

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
FEBRUARY 16, 2017**

2:30 P.M. (CITY HALL ROOM 7)

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:33 p.m. Board Members Present: Burch, Hedgpeth, Anderson, Grogan, Kincaid, Sunderlage. Absent: Zucco arrived at 2:35 p.m.

2. APPROVAL OF MINUTES – January 19, 2017

Approved as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

Board Member Sunderlage abstained from Item 6.1.

6. SCHEDULED ITEMS

**6.1 CONCEPT DESIGN REVIEW – SANTA ROSA MEMORIAL HOSPITAL
MEDICAL OFFICE BUILDING & PARKING
1102-1170 MONTGOMERY DR – FILE NO. DR17-001**

BACKGROUND: This project proposes to demolish or relocated existing buildings on site and construct a new, 4-story medical office building and 600-stall parking garage.

- Senior Planner Patrick Streeter introduced the project.
- Project Manager Wesley Okamoto introduced the project team.
- Applicant Representative Jean Kapolchok gave a presentation.
- The Project Architect gave a presentation.

The Board expressed concern regarding placement of the parking structure in regards to visual impact and impact on pedestrian circulation and traffic congestion. The Board recommended use of taller trees to break up parking structure mass from different views, and expressed a need for a larger tree at Sotoyome Street, and to wrap the design around Sotoyome Street. The Board suggested a façade for the parking garage, and use of metal railings at the top level. The Board emphasized that pedestrian circulation needs to be away from traffic.

**6.2 CONCEPT DESIGN REVIEW – RESIDENCE INN BY MARRIOTT
0 BROADACRE CIR – FILE NO. DR16-056**

BACKGROUND: This project included Concept Design Review for a 115-room hotel to be constructed on an approx. 4.59-acre undeveloped parcel. This item was previously reviewed by the Board as a Concept item in October 2016.

- City Planner Amy Nicholson introduced the project.
- Applicant Representative Don Cape gave a presentation.
- The Project Architect, Scott Brown, gave a presentation.
- Landscape Architect Don MacNair gave a presentation.

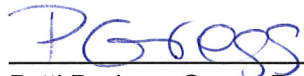
The Board recommended a varied roofline, larger shrubs at the retaining walls, richer colors and material variety, and suggested reducing the number of rooms if needed, to break up the building mass, soften the corners, and increase fenestration. The Board emphasized the importance of the west elevation, and the need to reduce the visual impact from Highway 101 and Redwood Highway. The Board recommended lowering the tower height. Explore the entryway orientation and width. Plant more Oaks of varied size on the slope to tie in with the existing Oak grove. Show more varied wall materials at the next submittal.

7. BOARD MEMBER REPORTS

8. DEPARTMENT REPORT

9. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 5:15 p.m.

PREPARED BY:



Patti Pacheco Gregg, Recording Secretary

ATTEST:

