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Title Sheet

Sebastopol Hotel

project number 21416
scale
date 2016-07-15
drawn by BRJ

G.00

PROJECT DESCRIPTION

The proposed project at 6828 Depot Street will be a small, design-oriented boutique hotel with 66 rooms. The hotel will operate 24 hours a day, 7 days a week, year-round. The Hotel will also include a lobby and reception area, retail, artist/maker studios, restaurant, bar, lounge, wellness center, public courtyard, private gardens, outdoor rooftop decks, meeting rooms, & other hotel amenities. A total of 92 parking spaces for the project will be located across Brown Street on two combined parcels (6824/6826 Depot and 215 Brown Street), and will be provided as tandem spaces accessible only via our valet parking program. It is our intention to develop this paved surface parking lot at a later date.

Designed using feedback from the community, the buildings will be FSC redwood siding and vertical slats, carbonized redwood siding, textured concrete, a light-colored species wood siding, weathered steel panels, and covered in vine planting. The materials reference the local natural palate and rely on naturally sustainable materials.

The massing of the buildings is broken up to match the smaller scale of the surrounding buildings and context. This provides a finer grain that matches that of the town. The highest portion of the building is positioned across from the tallest adjacent building, the Rialto cinema, and then steps down two stories towards the south corner to adjust to the height of the neighboring building and allow more sunlight into the public courtyard.

Landscaping will be featured in the public courtyard, private gardens, passage, roof decks, green roofs, and streetscapes. It will be composed of plant species that are native to the area and will be maintained with a rainwater collection system or low-water drip irrigation. Concrete paving and permeable pavers provide a hardscape. The public courtyard will be mostly open to accommodate people and seating, and the private gardens will be an intimate space for the pool and wellness center.

Signage for the project will be located on both McKinley St and the corner of Petaluma and Depot. It will be placed at street level and will be legible and well-lit.

This project will take a sustainable green approach to construction and operations, included in the plan are solar roof panels for water heating to conserve electricity, storm water management, renewable/reused materials, and rainwater collection. The project goal is to achieve a LEED certification.

PROJECT DIRECTORY

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PROJECT INFORMATION

ADDRESS: 6828 & 6826/6824 DEPOT STREET & 215/225 BROWN
PARCEL: 004-052-001 & 004-061-007/008 & 004-061-009/010
ZONING: CD (DOWNTOWN CORE)

PARCEL AREAS: 004-052-001 = 51,851 SF
004-061-007/008 = 12,460 SF
004-061-009/010 = 9,470 SF

TOTAL PARCEL AREA: 73,781 SF
GROSS BUILDING AREA: 68,825 SF
SITE COVERAGE: 20,520 SF

ALLOWED F.A.R.: 2.0 MAX.
PROPOSED F.A.R.: 1.33 (68,825 SF / 51,851 SF)

SETBACKS: NONE REQUIRED.

ALLOWED BUILDING HEIGHT: 3 STORIES / 40 FEET

PROPOSED BUILDING HEIGHT: 4 STORIES / 50 FEET*
(NOT INCLUDING EQUIPMENT, PARAPETS, & PENTHOUSES)

GUEST ROOMS ALLOWED: 49 ROOMS**

** 50 OR MORE ROOMS ARE ALLOWED UNDER CONDITIONALLY PERMITTED USES

GUEST ROOMS PROPOSED: 36 STANDARD ROOMS
13 JUNIOR SUITES
5 SUITES
6 HOSTEL ROOMS (24-BUNK CAPACITY)
6 WALK-UP ROOMS
66 TOTAL GUEST ROOMS

PARKING REQUIRED: 1 SPACE / 400 SF OF NET FLOOR AREA
(NET AREA = GROSS AREA - 15%)
LESS 20% (DISCRETIONARY UNDER 17.220.020-D)

68,825 SF X .85 = 58,501 SF
58,501 SF / 400SF X .80*** = 117
117 REQUIRED PARKING SPACES
(UP TO 40% COMPACT SPACES)

PARKING PROVIDED: 92 TANDEM PARKING SPACES*****
30 STREET SPACES*****
122 PROVIDED PARKING SPACES

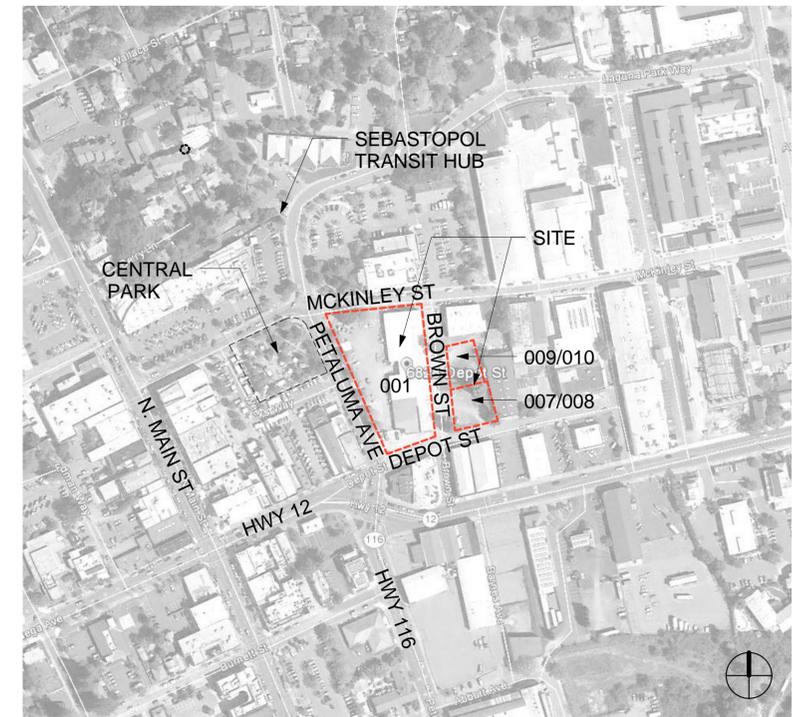
BIKE PARKING REQUIRED: 15% OF PARKING REQUIREMENT
117 x .15 = 18
15 REQUIRED BIKE SPACES

BIKE PARKING PROVIDED: 36 STREET SPACES
26 BIKE ROOM SPACES
62 PROVIDED BIKE SPACES

USE PERMITS / VARIANCES / TEXT AMENDMENTS

- * 1. ALLOWABLE HEIGHT & STORY INCREASE
- ** 2. TRANSIENT HABITATION W/ 50 OR MORE ROOMS
- *** 3. 20% DISCRETIONARY PARKING DECREASE
- **** 4. USE STREET FRONTAGE PARKING AS PROVIDED OFF-STREET PARKING
- ***** 5. TANDEM PARKING SPACES
- ***** 6. PARKING SPACE WIDTH

