

Residence Inn by Marriott

3558 Round Barn Circle

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Planning and Economic Development

- Construction and operation of a four-story, 114-room hotel
- 92,100 square foot building
 - Includes a fitness facility and outdoor amenities, including a pool
- Surface Parking lot with 116 on-site parking spaces
- Conditional Use Permit, Hillside Development Permit, Design Review required

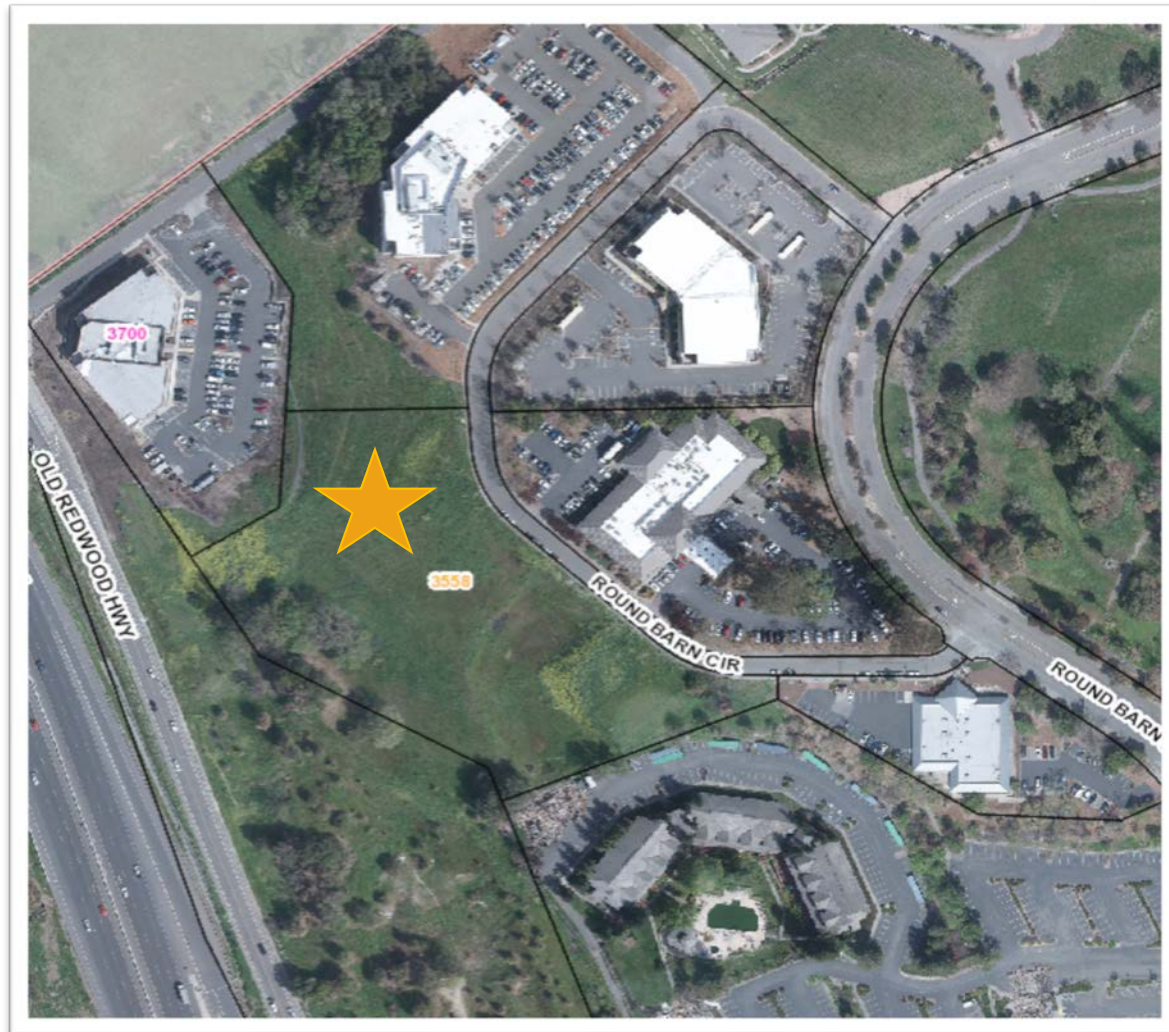
Project Location

3558 Round Barn Circle

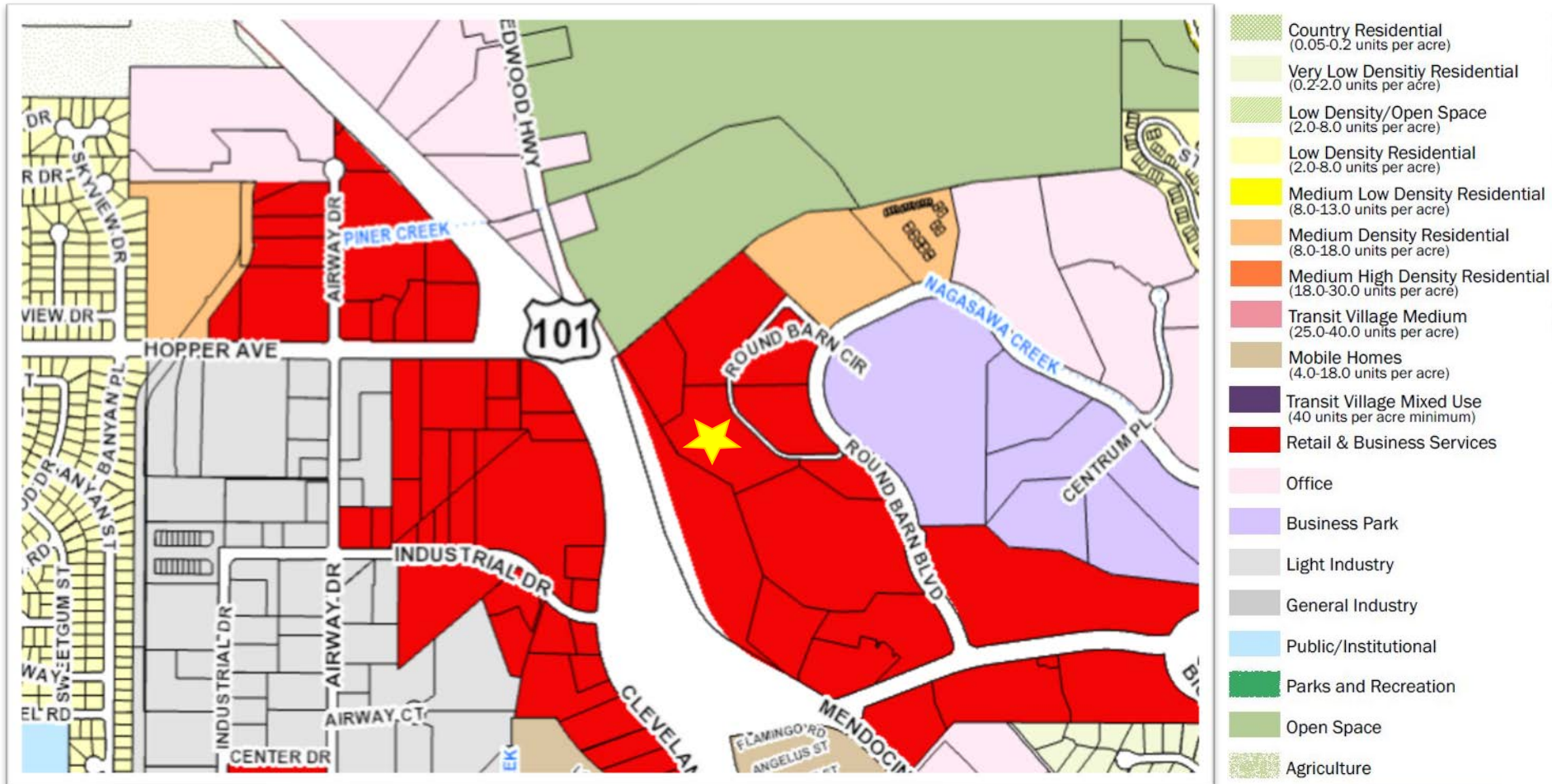


Project Location

3558 Round Barn Circle



- April 14, 1990 - Improvement Plans for the Fountaingrove Executive Center were approved (Private street, underground utilities, frontage improvements, and mass grading)
- September 9, 2016 - City staff held Pre-Application meeting with the applicant team for proposed hotel
- October 20, 2016 - Concept Review by Design Review Board
- February 11, 2017 - Returned to the Design Review Board with modifications and additional
- June 9, 2017 – Applications submitted to the Planning and Economic Development Department



Land Use

- 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.

Economic Vitality

- EV-A-5 Maintain diversity in the types of jobs available in Santa Rosa to lessen the impact of economic cycles.
- 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.

Urban Design

- UD-A Preserve and enhance Santa Rosa's scenic character, including its natural waterways, hillsides, and distinctive districts.
- UD-A-11 Require structures within new developments to step with the slope of the site. Absorb site topography through use of split-level designs.

Open Space and Conservation

- OSC-E Conserve significant vegetation and trees.
- OSC-E-2 Preserve and regenerate native oak trees.

