

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE RESIDENCE INN BY
MARRIOTT LOCATED AT 3558 ROUND BARN CIRCLE - ASSESSOR'S PARCEL
NUMBER(S) 173-020-008 - FILE NO. PRJ17-045

WHEREAS, on June 9, 2017, an application was submitted to the Department of Planning and Economic Development requesting approval of a Hillside Development Permit for the proposed Residence Inn by Marriott project, consisting of a 114-room hotel, located at 3558 Round Barn Circle, also identified as Sonoma County Assessor's Parcel Number 173-020-008 (Project); and

WHEREAS, the proposed Project is located within the boundaries defined in the Fountaingrove Ranch Planned Community District Policy Statement, adopted by the City Council in September of 1981 by Ordinance No. 2196, which has been determined to be consistent with the City's General Plan; and

WHEREAS, on November 29, 2018, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission finds that approval of the Hillside Development Permit for the Project meets the requirements of the Santa Rosa Zoning Code, including Chapter 20-32, which specifically addresses hillside development.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the proposed Project is consistent with the required findings for a Hillside Development permit and is consistent with the General Plan and the design guidelines for hillside development:

- A. Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features in that the Project proposes a hotel development sited on the least sloped portion of the site, and the building, to the maximum extent possible, is oriented parallel to the contours of the site. In addition, the Project takes advantage of mature tree clusters located on the western portion of the site.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the development is located on the flattest portion of the site to require the least amount of grading to accommodate a development of this size, drainage is proposed to retain its pre-construction flow and direction, and the natural vegetation of the site is to remain undisturbed. Additionally, the site has been previously disturbed through grading and filling as a part of the previous subdivision improvements.

- C. Site development does not alter slopes of 25% or more, except in compliance with Section 20-32.020.B (Applicability-Limitations on hillside development) in that Zoning Code Section 20-32.020.B prohibits development proposed on slopes greater than 25 percent identified by a visual analysis as having significant natural landforms or features, and as visually sensitive, but allows alterations determined by the review authority to be minor provided such alterations occur over previously constructed slopes. The slopes that exceed 25 percent on the site were constructed pursuant to the previously approved subdivision improvement plans, and are therefore unnatural. In addition, the visual analysis does not identify any significant natural features impacted by development on slopes in excess of 25 percent.
- D. Project grading respects natural features and visually blends with adjacent properties in that the grading for the proposed project has been designed in concert with abutting properties that comprise the area, will present setbacks and streetscapes consistent with the surrounding development, and much of the site will be undisturbed or landscaped consistent with the City's Design Guidelines and Zoning Code requirements.
- E. Building pad location, design, and construction avoids large areas of flat pads, and building forms will be stepped to conform to site topography in that the foundation avoids flat pads and visually steps down the hill, and the development is proposed on the flattest portion of the site.
- F. The proposed Project complies with the City's Design Guidelines in the use of native landscaping and compatible colors, forms, and materials.
- G. The proposed project complies with the requirements of Chapter 20-32 and all other applicable provisions of the Zoning Code.
- H. The proposed project is consistent with the General Plan in that the proposed development implements the Retail and Business Services land use designation by providing a commercial regional serving use, and is consistent with the following General Plan Policies:

UD-A-4: In new developments, minimize overall grading by limiting site grading to the minimum necessary for driveways, parking areas, and understructure areas.

UD-H: Design hillside development to be sensitive to existing terrain, views, and Significant natural landforms or features.

UD-H-3: Prohibit grading of slopes that are greater than 25 percent. During review of development plans, ensure that necessary grading respects significant natural features and visually blends with adjacent properties.

UD-H-4: Avoid large areas of flat pads in hillside areas. Instead, building forms should be "stepped" to conform to site topography.

OSC-B: Conserve the city's open spaces and significant natural features.

OSC-B-1: Prohibit development on hillsides and ridgelines where structures would interrupt the skyline.

OSC-B-5: Require a Hillside Development Permit as part of a proposed subdivision, proposed development or new land use on that portion of a site with a slope of 10 percent or greater.

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-6: Pursue expansion of the number of hotel rooms and conference facilities in order to attract more meetings and conventions to the city. Aggressively promote the city to the visitor and convention markets.

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.