VICINITY MAP



GROSS BUILDING AREA	
Level	Area
Basement	6620 SF
Level 1	20520 SF
Level 2	21977 SF
Level 3	14354 SF
Level 4	5355 SF
	68825 SF

NET BUILDING AREA BY OCCUPANCY	
Occupancy	Area
Circulation	11,903 SF
Hotel Amenities	8,912 SF
Hotel Guest Room	26,635 SF
Open Space	4,852 SF
PDR/Retail (Commercial)	2,244 SF
Restaurant (Commercial)	4,310 SF
Retail (Commercial)	2,933 SF
Service / Utility	6,160 SF
Spa (Commercial)	4,128 SF
	72,077 SF

OPEN SPACE		
Level	Name	SF
Level 1	Garden Courtyard	6613 SF
Level 1	Plaza	4758 SF
Level 1	Public Courtyard	8119 SF
Level 1	Streetscape	17311 SF
Level 2	Balconies	1372 SF
Level 2	Deck	273 SF
Level 2	Terrace	1251 SF
Level 3	Balconies	1116 SF
Level 4	Balconies	357 SF
Level 4	Roof Deck	3188 SF
		44358 SF

BICYCLE PARKING		
Type	Location	Number of Bicycles
Hotel Guest	Bike Room	26
Public	Streetscape	36
		62

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G.01

PARKING

This project plans to provide 122 parking spaces – 92 off-street tandem spaces in our paved surface lot on Brown Street and 30 on-street spaces around the perimeter of our building. This is fewer than the 146 spaces required. As such, this project requests a 20% discretionary decrease of parking by Use Permit per 17.220.020 D. The project meets several of the reasons under the 'Decrease in Parking Requirements' section of the planning code that warrants a decrease (Items 1, 4 & 5)

1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand significantly different from the standards specified.

The parking requirement is based on the square footage of the building and applies a constant requirement over several types of uses in the building. However, a large percentage of the building area is amenity & accessory spaces for use exclusively for hotel room guests and will not increase the number of people with automobiles beyond the actual number of guest rooms. For example, there is 12,000sf of circulation space exclusively used for hotel guests to get to their guest room (17% of the building area) and 8,400sf of hotel amenity space for hotel guests (12% of the building area). So, nearly 1/3 of the building area will not directly require a parking need.

Its location further alleviates parking needs. The urban form of downtown Sebastopol is a walkable, pedestrian-supportive environment, with buildings close to the street, continuous block faces, minimal driveways, attractive landscaping, mostly comfortable street crossings, limited crossing delays, etc., therefore parking efficiencies from captive market sharing are very likely. ITE (Institute of Transportation Engineers) estimates that typically an average of about 31% of parking demand is attributable to captive market effects in mixed-use walkable districts.

Additionally, the Sebastopol Transit Hub is located less than 1 block from the site and provides bus access that further alleviates parking needs (Routes, 20, 22, 24, 26).

4) In addition, prior to approving a decrease in the parking capacity required, the Commission must determine that adequate provisions have been made to accommodate any possible subsequent change in the use or occupancy which may require a greater parking capacity than that allowed by the Commission. Such provisions include, but are not limited to, transit facilities, off-site parking or similar measures.

There is no intention for a future change in the use or occupancy of the site that would require a greater parking need.

Additionally, beyond the nearby transit hub that provides public bus access, the project also provides 313% more bike parking than is required. The project and the hotel management will encourage both guests and workers to bike or walk to the hotel.

5) The location of several types of uses or occupancies in the same building or on the same site may constitute a special circumstance warranting the reduction of parking requirements.

The project does contain several types of uses and occupancies on the site. This allows for the project to take advantage of two basic types of shared parking opportunities that lower overall parking demand:

1. Staggered peaks sharing—i.e. different uses each have different peaks and patterns of demand, and there are efficiencies to be gained if they share a parking facility; and
2. Captive market sharing—i.e. the notion that patrons who, having already parked, travel between uses within a district and/or building without accessing their vehicle.

Our planned mixed uses are rather complimentary. For example, retail demand peaks during the day, whereas hotel demand peaks at night.

Restaurants and retail services are particularly effective generators of captive market effects in mixed-use developments, as they serve office employees, customers, hotel guests, and residents within the same district. In other words, our hotel guests will access the hotel restaurant, spa, and shops without needing a parking space, as they'll already be parked. Outside retail/restaurant customers may be downtown office workers, residents, or visitors who have already parked prior to visiting our building. For comparison, one of Piazza's other hotels, Hotel Healdsburg, which includes many mixed-uses (2 restaurants, 5 retail spaces, & a spa) operates with 45 parking spaces for 56 rooms (~.8 spaces per room). Another, H2 Hotel has 28 spaces for 36 rooms (~.77 spaces per room). Currently, the Sebastopol parking requirement places our parking required at 2.21 spaces per room. Our request for a 20% decrease would still provide 1.77 spaces per room, more than double what our past hotels have needed.

So, this project's walkable location, nearby transit, complimentary mixed uses, zero-demand accessory spaces, and shared parking opportunities make this project an ideal candidate for a 20% discretionary decrease of parking by Use Permit per 17.220.020 D. The project clearly meets several of the reasons under the 'Decrease in Parking Requirements' section of the planning code that warrants a decrease and will provide the city of Sebastopol a vibrant collection of services and public open space.

NOISE

The project design team will include the expertise of an experienced acoustical engineer that will conduct a Site Noise Study and provide acoustical feedback throughout the design process and continue until the completion of the project. The acoustical consultant will have site-specific acoustic requirements, but below is the minimum requirements that will be met by the window and wall assemblies.

Window Performance Requirements:

Outside - Inside Transmission Class (OITC) Rated for not less than 27 OITC when tested for laboratory sound transmission loss according to ASTM E 90 and determined by ASTM E 1332, unless otherwise indicated.

Wall Performance Requirements:

All exterior walls along Petaluma Ave. a minimum of 40 STC Sound.

VALET PARKING

Guests arriving to the hotel will be instructed at time of reservation to turn onto Brown Street from the north and into the designated valet area. Once in the valet area, guests will be greeted by a valet where luggage will be unloaded and then cars will be moved south along Brown Street and into the paved surface parking lot spaces by the valet staff.

Employee parking will be accommodated within the paved surface parking lot and employees will also be encouraged to cycle to work. Adequate bicycle storage will be provided to accommodate both employee and guest bicycles.

PUBLIC R.O.W. CHANGES

Upon recommendation of the planning commission, we are proposing that Brown Street be changed to a one-way street traveling north-to-south and that parking be added to the west side. A valet drop-off zone will be designated near the main entry of the proposed hotel, at the north end of Brown.

