



Sonoma County Design Review Committee **STAFF REPORT**

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900 FAX (707) 565-1103

FILE: DRH16-0006
DATE: October 19, 2016
TIME: 1:30 p.m.
STAFF: Melinda Grosch, Project Planner

Appeal Period: 10 calendar days Appeal can ONLY be based on issues related to Design Elements.

SUMMARY

Applicant: Flora Li for Tohigh Investment

Owner: Tohigh Investment SF LLC

Location: 900, 1200, 1202, and 1204 Campagna Lane, Kenwood
APNs: 051-260-014 Supervisorial District No.: 1

Subject: Design Review for a new Inn, Spa, and Restaurant

PROPOSAL: Request for final Design Review for a previously approved inn, spa, and restaurant on a 51.9 acre parcel. The project approved under PLP01-0006 included the following project description:

INN - Consisting of 50 guest rooms including an accessory retail shop of 300 square feet carrying gift items, 1,455 square feet of administrative offices, two meeting rooms (one of 1,145 square feet and one of 945 square feet) for use by guests and community and civic groups, and a swimming pool. The inn will be housed in a main lodge building and 19 cottages, occupying approximately 64,000 square feet. The inn has a projected occupancy of 100 persons, 119 employees (average of 55 on-site at any one time) and 102 parking spaces.

SPA - A spa open to guests of the inn and the general public is also located in the inn complex. It includes gym facilities and a 300 square foot retail area for the sale of products accessory to the spa. The spa is located in a separate spa building and eight separate treatment cottages comprising 6,265 square feet of space. Twenty-three employees serve the spa facility, and parking is shared with the inn. The spa facility includes six hot tubs and several small pools.

RESTAURANT - A restaurant open to guests of the inn and the general public is also a part of the inn complex. The restaurant has a seating capacity of 75 inside and 50 outside for a total of 125 seats and has an accessory lounge with 24 seats. The restaurant is located in the main lodge building. Parking is shared with the inn. The restaurant hours of operation will be from 6:00 a.m. to midnight seven days a week. The restaurant will be open to the public for breakfast, lunch and dinner.

The current project is almost exactly the same with some minor modifications to structures and facilities to better accommodate existing vegetation and minor changes in architectural style.

Environmental

Determination: Environmental Impact Report (2004). See:
http://www.sonoma-county.org/prmd/docs/eir/sonomacountryinn/sonoma_country_inn_deir.pdf
 and
http://www.sonoma-county.org/prmd/docs/eir/sonomacountryinn/sonoma_country_inn_feir.pdf

General Plan: Diverse Agriculture 17 acres per dwelling unit / Recreation and Visitor Serving Commercial

Specific/Area Plan: None
Land Use:

Ord. Reference:

Zoning: DA (Diverse Agriculture) 17 acres per dwelling unit, K (Visitor Serving Commercial), LG/MTN (Local Guidelines / Mountain), SR (Scenic Resources)

Land Conservation

Contract: No

Application Complete for Processing: August 30, 2016

RECOMMENDATION: Approve the design, colors and materials as presented. Approve the tree removal and retention plan and the landscaping plan. Irrigation plans can be approved if deemed to meet the water efficiency guidelines. Lighting and window shield plans can also be approved.

ANALYSIS**Background:**

In 2001 an application was filed by Graywood Ranch LLC c/o Mark Harmon based on the 1989 General Plan Policy LU-14r which read as follows:

The “Diverse Agriculture” and “Recreation and Visitor Serving Commercial” designations applied to Graywood Ranch (APN’s 051-020-006, -010, -019, -032, and -033 and 051-010-013 and -017) are intended to accommodate an approved development consisting of 18 residential parcels, a 35-room hotel and a winery, each on separate parcels, an agricultural parcel and a residual parcel. It is the intent of the General Plan to:

1. *Exempt these parcels from the 10 acre minimum lot size requirement of the “Diverse Agriculture” land use category; and*
2. *Allow modification of the size and location of these parcels without further amendment of the land use map.*

Any proposal to increase the total number of lots or the size of the hotel shall require a general plan map and/or text amendment.

