

SR Memorial Hospice House

Minor DR/Minor CUP

File No. PRJ20-011

CUP20-024

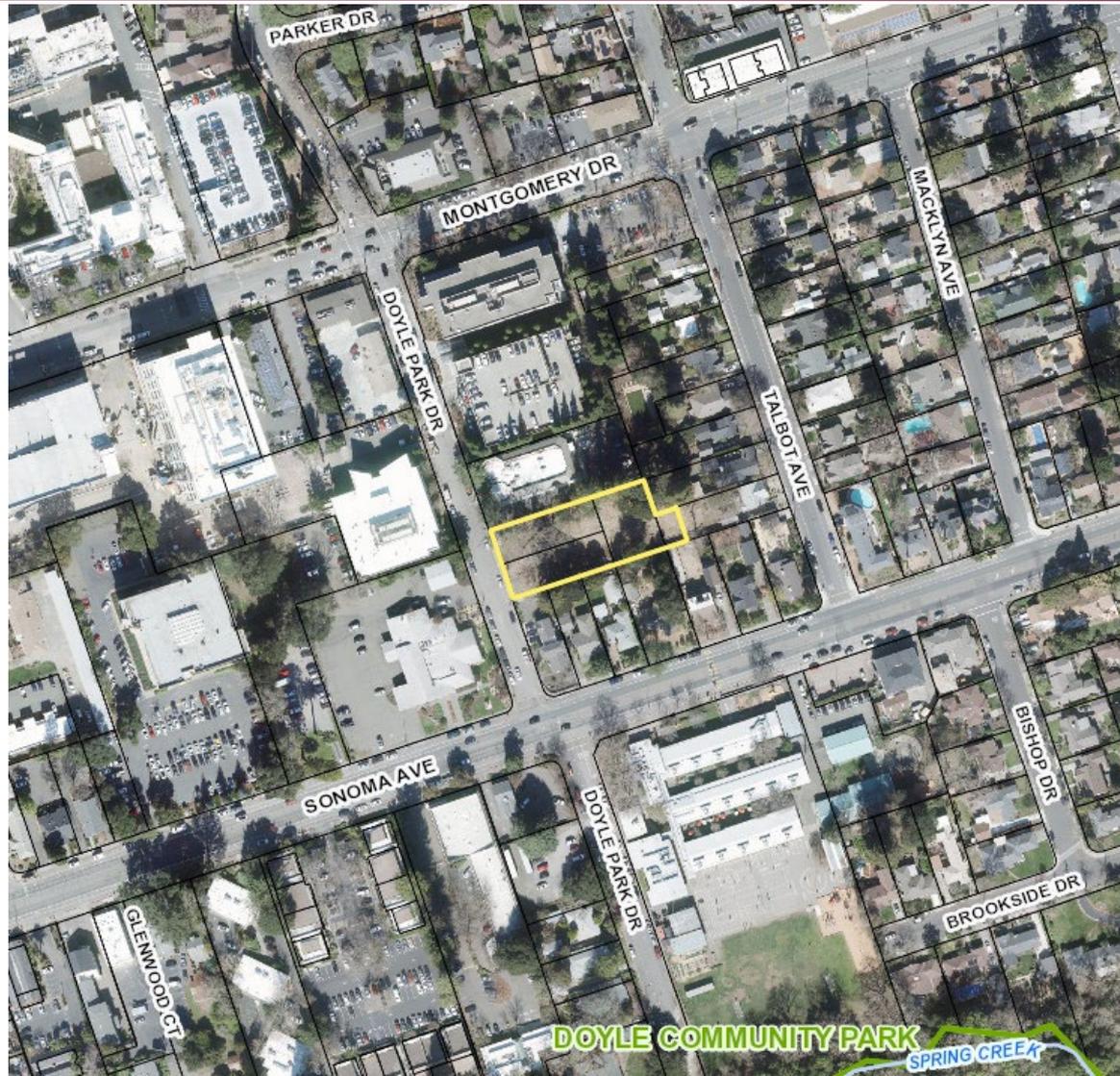
DR20-031