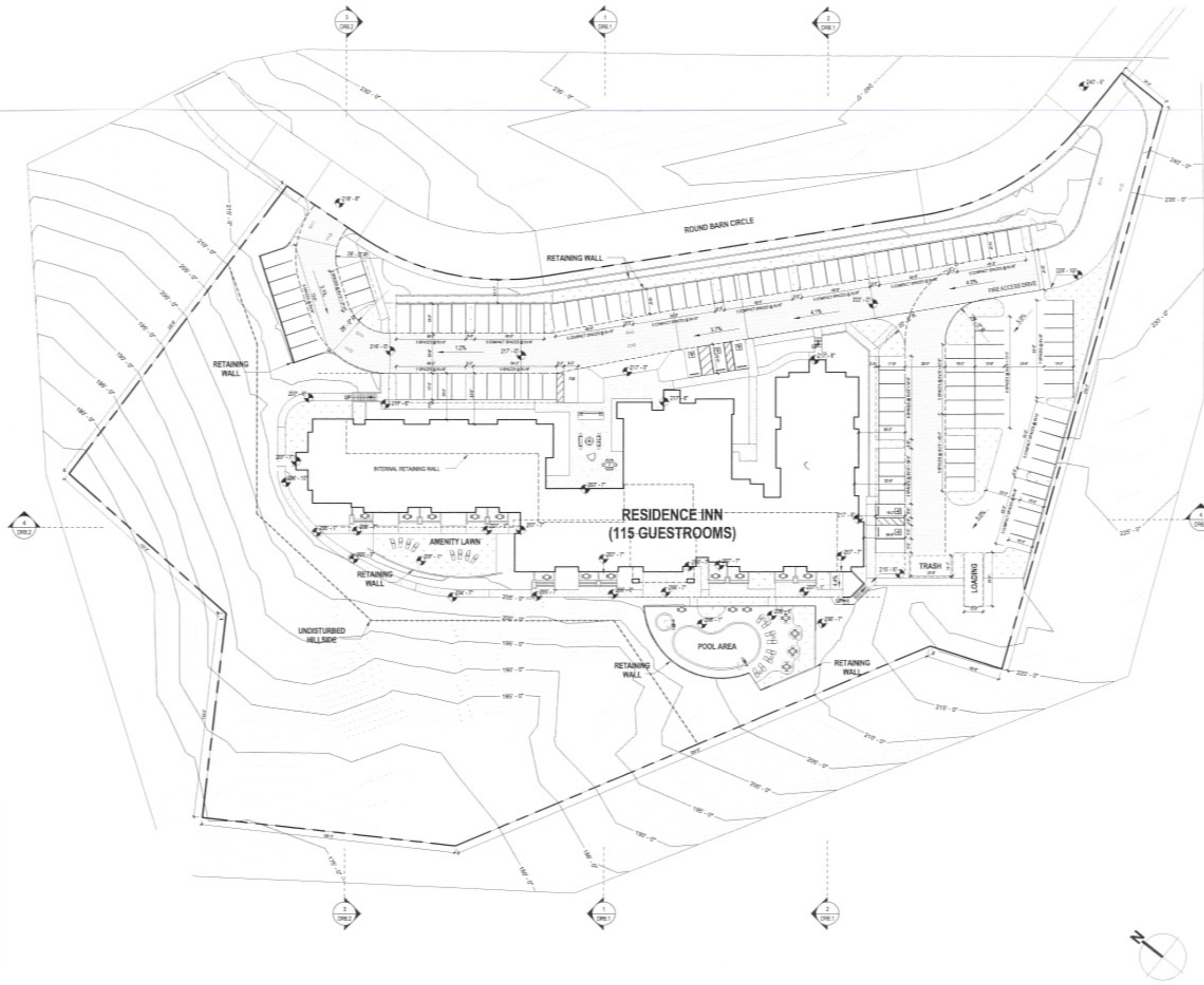


Bill Rose, Executive Secretary

APPROVED:



Chairman Burch



SITE PLAN

1" = 30'-0"

PROJECT SUMMARY	
THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR (S.D.)	
SITE SUMMARY	
APN#	173-025-008
ADDRESS	BROADACRE DR SANTA ROSA, CA 95403
JURISDICTION	SANTA ROSA
LAND USE PLAN AREA	VACANT COMMERCIAL LAND (VCL)
SITE AREA (NET)	4.6 ACRES / 200,800 SF
ZONING CLASSIFICATION	PD 12-001
PLANNED LAND USE	RETAIL AND BUSINESS SERVICE
FRONT YARD SETBACK	8'-0" REQUIRED / 8'-0" PROVIDED
SIDE YARD SETBACK	8'-0" REQUIRED / 8'-0" PROVIDED
REAR YARD SETBACK	8'-0" REQUIRED / 8'-0" PROVIDED
HEIGHT ALLOWED	8' MAX ALLOWED
BUILDING FOOTPRINT COVERAGE	28,200 SF (14.1%)
PARKING LOT AREA	47,300 SF (23.5%)
LANDSCAPE AREA	125,300 SF (62.4%)
BUILDING AREAS	
RESIDENCE INN (115 GUESTROOMS)	
LEVEL 1	13,910 SF
LEVEL 2	28,000 SF
LEVEL 3	24,000 SF
TOTAL	65,910 SF
PARKING CALCULATIONS	
USE	HOTEL / MOTEL
REQUIRED	1 SPACE PER GUESTROOM 1 X 115 = 115 SPACES
PROVIDED	ON-SITE PARKING 115 SPACES
	TOTAL: 115 SPACES PROVIDED INCL. TOTAL 5 ACCESSIBLE (4 ACC. AND 1 VAN ACC.)
VICINITY MAP	



