



City of Rohnert Park Planning Commission Report

DATE: January 12, 2017

ITEM NO: 9.4

SUBJECT: PLSR16-0001 Site Plan and Architectural Review for a 4,550 square foot building for Starbucks Coffee and a future tenant

LOCATION: Northwest corner of Golf Course Drive West and Redwood Drive

REQUEST: A single commercial building for Starbucks Coffee with a drive-thru and a future commercial tenant space

APPLICANT: Bret Matteis, Oxford Corporate

Background

At the April 26, 2012 Planning Commission meeting, the Commission approved a conditional use permit (CUP) for the Oxford Suites Hotel, now under construction, and a McDonald's Restaurant with a drive-thru on the Redwood Drive frontage of the site. The property where the restaurant would be located was owned by McDonald's Corporation. Subsequently, McDonald's decided not to proceed with the restaurant and sold the parcel to Oxford Corporate. The area of the McDonald's building was 3,900 square feet and the area of the proposed new building is 4,550 square feet, an increase of 650 square feet. The known tenant in the building will be Starbucks with a drive-thru and the remainder of the building is future tenant space.

Since the original CUP for Oxford Suites Hotel and McDonald's with a drive-thru is still valid, the only entitlement required for the new building containing a Starbucks is Site Plan and Architectural Review (SPAR).

Applicant's Proposal

Permitted Land Uses- Allowable uses include large scale, region-serving retail sales, local and region-serving retail sales, offices, personal service establishments, restaurants, and small hotels

with 100 rooms or less. Under Table 3.3-1 a drive-thru restaurant less than 5,000 square feet in area is a conditionally permitted use. As stated above, the conditional use permit for McDonald's is still valid and Starbucks does not need a conditional use permit.

Site Plan- The lease area for Starbucks is 1.16 acres. The new building will be 4,550 square feet with Starbucks occupying the 2,205 southern portion of the building and the 2,345 northern portion of the building indicated for future tenant space. The building is at the same location as the previous approval for McDonald's and some of the parking and paving improvements have been completed. The drive-thru lane will extend along the north and west side of the building. There is stacking for six (6) vehicles between the entrance to the drive-thru and the order board as required by the Zoning Ordinance.

The drive-thru is designed so vehicles can only enter the area from a southerly direction in the parking area in front of the building. The reason for this is an agreement between Oxford Corporate and Home Depot regarding access between the subject property and the Home Depot site to the north. When Home Depot received conditional use permit approval in 1991, they were required to provide access to the subject property from their parking lot since access was not allowed directly from Redwood Drive. In the negotiations between Oxford Corporate and Home Depot, Home Depot raised concern that customers using the drive-thru access from their property would queue into the Home Depot parking lot. Home Depot therefore required that the only access to the drive-thru was from the southerly direction. This resulted in the angle in the drive-thru entrance to only allow customers to enter the drive-thru from a southerly direction. The access aisle on the north end of the parking lot is one-way in a northerly direction so customers cannot enter the drive-thru from the Home Depot property. If there is inadequate stacking in the drive-thru, the only impact will be the driveway along the frontage of the building.

Streets, Pedestrian Ways and Bike Ways- Vehicle access to the site is from the Oxford Suites Hotel site with a driveway on Golf Course Drive West and Dowdell Avenue. As mentioned above, there is also access from Redwood Drive via the Home Depot parking lot. There are bike lanes on Golf Course Drive West and on Redwood Drive. There is ADA pedestrian access to Redwood Drive and to Golf Course Drive West from the Oxford Suites Hotel site.

Parking and Loading- There are 51 parking spaces on the Starbucks site. The parking requirement for Starbucks is one (1) space for every 50 square feet of customer dining area. If approximately 50 percent of the building is customer dining area (1,103 square feet) divided by 50 equals 22 required parking spaces for the indoor area. The requirement for outdoor seating is one (1) space for every 2.5 seats. With 26 outdoor seats the requirement is ten (10) spaces. The total required spaces for Starbucks is 32 spaces. This leaves 19 spaces for the presently unleased space. The unoccupied space is 2,345 square feet. Divide this by the remaining 19 spaces equals one (1) space per 123 square feet of building area. This is a much higher parking ratio than most uses permitted in the commercial district. There will be eight (8) bicycle parking spaces provided on the site for use by tenants in the building.

Floor Plan- The Starbucks floor plan consists of the café, sales and customer area, workroom, food prep and drive-thru service area and restrooms (Exhibits B and C). The customer area

occupies approximately one-half of the building area. There are also 26 outdoor seats located across the front of the building and adjacent to the front parking area at the southeast corner of the building. Access to Starbucks is from the front of the building and a door on the south side of the building. There is no floor plan for the northerly unoccupied portion of the building.

