

DRAFT

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
OCTOBER 20, 2016**

3:30 P.M. (CITY HALL ROOM 7)

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 3:35 p.m. Board Members Present:

Absent: Anderson, Kincaid

2. APPROVAL OF MINUTES

The Design Review Board approved the October 6, 2016 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES – Duane De Witt suggested that timed-out classroom portables be used as housing for veterans in extended stay-type hotel parking lots.

5. STATEMENTS OF ABSTENSION BY BOARD MEMBERS - None

6. SCHEDULED ITEMS

**6.1 CONCEPT DESIGN REVIEW – RESIDENCE INN BY MARRIOTT
3558 ROUND BARN CIR – FILE NO. DR16-056**

BACKGROUND: This project includes Concept Design Review for a 115-room hotel to be constructed on an approx. 4.59-acre undeveloped parcel.

The Board asked that at next submittal, the applicant provide information regarding views from Highway 101, retaining walls, orchard parking, materials, conceptual grading, sections and visuals, and a concept landscape plan. The Board suggested a strong sense of entry, more or taller glazing, shade at the pool area, plantings at the retaining wall, trails/east elevation, and swimming pool, and suggested lowering the structure height and breaking up the massing, and use natural stone veneer or other natural materials (no fake brick.) The Board recommended returning for another Concept Design Review before going to Planning Commission.

(Board Member Sunderlage left the meeting at this time.)

7. BOARD MEMBER REPORTS - None

8. DEPARTMENT REPORT – Bill Rose gave a brief update regarding permits process.

9. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 5:45 p.m. to the next regularly scheduled meeting of November 3, 2016.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Chairman Burch



DISCLOSURE FORM

Please Type or Print

File No. DR16-056	Quad. NE
Related Files	
DEPARTMENT USE ONLY	

www.srcity.org

DISCLOSURE FORM

Project Title: **Residence Inn Santa Rosa by Marriott**
(Include site address)
0 Broadacre Circle, Santa Rosa (Round Barn Circle) APN 173-020-008

Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.

Individuals: Identify all individuals
Partnerships: Identify all general and limited partners
Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed).
LLCs: Identify all members, managers, partners, officers and directors.
Trusts: Identify all trustees and beneficiaries.
Option Holders: Identify all holders of options on the real property.

Full Name:	Address:
FOUNTAIN GRAVE EXCLUSIVE COUNTRY CLUB	
II, LLC	100% owned by Fountain Grove Bill Management LLC
Bill Management LLC	100% owned by Bradshaw Family
ASTIN BUILDING	3589 ROUND BARN BLVD, Santa Rosa CA 95403

In addition, please identify the name of each civil engineer, architect, and consultant for the project.

Full Name:	Address:
Adobe Associates, Inc.	1220 N. Dutton Ave., Santa Rosa, CA 95401
Attn: Tim Schram, Civil Engineer	
Designcell Architecture	10777 W. Twain Ave., Ste 125, Las Vegas, NV 89135
Attn: Kastytis Cechavicius	

Additional names and addresses attached: ☐ Yes ☒ No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.

I certify that the above information is true and correct:

Applicant

Date

Design Concept Narrative for a proposed Residence Inn by Marriott, Round Barn Cir., Santa Rosa, CA

The proposed hotel project is a 115 room Residence Inn by Marriott, to be constructed on an undeveloped parcel, south of Round Barn Circle. The design of the proposed project provides a building and on-site parking that is following the natural topographic contour lines to minimize an impact to existing grades. An internally stepped building is proposed to better fit the existing site slope with minimal excavation or addition of soil. Only a portion of the site is proposed to be developed with the remainder to remain undisturbed.

The proposed building is a three story structure, type V-A (1-hour) construction, with a partial basement level that is fully exposed on the downward slope of the site. The basement level contains guestrooms, fitness room and access to the outdoor pool. The first level of the building contains the main entrance on the north side, hotel lobby / breakfast and associated common and administrative areas, guestrooms and a south-facing terrace overlooking pool and valley below. Levels two and three are primarily housing guestrooms.