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ARCHITECTURE

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v09

1 / 30 / 2017

NOT FOR CONSTRUCTION

City of Santa Rosa

FEB 03 2017

Planning & Economic
Development Department

RESIDENCE INN SANTA
ROSA by MARRIOTT

SANTA ROSA, CA

Project Number 15.054

SITE PLAN / SITE
DATA

DR1.1



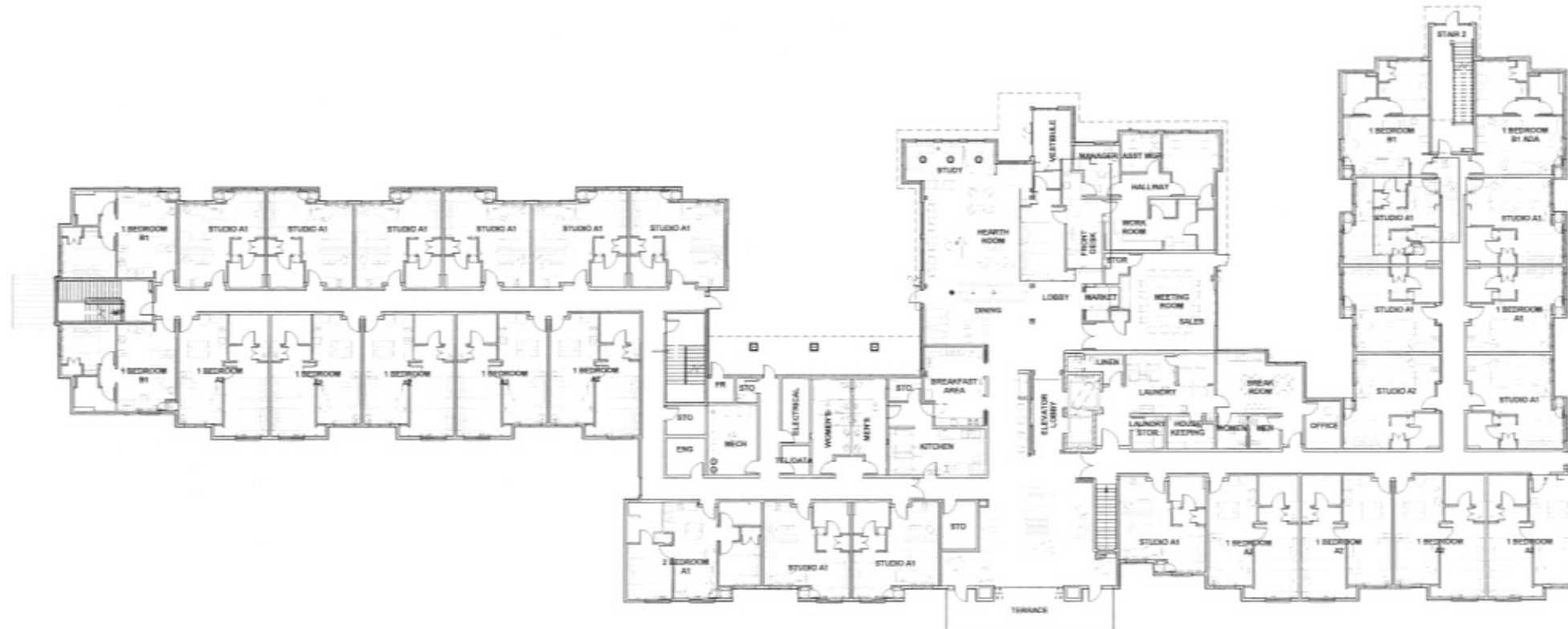
COLOR SITE PLAN

1" = 30'-0"



LEVEL 0

1/16" = 1'-0"



LEVEL 1

1/16" = 1'-0"