Zoning Administrator

February 18, 2021

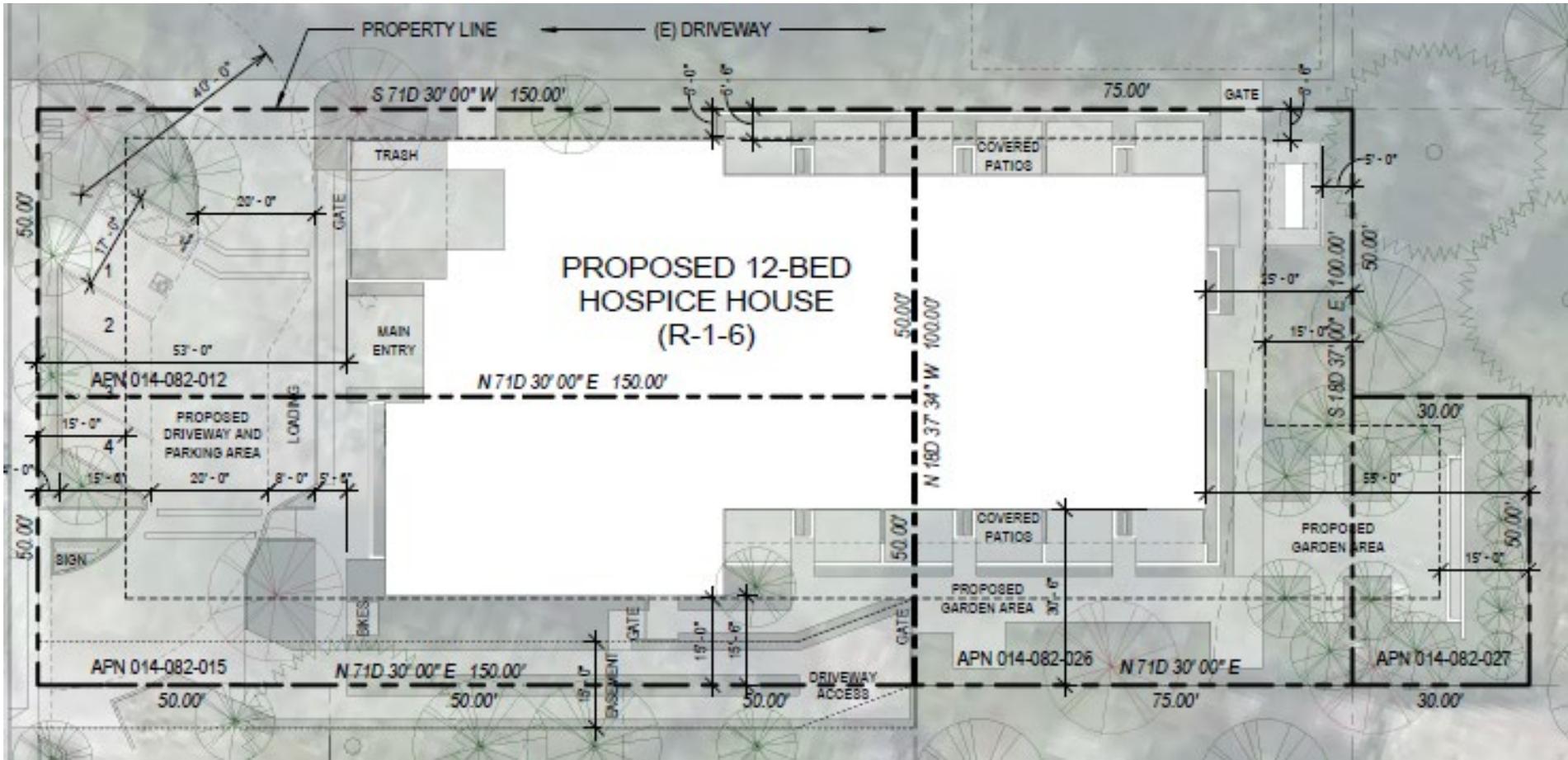
Adam Ross
Interim Senior Planner
Planning and Economic Development