The reference to the 35 room hotel was subsequently determined to be a typographical error and that the correct number of hotel rooms was 36. An August, 1989 letter sent to Planning Department staff from Steve Butler, then Deputy County Counsel, determined that a restaurant was part of the approval referred to in LU-14r.

The proposal underwent three years of review with the Board of Supervisors taking a final action on the Environmental Impact Report and the project in 2004. The Board made a Statement of Overriding Considerations finding that not all impacts could be fully mitigated but that the project was valuable on its own merits. The three documents reflecting this decision are:

Impacts That Were Fully Mitigated (Exhibit A)
Impacts That Could Not Be Fully Mitigated (Exhibit B)
Statement of Overriding Considerations (Exhibit C)

These documents are attached for your information and background perspective. Note that scenic and traffic issues were in the list of impacts that could not be fully mitigated.

A lawsuit was filed and settled and the project proceeded with condition compliance. In October 2007 PRMD Director at the time, Pete Parkinson, made a vesting determination securing the Use Permits for the Inn/Spa/Restaurant and Winery. The subdivision map was extended multiple times by actions of the State and the County. The map recorded in 2012 subsequent to the internal roadway system being installed and the Highway 12 intersection improvements being completed.

The property changed ownership in December 2014 and the new owners are working to meet any outstanding conditions and proceed to the building phase of the project.

Project Description:

The applicant is requesting design review of the Inn/Spa/Restaurant buildings. The designs submitted are based on the original proposal, with modifications per the conditions of approval, and minor changes to meet their vision for the resort facility.

The project consists of an inn with 50 guest rooms in 19 separate cottages. The main building of the inn complex will be located as proposed in the original project and will house the reception area, administrative offices, meeting rooms, retail, restaurant, lounge, garden terrace, and kitchen in 23,961 square feet of space. The most significant change in architecture is that the roof will be flat and have a roof top garden.

There are no proposed changes to the restaurant as it is incorporated into the main lodge as originally proposed.

The spa will be located where it was originally planned and will consist of a collection of small structures connected by covered, outdoor walkways. There are eight treatment cottages, a gym, steam rooms, saunas, men's and women's locker rooms, and several pools and hot tubs.

All structures and improvements are located within the building envelope as designated on the 51.90 acre parcel.

Site Characteristics:

The Sonoma Country Inn project site is currently vacant with only the access roadway installed and some partial leveling in the area that will be part of the parking area. At the present time no areas of the project site are in active grape cultivation or in any other agricultural use (such as grazing). The Inn parcel includes an area on the valley floor which is where the leach fields will be located.

The project site ranges from approximately 425 feet to approximately 720 feet elevation and is relatively flat at the southern end with moderately steep hills in the north. The property has two distinct areas:

The South Area: The southern portion of the project site is on the gently sloping valley bottom, at elevations ranging from approximately 425 feet along State Route 12 at the south boundary, to approximately 520 feet at the base of the steep, upland slopes located further north. This portion of the property is designated Community Separator by the General Plan. The Community Separator runs back on the subject property to approximately 3/4 of a mile from Highway 12 and is part of the Northeast Santa Rosa Community Separator.

The Plateau Area: From the north end of the south area the slopes ascend moderately steeply to a topographic bench at about elevation 720 to 760 feet. The portion located below 600 to 700 foot elevation also lies within the Northeast Santa Rosa Community Separator. The remainder of the plateau area lies within the General Plan designated Scenic Landscape Unit – Local Guidelines - Mountain.

The portion of the parcel that is on the valley floor will remain undeveloped. The Inn complex will be located entirely on the plateau area. The valley floor has Valley Oak and Riparian Corridor preserves that were defined in the EIR and which are controlled by the Sonoma County Agriculture Preservation and Open Space District. Additionally the District holds an easement over the entire property that was previously known as the Graywood Ranch (476 +/- acres) controlling uses on all parts of the parcels outside the specified building envelopes.