Also, we are proposing a curb extension bulb-out at the corners of Petaluma & McKinley and Petaluma & Depot to aid in pedestrian safety (dependent upon collaboration and approval of Caltrans and that the process doesn't become an unreasonable hardship on the project).

HOSTEL ROOMS

The Hostel Rooms shown in this project are a room type only. We intend to attempt the hostel idea, but do not have enough consumer research to know if there is a market for this type of room in Sebastopol; nor do we have past experience with this room type. Because of these unknowns, we do not commit to the operation of the hostel or that it be a requirement or condition of approval for the project. If this room type is not feasible financially, they will be changed to standard rooms in the future.



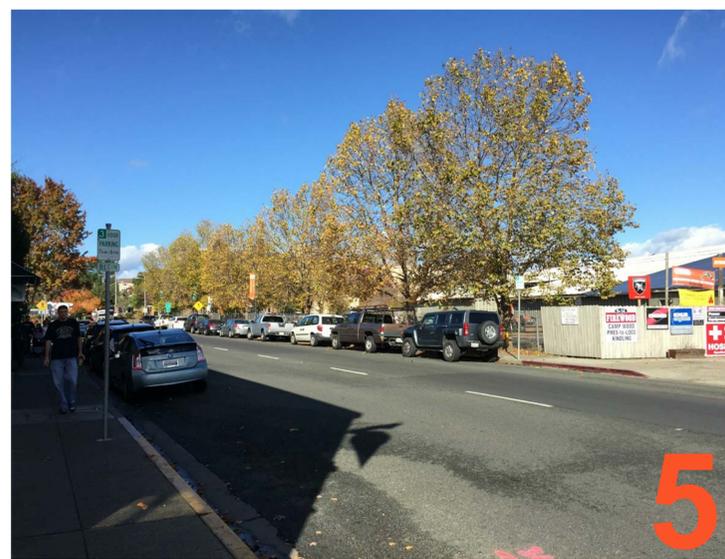
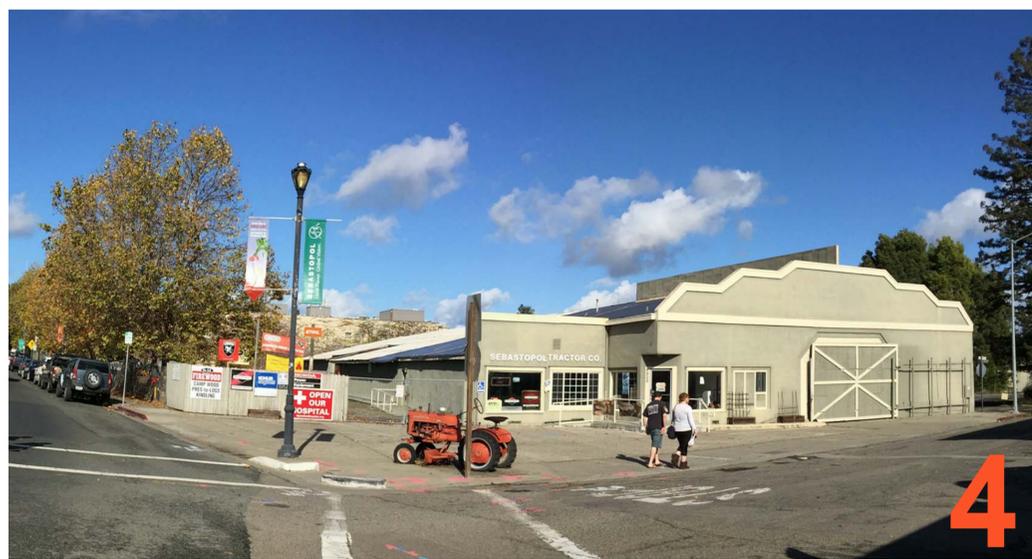
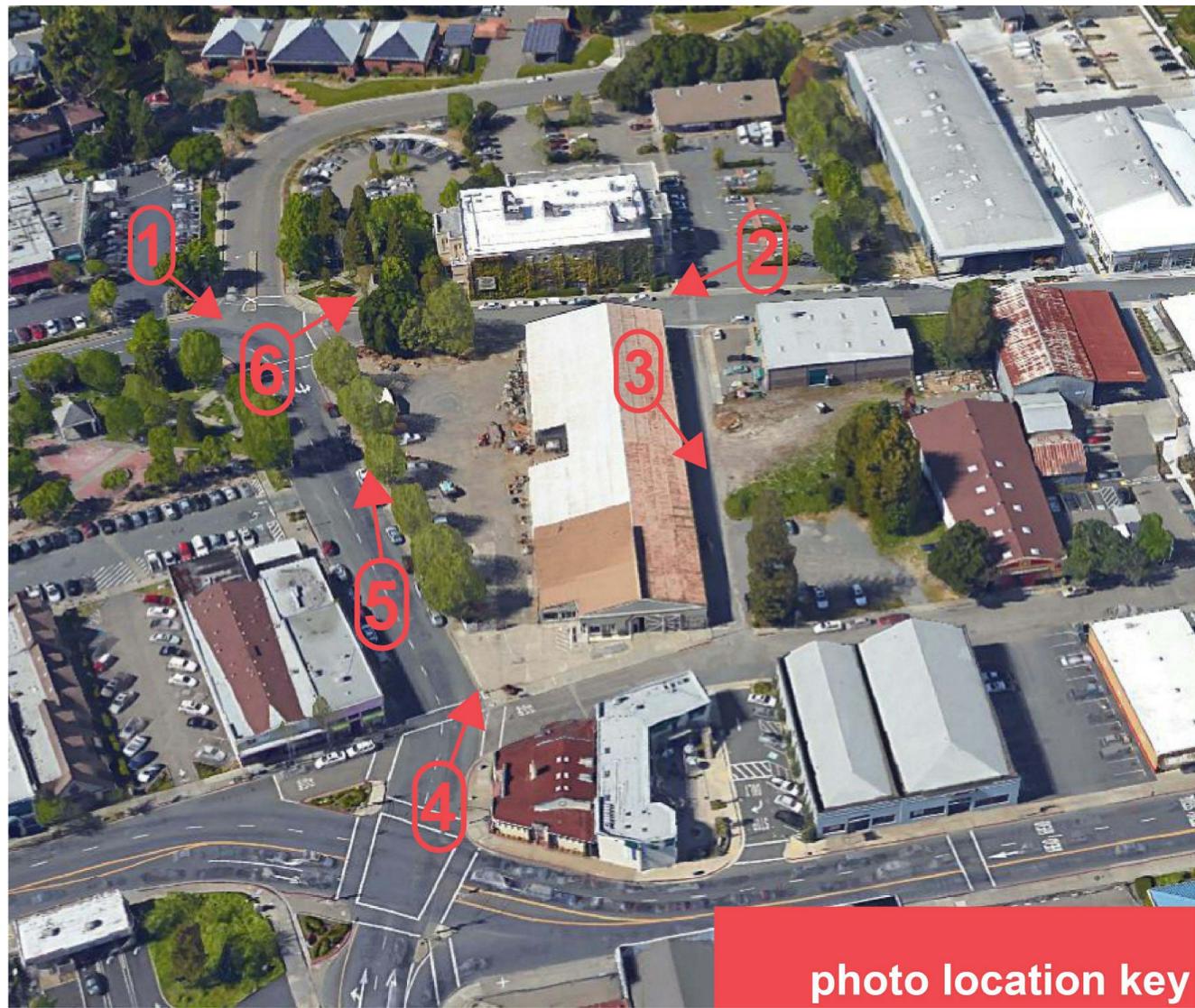
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Site Photos

