

FOUNTAINGROVE MEDICAL CENTER PARTNERS LLC

C/o HARRY B. RICHARDSON, JR., M.D.

700 MC DONALD AVENUE

SANTA ROSA, CALIFORNIA 95404

Cell (707) 322-5061

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FAX (707) 528-7802

hbr95404@aol.com

To: City of Santa Rosa Planning Commission via Amy Nicholson & Gary Broad, City Planners to be distributed to the Planning Commission

Re: Public Hearing 11/29/2018, 3558 Round Barn Circle Application, File #PRJ17-045

From: Harry B. Richardson, MD

11/20/2018

I am the managing member of the Fountaingrove Medical Center Partnership LLC. We own the Cancer Center at 3555 Round Barn Circle. Santa Rosa Memorial Hospital/ St Joseph Heritage Healthcare maintains their full-service cancer service on the property. They provide cancer chemotherapy, radiation therapy and support service to patients with cancer and their families. This is the largest such facility between San Francisco and Portland, Oregon.

There is a long history relating to the design and development restrictions in the Fountaingrove Executive Center. There have always been height limits, allowable square footage and view protections incorporated in the development plans for the area. In 2000 a project was proposed for the 3558 Round Barn Circle parcel along with the adjacent properties. It violated the height restrictions and square footage restrictions placed on the property. The Planning Commission denied the application primarily because of density, lack of sensitivity to privacy considerations of our medical building, potential traffic impacts and other reasons.

In 2001, I met with the developer representing Billa Enterprises. He agreed to place the proposed building on the north end of the 3558 Round Barn Circle lot and to reduce the height from three stories to two in exchange for our agreeing not to oppose the project. The conditional use permit for the modified project, Fountaingrove Executive Park, was approved by the Planning Commission on 6/14/2001. I was subsequently told they were to go to Design Review in September, 2001. I've heard nothing else until the notice was posted for the currently proposed hotel.

The Cancer Center was specifically designed to be as comfortable and calming as possible for patients undergoing treatment. The chemotherapy infusion area covers the entire west side of the building with large windows overlooking the proposed project site. A four-story building would dramatically alter that view. We strongly request that you don't approve this project for multiple reasons. Sitting in an infusion chair receiving chemotherapy is not enhanced by the view of a Marriott Hotel. The view east from the upper floors of the hotel would be directly into the infusion area creating patient privacy issues.

Round Barn Circle is a privately-owned road and does not meet Santa Rosa City standards. It is too narrow. Before Vista Clinic was burned out, the street was packed with parked cars daily. Vista is rebuilding and will be back in operation within the year. The Fountaingrove Cancer Center parking lot suffers from overflow parking from Vista and Kaiser employees. It's difficult for large trucks to navigate the street. I imagine that hotels require large daily vendor truck deliveries and pick-ups. See Google map below showing cars lining Round Barn Circle pre-fire (Graphic A)

The applicant's parcel sits in the throat of the burned area. The 1870, 1964 and 2017 fires consumed this area, the worst being the Tubb's fire. The lot at 3558 Round Barn Circle burned along with the adjacent Hilton Hotel and Vista Clinic. Our building and the Kaiser building at the corner of Round Barn Circle suffered major landscape damage. I suspect it's more

difficult to evacuate a hotel full of tourists at night than to evacuate an empty office building. I've added a post fire photo from the City web site. The Hilton and Vista Clinic are in green. See Graphic B

Photos from the chemotherapy infusion suite are included from June of this year as well as photos from the earlier Planning Commission presentation in 2000. Graphic C.

When we built the Cancer Center, we accepted and followed the zoning restrictions in place. We purchased and developed the site expecting that those restrictions would protect us in the future. We implore you not to allow an override of the original height restrictions. In addition, this 92,000 sq. foot building significantly exceeds the cumulative sq. footage for the entire Fountaingrove Executive Center 6 building complex. These earlier design restrictions were critical in our building planning and design. The Cancer Center building was positioned to create a specific view for our patients undergoing chemotherapy. Consistency is important in planning.

Thoughts for you:

Why shoehorn a hotel into a site that requires 4 stories to make it work, into an area already fraught with major traffic woes, and into a hazardous burn area?