On-site vegetation consists of grassland with scattered oak trees on the valley floor changing to conifers and assorted woodland on the slopes leading to and on the plateau; a mostly conifer woodland and scattered manzanita/chaparral dominate the plateau with dense manzanita/chaparral on the steeper northerly slopes. Many dead trees are currently located in this area as a result of the prolonged drought. A tree removal plan has been prepared for both dead tree removal, thinning to encourage better growth for choice trees, and clearing for construction.

Surrounding Land Use and Zoning:

North - of the project site is Hood Mountain Regional Park. The park is zoned PF (Public Facilities) and is undeveloped chaparral and mixed hardwood forest.

East - of the project site is mixed residential and agricultural lands with vineyards on the valley floor and lower slopes of the hills, and forest and chaparral lands on the higher elevations. Zoning to the east is mixed and includes: LIA (Land Intensive Agriculture) B6 60 acres density, AR (Agriculture and Residential) B6 20 acre density, and RRD (Resources and Rural Development) B6 20 acre density, all with the LG/MTN (Local Guidelines/Mountain) and SR (Scenic Resources) combining districts. Some also include the RC (Riparian Corridor – setbacks vary) and F2 (Floodplain) combining districts on parcels with blue line streams.

South - Highway 12 forms the south boundary of the site. South of Highway 12 zoning is RR (Rural Residential) B6 5 acre density and DA (Diverse Agriculture) B6 17 acre density all with the SR combining designation and some with the RC combining designation. There are numerous large lot residential parcels and a cleared agricultural parcel that is being prepared for vineyard planting south of Highway 12.

West - Lands west of the project site are all either parcels created by the Sonoma Country Inn Subdivision or the Graywood Ranch Subdivision. They are zoned DA B7 with the SR and LG/MTN combining districts and some with the RC combining district where the blue line streams are located. Further west, outside the subdivision, lands are zoned LIA B6 60 acre density with the SR and LG/MTN combining districts and many with the RC where blue line streams cross them. These lands are planted in vineyards. There is also a cluster of AR B6 20 acre density lands with seven parcels from one to just under three acres in size and one 96.88 acre parcel in an area known as Shady Acres, a rural residential development. This area also has the SR, LG/MTN and RC combining districts.

DISCUSSION OF ISSUES

Issue #1: Site Plan

The site plan reflects the building envelope established by the original approval and the recorded Subdivision Map. Also shown are the preserve areas established with the original approval. All preserves and areas outside the building envelopes are under the jurisdiction of the Sonoma County Agricultural Preservation and Open Space District. The applicant and the District have conferred on the proposed development and will continue to work together as they move through the process.

Issue #2: Architecture

Conformance with the Conditions and Mitigation Measures for PLP01-0006: The project includes a number of Conditions and Mitigation Measures that are related to building and grading which are technical in nature and will be triggered by the request for a building or grading permit. These include conditions to provide project specific design level geotechnical engineering investigations for buildings and leach fields; control of dust during construction; drainage improvements; conditions related to wastewater and other health related measures; emergency services (fire hydrants and access); etc. The Design Review Committee will focus on the design aspects of the project, other conditions will be implemented as other permits are requested.

The first condition requiring Design Review:

99. In order to minimize visual impacts of the inn/restaurant/spa buildings, measures shall be applied to reduce the visual contrast of the inn/spa/restaurant with the immediately surrounding setting so that the project will not attract attention as seen from State Route 12. Such measures include the use of certain colors on exterior building surfaces and retaining as many trees on the project site as possible. The applicant shall revise the site plan, building, grading and development plans for the project (including building materials, colors, and landscaping, for the inn/spa/restaurant) as follows:
- a. Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees subject to review and approval by the Design Review Committee. Several colors matching those of the surrounding trees shall be used in order to minimize uniformity. Roof materials shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape. All building materials shall be non-reflective and all glass shall be no-glare/non-reflective.
 - b. The height of guest cottage buildings (building type F, two stories) located east of the inn's main house and closest to State Route 12 shall be limited to 20 feet as measured from the original ground elevation to the peak of the roof in order to minimize the amount of the buildings that can be seen from State Route 12 west of Adobe Canyon Road.
 - c. Existing trees in the area between the inn/spa/restaurant and State Route 12 shall be preserved to the maximum extent possible in order to provide a screen and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon Road.
 - d. The finished floor elevation of the main building shall not exceed 722 foot elevation and the finish floor elevation of the second floor shall not exceed 736 foot elevation to ensure compliance with the specifications provided by the applicant for the visual impact analysis and conclusion of no significant impact. Any change to the elevation of the inn building shall require additional visual analysis and shall require modification of this Use Permit.
 - e. Prior to building permit issuance for the inn/spa/restaurant, the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee. Impact 5.8-3.

Mitigation Monitoring: The revised site plan building plans and grading plans (including building materials, colors and landscaping for the inn/restaurant/spa shall be reviewed for compliance with these conditions by the Design Review Committee and PRMD staff prior to issuance of grading or building permits.

Staff Comments: The colors and materials are taken from the on-site pallet which consists of the dark greys, light to dark browns, and creams of the rocks, dirt and tree trunks. Many of the tree canopies are very dark greens which these colors blend with also. The roof on the main inn building has been changed to a terrace with potted plants, including olive trees. The walls in this area are a medium brown. The edges of the roof have planter boxes with vines and/or shrubs which soften the linear edges and help to blend the structure into the surrounding vegetation. The roofs of the individual cottages will be slate in dark greys or steel painted a non-reflective dark grey.

The lower portions of the buildings are covered in native stone similar to the original proposal, while the upper portions are vertical board on board stained medium brown.

Elevations will be checked on plans submitted for building permits since anything submitted for design review is technically not the official building permit document. However, the plans are currently in compliance with the elevations specified by the mitigation measure.

For trees please see the Tree Inventory in the Plans and the discussion in Issue 4 below.

Issue #3: Parking

The site plan currently shows 102 parking spaces. The original approval included this condition:

106. The inn operator/owner shall maintain a minimum of 102 parking spaces at the inn/restaurant/spa facility.

Staff Comment: The number of parking spaces shown on the site plan complies with this condition. Parking for bicycles was not required by the original approval. However, bicycles could be parked at each of the cottages if guests have bicycles with them.

Issue #4: Landscaping

The applicant's arborist, James McNair, has prepared a detailed survey of the trees in the area where construction will occur. The survey discusses trees that will need to be removed because they are dead or dying, trees to be removed as they are located within the development footprint, and trees that will be retained. This

100. The applicant shall provide a detailed landscaping plan for the inn/spa/restaurant site which addresses visual screening of the building and vegetation management for fire control and compatibility with preservation of native vegetation for review and approval by the Sonoma County Design Review Committee, Emergency Services section and a qualified biologist.

Staff Comments: A proposal for landscaping has been submitted. The applicant has been working with the Sonoma County Agricultural Preservation and Open Space District. There have been discussions about plant species that are native or compatible with native species and the plan is being fine-tuned to include as many natives as possible. The final landscaping will be brought back to the Design Review Committee at a later date.

The tree inventory prepared as part of the Tree Removal and Retention Plan and is included in the plans. The Design Review Committee is asked to comment on the Tree Removal and Retention Plan and provide recommendations or changes and to approve it if they agree with the plan. The number of trees greater than 9 inches in diameter at breast height will be less than the number analyzed in the EIR for the project.

Issue #5: Signs

Signage is planned but will not be installed for some time. Signage will be brought back at a later date for review of its compliance with the sign regulations and for general design standards.