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3D Views

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3D Views Sebastopol Hotel

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3D Views Sebastopol Hotel

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3D Views

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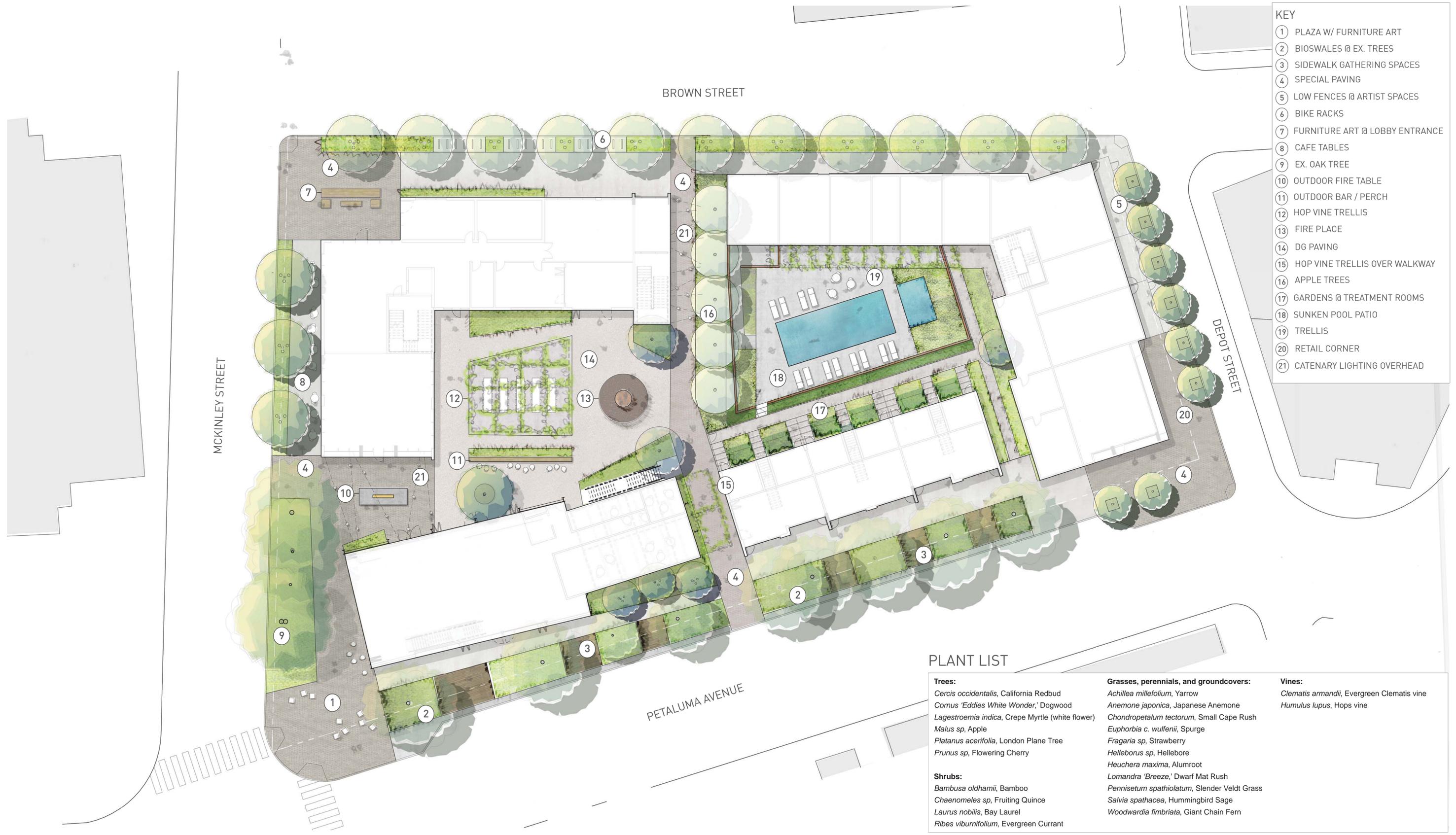


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3D Views Sebastopol Hotel

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- KEY**
- ① PLAZA W/ FURNITURE ART
 - ② BIOSWALES @ EX. TREES
 - ③ SIDEWALK GATHERING SPACES
 - ④ SPECIAL PAVING
 - ⑤ LOW FENCES @ ARTIST SPACES
 - ⑥ BIKE RACKS
 - ⑦ FURNITURE ART @ LOBBY ENTRANCE
 - ⑧ CAFE TABLES
 - ⑨ EX. OAK TREE
 - ⑩ OUTDOOR FIRE TABLE
 - ⑪ OUTDOOR BAR / PERCH
 - ⑫ HOP VINE TRELLIS
 - ⑬ FIRE PLACE
 - ⑭ DG PAVING
 - ⑮ HOP VINE TRELLIS OVER WALKWAY
 - ⑯ APPLE TREES
 - ⑰ GARDENS @ TREATMENT ROOMS
 - ⑱ SUNKEN POOL PATIO
 - ⑲ TRELIS
 - ⑳ RETAIL CORNER
 - ㉑ CATENARY LIGHTING OVERHEAD