Why allow a building project that requires a waiver of height restrictions, the disregard of earlier density restrictions, and ignores prior Planning Commission actions? Why allow a project that will significantly affect the view from the Cancer Center infusion suite? If you think this is of little consequence, please see Mr. Loughran's article that follows.

Originally published in the [Press Democrat](#) 11/24/2013. Used with the author's permission (and he says to tell you he's still alive).

The Best View intown, by Rob Loughran

The best view in Santa Rosa, it is said, is from Paradise Ridge Winery. The tasting room looks westward toward the semi-organized suburban sprawl where we live and thrive and call home. There is, however, another view from just a tiny bit down the mountain from the winery.

On Round Barn Circle.

A slightly different view.

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I wish it were so simple for the people in the chairs surrounding me. I'm here for seven hours and I am one of the few without a port. A port is a plastic junction where the chemotherapy is injected. It is a semi-permanent appliance where cheerful and smiling nurses inject merciless, hopefully effective, drugs for deadly and mysterious ailments.

A beautiful young lady sat next to me and had her elixir administered through such a plastic port. This thirty-year-old woman endured visits from in-laws and friends. Obviously in pain, she perked up whenever someone visited. She was the perfect hostess in English and Spanish as the visitors arrived and left.

Until her children arrived.

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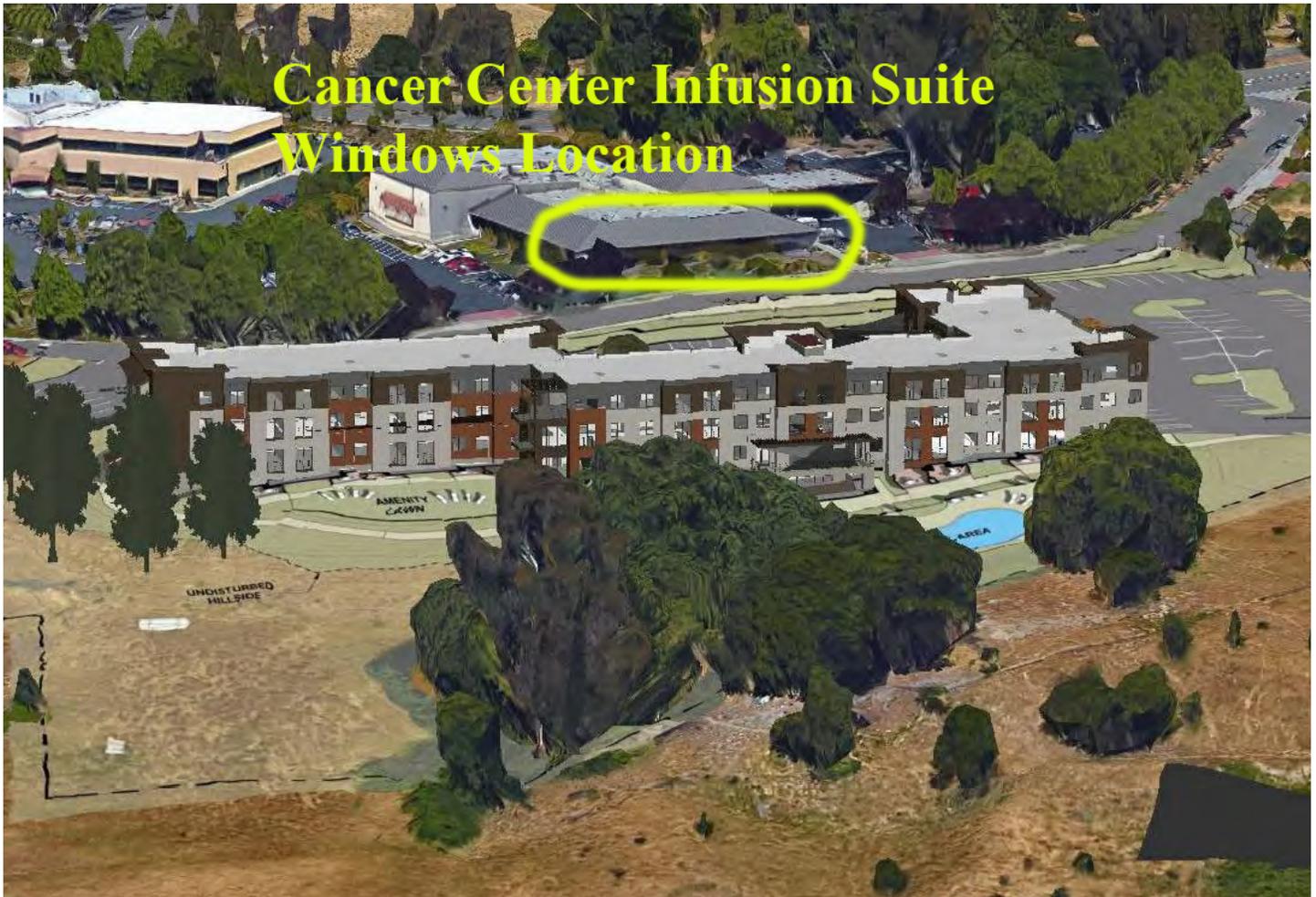
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That is the best view in Santa Rosa.