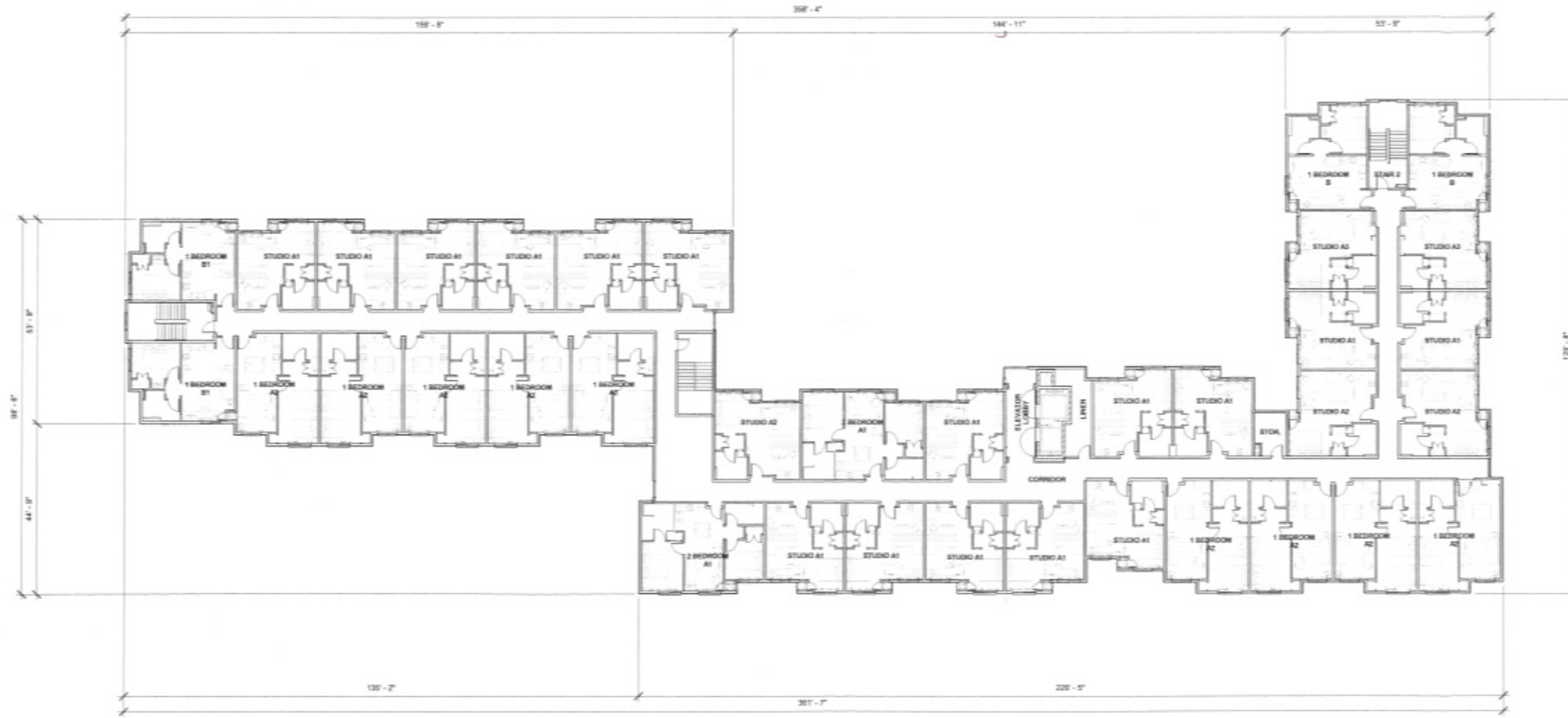
RESIDENCE INN

3555 ROUND BARN CIRCLE, SANTA ROSA, CALIFORNIA, APN 173-010-005

Project Number 15.054

LEVEL 0-1 FLOOR
PLAN

DR2.1



GUESTROOM TYPES	
GUESTROOM UNIT TYPE	# OF UNITS
1 BEDROOM A1	1
1 BEDROOM A2	35
1 BEDROOM B1	4
1 BEDROOM B1	9
1 BEDROOM B1 ADA	1
2 BEDROOM A1	6
STUDIO A1	48
STUDIO A2	7
STUDIO A3	4
TOTAL GUESTROOMS	115



EAST ELEVATION 1

1" = 10'-0"



EAST ELEVATION 2

1" = 10'-0"



NORTH ELEVATION

1" = 10'-0"

EXTERIOR FINISH LEGEND		
HATCH	KEY	DESCRIPTION
	PT-1	EPS
	PT-2	EPS
	PT-3	EPS
	PT-4	EPS
	FC-1	FIBER CEMENT SIDING
	S-01	SIMULATED WOOD SOFFIT
	STN-1	STONE VENEER
	MTL-1	STANDING SEAM METAL ROOF