Building Elevations- The building design and use of materials is compatible with the Oxford Suites Hotel now under construction. The exterior is a combination of stone veneer, stucco, and metal and clay tile roofing. Steel framed canopies will be located over some of the windows on the front and rear windows of the building. On the rear of the building facing Oxford Suites Hotel is a vertical trellis with vines. The purpose is to break up the long façade facing the hotel site. There will be a vertical screen at the northwest corner of the building to screen the electrical equipment for the building. A low fence will be located around the outdoor seating area to separate it from adjacent parking. Building colors are in the beige and brown tones with red roof to match the hotel.

Landscaping- The majority of the landscaping around the site will be installed as part of the Oxford Suites project (Exhibit G). There will be low groundcover along the front of the building and planting at the entrance to the drive-thru. Vines will also be planted on the trellis at the rear wall of the building.

Signage- Wall signs will be located on the front of the building facing Redwood Drive. They also propose a monument sign at the Golf Course Drive West and Redwood Drive intersection (Exhibits H, I and J). Directional signs will be provided at key locations on the site directing customers to the entrance to the drive-thru with a preview menu board and order board. A vehicle height limit structure will also be located at the entrance to the drive-thru. The Wilfred Dowdell Specific Plan requires that all signage be subject to approval of a Sign Program. Oxford Suites Hotel has already submitted and received approval for a Sign program for the hotel. Starbucks will have to apply for an amendment to that Sign Program for their signs.

Lighting- Pole lights are located in the parking areas installed as part of the hotel project. Starbucks will be installing wall lights on the building for the area immediately surrounding the building.

Staff Analysis

The proposed Starbucks' building, drive-thru and parking are located on a similar footprint to the previously approved McDonald's. Much of the concrete curbing and asphalt paving has already been installed. They will also be installing some of the landscaping in the area so the site will have an attractive appearance when the Oxford Suites Hotel opens next year. The building is larger than the previously approved McDonald's but occupies the same location. The design of the building is compatible architecturally with the adjacent Oxford Suites Hotel. As part of an agreement with Home Depot, the drive-thru has been designed so it could only be accessed from a southerly direction along the frontage of the Starbucks building. Any stacking will occur in front of the Starbucks building and not encroach onto the Home Depot site.

There will be 2,345 square feet of space remaining in the building for lease. The Wilfred/Dowdell Specific Plan lists region-serving retail sales allowed in the remaining building area. These include the sale of furniture, appliances, hardware, sporting goods office supply and food stores. Professional and medical/dental offices are also permitted. Most of the uses permitted in the Regional Commercial and Neighborhood Commercial zoning would be allowed.

The proposal is in conformance with the Wilfred/Dowdell Specific Plan Architectural Guidelines, as follows:

- Masonry materials such as brick, stone and rusticated concrete block are appropriate. The building has a stone veneer wainscot and columns.
- Cement stucco is appropriate. The upper building walls are stucco.
- Roof forms should be prominent and visible sloping roofs should be clad tile, standing seam metal roofing or other decorative material. The visible sloping roofing on the building is a combination of clay tile and corrugated metal in a terra-cotta color to match the clay tile.
- Buildings should be articulated in plan and elevation. This may include canopies that provide weather protection and also draw attention to window displays. The front (east) building elevation shows considerable articulation with two (2) tower features, emphasis to building entrances and steel framed canopies over the windows.
- Long blank walls should be avoided. The rear (west) wall contains the drive-thru. It is broken up with a vertical trellis with vines, stone veneer wainscot and met canopy over the drive-up window.

Signs for Starbucks will require an amendment to the Master Sign Program that was recently approved for the Oxford Suites Hotel signs. This includes any wall signs, directional signs and a monument sign.

Environmental Determination

An Environmental Impact Report (EIR State Clearinghouse No. 1998072036) was prepared for the Wilfred/Dowdell Specific Plan. The EIR evaluated the impacts of the proposed uses anticipated under the Specific Plan including hotels and restaurants. No additional environmental determination is required.

Findings

The recommended findings to approve the Site Plan and Architectural Review are included in the attached Resolution.

Public Notification

Not required for Site Plan and Architectural Review.

Staff Recommendation:

Based on the analysis of this report and the attached resolution, staff recommends that the Planning Commission, by motion, adopt Resolution No. 2017-05 approving Site Plan and Architectural Review to allow a 4,550 square foot building with a Starbucks Coffee and vacant tenant space on Redwood Drive, subject to the findings and conditions of approval.

Attachments:

Resolution No. 2017-05 Approving Site Plan and Architectural Review for a 4,550 Building with Starbucks and a Vacant Tenant Space.