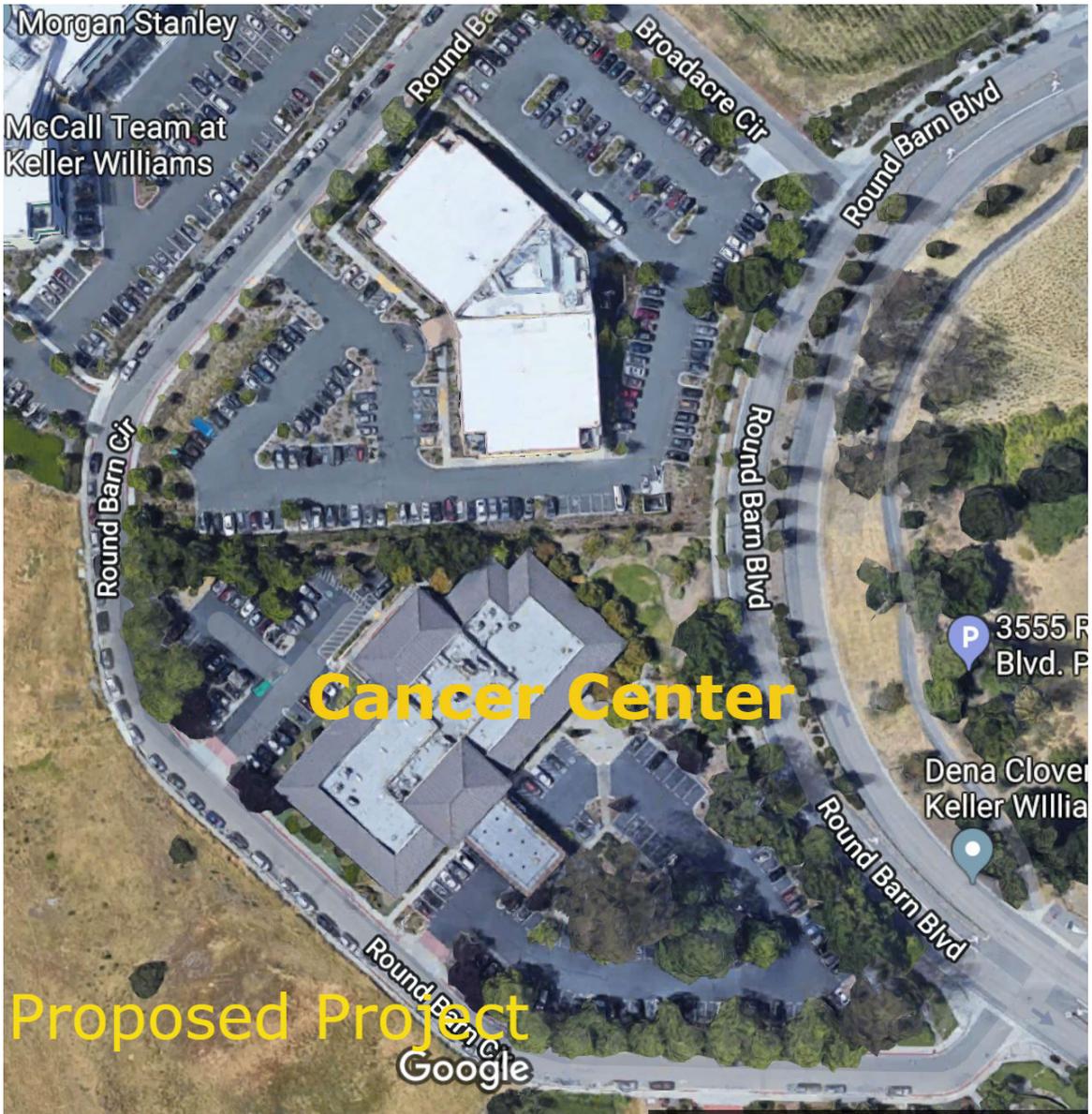
Because of the people who are in it.