Project Location 520 Doyle Park Drive



- Minor CUP and Minor Design Review for SR Memorial Hospice House:
 - 4 commercial lots (Vacant)
 - 12 private home like room facility
 - 8,847 SF
 - Outdoor Spaces
 - Up to six (6) staff members or less depending on residents
 - 24 hours day/365 days per year operation with visitors allowed 24 hours/day with prior screening

Project Description



Project Description

PROJECT DATA

PROPOSED HOSPICE HOUSE

DESCRIPTION: THE PROPOSED BUILDING IS A 1-STORY HOSPICE HOUSE WITH 12 PATIENT ROOMS, VISITOR AND STAFF AREAS. THE PROJECT WILL BE A LICENSED 24-HOUR FACILITY.

PROPERTY INFORMATION:

APNS: 014-082-012 / -015 / -026 / -027
OWNER: SANTA ROSA MEMORIAL HOSPITAL
ADDRESS: 520 DOYLE PARK DRIVE

PLANNING INFORMATION:

ZONING: R-1-6
PROPOSED LAND USE: MEDICAL SERVICE - HEALTH CARE FACILITY
GENERAL PLAN LAND USE: LOW RESIDENTIAL
EXISTING LAND USE: VACANT LAND

BUILDING INFORMATION

BUILDING OCCUPANCY: R2.1
OCCUPANCY TYPE: CONGREGATE LIVING HEALTH FACILITY FOR THE TERMINALLY ILL
CONSTRUCTION TYPE: V-A (1-HOUR), 1-STORY, SPRINKLERED
MAX. BUILDING HEIGHT ALLOWED: 35'-0" (ZONING)
ACTUAL BUILDING HEIGHT: APPROX. 25'-0"

AREA SUMMARY:

HOSPICE HOUSE TOTAL FLOOR AREA: 8,847 GSF

SITE AREA: 0.55 ACRES (24,000 SF)
SITE COVERAGE MAX.: 40% OR 9,600 SF
PROPOSED SITE COVERAGE: APPROX. 37% OR 8,847 SF

ADDITIONAL INFORMATION:

CA CLIMATE ZONE: 02, 38.44 N LATITUDE
SEISMIC CATEGORY: 2KM ZONE
BASIC WIND DESIGN SPEED: 85 MPH, EXPOSURE B
FLOOD ZONE: NOT IN FEMA FLOOD ZONE
FIRE SEVERITY ZONE: NON-VHFSZ
HISTORIC DISTRICT: NO
TRANSIT: CITY BUS GREEN ROUTE LINE SONOMA AVE. ADJACENT STOP
BIKE ROUTE: SONOMA AVE. / DOYLE PARK



Project Description



EXTERIOR FINISH LIST

METAL FINISHES

- M1 STANDING SEAM METAL ROOFING SYSTEM: NON-REFLECTIVE FINISH
COLOR: "OLD ZINC GRAY"
GUTTER & FACIA TO MATCH ROOF COLOR.
- M2 STRUCTURAL STEEL COLUMNS AND BEAMS, PAINTED FINISH
COLOR: BM 2121-20 "STEEL WOOL"
- M3 STEEL ENTRY CANOPY AND FRAME, PAINTED FINISH
COLOR: BM 2121-20 "STEEL WOOL"

FIBER CEMENT FINISH

- FC1 VERTICAL FIBER CEMENT (POLY-ASH) WALL SIDING BY BORAL
TRU-EXTERIOR: NICKEL GAP, SIZE: 10" BOARDS, PAINTED FINISH
COLOR: BM OC-17 "WHITE DOVE"