WEST ELEVATION 1

1" = 10'-0"

EXTERIOR FINISH LEGEND		
HATCH	KEY	DESCRIPTION
	PT-1	EPS
	PT-2	EPS
	PT-3	EPS
	PT-4	EPS
	FC-1	FIBER CEMENT SIDING
	S-01	SIMULATED WOOD SOFFIT
	STN-1	STONE VENEER
	MTL-1	SIDING SEAM METAL ROOF



WEST ELEVATION 2

1" = 10'-0"



SOUTH ELEVATION

1" = 10'-0"



SECTION 1

1/16" = 1'-0"



SECTION 2

1/16" = 1'-0"



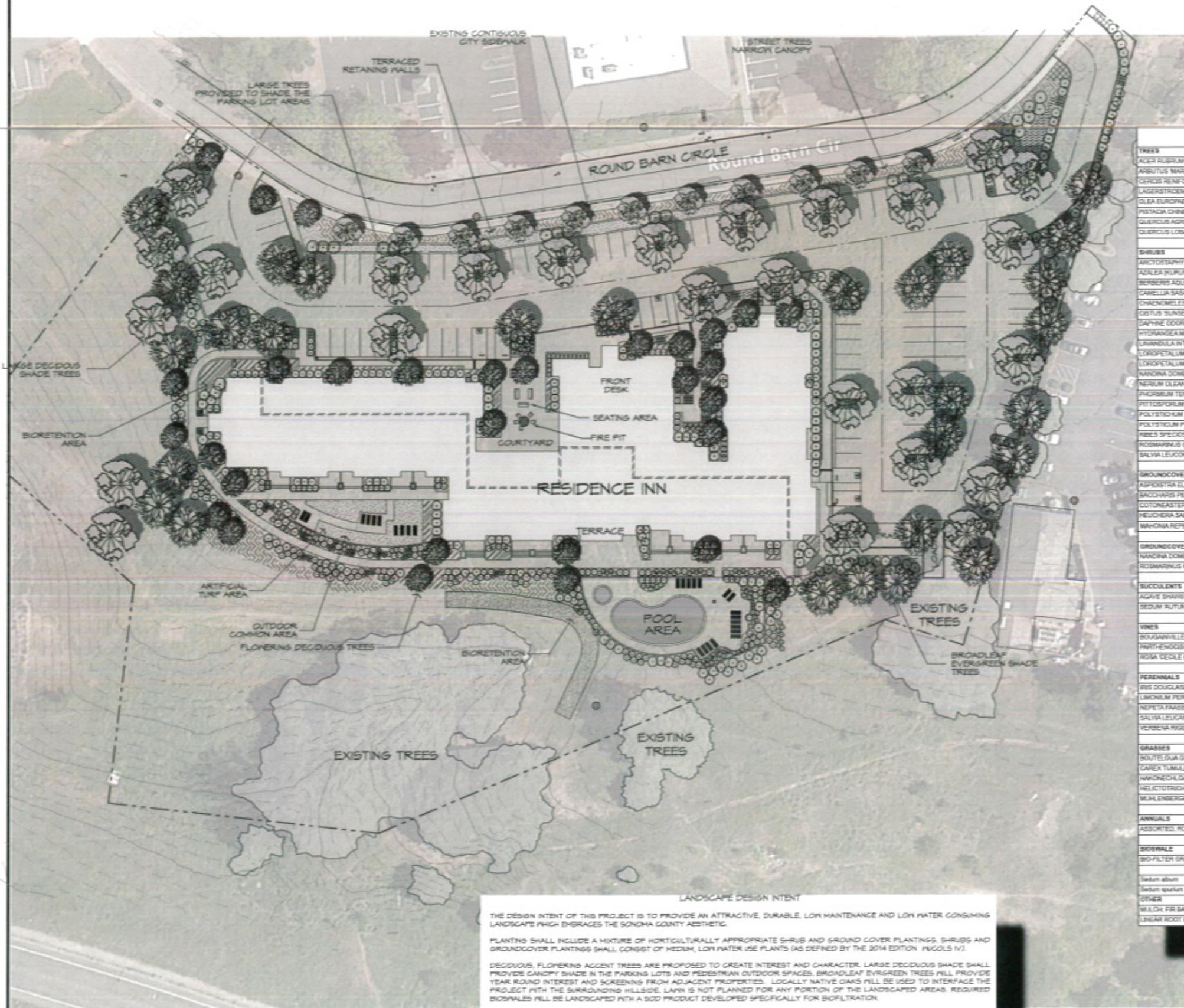
SECTION 3

1/16" = 1'-0"