Applicant's Supporting Statement

Exhibit A Site Plan

Exhibit B Building Area Detail

Exhibit C Starbucks Floor Plan

Exhibit D Building Elevation Details

Exhibit E Colored Building Elevations

Exhibit F Outdoor Seating Security Fence Detail

Exhibit G Landscape Details

Exhibit H Menu and Order Board Details

Exhibit I Directional Sign Details

Exhibit J Clearance Bar Details

APPROVALS:

Norman Weisbrod, Technical Advisor

Jeff Beiswenger, Planning Manager

Date

Date

PLANNING COMMISSION RESOLUTION NO. 2017-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING SITE PLAN AND
ARCHITECTURAL REVIEW FOR A NEW BUILDING FOR STARBUCKS AND A
FUTURE TENANT SPACE
(Bret Matteis, Oxford Corporate)**

WHEREAS, the applicant, Bret Matteis, Oxford Corporate, filed Planning Application No. PLSR16-0001 for Site Plan and Architectural Review to construct a 4,550 building occupied by Starbucks Coffee and a vacant tenant space at the northwest corner of Golf Course Drive West and Redwood Drive, in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Applications No. PLSR16-0001 was processed in the time and manner prescribed by State and local law;

WHEREAS, on January 12, 2017, the Planning Commission reviewed Planning Application No. PLSR16-0001 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the January 12, 2017, Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSR16-0001.

WHEREAS, Section 17.25.031 2. Of the Rohnert Park Municipal Code requires Site Plan and Architectural Review for all new commercial buildings.

WHEREAS, the project is within the Wilfred/Dowdell Specific Plan and is subject to the design requirements within that document, including Section 5.3 Architectural Guidelines.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the above recitations are true and correct.

Section 2. Factors Considered. The Planning Commission, in approving Planning Application No. PLSR16-0001, makes the following factors, to wit:

A. That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.

Criteria Satisfied. The design of the proposed building is compatible with the adjacent Oxford Suites Hotel now under construction including building materials and colors. The building design is also compatible with surrounding properties including Amy's Restaurant across the street and the nearby Chick-fil-A undergoing remodeling. The development will complete the construction of the north section of the Wilfred/Dowdell

Specific Plan and is in conformance with the objectives and the design guidelines of the Specific Plan.

- B. *That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.*

Criteria Satisfied. The development is in conformance with the Wilfred/Dowdell Specific Plan Architectural Guidelines Section 5.3, 5.4 (landscaping) 5.6 (signage) and 5.7. (screening). There are variations in the roof line of the building including two tower structures and a variation in roof materials. Metal awnings are placed over some of the store front windows. There are variations in the building walls to break up the flat wall appearance of the building. There is also an outdoor patio with landscaping for coffee customers enjoyment. A large trellis with vines is located on the rear building wall to improve its appearance. Dense tree and shrub plant is included around the building including the triangular area along Redwood Drive. Trees are planted in the parking area for every four (4) parking spaces. The electrical equipment located at the northwest corner of the building will be screened with a vertical metal screen. Signs for the commercial building will have to be approved as an amendment to the existing Oxford Suites Hotel Master Sign Program and as required by the Wildred/Dowdell Specific Plan.

- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. Vehicle access to the property is from the Oxford Suites Hotel and from the adjacent Home Depot property to the north. The drive-thru is designed so stacking will take place on the subject property and will not impact adjacent properties. There are bicycle lanes on Golf Course Drive West and on Redwood Drive so the property is well located for bicycle access. Bicycle parking will be located in front of the building for the convenience of cyclists.

Section 3. Environmental Clearance. An Environmental Impact Report (EIR State Clearinghouse No. 1998072036) was prepared for the Wilfred/Dowdell Specific Plan. The EIR evaluated the impacts of the proposed uses anticipated under the Specific Plan including hotels and restaurants. No additional environmental determination is required.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR16-0001 subject to the following conditions:

Planning:

1. The Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.

2. This approval includes Exhibit E the colored building elevations.
3. The facility shall comply with any and all applicable provisions of the Rohnert Park Municipal Code, the Wilfred/Dowdell Specific Plan and any state or federal agency.
4. Any electrical equipment located behind the mechanical screen shall not extend above the top of the screen and shall be painted the same color as the adjacent building color.
5. Prior to the issuance of any sign permit or the installation of any signs for Starbucks, a modification to the Oxford Suites Hotel Sign Program by the Planning Commission is required to incorporate the new signage (PLSI16-0014).
6. The inverted U bicycle stand shall be provided for bicycle parking.
7. Prior to Building Permit issuance the applicant shall revise the parking lot design and lay-out to demonstrate compliance with CalGreen.
8. The project will require additional deferred permits for fire sprinkler system and fire alarm system. The permit applications and permit fees must be submitted to the City of Rohnert Park Fire Division before any construction is started on any of these systems.
9. Fire extinguishers shall be installed per the Fire Code.
10. Fire lanes/marking shall be reviewed during Fire Department construction inspections.
11. Provide illuminated exit signs at all exits.
12. All phases of construction shall comply with California Fire Code, Chapter 33, "Fire Safety During Construction and Demolition" and NFPA 241.