WOOD FINISHES

- WD1 WOOD CEILING PANELING, VERTICAL GRAIN WHITE OAK, CLEAR FINISH
- WD2 EXTERIOR WOOD SCREEN, OAK, CLEAR FINISH

STONE FINISH

- ST1 STONE WALLS & LOW PLANTER WALLS
NATURAL STONE VENEER, TYPE TBD: LOCAL HISTORICAL INSPIRATION

STOREFRONT DOOR & WINDOW FRAME COLOR AND GLAZING UNITS

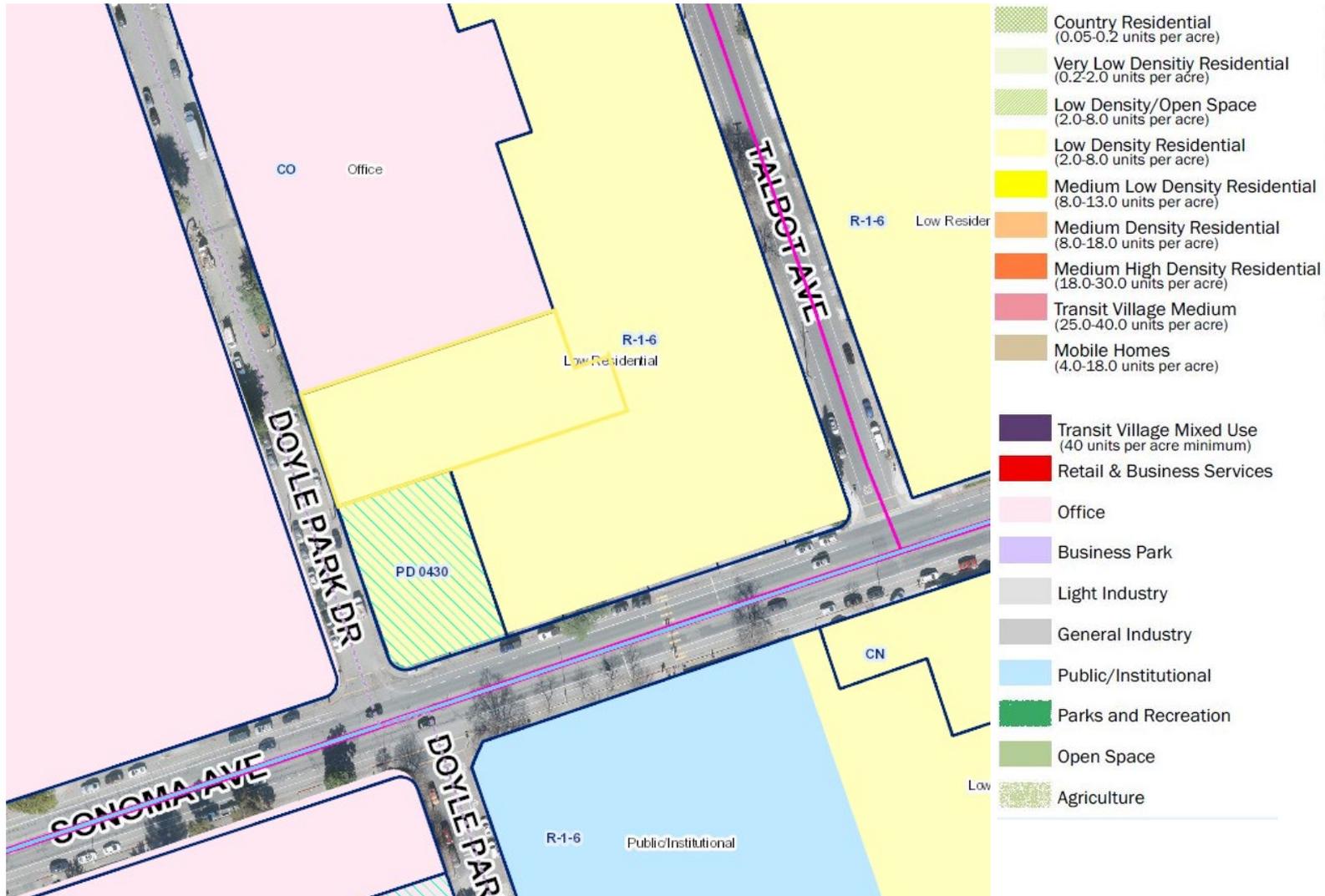
- SF1 EXTERIOR ALUMINUM STOREFRONTS, THERMALLY BROKEN BY OLDCASTLE
COLOR: "DARK BRONZE"
- GL1 PPG SOLARBAN 70XL, CLEAR LOW-E 1" INSULATED GLAZING UNITS