On-site parking is provided on a one space per guestroom ratio: total 115 parking spaces and includes 5 accessible spaces. Accessible building entrances are located on the North and East.

The building height from entrance level to the highest point of the roof is 43 feet. The building main entrance elevation is approximately the same level as the western-most vehicular entrance from the Round Barn Circle, and utilizes existing grades. The fire access to the building is maintained on two areas: on the building North and East façades.

We appreciate your assistance in moving forward with this proposed project.

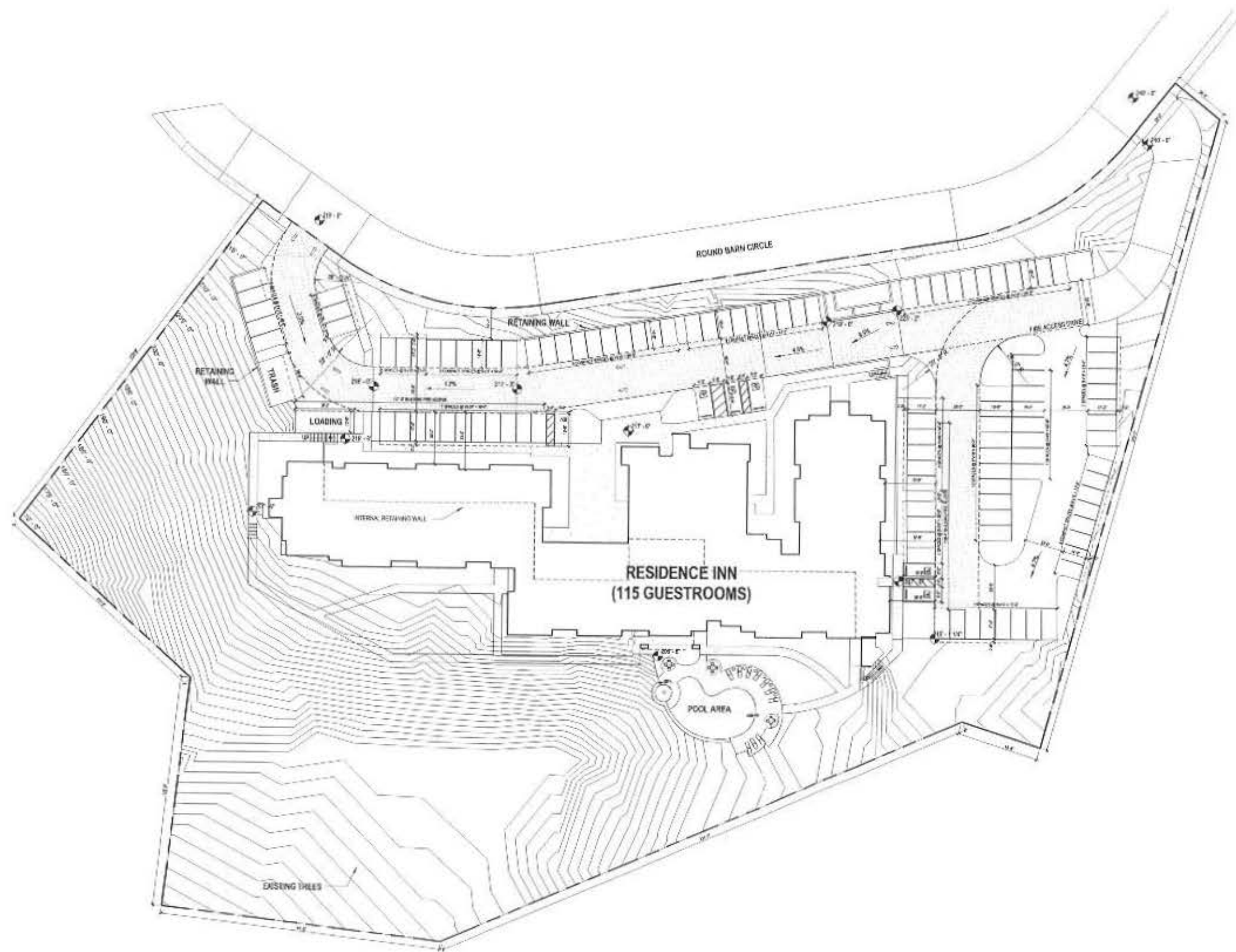
Sincerely,

Kastytis Cechavicius,
Principal Architect
DesignCell Architecture

CITY OF SANTA ROSA
Santa Rosa, CA

AUG 31 2016

COMMUNITY DEVELOPMENT
DEPARTMENT



PROJECT SUMMARY	
THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR:	
SITE SUMMARY	
APRIL ADDRESS:	175-025.000
APPROXIMATE SITE AREA:	3.00 ACRES (208,000 SQ. FT.)
LAND USE PLAN AREA:	VACANT COMMERCIAL LAND
SITE AREA (NET):	4.3 ACRES (298,000 SQ. FT.)
ZONING CLASSIFICATION:	PD 12.000
PLANNED LAND USE:	RETAIL AND BUSINESS SERVICE
FRONT YARD SETBACK:	10'-0" REQUIRED / 10'-0" PROVIDED
SIDE YARD SETBACK:	10'-0" REQUIRED / 10'-0" PROVIDED
REAR YARD SETBACK:	10'-0" REQUIRED / 10'-0" PROVIDED