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

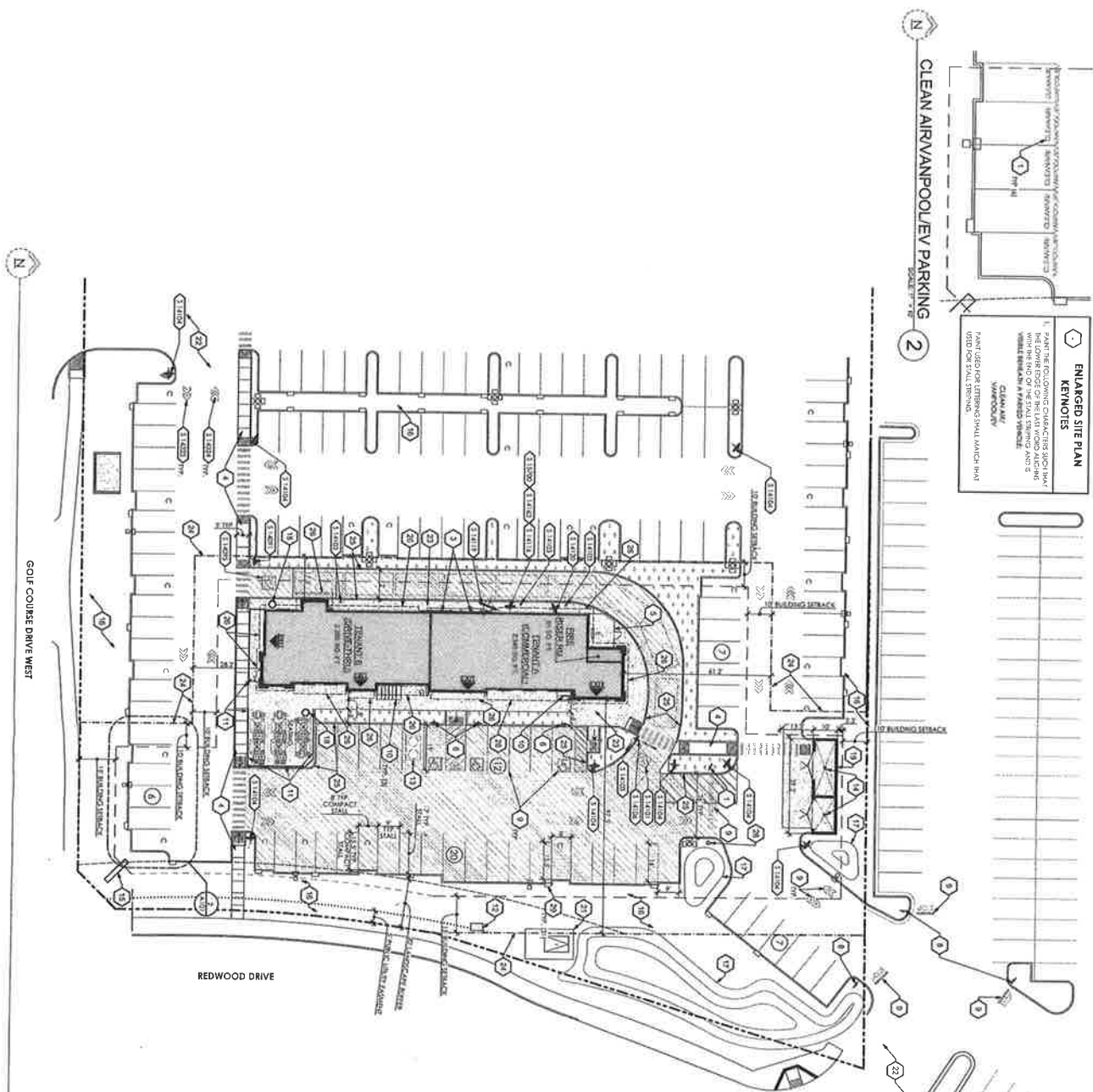
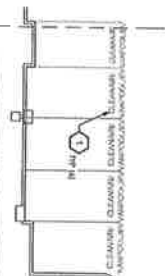
DULY AND REGULARLY ADOPTED on this 12th day of January, 2017 by the City of Rohnert Park Planning Commission by the following vote:

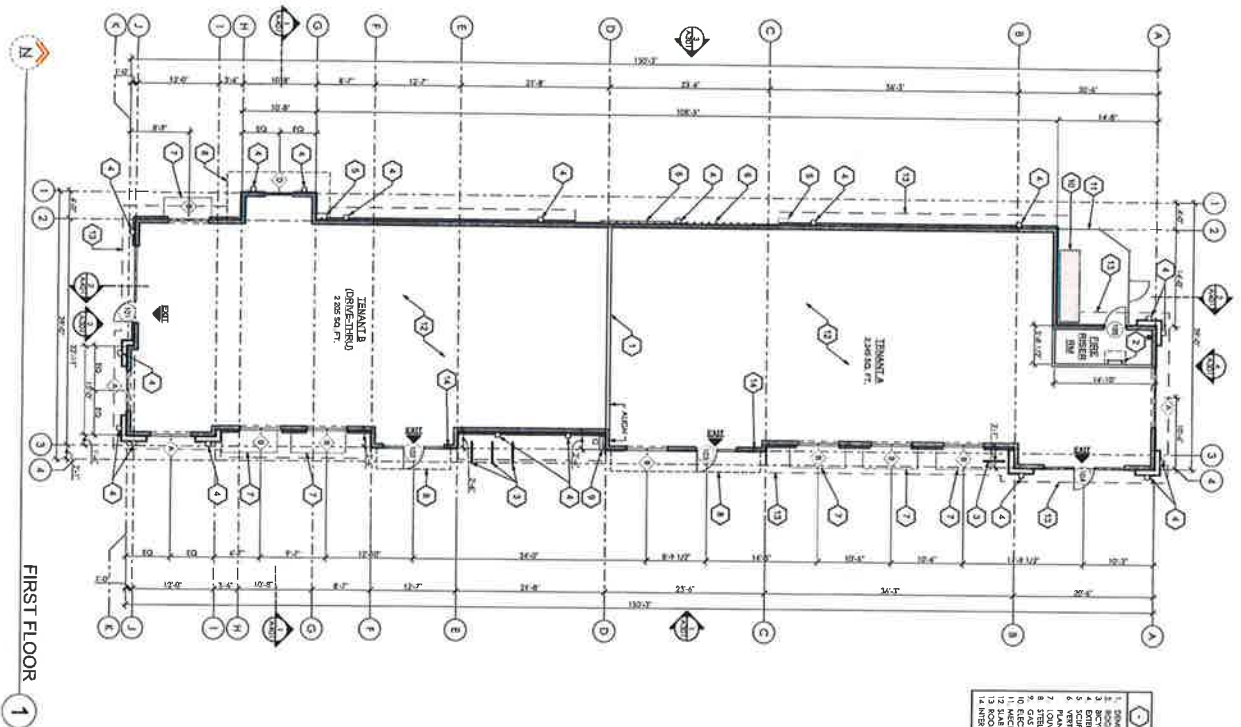
AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

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ROOM PLAN NOTES
1. ROOMS ARE IDENTIFIED BY NUMBER
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A201

1. THE ARCHITECT HAS BEEN ADVISED BY THE OWNER THAT THE BUILDING IS TO BE USED FOR THE PURPOSES OF A RESTAURANT AND BAR. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY OTHER USES OF THE BUILDING.

PROJECT: 11/24/2011
DATE: 11/29/2011
CITY: Rohnert Park

OXFORD / STARBUCKS / LEASE
BUILDING - ROHNERT PARK
GOLF COURSE DRIVE WEST
ROHNERT PARK, CA 94928

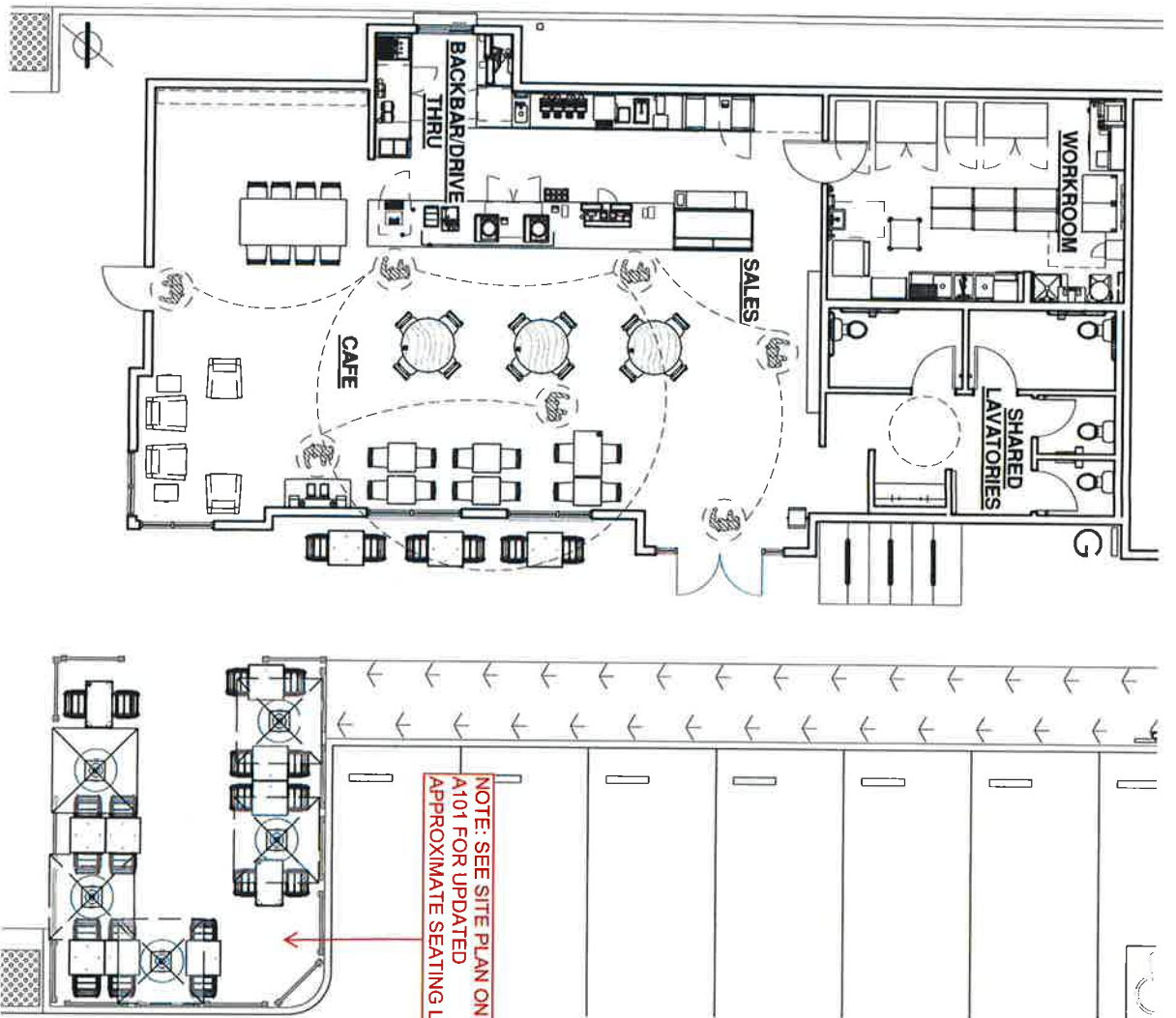
MAP NO. 183, LOT 2 BOOK 766 OF MAPS,
PAGES 38-42, SONOMA COUNTY RECORDS