SECTION 4

3/16" = 1'-0"



TYPICAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE PER WUCOLS IV
TREES				
ACER RUBRUM ARMSTRONG	SCARLET MAPLE	10		M
ARJUTUS VARNIA	NON	24	MULTI TRUNK FORM	L
CERCIS RENIFORMIS OKLAHOMA	OKLAHOMA REDBUD	15		L
LAGERSTROEMIA x FAUREI WAPPAHO	CHAPPE MYRTLE	24		L
OLEA EUROPEA 'SILVER HILL'	FRUITLESS OLIVE	24	SPECIMEN TREE	VL
PISTACHIA CHINENSIS KEITH DAVEY	CHINESE PISTACHE	24		L
QUERCUS AGRIFFOLIA	COAST LIVE OAK	24	CALIFORNIA NATIVE	VL
QUERCUS LOBATA	VALLEY OAK	24/36	CALIFORNIA NATIVE	L
SHRUBS				
ARCTOSTAPHYLOS C. HOWARD WENNY	VINE HILL MANZANITA	5	CALIFORNIA NATIVE	L
AZALEA (MULINE)	KURUME AZALEA	5	ASSORTED	M
BERBERIS AQUIFOLIUM VAR. REPENS	CREeping MAHONIA	5	CALIFORNIA NATIVE	L
CAMELLIA SASANGUA 'YULETIDE'	CAMELLIA	5	ESPAILLER	M
CHAEOMELLES TEXAS SCARLET	JAPANESE QUINCE	5		L
OSTEUS SUNSET		5		L
SAPHNE ODORA MARGONATA	WINTER DAPHNE	5		M
HYDRANGEA MACROPHYLLA 'WATERS'	LACECAP HYDRANGEA	5		M
LIANANULA INTERMEDIA PHENOMENAL	LAVENDER	5		L
LODOPETALUM CHINENSE 'PEACH'	DWARF CHINESE FRINGE FLOWER	1	DWARF CULTIVAR	L
LODOPETALUM CHINENSE 'RAZZLEBERRY'	NON	5		L
NANDINA DOMESTICA MOYE'S RED	HEAVENLY BAMBOO	5		L
NEROLIUM OLEANDER LITTLE RED	DWARF OLEANDER	5		L
PHORUM TENAX 'JACK SPRIAT'	NEW ZEALAND FLAX	5		L
PHYTOPORUM TORRA WHEELER'S DWARF	DWARF MOCK ORANGE	5	5' O.C. TRE SHADING	L
POLYSTICHUM MUNITUM	SWORD FERN	5	CALIFORNIA NATIVE	M
POLYSTICHUM POLYLEPHANTUM	TASSEL FERN	5		M
RIBES SPECIOSUM	FUCHSIA GOOSEBERRY	5	CALIFORNIA NATIVE	L
ROSMARINUS D. TUSCAN BLUE	ROSEMARY	5		L
SALVADOLICOPHYLLA FRIGIDUS	PURPLE SAUCE	5	CALIFORNIA NATIVE	L
GROUNDCOVER				
ASPIDISTRA ELATIOR	CAST-IRON PLANT	1		L
BACCHARIS PILLULARIS TRIN PEAKS 82	DWARF COYOTE BUSH	1	CALIFORNIA NATIVE	L
COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	1		L
HEUCHERA SANGUINEA 'TWISTLY'	CORAL BELLS	1		M
MAHONIA REPENS	CREeping MAHONIA	1	CALIFORNIA NATIVE	L
GROUNDCOVER				
NANDINA DOMESTICA FIREPOWER	HEAVENLY BAMBOO	1		L
ROSMARINUS OFFICINALIS PROSTRATUS	PROSTRATE ROSEMARY	1		L
SUCCULENTS				
AGAVE SHAWI X ATTENUATA BLUE FLAME	AGAVE	1		L
SEDUM AUTUM JOY	STONECROP	1		L
VINES				
BOXYCARVILLEA LAVENDER RED		5	TIE TO TRELIS	L
HARTHENOCISSUS THICUSPIDATA	BOSTON IVY	5		L
ROSA CEDILE BRUNNER		5	TIE TO TRELIS	L
PERENNIALS				
IRS DOUGLASIANA PACIFIC COAST HYBRID	IRS	1	CALIFORNIA NATIVE	L
LIOMEL PEREZE	SEA LAVENDER	1		L
NEPETA FAASSEN 'WALKER'S LOW'	CATMINT	1		L
SALVADOLICANTHA	MEXICAN BUSH SAGE	1		L
VERBENA RUDDA	BLUE ROSE VERBENA	1		L
GRASSES				
BOULEDOU GRACILLUS BLONDE AMBITON	BLONDE AMBITON BLUE GRAMA	1		L
CAREX YUMUJICOLA	BERNLEY GEORGE	1	CALIFORNIA NATIVE	L
HAKONECHLOA MACRA ALRED-VAREGAK	VARIATED JAPANESE FOREST GRASS	1		M
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1		L
MULLENBERGIA OLUBA	PINE MUPLY	1		L
ANNUALS				
ASSORTED, ROTATE BY SEASON	4 TIMES/YEAR	4" POT		
BIOFILTRE				
BIO-FILTER GRASSES	'BIO-FILTRATION SCOT'	500		L
Sedum album		FLAT		L
Sedum spumellum 'Schotbauer Blue'		FLAT		L
OTHER				
MULCH FOR BARK, 1/2" TO 1-1/2"			ALL LANDSCAPE AREAS	
LINEAR ROOT BARRIER	ROOT SOLUTIONS, OR EQUAL			