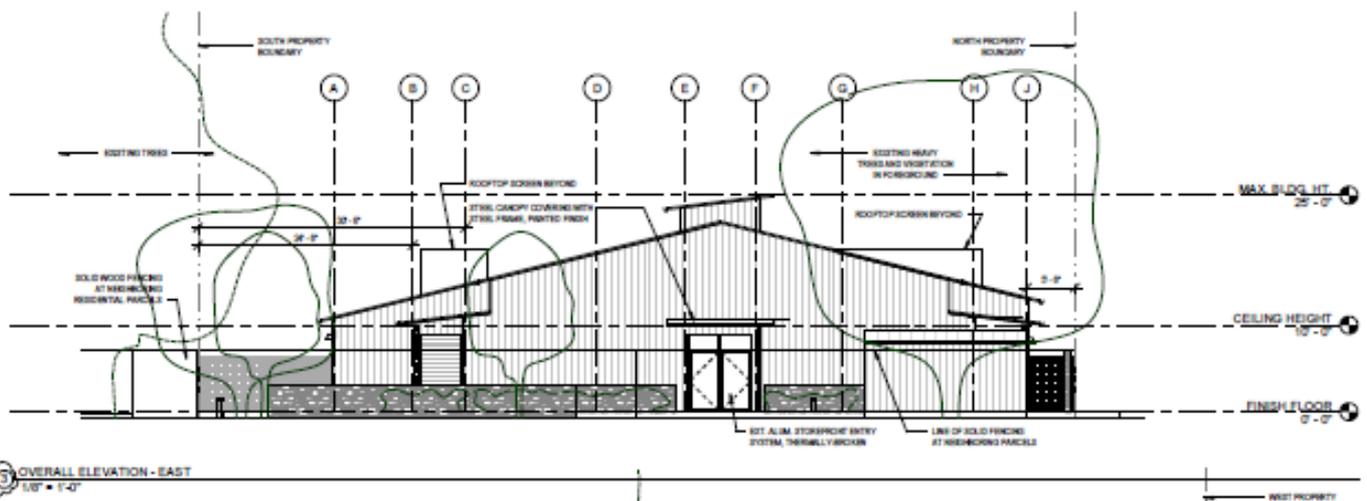
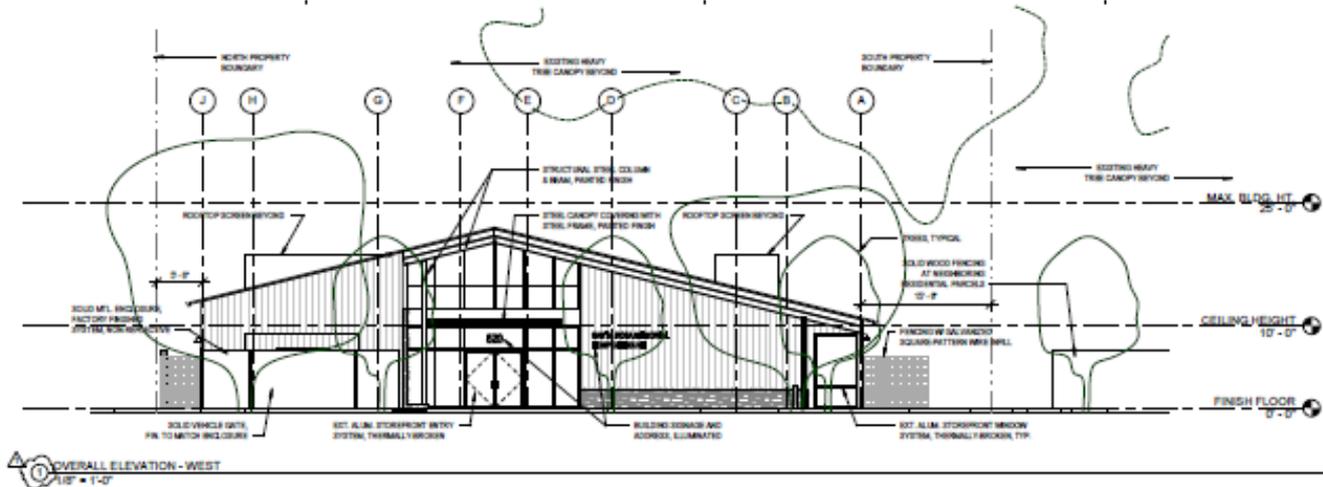