FLOOR PLAN

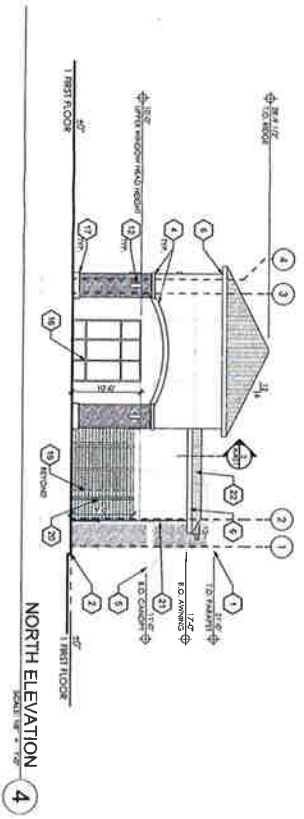
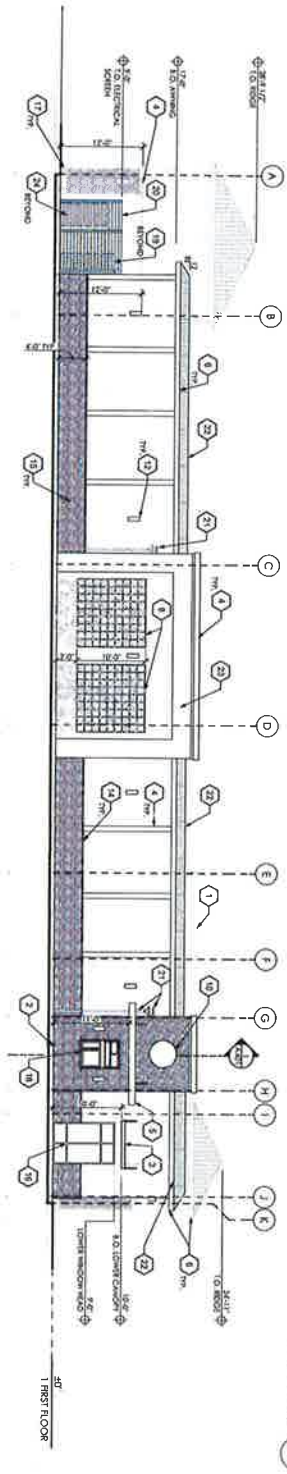
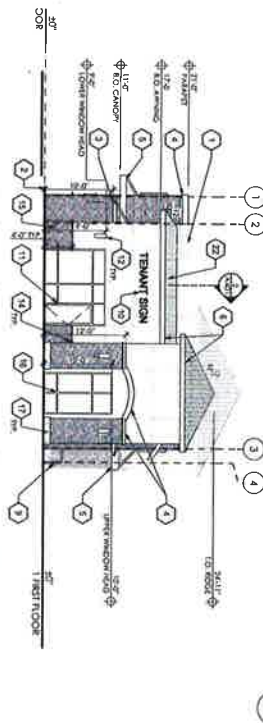
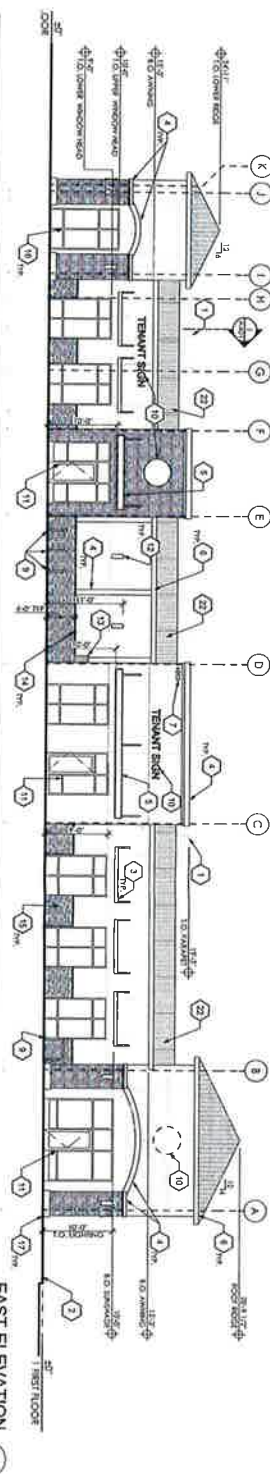
LAND USE SUBMITTAL