PLANT LIST

<p>Trees: <i>Cercis occidentalis</i>, California Redbud <i>Cornus 'Eddies White Wonder,'</i> Dogwood <i>Lagastroemia indica</i>, Crepe Myrtle (white flower) <i>Malus sp.</i>, Apple <i>Platanus acerifolia</i>, London Plane Tree <i>Prunus sp.</i>, Flowering Cherry</p> <p>Shrubs: <i>Bambusa oldhamii</i>, Bamboo <i>Chaenomeles sp.</i>, Fruiting Quince <i>Laurus nobilis</i>, Bay Laurel <i>Ribes viburnifolium</i>, Evergreen Currant</p>	<p>Grasses, perennials, and groundcovers: <i>Achillea millefolium</i>, Yarrow <i>Anemone japonica</i>, Japanese Anemone <i>Chondropetalum tectorum</i>, Small Cape Rush <i>Euphorbia c. wulfenii</i>, Spurge <i>Fragaria sp.</i>, Strawberry <i>Helleborus sp.</i>, Hellebore <i>Heuchera maxima</i>, Alumroot <i>Lomandra 'Breeze,'</i> Dwarf Mat Rush <i>Pennisetum spathiolatum</i>, Slender Veldt Grass <i>Salvia spathacea</i>, Hummingbird Sage <i>Woodwardia fimbriata</i>, Giant Chain Fern</p>	<p>Vines: <i>Clematis armandii</i>, Evergreen Clematis vine <i>Humulus lupulus</i>, Hops vine</p>
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- KEY**
- ① ROOF DECK - LEVEL 4
 - ② OUTDOOR SEATING
 - ③ VEGETABLE BEDS
 - ④ WATER FEATURE
 - ⑤ ROOF DECK - LEVEL 2
 - ⑥ TRELLIS W/ HOP VINES
 - ⑦ GREEN ROOF - LEVEL 3



ROOF DECK PLAN - L.01





SEBASTOPOL & SONOMA COUNTY CULTURAL INSPIRATION - APPLES & HOPS



GATHERING SPACES, REUSE OF INDUSTRIAL RELIC AS FIREPLACE, CATENARY LIGHTS



ACTIVATING THE SIDEWALK, FURNITURE ART

INSPIRATION IMAGES - L.10

PLANNING COMMISSION
JUNE 23, 2016



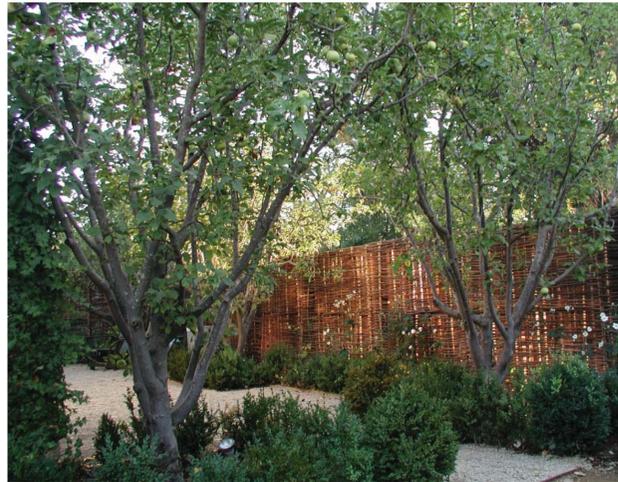
WESTERN REDBUD
TREES



DOGWOOD 'EDDIE'S WHITE WONDER'