Rob Loughran usually writes about sillier stuff. His latest novel *Beautiful Lies* is available at Pages On the Green bookstore in Windsor, CA

Cropped Views from Submitted Renderings Demonstrating Blocked View from Cancer Center Infusion Suites:



Graphic A: Daytime Parking Round Barn Circle (Google Maps pre-fire)



Graphic B: Tubb's Fire Burned Areas- City Santa Rosa Drone Photo

Green Areas are burned out buildings

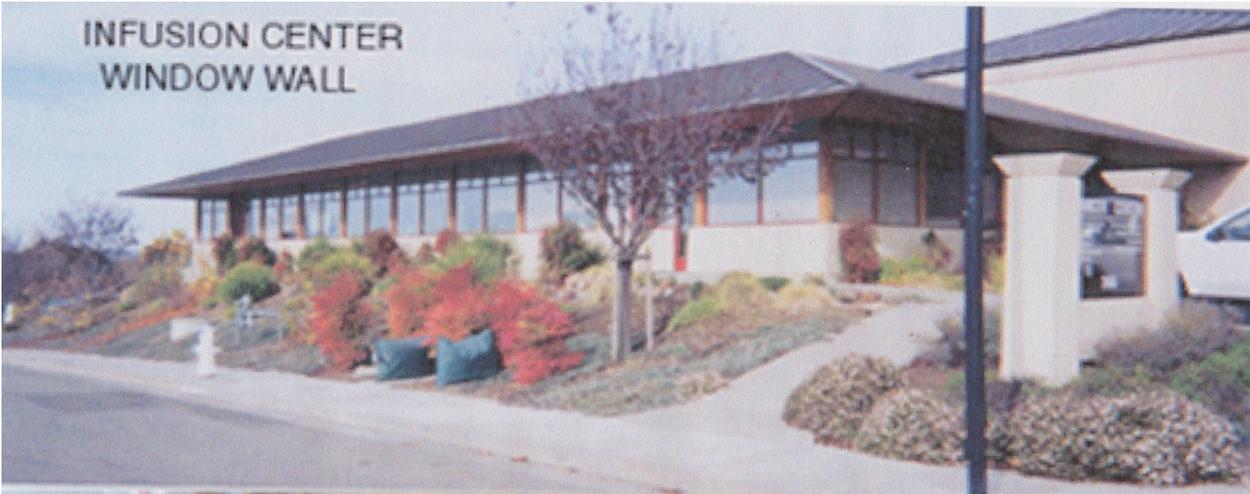


Graphic C: Current Views of Project site from Cancer Center Infusion Room. Patients & Staff Excluded for Privacy Reasons





2000 Photos:



Planners reject tall Fountaingrove buildings

By MARY CALLAHAN
THE PRESS DEMOCRAT

A proposed four-building office park overlooking Old Redwood Highway and Highway 101 in Fountaingrove was unanimously rejected by Santa Rosa planning commissioners Thursday.

Citing concerns about traffic congestion, the size of the project and open space, the commission voted 6-0 to deny a permit for the plan but said it would be willing to consider a scaled-back proposal if it were sub-

mitted.

In the current economy, Commissioner Allen Thomas said, "I think we can be picky."

Property owner Lukhbir Gill proposed four buildings covering 262,000 square feet and standing two-, three- and four-stories high on a 15½-acre parcel on Round Barn Boulevard next to the Fountaingrove Cancer Center.

Proponents said the buildings were designed to enhance the city's northern entrance and to help meet a "significant de-

mand" for executive office space.

