern to articulate wall surfaces.
- III.D.6 Screen exterior trash, recycling, and storage utility boxes, wood service poles, electric and gas meters, fire sprinkler valves and backflow prevention equipment and transformers, etc., from view wherever possible. Where screening is not possible, design the landscaping to mitigate the visual impact.

SECTION 4.1 – LANDSCAPING

- II.4 Existing site features should be incorporated into landscape design. Elements such as mature trees, tree groupings, and rock outcroppings should be considered as principal features of any landscape plan. Trees considered to be an important part of a property or a neighborhood's history should be identified and incorporated in proposed site plans.
- II.6 Select landscape materials and plants that are appropriate in scale and function to the locations in which they are placed.
- II.8 Utilize planting areas to break up large expanses of paving, to visually separate masses of parked cars, and to provide a shade canopy. These planting areas within paved areas should be a minimum of 5' wide.

SECTION 4.2 – OFF STREET PARKING

- I.C To create a safe and comfortable environment for pedestrians and bicyclists as well as for vehicles.
- I.E To design sites, including buildings and the parking lot, such that vehicles are not the dominant feature.
- I.G To minimize polluted runoff from parking lots from contaminating the City's waterways.
- II.B.1 Landscape parking lots with shade trees to provide a canopy over the parked cars and reduce solar heat gain in the summer. The City's preference is for "orchard" style planting, typically a minimum of one tree should be planted for every five parking spaces.
- II.B.3 3. Screen parked cars from public street frontage. Screening may be of landscaping, a planted earth berm, planted fencing, or some combination of the above. The screening should be to a height of not less than 4 feet above the adjacent sidewalk (or curb if there is no sidewalk) to obscure the greater portion of each parked vehicle.

SECTION 4.4 – CREEKS, RIPARIAN CORRIDORS AND STORM DRAINAGE

- I.A Preserve existing creeks and riparian vegetation along creek corridors.
- I.B Prevent contamination and sedimentation of creeks.
- I.E Encourage development along creek corridors by treating the corridors as open space amenities rather than undesirable elements with back-on treatment.
- I.G Design projects and storm drainage systems that comply with the National Pollution Discharge Elimination System (NPDES) standards.
- II.A.1 Preserve waterways in the natural state.
- II.A.7 Where riparian growth extends outside of the Creek Setback Line, preserve and protect this important part of the creek corridor.
- II.B.2 Incorporate filtering recharge techniques such as detention basins, natural swales and rock filtering to clean pollutants out of storm water collected on a site before the water enters the City's waterway system.

SECTION 4.6 CITY ENTRIES AND HIGHWAY CORRIDORS

- 1.A To encourage projects that provide a positive image of Santa Rosa to residents, visitors and those passing through Santa Rosa.
 - 1.B To encourage development at specified entry locations that are identifiable as city entries.
 - 1.C To provide visually inviting entrances to Santa Rosa.
- III.A.1 Provide setbacks to new buildings along Highway 101 at both the north and south entries to the City of 100 feet minimum from the freeway right-of-way.
 - III.C.5 Design structures along highway corridors with the understanding that they will be viewed from traffic along the corridor. Architectural detailing and use of materials should be consistent on all four sides of the building. Although buildings should be oriented to the local roads, they should not be ignored on the highway side.

The hotel is proposed along Piner Creek and treats the creek as an amenity by including a pathway adjacent to the creek, which may be used by hotel guests and employees. The design is respectful of the required 30-foot setback, including a permeable surface in the portion of the pathway that extends into the setback area. The applicant has incorporated recommendations from the DRB, including screening for the trash enclosure and changes to the landscaping.

The hotel structure would be located on the east side of the parcel, away from a residential neighborhood located on the west side, adjacent to and south of the property. The hotel will be approximately 300 feet from the nearest residential structure. Hotel visitors will access from the east off Airway Drive, and all parking areas will be buffered by landscaping.

The site circulation supports use by pedestrians, cyclists and vehicles. It includes a clearly marked pedestrian path of travel from the street, along the creek, and through the parking lot. The landscape design screens parking areas from Highway 101 and a nearby residential neighborhood.

The Project proposes the removal of several trees. The Preliminary Landscape Plan incorporates several native oak trees to replace them adjacent to Piner Creek, and the parking areas next to the hotel have been designed with orchard-style parking. Because the firestorm damage existing tree, the Project has been conditioned to provide an updated, post-fire arborist evaluation with the plans

submitted for building permits. A revised planting plan will also be required if fire-damaged trees are removed or replaced.

A trash receptacle area is located along the west elevation of the hotel. The trash enclosure has been designed with brick to match the finish of the hotel.

The application materials include both a preliminary SUSMP report and a lighting plan. The Project will be required to comply with current SUSMP requirements prior to issuance of grading permits. A standard condition of approval prohibits light spilling over to neighboring properties.