HEIGHT ALLOWED:	35' MAX ALLOWED
BUILDING FOOTPRINT COVERAGE:	28.20% OF 175
PARKING LOT AREA:	47,000 SQ. FT. (1.3 AC)
LANDSCAPE AREA:	123,000 SQ. FT. (3.5 AC)
BUILDING AREAS	
RESIDENCE INN (115 GUESTROOMS)	
LEVEL 0: 12,000 SQ. FT.	
LEVEL 1: 28,000 SQ. FT.	
LEVEL 2: 28,000 SQ. FT.	
LEVEL 3: 28,000 SQ. FT.	
TOTAL: 86,000 SQ. FT.	
PARKING CALCULATIONS	
USE:	HOTEL / MOTEL
REQ. PER:	1 SPACE PER GUESTROOM
	1 X 115 = 115 SPACES
	TOTAL: 115 SPACES REQUIRED
PROVIDED:	28-SITE PARKING
	115 SPACES
	TOTAL: 115 SPACES PROVIDED
	NET TOTAL: 28-SITE PARKING AND 115 SPACES
LEGAL DESCRIPTION	
L-1	
VICINITY MAP	

CITY OF SANTA ROSA
Santa Rosa, CA
AUG 31 2016
COMMUNITY DEVELOPMENT
DEPARTMENT



designcell
ARCHITECTURE

10777 W. Twain Avenue, Suite 120 Las Vegas, NV 89135
702.463.1875
www.designcell.com

07 / 25 / 2016
NOT FOR CONSTRUCTION

RESIDENCE INN SANTA
ROSA by MARRIOTT

SANTA ROSA, CA

Project Number: 15-054
SITE PLAN / SITE
DATA

DR-00

APPROVED: 08/25/16 Santa Rosa City Development

08/25/16 11:54:30 AM

1 SITE PLAN
1" = 33'-0"

8/25/2016 11:54:29 AM
H0501115 004 R: Santa Rosa DR-01 004_1115_ARCH.rvt



1 COLOR SITE PLAN
1" = 30'-0"

RESIDENCE INN SANTA
ROSA by MARRIOTT

SANTA ROSA, CA

Project Number: 115 004

COLOR SITE
PLAN

DR-01



EXTERIOR NORTH ELEVATION

3/64" = 1'-0"