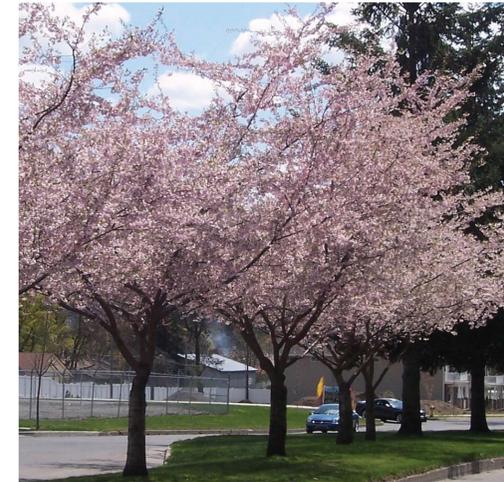
CREPE MYRTLE



APPLE
TREES



PLANE TREE



FLOWERING CHERRY



BAMBOO
SHRUBS



FRUITING QUINCE



SWEET BAY



EVERGREEN CURRANT



ALUMROOT



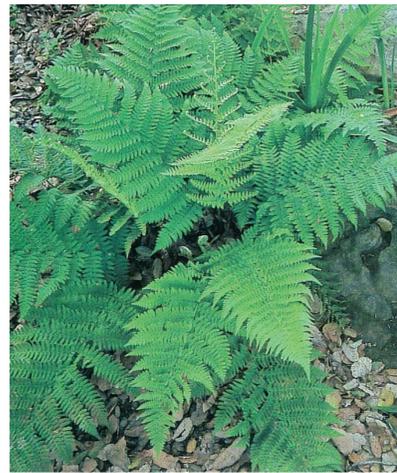
JAPANESE ANEMONE



SPURGE



HUMMINGBIRD SAGE



GIANT CHAIN FERN



STRAWBERRIES



HELLEBORES



YARROW



DWARF MAT RUSH



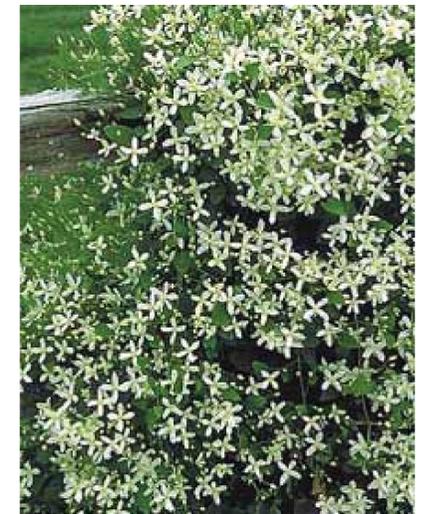
SLENDER VELDT GRASS



SMALL CAPE RUSH

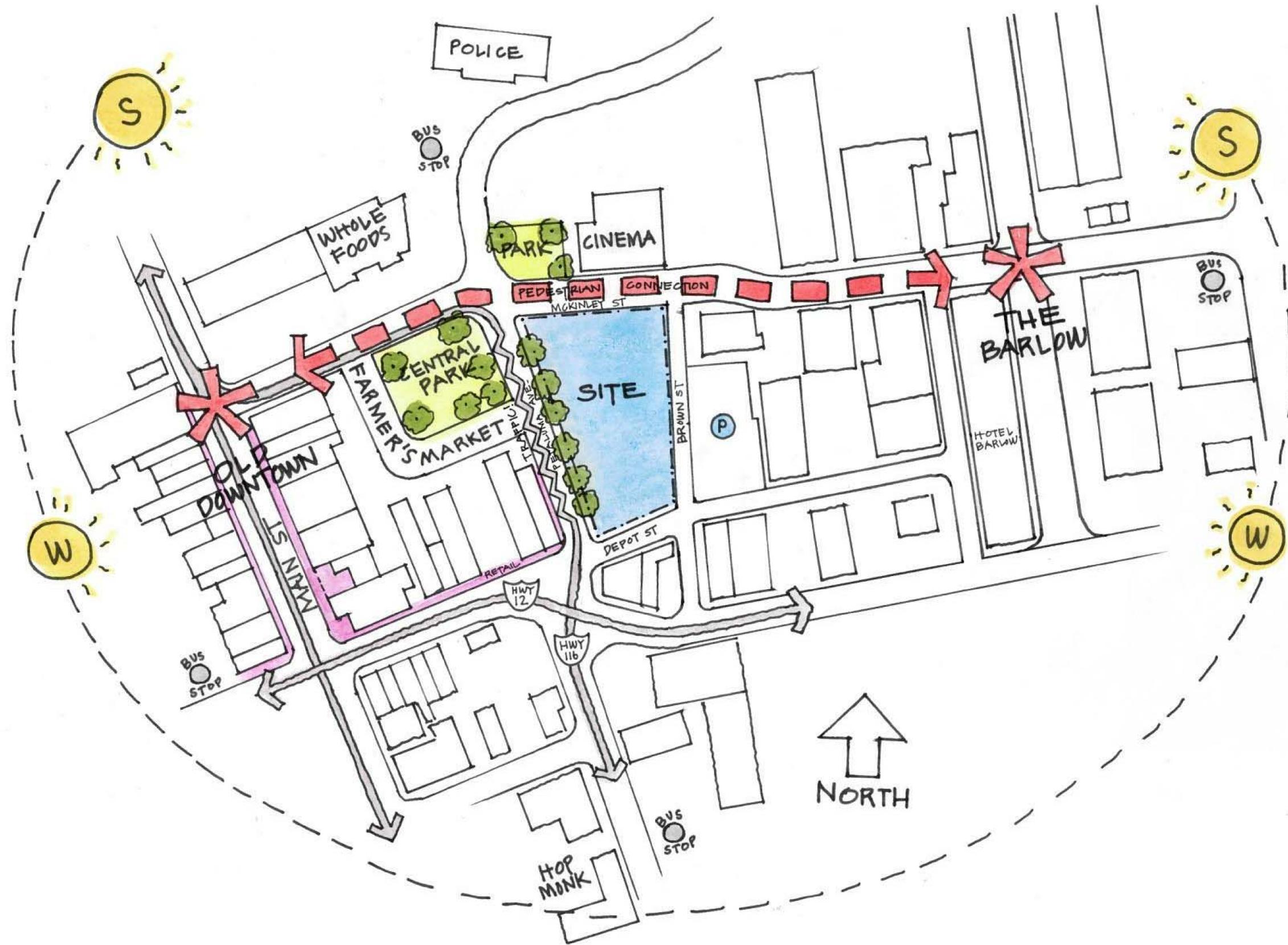


HOPS VINE



EVERGREEN CLEMATIS VINE

GROUNDCOVERS, GRASSES, & VINES



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- Circulation
- Hotel Amenities
- Hotel Guest Room
- PDR/Retail (Commercal)
- Retail (Commercial)
- Restaurant (Commercial)
- Spa (Commercial)
- Service / Utility
- Open Space