- I. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety or general welfare in that the proposed Project has been reviewed and conditioned by City departments and outside agencies and consists of a commercial development in an existing commercially developed area.
- J. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 exemption pursuant to CEQA Guidelines Section 15332. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, in that the General Plan envisioned commercial development of the site, and the development is consistent with all applicable development standards.

The site is located within city limits on a project site of no more than five acres, substantially surrounded by urban uses. Prior to the Tubbs Fire, the 4.6-acre site was bounded by a variety of commercial developments to the north, east, and south, with Old Redwood Highway to the west. Further, the site is immediately adjacent to parcels that are developed with qualified urban uses pursuant to Public Resource Code Sections 21072 and 21061.3.

The site has not been identified as habitat for endangered, rare or threatened species, based on the Biological Assessment by Ms. Lucy Macmillian, M.S., dated February 2018. Consistent with the recommendations of the Biological Assessment, the project has been

conditioned to perform surveys and any provide necessary exclusion zones prior to the commencement of construction activities.

In addition, approval of the project would not result in any significant effects relating to traffic. Impacts to traffic were reviewed in the W-Trans Traffic Study, dated August 8, 2018, which determined the project would not result in any significant impacts to the existing intersections under present or future conditions.

The project is required to operate within acceptable noise levels as listed in the General Plan and the City's Noise Ordinance. Impacts to air quality and water quality, will be less than significant based on the project's consistency with the City's Climate Action Plan. Further, based on the City Engineering Development division's review of the project plans and Stormwater Plan prepared by Adobe Engineering, and dated June 6, 2017, impacts related to stormwater and drainage will be less than significant.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.) This determination is based on the previous grading of the proposed site, and the development primarily being located on the flat portion of the site and substantially surrounded by development.

Additionally, pursuant to CEQA Guidelines Section 15183, the project is consistent with the City's General Plan and Zoning, which envisioned the commercial development of the Retail and Business Services area. Therefore, no further environmental review is required.

BE IT FURTHER RESOLVED, that a Hillside Development Permit for the Residence Inn by Marriott located at 3558 Round Barn Circle is approved subject to the following conditions:

1. Compliance with Engineering Development Services, Exhibit A, dated July 24, 2018, attached hereto and incorporated herein.
2. Compliance with the recommendations of the Biological Assessment, dated February 2018.
3. Prior to Planning approval of a building permit, an arborist or biologist shall evaluate the coast live Oak trees on the western portion of the site that were damaged in the Tubbs Fire. If the foliage has not returned, the landscape plan shall be amended to include trees that will result in a comparable screening, subject to approval by Planning staff.
4. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls. Approximately half the downhill side of the building does not meet this requirement. Firefighters will not be able to access required bedroom escape windows more than 30 feet above grade.
 - a. Fire Department will accept the following Alternate:

- Widen paved circulation path ("sidewalk") providing access to downhill side of building to 10 feet, including any stairs, all the way around downhill side of building.
- Install two wet "yard hydrants" connected to required sprinkler/standpipe system on downhill side of building, at north end of Pool Area fencing and at north end of Retaining Wall supporting Amenity Lawn. Each yard hydrant shall have two separately valved 1-1/2" hose outlets for firefighter use.

Or Applicant may use the Alternate Means and Methods process to propose a different way of mitigating reduced Fire Department access to the downhill side of building.

5. Aerial apparatus access is required for buildings over 30 feet tall at the eave or parapet. Aerial access shall be provided along one entire side of the building: 26 feet wide, paved, at least 15 feet but not more than 30 feet from the face of building.
6. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
7. Buildings three (3) or more stories are required to provide a fire standpipe system. With fire sprinkler credit, the Class III requirement can be reduced to a Class I standpipe system per NFPA 14.
8. Fire department connections (FDC's) shall be located within 100 foot of a fire hydrant.
9. Required Fire Department access roads shall be signed "No Parking- Fire Lane" per current Fire Department standards.
10. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
11. Provide a Fire Department key box (Knox box).
12. Twelve inch illuminated building address characters shall be provide per Fire Dept. standards.
13. Storage or use of any hazardous materials (such as pool chemicals) at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
14. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 29th day of November 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Attachment – Engineering Development Services, Exhibit A, dated June 7, 2018