5. Historic Preservation Review Standards

Not applicable.

6. Neighborhood Comments

No comments have been received as of the date this report was prepared.

7. Public Improvements/On-Site Improvements

Refer to the Planning and Economic Development, Engineering Development Services Exhibit A, prepared by Larry Lackie, dated July 17, 2017, which is attached to the draft resolution, for a comprehensive list of required improvements.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

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

- Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan and zoning, for which an Environment Impact Report (EIR) was certified. The EIR analyzed impacts to traffic, air quality & greenhouse gases, and noise for implementation of the General Plan. The subject site is surrounded by commercial buildings with similar massing, and the applicant has provided renderings as for visual analysis which indicate minor visual impacts. Tree removal due to construction will be done in compliance with City Code Chapter 17-24, including trees that need to be removed due to fire damage. Based on the similar level of intensity of development evaluated under the Office land use designation coupled with supplemental analyses specific to this project, staff has determined that no further environmental review is necessary.

- Pursuant to CEQA Guidelines Section 15332, the Project qualifies as in-fill development.
 - It is consistent with the General Plan land use designation of Office, which allows development of administrative, financial, business, professional, medical, lodging and public facilities. The Project also complies with the CO-G-RC (Commercial Office, within both the Gateway and Resilient City combining districts) zoning district development standards, as discussed in the Zoning section of this report.
 - It occurs on a site that is less than five acres within City limits, and is substantially surrounded by urban uses.
 - The site has no value as habitat for endangered, rare or threatened species. As indicated in the Biological Resource Assessment, prepared by Lucy Macmillan, dated January 2018, the site contains no suitable habitat for endangered, rare or threatened species. The report does recommend protective measure for nesting birds. The Project has been conditioned to require a pre-construction survey for nesting birds if construction commences between January 15 and August 31 (the nesting season).
 - Approval of the project would not result in any significant effects relating to traffic. A study conducted by W-Trans, dated December 27, 2017, found that the affected intersections are expected to continue operating acceptably with project traffic added. As discussed previously in this section (Guideline 15183), the EIR certified for the General Plan analyzed impacts air quality, greenhouse gases, and noise, for implementation of the General Plan. The project has been conditioned to comply with the City's Low Impact Development standards, which will treat stormwater runoff generated by a one-inch storm over a 24-hour period.
 - The site can be adequately served by all required utilities and public services. City staff has reviewed the project, and it has been conditioned accordingly.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On April 20, 2017, the DRB reviewed the project as a concept item. As summarized in the meeting minutes, the DRB's recommendations are listed below:

- Screening for the trash enclosure, and screening/ landscape screening and shade at the swimming pool.
- Livelier colors, and appreciated the lighter color at the top portion of the building, and prefers the deeper color of brick as shown on renderings.

- Way-finding and attention to pedestrian circulation, and use of pavement and signage to slow cars down.
- Replacing purple plum trees with another tree species (such as purple smoke bush), and replace annual plantings with perennials.

On January 25, 2018, the WAC reviewed the Project plans. The following recommendations were made:

- Landscape between creek and path should include native plants & trees; should not restrict visibility to the creek from any direction; should not include lawn.
- Include landscape furniture along pathway – should be placed on the side away from the creek.
- The existing path is highly traveled. During construction, an alternative/temporary path should be provided so people can still walk.

Pat Gothard, a representative from the Sonoma County Water Agency, attended and added the following comments:

- The ADA path of travel should be designed to connect to the path on the neighboring site.
- If/when the hotel allows pets, a dog-waste station shall be located at the creek path.

NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, all required public noticing was done, including the installation of three public hearing signs at the Project site, a mailed Notice of Public Hearing to property owners within 400 feet of the Project site, and a Notice of Public Hearing published in the Press Democrat.

ISSUES

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location & Vicinity Maps
- Attachment 3: Project Narrative, Plans & Site Analysis, prepared by Designcell, dated September 13, 2017
- Attachment 4: Preliminary Landscape Plan, prepared by MacNair & Associates, dated

June 13, 2017

Attachment 5: Preliminary Grading & Drainage Plan, prepared by Adobe Associates, Inc., dated September 18, 2017

Attachment 6: Photometrics Plan, prepared by CREE, dated September 14, 2017

Attachment 7: Traffic Study, prepared by W-Trans, dated December 27, 2017

Attachment 8: Biological Resource Assessment, prepared by Lucy Macmillan, M.S., dated January 2018

Attachment 9: Zoning Code Section 20-28.030

Attachment 10: Design Review Board Meeting Minutes, dated April 20, 2017

Attachment 11: Aerial Photograph (post-fire)

Attachment 12: Visual Analysis

Attachment 13: Public Correspondence

Resolution: Preliminary Design Review

CONTACT

Susie Murray, City Planner

smurray@srcity.org

707-543-4348