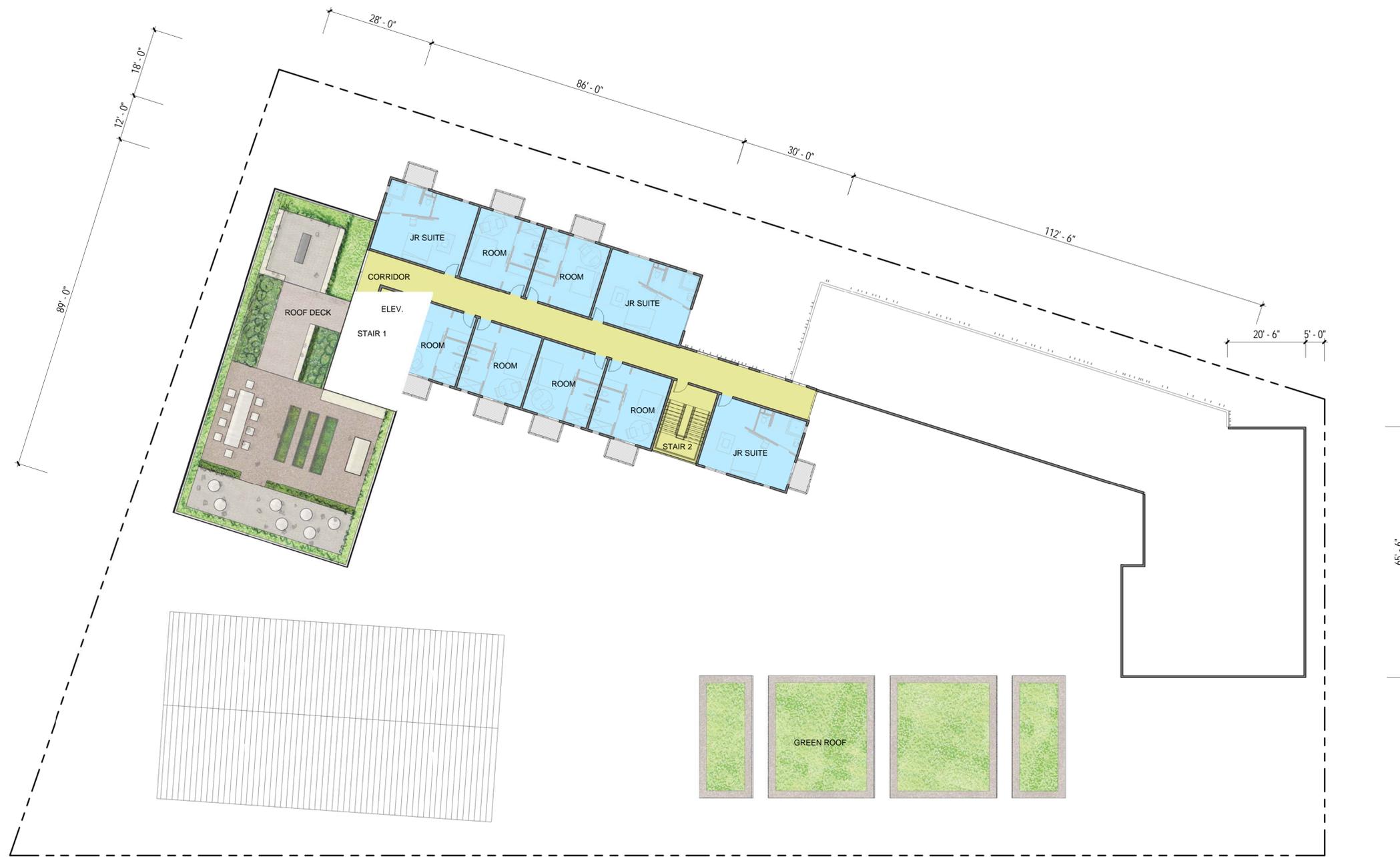
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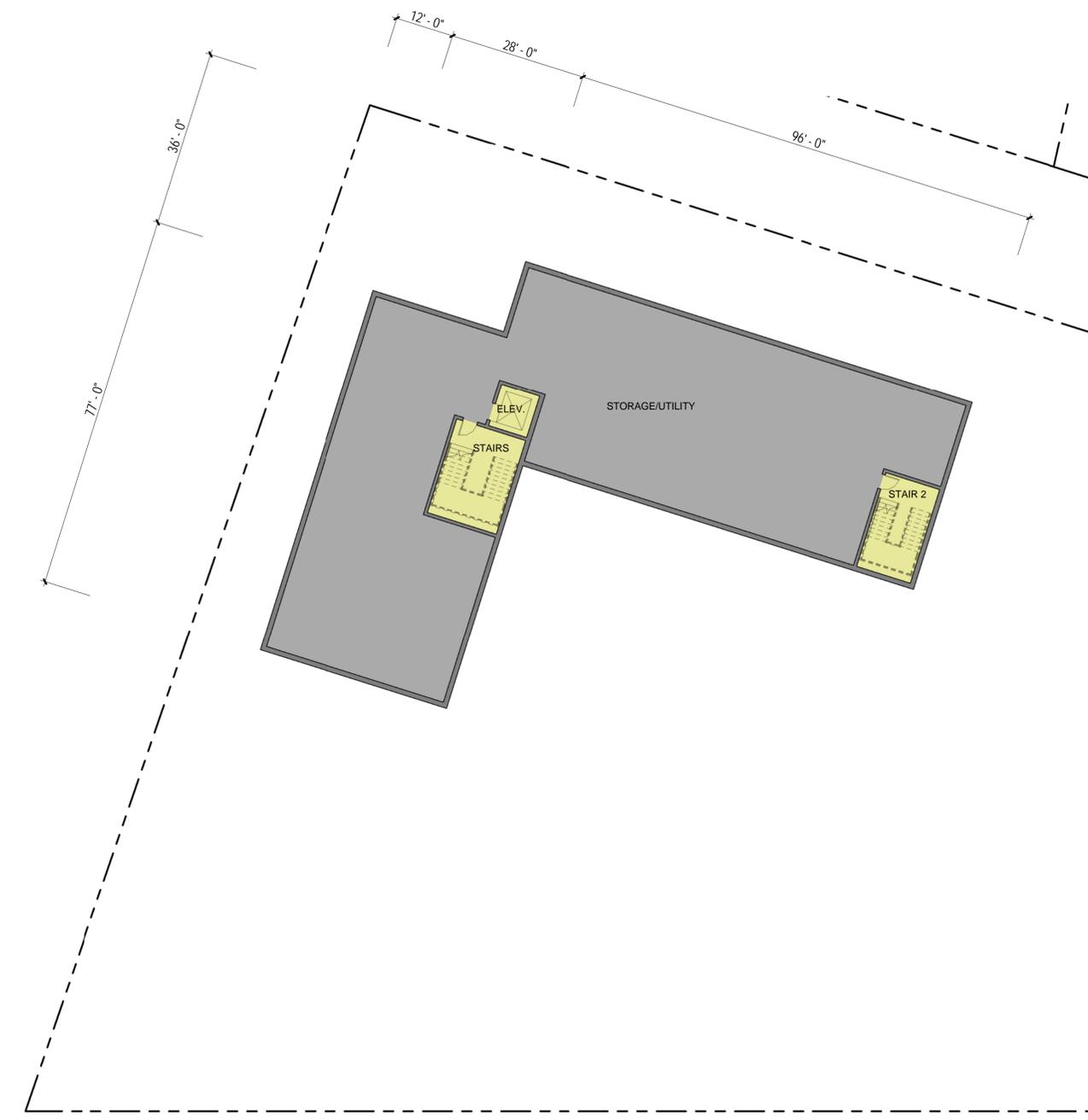
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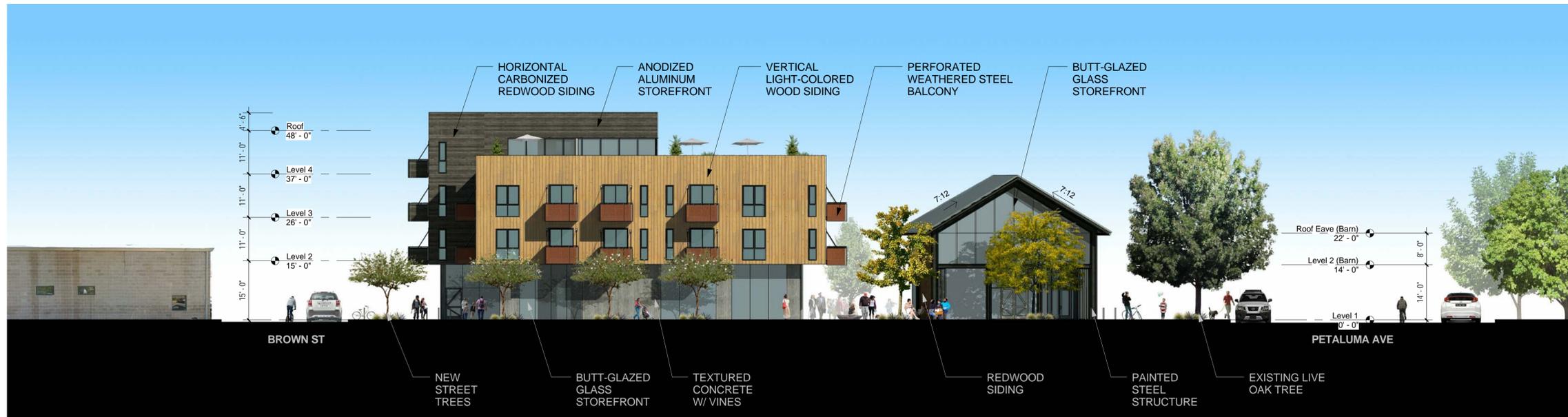
1 Basement -
1/16" = 1'-0"

2 Level 1 - Parking
1/16" = 1'-0"





PETALUMA AVENUE



MCKINLEY STREET



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Street Elevations - Petaluma Avenue & McKinley Street

Sebastopol Hotel

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(HALF-SIZED: 1/32"=1'-0")
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BROWN STREET