Gill didn't address the commission, but neighbors said the project could overwhelm the area, adding close to 3,000 more cars on nearby streets each day.

They also pointed out that it would exceed 35-foot building-height limits by up to 16 feet and otherwise cover more surface area than was intended when a land-use plan for the area was drafted several years ago.

Cross Creek Road resident Bob Ringo com-

TURN TO BUILDINGS, PAGE B2



The Press Democrat

12/15/00

BUILDINGS: Cancer patient said vista makes treatment more bearable

CONTINUED FROM PAGE B1

plained that traffic analysts studied just four nearby intersections. "What was left out was the impact on all the homeowners of Fountaingrove Ranch," he said.

Cancer center partner Harry Richardson said that the center had to meet height and size requirements when it was built five years

ago and that he had counted on future developers to do the same.

Tall buildings would threaten the view of his staff and chemotherapy patients, whose privacy also would be threatened by office workers looking in on them, he said.

One cancer center patient, Paula Lentini, said the view made week-

ly chemotherapy more bearable and that other patients routinely discuss the glorious scene. "Quality of life is really important when you're a cancer patient," Lentini said.

Fred Clark, a resident of the 130-unit Vineyard Commons complex nearby, was the only neighbor who spoke in favor of the proposal.

"At least it's going to block the view of the Kmart roof," he said.

Gill said he had no comment yet on whether he would try again. "We need to go back and digest what's happened here," he said.

You can reach Staff Writer Mary Callahan at 521-5249 or e-mail mcallahan@pressdemocrat.com.

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Amy Nicholson
City Planner, City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Re: 3558 Round Barn Circle Application, Fil # PRG17-045

August 23, 2018

Dear Ms. Richardson.

I am writing to express my concern for the current plan for a new Residence Inn Hotel at 3558 Round Barn Circle. Santa Rosa Community Health owns and operates its largest health center across the street at 3562 Round Barn Circle. Our Vista Campus provides primary medical and mental health services to 24,000 low-income Santa Rosans and employs 180 staff. With our neighbors at St Joseph Health and Kaiser, the area is an essential hub for critical and sensitive health services in our community.

As you are aware, Round Barn Circle is a privately-owned road and does not meet Santa Rosa city standards. It is too narrow and, thus, heavily burdened by already existing traffic and parking demands. The addition of a 114-room hotel can only add to this problem. As proposed, the 114-room facility only provides for one parking space per guestroom. This does not incorporate any room for necessary employee, visitor, or vendor parking. Traffic and access on the narrow street will be further challenged by deliveries in large trucks that are a natural part of day-to-day hotel operations. Patients coming to and from medical appointments already have a difficult time navigating the narrow road and parking. Our primary mission, as is St Joseph Health's and Kaiser's, is providing a safe and healing environment for the people of Santa Rosa. Thinking of the stress that additional traffic and parking challenges will add makes me worry for their well-being and safety, along with that of our own employees.

That the hotel is in a high-risk fire area only makes it more concerning. Santa Rosa Community Health's Vista Campus was tragically damaged during the October 2017 firestorm and it borders on the miraculous that neighboring buildings were not further damaged. We certainly appreciate the need for additional hotel rooms in Santa Rosa – a problem only heightened by the loss of two hotels in this very location. Fast tracking a project in a burn area, however, and/or foregoing regulations to quickly approve projects does not seem like a wise or, more importantly, safe decision.

As currently proposed, we object to this project.

Sincerely,

A handwritten signature in black ink that reads "Naomi Fuchs". The signature is fluid and cursive, with the first name "Naomi" being larger and more prominent than the last name "Fuchs".

Naomi Fuchs
CEO, Santa Rosa Community Health

August 13, 2018

City Planning Commission
c/o Amy Richardson, City Planner
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

Re: 3558 Round Barn Circle Application, File #PRJ17-045

Dear Ms. Richardson:

On behalf of Providence St. Joseph Health, we would like to provide comments to the proposed Marriott Residence Inn at 3558 Round Barn Circle Drive. As a health system that provides cancer treatment to patients directly across the street from the proposed hotel development, we are concerned about the potential view impacts to our patients who receive infusion therapies and look out the windows in this direction for up to six (6) hours a day, several days per week.