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH ENHANCES THE SONOMA COUNTY AESTHETIC.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION - WUCOLS IV).

DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS AND PEDESTRIAN OUTDOOR SPACES. BROADLEAF EVERGREEN TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. LOCALLY NATIVE OAKS WILL BE USED TO INTERFACE THE PROJECT WITH THE SURROUNDING HILLSIDE. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS. REQUIRED BIOFILTRES WILL BE LANDSCAPED WITH A SOF PRODUCT DEVELOPED SPECIFICALLY FOR BIOFILTRATION.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (MELD).

CONCEPTUAL
LANDSCAPE PLAN

0 15 30 60

DATE: 2/2/17
JOB: 2016-39
SCALE: 1" = 30'
DRAWN: DM
SHEET: L-1
SHEET 1 OF 1

MACNAIR
LANDSCAPES
ARCHITECTURAL
POST OFFICE BOX 412
SANTA ROSA, CA 95402
TEL: 707.535.0000
FAX: 707.535.0001
www.macnairlandscapes.com

CONCEPTUAL
LANDSCAPE PLAN

City of Santa Rosa

FEB 03 2017

Planning & Economic
Development Department

RESIDENCE INN SANTA ROSA
BY MARRIOTT

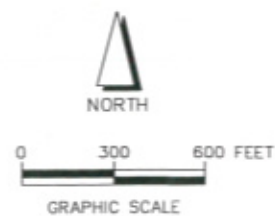
SANTA ROSA, CALIFORNIA



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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



NEIGHBORHOOD CONTEXT MAP

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

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
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File T:\2016 PROJECTS\16142\DWG\ADBE-DESIGN\EXHIBITS\16142-SITE ANALYSIS MAP.DWG, 8/20/2016 2:06:21 PM, Joe Conwell



City of Santa Rosa
FEB 03 2017
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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
CG	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	Felita very gravelly loam, 5 to 15% slopes		
Fae	Felita very gravelly loam, 15 to 30% slopes		
GIE	Goulding cobbly clay loam, 15 to 30% slopes		
RaD	Raynor Clay, 9 to 15% slopes		
RaE	Raynor Clay, 15 to 30% slopes		