DEPOT STREET

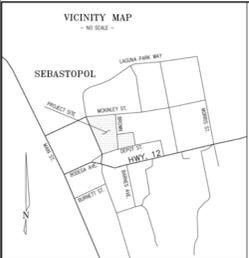


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 v.415.896.6700 f.415.896.6103

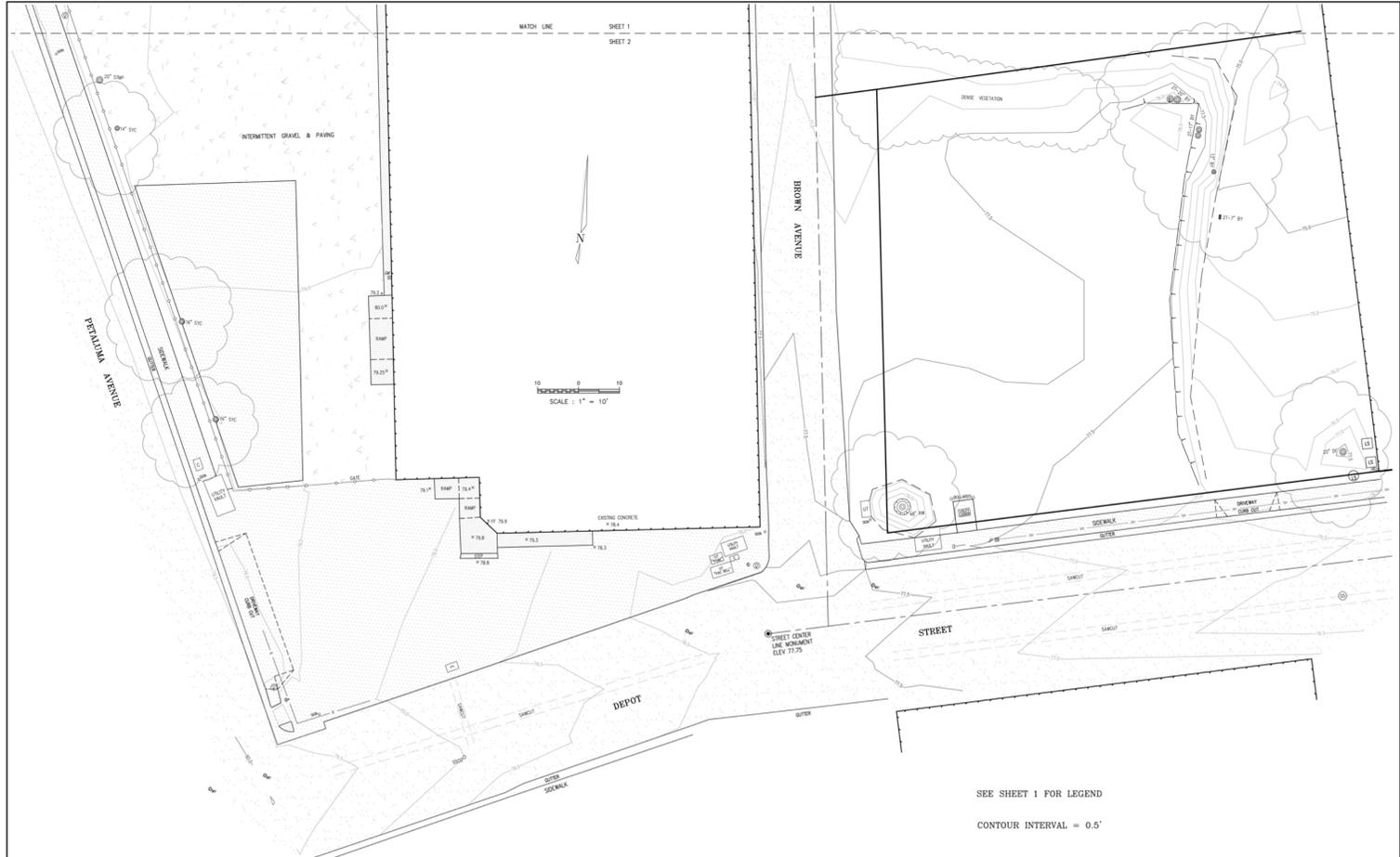
Street Elevations - Brown Street & Depot Street

Sebastopol Hotel

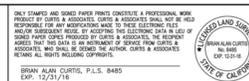
project number 21416
 scale 1/16"=1'-0"
 (HALF-SIZED: 1/32"=1'-0")
 date 2016-08-08
 drawn by BRJ



- LEGEND**
- [Symbol] BUILDING
 - [Symbol] ASPHALT SURFACE
 - [Symbol] CONCRETE SURFACE
 - [Symbol] INTERMITTENT GRAVEL & PAVING
 - [Symbol] SAW CUT
 - [Symbol] WOOD FENCE
 - [Symbol] CHAINLINK FENCE
 - [Symbol] FLOW LINE
 - [Symbol] TOP OF BANK
 - [Symbol] TOE OF BANK OR GRADE BREAK
 - [Symbol] OVERHEAD UTILITY LINE
 - [Symbol] PAINT MARK - UNDERGROUND ELECTRICAL
 - [Symbol] PAINT MARK - UNDERGROUND WATER LINE
 - FF FINISH FLOOR ELEVATION
 - W WATER SYSTEM LD OR BOX
 - W WATER METER
 - W WATER VALVE
 - 7.5 FIRE HYDRANT or FIRE DEPT CONNECT
 - H HOSE BB
 - E ELECTRIC METER
 - E ELECTRIC LD OR BOX
 - L LIGHT OR LAMP POST
 - G GAS METER
 - G GAS VALVE
 - S SANITARY SINKER MANHOLE
 - S SINKER CLEANOUT or LD
 - SO STORM DRAIN LD
 - J JOINT UTILITY POLE
 - U UTILITY BOX OR VAULT
 - [Symbol] LANDSCAPE PLANTER
 - [Symbol] STEPS
 - [Symbol] TREE LOCATION (FORMED TO APPROXIMATE SCALE); NUMBER OF TRUNKS, AVERAGE TRUNK DIAMETER AND SPECIES AS BELOW
 - DF 3/4" DIA. FIRE
 - SC 3" DIA. CHIMNEY
 - NR NAIL ROD
 - AP APPROXIMATE TREE DRIP LINE



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TOPOGRAPHIC MAP
PREPARED FOR PIAZZA HOSPITALITY GROUP
6828 DEPOT ST., SEBASTOPOL
APN: 004-052-001, 004-061-007,008

DATE: 11/05/2015
SCALE: 1"=10"
DRAWN: AS, BS
JOB: 15-088

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Site Survey

Sebastopol Hotel

project number 21416
scale
date 2016-07-15
drawn by C&A

S.00