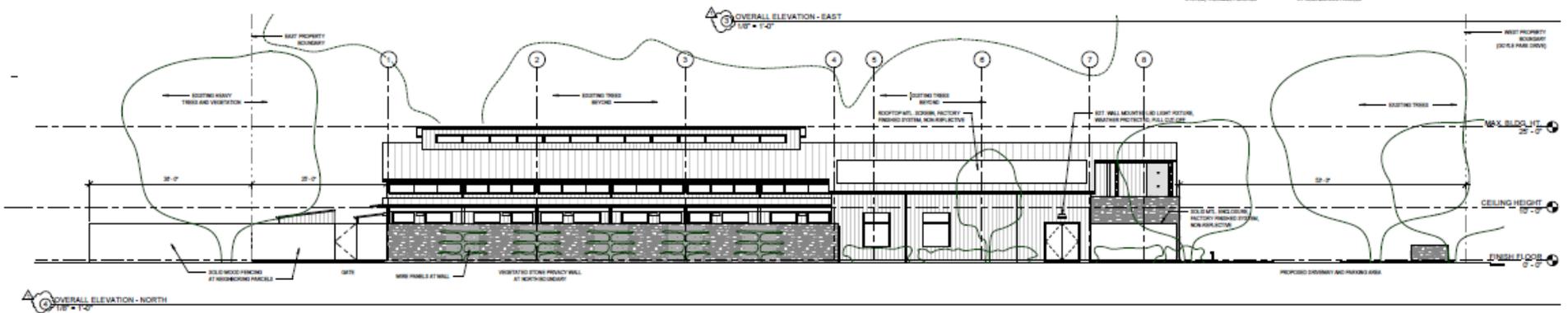
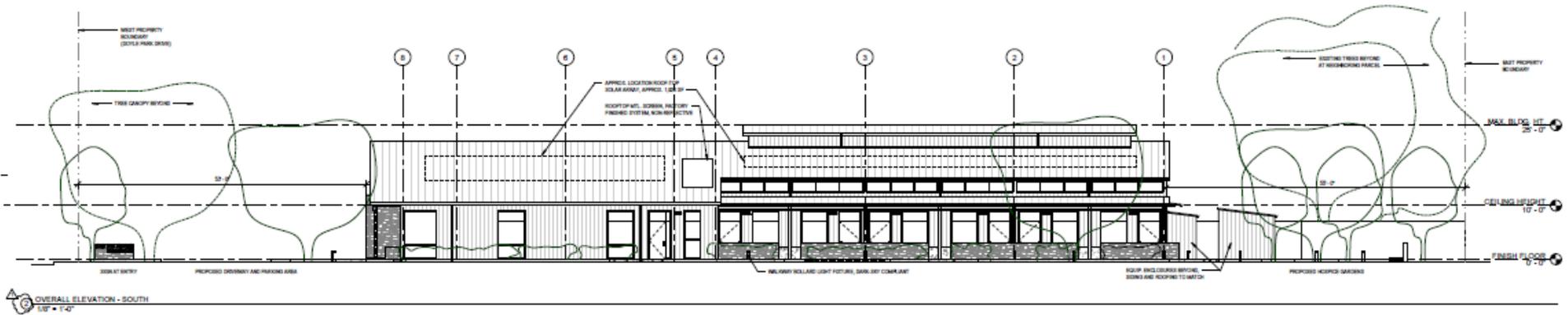
Project Description