ASCENT ARCHITECTURE and interiors
920 NW Bond Street
Suite 204
Rohnert Park, Oregon 97058
Tel: 867-647-5475



STARBUCKS FLOOR PLAN
NO SCALE

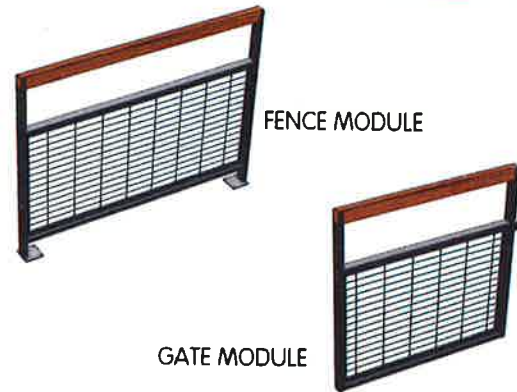
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EXTERIOR MATERIALS LEGEND	
	ENRICHED STONE FINISH
	STUCCO COLOR SW 131
	OVER VILLA
	CAST-IN-PLACE CONCRETE
	NATURAL FINISH
	NON-SLIP COATED METAL ROOF
	COATED METAL ROOF
	CLAY TILE ROOFING





EVENING FENCE



Specs:

Materials:

- Aluminum Frame
- Steel Mesh and Feet
- Kebony wood

Finish:

- Powder Coated Starbucks Black, #RAL 7021
- None on the wood.

Size:

- Fence, 42" high x 54" wide x 2" thick
- 3" gap between modules
- 4" wide plate at foot
- Gate, 38-1/4" high x 38" wide x 2" thick.

Weight:

- 33 lbs per module

Kebony Wood Video's:

Kebony - Beauty & Performance in Wood

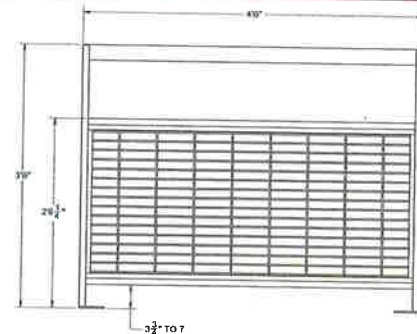
[\(Click for Video\)](#)

Kebony - The New Wood

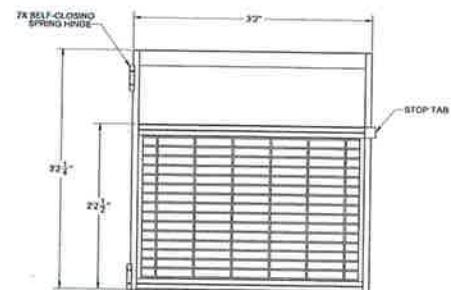
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Description:

Create the Evenings atmosphere with this exclusive Patio Fencing system. This flexible sectional design can be configured to fit any Starbucks Evenings Patio. Finished with Starbucks classic Black also incorporating long lasting environmentally friendly Kebony wood and 100% recyclable aluminum. Made in USA.



FENCE MODULE



GATE MODULE

How to Request a Quote:

Send your Patio Layout along with dimensions include openings and gates to Awnex.