EXTERIOR EAST ELEVATION

3/64" = 1'-0"

DR5.0

RESIDENCE INN

Project: 15 054

05/03/2016

Schematic Elevations - Santa Rosa, California

Scale: 3/64" = 1'-0"

CITY OF SANTA ROSA
Santa Rosa, CA

AUG 31 2016

COMMUNITY DEVELOPMENT
DEPARTMENT

designcell
ARCHITECTURE

10777 W. TWAIN AVE. STE. 125 T. 702.403.1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM



EXTERIOR SOUTH ELEVATION

3/64" = 1'-0"



EXTERIOR WEST ELEVATION

3/64" = 1'-0"

DR5.1

RESIDENCE INN

Project: 15 054

05/03/2016

Schematic Elevation - Santa Rosa, California

Scale: 3/64" = 1'-0"

designcell
ARCHITECTURE

10777 W. TYAN AVE. STE. 125 F. 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

FILE: \\2018 PROJECTS\\18142\\DWG\\AD001E-02\\SITE ANALYSIS MAP.DWG, 16/12/2016 2:00:21 PM Joe Conwell

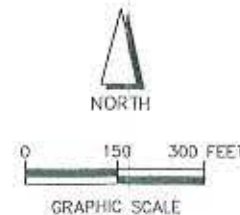


SOIL ABBREVIATIONS:

AgD	Arbuckle gravelly sandy loam, 5 to 15% slopes	SkC	Spreckles loam, 2 to 9% slopes
CeA	Clear Lake clay, Sandy substratum, drained, 0 to 2% slopes, MLRA 14	SKE	Spreckles loam, 15 to 30% slopes
CFA	Clear Lake clay, ponded, 0 to 2% slopes	ZaA	Zamora silty clays loam, 0 to 2% slopes
CrA	Cortina very gravelly sandy loam, 0 to 2% slopes	ZaB	Zamora silty clays loam, 2 to 5% slopes
FaD	Falta very gravelly loam, 5 to 15% slopes		
Fae	Falta very gravelly loam, 15 to 30% slopes		
GIE	Goulding cobbly clay loam, 15 to 30% slopes		
RaD	Raynor Clay, 8 to 15% slopes		
RaE	Raynor Clay, 15 to 30% slopes		

ZONING CODE ABBREVIATIONS:

CG	GENERAL COMMERCIAL
CO	OFFICE COMMERCIAL
IL	LIGHT INDUSTRIAL
MH	MOBILE HOME
PD	PLANNED DEVELOPMENT
PI	PUBLIC INSTITUTIONAL
R	SINGLE FAMILY RESIDENTIAL
RR	RURAL RESIDENTIAL



SITE ANALYSIS MAP

Residence Inn Santa Rosa by Marriott
0 Broadacre Circle, (Round Barn Circle)
Santa Rosa CA
APN: 173-020-008

CITY OF SANTA ROSA
Santa Rosa, CA

AUG 31 2016

COMMUNITY DEVELOPMENT
DEPARTMENT

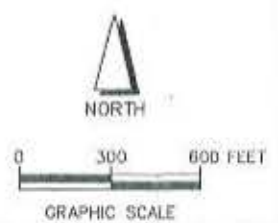
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: T:\2016 PROJECTS\16142 DWG\ADOBE-DESIGN\EXHIBITS\16142-NEIGHBORHOOD CONTEXT MAP.DWG, 8/29/2016 2:07:55 PM, Joe Cornell



ZONING CODE ABBREVIATIONS:

CG	GENERAL COMMERCIAL
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NEIGHBORHOOD CONTEXT MAP

Residence Inn Santa Rosa by Marriott
0 Broadacre Circle, (Round Barn Circle)
Santa Rosa CA
APN: 173-020-008

CITY OF SANTA ROSA
COMMUNITY DEVELOPMENT DEPARTMENT

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