We understand that you have requested a view study from the project developer and when it is available we request the opportunity to review it with you to determine the potential impact and any mitigations that might be necessary to incorporate in the project to ensure our patients' healing environment is not obstructed.

While we recognize and appreciate the importance of economic development—especially new hotels in our city—please understand that the patient experience at this location is tremendously important to our medical staff, patients and their families. As patients receive infusion treatments and chemotherapy, which requires them to be stationary for long periods, the view out the windows has helped to provide comfort for our patients and their families who often struggle emotionally as well. We object to any potential impact to the infusion center environment and fully support a compromise that serves all parties and supports the care and treatment of the patients we serve.

Thank you for considering these suggestions and sharing our concerns about the proposed Marriott Residence Inn. If you have any questions, please contact Rochelle Silsbee, director of public affairs, at (661) 481-8139 or rochelle.silsbee@providence.org.

Sincerely,



Todd Salnas
Chief Executive Officer – Sonoma



Thomas Stanton, M.D.
Associate Medical Director, Oncology Services

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To: City of Santa Rosa Planning Commission via Amy Nicholson, City Planner

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There is a long history relating to the design restrictions in the Fountaingrove Executive Center. There have always been height limits and view protections incorporated in the development plans for the area. In 2000 a project was proposed for the 3558 Round Barn Circle parcel along with the adjacent properties. It violated both the original pad placement designation and the height restrictions placed on the property. The Planning Commission denied the application primarily because of density, lack of sensitivity to privacy considerations of our medical building, potential traffic impacts and other reasons.

In 2001, I met with the developer, Lukhbir Gil of Billa Enterprises. He agreed to place the proposed building on the north end of the 3558 Round Barn Circle lot and to reduce the height from three stories to two in exchange for our agreeing not to oppose the project. The conditional use permit for the modified project, Fountaingrove Executive Park, was approved by the Planning Commission on 6/14/2001. I was subsequently told they were to go to Design Review in September, 2001. I've heard nothing else until the notice was posted for the currently proposed hotel.

The Cancer Center was specifically designed to be as comfortable and calming as possible for patients undergoing treatment. The chemotherapy infusion area covers the entire west side of the building with large windows overlooking the proposed project site. Although I have not seen concept plans, I assume that a four-story building would dramatically alter that view. We strongly request that you don't approve the applicant's requested exception to the height limits. Sitting in an infusion chair receiving chemotherapy is not enhanced by the view of a Marriott Hotel. The view east from the upper floors of the hotel would be directly into the infusion area creating patient privacy issues.

Round Barn Circle is a privately-owned road and does not meet Santa Rosa City standards. It is too narrow. Before Vista Clinic was burned out, the street was packed with parked cars daily. Vista is rebuilding and will be back in operation within the year. The Fountaingrove Cancer Center parking lot suffers from overflow parking from Vista and Kaiser employees. It's difficult for large trucks to navigate the street. I imagine that hotels require large daily vendor truck deliveries and pick-ups. See Google map below showing cars lining Round Barn Circle pre-fire. See Graphic A

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Photos are included from original 2000 presentation and some taken today. Graphic C.

In summary, when we built the Cancer Center, we accepted and followed the zoning restrictions in place. We purchased and developed the site expecting that those restrictions would protect us in the future. We implore you not to allow an override of the original height restrictions. These restrictions were critical in our planning and design. The building was positioned to create this view for our patients undergoing chemotherapy. Consistency is important in planning. Your predecessors denied height limit change for this parcel with good reason. Please do the same.

Thoughts for you:

Why shoehorn a hotel into a site that requires 4 stories to make it work, into an area already fraught with major traffic woes and into a hazardous burn area?