Contact:

Sales@awnexinc.com 770-704-7140

www.awnexinc.com

260 Valley Street, Suite 100, Ball Ground, GA 30107

ORDER ZONE

Preview menu board

Digital order screen

- Order Point Canopy
- Post-mounted
- Wall-mounted
- Speaker post
- 3- or 5-panel menu board

Bollards

Pickup point canopy



DT 14116
DT 14119
DT 14120



DT 14103

DT 14116 (SIM)

DT 14119



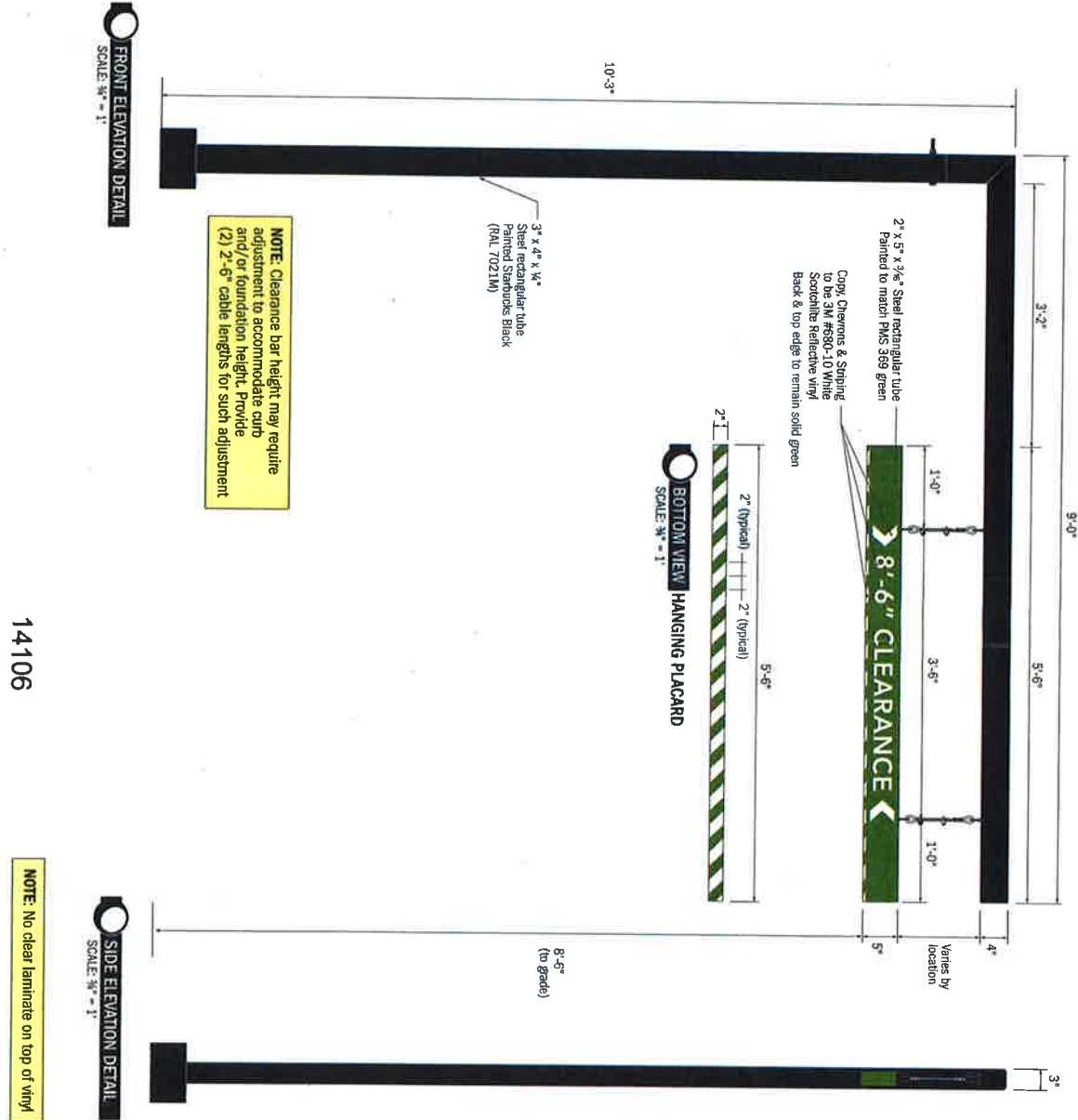
Starbucks Coffee

DTE SCOPE - SIGNAGE



The iconic 'double chevron' design is consistent throughout DTE branding.

- Pylon and monument signs
- On-building directionals
- Ground-mounted directionals
- Lane clearance bars
- Multiple sign sizes available to ensure application-appropriate to building size, municipality requirements, etc.





A VISUAL SOLUTIONS COMPANY.
76411 Fort Embury Road
Baltimore, Maryland 21225
410.251.6400

PROJECT TITLE		X	
ORDER NO.		X	
DATE		X	
ISSUANCE DATE		X	
SHEET NO.		X	
PROJECT NO.		X	
REVISION HISTORY		X	
NO.		DATE	
DESCRIPTION			
LABOR HOURS			
MATERIAL			
WELD			
PAINTS			
ROOFING			
INSULATION			
LETTER			
DISPLAY			
MASONRY			
METAL / ALUMINUM			
FINISHING / PAINT			
WELDING			
CLEANING			
WATER			
CONSTRUCTION			
APPROVED FOR CONSTRUCTION			
SIGNATURE			
PROJECT NO.		TASK NO.	
QTY.		X	
DWG. NO.		SHEET	
8-6" Clearance Bar		1 of 3	