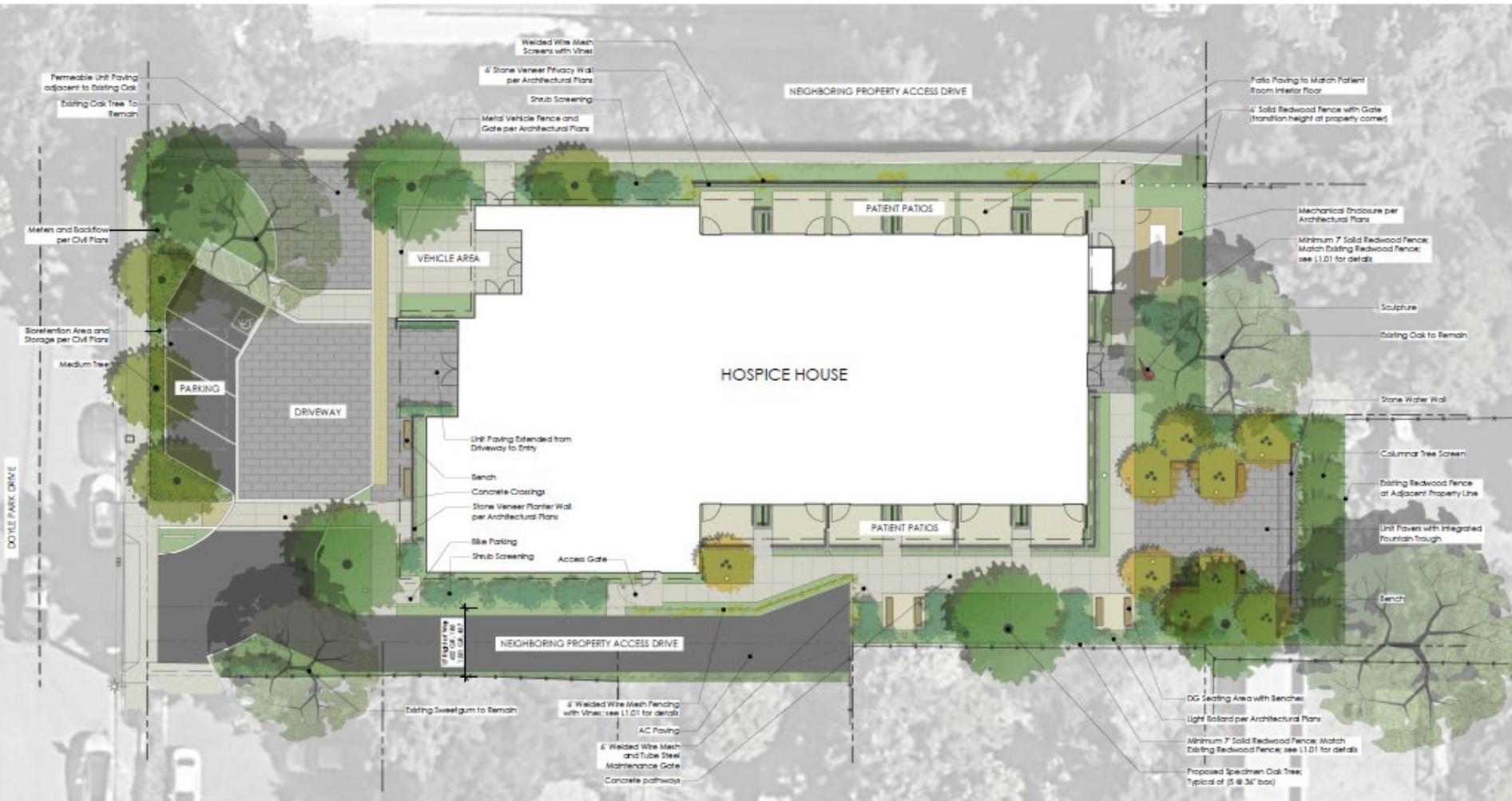
General Plan and Zoning





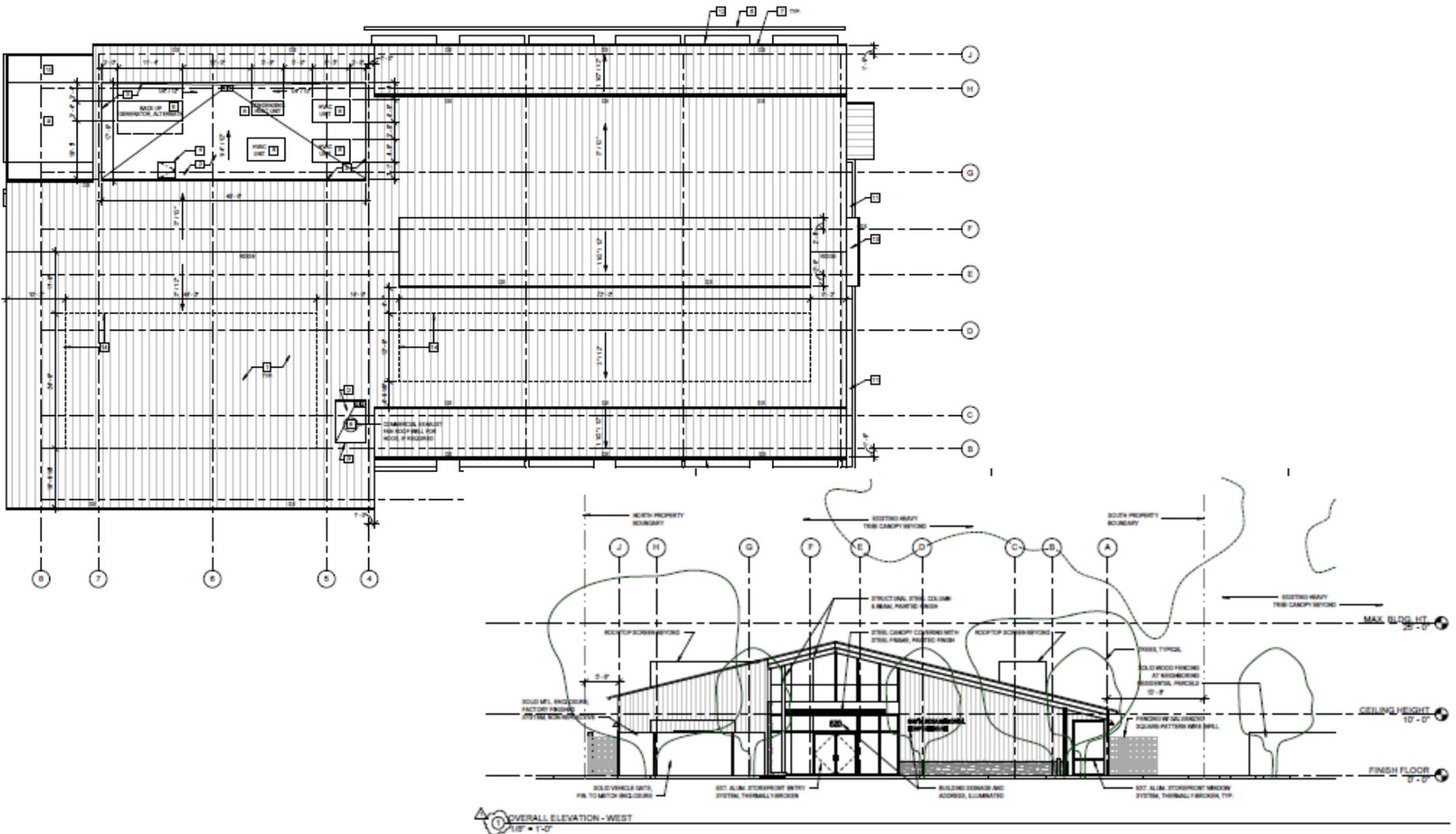


Landscape Plan



- CEQA Exemption 15332
- Class 32 Infill Exemption
 - Complies with General Plan and Zoning
 - Within City Limits and less than 5-acres and surrounded by urban uses
 - No value as habitat for rare, threatened or endangered species
 - Will not have significant effects to traffic, noise, air or water quality
 - Can be served by public services and utilities

- Noise
 - Noise Analysis was provided and located the position of the emergency backup generator to the northwest roof furthest away from residences and complies with the Noise Ordinance



It is recommended by Planning and Economic Development Department that the Zoning Administrator approve the Minor Conditional Use Permit and Minor Design Review for the Santa Rosa Memorial Hospice House located at 520 Doyle Park Drive, File No. PRJ20-011.

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