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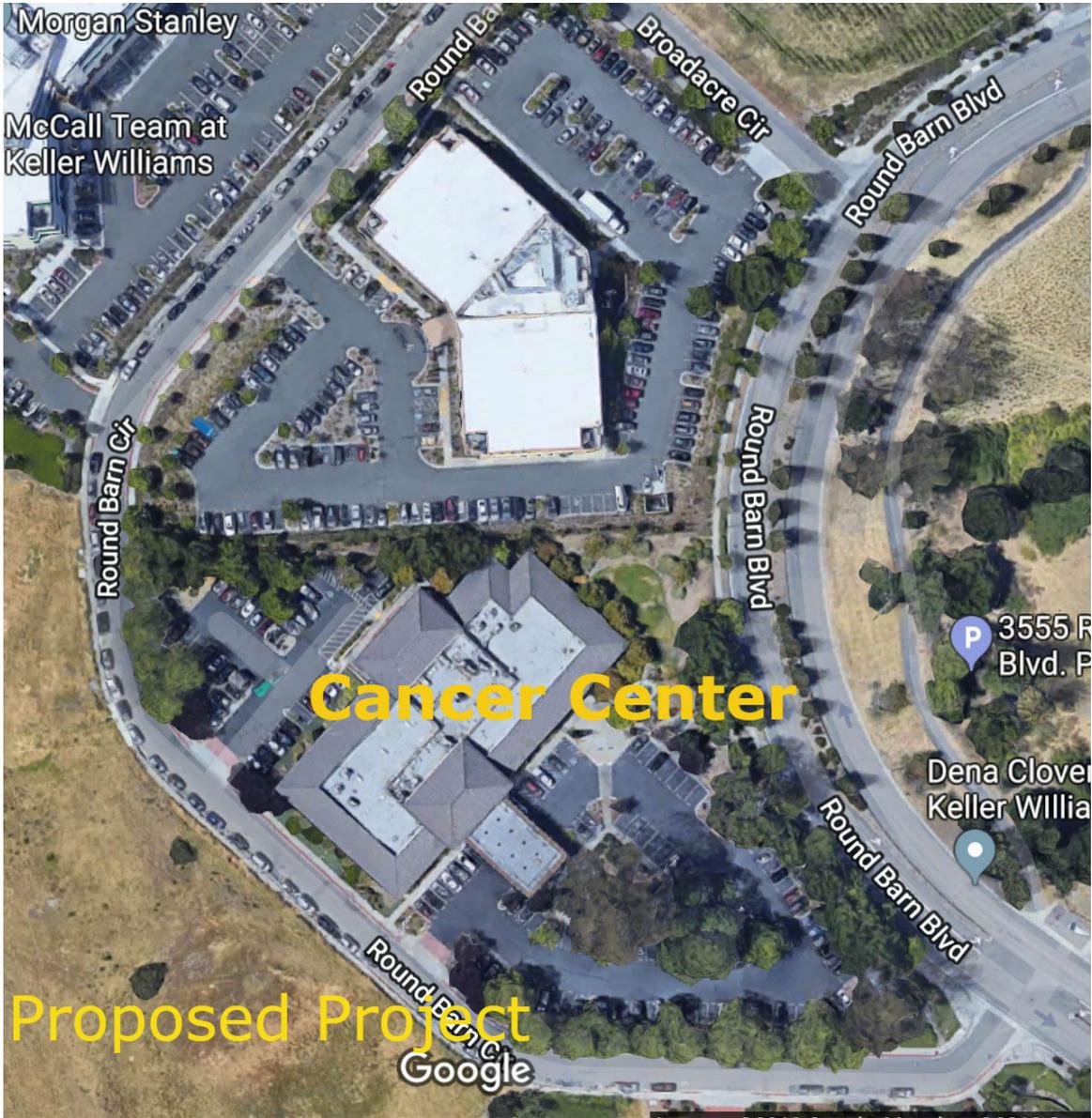
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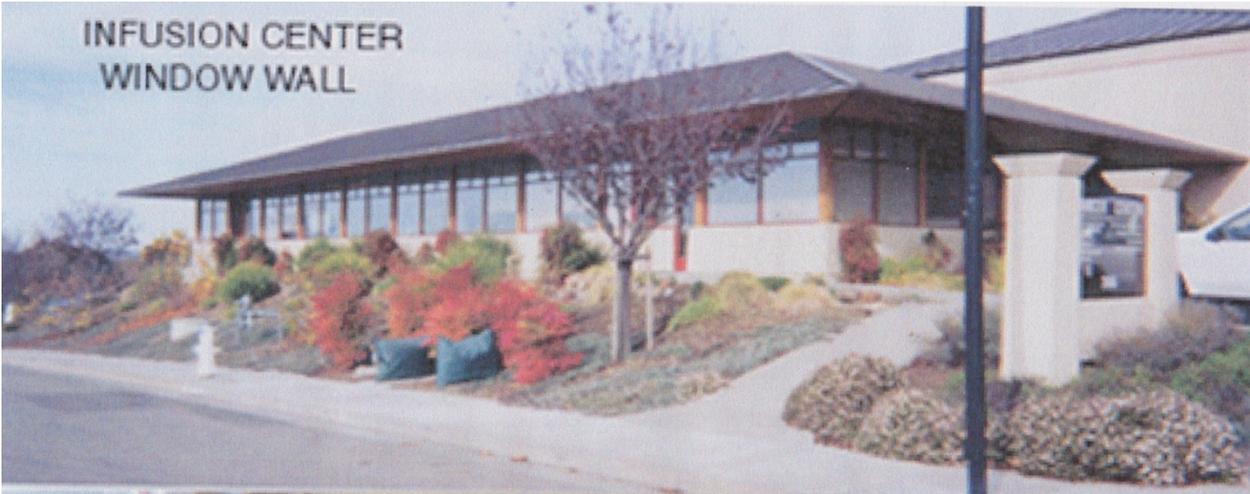


