

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD

September 5, 2019

PROJECT TITLE

Residence Inn by Marriott

APPLICANT

Ajaib Bhadare/Tharaldson Hospitality

ADDRESS/LOCATION

3558 Round Barn Circle

PROPERTY OWNER

Fountaingrove Executive Center II, LLC

ASSESSOR'S PARCEL NUMBER

173-020-008

FILE NUMBER

DR17-039

PROJECT SITE ZONING

Planned Development-Resilient City
(PD72-001-RC)

GENERAL PLAN DESIGNATION

Retail and Business Services

APPLICATION DATE

June 9, 2017

APPLICATION COMPLETION DATE

February 1, 2018

PROJECT PLANNER

Amy Nicholson

RECOMMENDATION

Provide Comments

PROPOSAL

The project consists of a four-story, 114-room hotel in the Fountaingrove Resilient City Zone, adjacent to Highway 101 in northeast Santa Rosa. A new 92,100 square foot building would occupy the undeveloped 4.6-acre project parcel. The project also includes a fitness facility and outdoor amenities, including a lawn area and pool. One hundred sixteen (116) on-site parking spaces are proposed within a planned surface parking lot. Access to the site is provided from Round Barn Circle.

PROJECT HISTORY

On October 20, 2016, the proposed hotel went before the Design Review Board for Concept Review. The project returned to the Design Review Board on February 11, 2017, with modified materials, architectural details, and additional materials for review.

The submitted Design Review application includes modified color and materials, with increased fenestration, based on the Board's previous comments.

A Hillside Development Permit for the hotel was approved by the Planning Commission on November 28, 2018, and a Conditional Use Permit was approved by the City Council on July 16, 2019, following an appeal and subsequent continuation.

ZONING

The project site and abutting parcels are within the Fountaingrove Ranch Planned Development Zoning District (PD72-001) and the Resilient City (-RC) combining district. The Fountaingrove Ranch Planned Development is intended to support a variety of land uses based on location, as specified on the map included in the Policy Statement. The project site is within the Highway -Tourist - Office - Commercial land use area, intended to provide for a range of "specialty" commercial uses, including highway and tourist-oriented uses. Although hotels are envisioned for this area, all uses in the Fountaingrove Ranch Planned Development require approval of a Minor Conditional Use Permit.

Parking

Consistent with Table 3-4 of the Zoning Code, one vehicle space for each guest room, plus required spaces for accessory uses such as restaurants and conference space, is required for lodging uses. The prescribed parking supply for the 92,100-square foot building would therefore be 114 off-street spaces, as no accessory uses are proposed. The project proposes 116 on-site parking spaces compliant with Zoning Code requirements. The Zoning Code requires 12 bicycle parking spaces, which will be demonstrated prior to building permit issuance.

Development Standards

The Fountaingrove Ranch Policy Statement (Policy Statement) does not provide standards for building setbacks. It instead relies on the Conditional Use Permit to set these standards. However, as the Hillside Development Ordinance requires more restrictive setbacks for development on slopes exceeding 10 percent than would typically be applied to a commercial area, the Hillside Development setback standards have been applied to this proposal. The hotel exceeds the required 15-foot side, 20-foot front, and 15-foot rear setback. The project is also consistent with the maximum lot coverage of 50 percent, by proposing a building footprint area of approximately 14.1%. The Policy Statement allows building heights exceeding 35 feet from grade based on design excellence and preservation of natural features. Consistent with the Policy Statement, the proposed 48-foot 10-inch maximum height will be reviewed and acted upon during the future Design Review meeting.

Project Review and Process

The Resilient City Development Measure Ordinance delegates Design Review approval of this hotel to the Zoning Administrator, following a required Concept Design Review meeting with the Design Review Board.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Location and Neighborhood Context Map
Attachment 3 – Site Plan
Attachment 4 – Elevations and Sections
Attachment 5 – Floor Plans
Attachment 6 – Renderings
Attachment 7 – Preliminary Landscape Plan
Attachment 8 – Grading Plan
Attachment 9 – Project Narrative and Visual Analysis
Attachment 10 – February 2017 Concept DR Plans and Minutes
Attachment 11 – October 2016 Concept DR Plans and Minutes
Attachment 12 – Policy Statement for PD72-001

CONTACT

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