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SITE ANALYSIS MAP

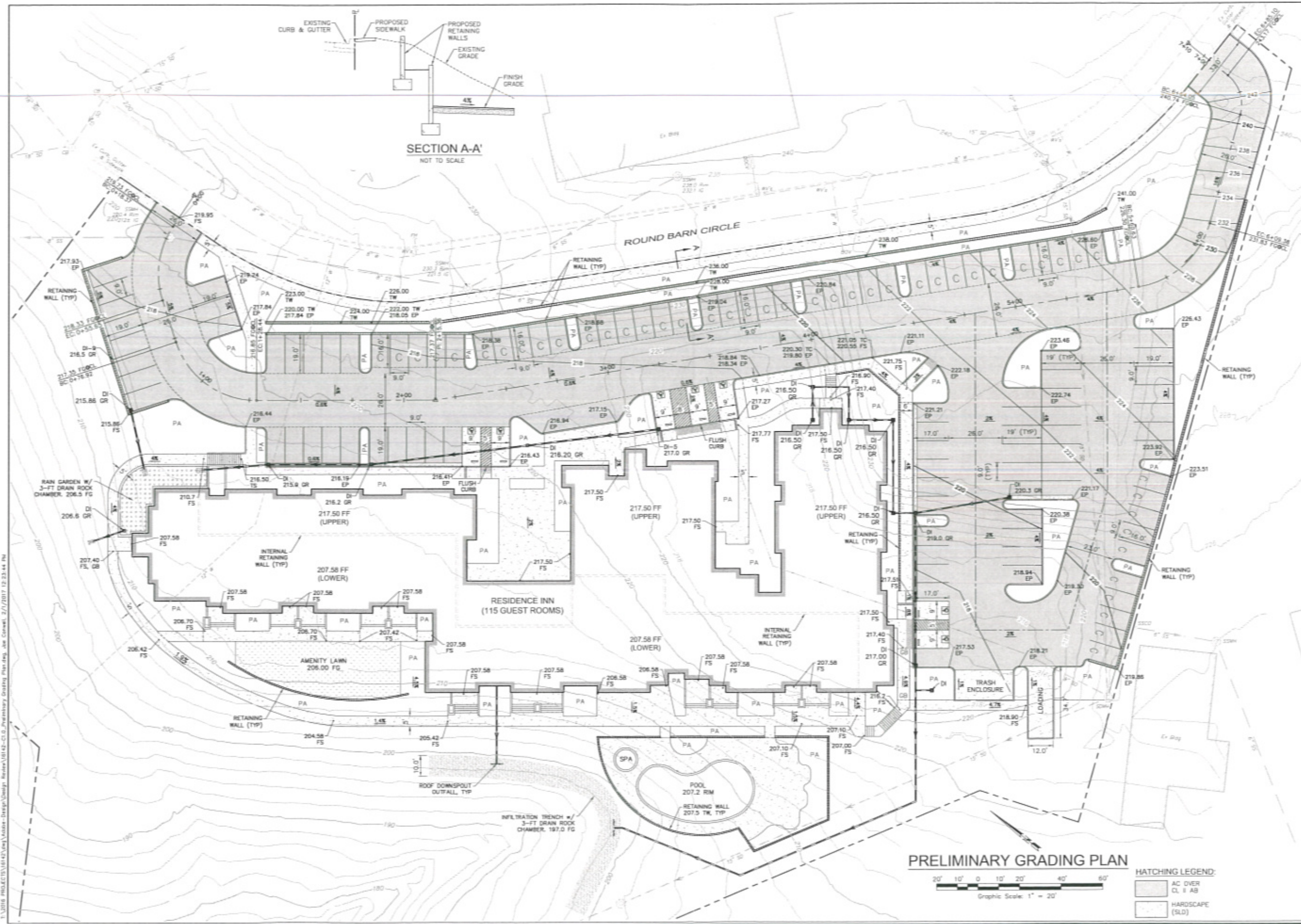
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1:\2016 Projects\16142\16142-01_Preliminary Grading Plan.dwg, Joe Crowl, 3/1/2017 12:23:44 PM



Revisions			
No.	Date	Description	Approved

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City of Santa Rosa
FEB 23 2017
Planning & Economic Development Department

**RESIDENCE INN
SANTA ROSA BY MARRIOTT
PRELIMINARY GRADING PLAN**
3555 Round Barn Circle
Santa Rosa, California
APN 173-020-005

SCALE: AS NOTED
Date: January 16, 2017
Design by: JCN
Drawn by: JCN, JSC
Checked by: TJS

Sheet
C1.0
1 of 1 Sheets
Job 16142