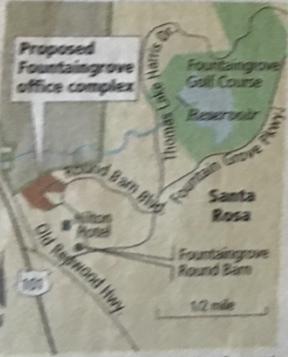
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Cross Creek Road resident Bob Ring

TURN TO BUILDINGS, PAGE B2

12/15/00

2404

Mowing

Nicholson, Amy

From: Beth <bethblue@sbcglobal.net>
Sent: Friday, June 22, 2018 7:08 PM
To: Nicholson, Amy
Subject: Fountain Grove Four Story Hotel Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I heard about the proposed four-story hotel proposed for the area west of the Cancer Center located at 3555 Round Barn Circle in Santa Rosa. I am writing you to ask that this project not be allowed to move forward. As a cancer survivor who received treatment at this Cancer Center, I know how important the current view is to those in the infusion room. The beautiful open space is so very helpful to address the stress and fear cancer patients experience as they undergo life-saving treatment.

Please keep this in mind as you decide if this project can move forward or not.

Thanks very much.

Beth Eurotas
Santa Rosa Resident

Nicholson, Amy

From: hbr95404@aol.com
Sent: Monday, June 18, 2018 10:13 AM
To: Nicholson, Amy
Cc: bob.just@stjoe.org; michelle.herron@stjoe.org
Subject: #3558 Round Barn Circle Project

Dear Ms. Nicholson,

In follow up to the message I left this morning, I am the managing member of the Fountaingrove Medical Center Partnership LLC. We own the Cancer Center at 3555 Round Barn Circle. Santa Rosa Memorial Hospital is the master tenant and maintains their full service cancer service on the property. They provide cancer chemotherapy, radiation therapy and support services to patients with cancer and their families. This is the largest such facility between San Francisco and Portland Oregon. There is a long history relating to the design restrictions in the Fountaingrove Executive Center. There have always been height limits and view protections incorporated in the development plans for the area. Some years ago, a project was proposed for the 3558 Round Barn Circle parcel. As I recall, it violated both the pad placement designation and the height restrictions placed on the property. We were able to prevail and the original Fountaingrove Executive Center development guidelines were upheld.

The Cancer Center was specifically designed to be as comfortable and calming as possible for patients undergoing treatment. The chemotherapy infusion area covers the entire west side of the building with large windows overlooking the proposed project site. Although I have not seen concept plans, I assume that a four story building would dramatically alter that view. I have other major concerns about the proposed project based on what I saw in the Press Democrat yesterday but I need to see the proposed project details in order to comment appropriately.

We have not yet received formal notification of the meeting. There is no sign on the property as of this morning. My mail is being forwarded from Santa Rosa and that may explain the lack of written notice.

Since I won't be back in Santa Rosa until after July 8, I hope you will be able to provide access to the file with the details of the proposed project.

Thanks for your help,

Harry B. Richardson, MD

707.322.5061