Issue #4: Lighting

A full lighting evaluation was prepared for the original proposal which resulted in the following Mitigation Measures:

101. In order to minimize light pollution impacts prior to building permit issuance an exterior lighting plan shall be prepared by the applicant and submitted to the County Permit and Resource Management Department Design Review Committee for the inn/spa/restaurant for review and approval. The lighting plans shall require:

- a. All light sources shall be fully shielded from off-site view.
- b. All lights to be downcast except where it can be proved to not adversely affect other parcels.
- c. Escape of light to the atmosphere shall be minimized.
- d. Low intensity, indirect light sources shall be used where possible.
- e. On-demand lighting systems shall be used where possible.
- f. Mercury, sodium vapor, and similar intense and bright lights shall not be permitted except where their need is specifically approved and their source of light is restricted. Impact 5.8-4.

Mitigation Monitoring: The applicant/owner shall be responsible for submitting the exterior lighting plans to the County Permit and Resource Management Department for review, with design review application. An exterior lighting plan shall be reviewed by PRMD staff for conformance with the conditions prior to design review approval.

Staff Comment: The lighting plan is provided along with lighting “cut sheets” and an “illuminance renderings” for each fixture type. All fixtures are Dark Sky certified or meet the criteria. Due to the low illuminance factors lighting is located throughout the complex and is extensive. Staff is requesting that the Design Review Committee provide additional detailed review of this part of the plans. Lighting will be a focus of review throughout the plan check and building process.

102. Prior to permit issuance the applicant shall develop lighting standards for inclusion in the covenants for the inn. These standards shall be in accordance with the standards established for the LZ1 lighting zone as described in the 2005 California Energy Efficiency Building Standards being developed by the California Energy Commission. These are the standards for parks, recreation areas and wildlife preserves. The covenants shall include the following standards in addition to those established for LZ1:

All lamps over 10 watts shall be fully shielded.

Maximum unshielded lamp (bulb) on the project’s interior shall be 50 watts

Maximum mounting height of any luminare (fixture) shall be 20 feet above the finished grade.

Maximum wattage of any lamp bulb shall be 100 watts.

Impact 5.8-4

Mitigation Monitoring: The applicant’s lighting engineer shall provide certification to PRMD that the lighting design plan is in conformance with the above standards for the LZ1 lighting zone at the time it is submitted to the Design Review Committee.

Prior to building permit issuance the applicant's lighting engineer shall provide certification to PRMD that the lighting plans submitted with the building permit conform to these standards and that all modifications recommended/required by the Design Review Committee and/or the Plan Check Staff are in conformance with the LZ1 standards.

Prior to building occupancy the applicant's lighting engineer shall provide certification to PRMD that the lighting installation is in accordance with the approved plans and with the LZ1 standards.

Staff Comment: Lighting plans will continue to be compared to the standard and the approved lighting plan throughout the plan check and building process. The lighting engineer's certification will be required prior to occupancy.

STAFF RECOMMENDATION

The Design Review Committee should provide comments and recommend changes, if necessary, that will result in the proposed buildings being compliant with the conditions of approval and the Mitigation Measures. Approve the plans allowing the applicant to move forward to the construction phase.

LIST OF ATTACHMENTS

EXHIBIT A: Proposal Statement and Description of Landscaping

EXHIBIT B: Comments Received from Sonoma County Agricultural Preservation and Open Space District

EXHIBIT C: Comments Received from Valley of the Moon Alliance

EXHIBIT D: Plans which include:

Site Plans

Elevations

Colors and Materials

Lighting Plan and Cut Sheets

Parking

Landscaping

Inventory from the Tree Removal and Retention Plan

EXHIBIT E: Impacts That Were Fully Mitigated (Exhibit A of Resolution No. 04-1037)

EXHIBIT F: Impacts That Could Not Be Fully Mitigated (Exhibit B of Resolution No. 04-1037)

EXHIBIT G: Statement of Overriding Considerations (Exhibit C of Resolution No. 04-1037)

EXHIBIT H: Conditions of Approval for the Inn/Spa/Restaurant (Exhibit E of Resolution No. 04-1037)

EXHIBIT I: Local Guidelines - Mountain

Separate Attachment for Committee Members: Full-Size Plans