PD (Planned Development PD72-001) – RC Fountaingrove Ranch Policy Statement

- Highway-Tourist-Office Commercial area
- Resilient City combining district
- Setbacks determined by Use Permit

- ✓ Hillside Development Standards
- ✓ Parking
- ✓ Setbacks
- ✓ Lot Coverage



Environmental Review

California Environmental Quality Act (CEQA)

- Project reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 exemption pursuant to CEQA Guidelines Section 15332.
- Meets the criteria for the Class 32 (In-fill) exemption in that it is consistent with the applicable General Plan designation and all applicable General Plan polices as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres, substantially surrounded by urban uses.
- Site has potential habitat for nesting birds and bats, it has not been identified as habitat for endangered, rare or threatened species, based on the Biological Assessment. 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.

Environmental Review

California Environmental Quality Act (CEQA)

- Approval of the project would not result in any significant effects relating to:
 - ✓ Traffic
 - ✓ Noise
 - ✓ Air Quality
 - ✓ Water Quality
- 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; sustainably surrounded by development.
- 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.



Sections



SECTION 1

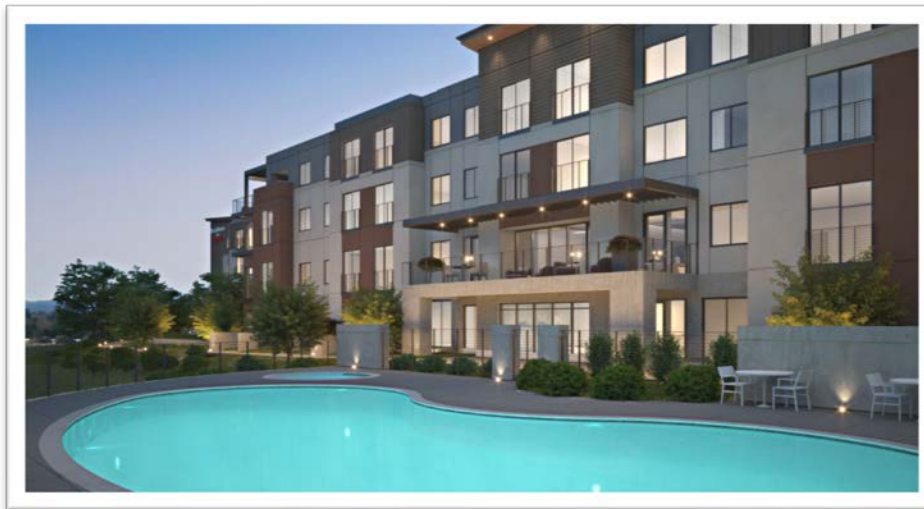
1/8" = 1'-0"



SECTION 2

1/8" = 1'-0"

Renderings



Issues & Public Comments: Impacts to Private Views

- Based on the currently undeveloped nature of the site, the proposed development would result in a substantial change to the views of the existing development directly across the project site on Round Barn Circle
- Planning staff have assessed the impacts to public views; those from major public vantage points, including Highway 101,
 - ✓ Required in Chapter 20-32 of the Zoning Code, and discussed in the Design Guidelines
- Compatibility of the proposed development with the existing area has been considered
 - ✓ The development height is consistent with the existing buildings when viewed from across Round Barn Circle
 - ✓ Based on topography, the hotel is only four stories as viewed from the Old Redwood Highway/Highway 101 vantage point
 - ✓ With the exception of the shed roofs, development fronting Round Barn Circle, is consistent with the 35-foot requirement

Issues & Public Comments: Impacts to Private Views



Issues & Public Comments: Parking and Site Access

- Concerns regarding the number of parking spaces for the hotel
 - ✓ Project proposes a total of 116 parking spaces, where 114 rooms are proposed, slightly exceeding the 1 space per room requirement
 - ✓ Parking requirements in the Zoning Code consider the parking demand necessary to support the entire uses, including employees, and any other supportive uses
- Width of the existing private road was cited as an issue for medical patients and safety personal to navigate
 - ✓ City's Fire Department have reviewed and approved the plans, finding that the existing road is adequate.

Issues & Public Comments: Development on Slopes Exceeding 25 Percent

- General Plan Policy UD-H-3 prohibits grading of slopes that are greater than 25 percent
 - ✓ Policy directs that during the review of development plans, staff should ensure grading respects significant natural features and blends with adjacent properties
 - ✓ Consistent with the General Plan in that the City's interpretation of policy is to protect natural slopes that exceed a 25 percent grade, which contain natural features
- Zoning Code Section 20-32.020(B), prohibits development proposed on slopes greater than 25 percent identified as having significant natural landforms or features, and as visually sensitive. Alterations determined by the review authority to be minor may be approved over previously constructed slopes.
 - ✓ Slopes that exceed 25 percent on the site were constructed pursuant to the subdivision Improvement Plans

Slope Analysis



It is recommended by Planning and Economic Development Department that the Planning Commission:

- by resolution, approve the Conditional Use Permit and Hillside Development Permit for the Residence Inn by Marriott

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