



City of Rohnert Park Planning Commission Report

DATE: May 11, 2017

ITEM NO: 8.3

SUBJECT: PLSR17-0003 Site Plan and Architectural Review for a 135 Room Cambria Hotel

LOCATION: 5900 Labath Avenue APN 143-040-124

REQUEST: Construct a 135 room Cambria Hotel and Suites with fitness center, pool, SPA, office, lounge bar, break out room and meeting space.

APPLICANT: David S. Wood for Pacific Hospitality Sonoma, LLC

Background

This project is part of the Residence at Five Creek project located on a 15.29 acre site within the 32.8 acre Stadium Area Master Plan (SAMP). In January of 2017, the City Council approved the Five Creek project with the following uses on the 12.32 acre site:

- Retail/Service Commercial, 3.30 Acres
- Multi-family Residential, 6.09 Acres
- Hotel, 2.28 Acres
- Park, 0.65 Acres

This proposal for a Cambria Hotel and Suites will fulfill the hotel portion of the Final Development Plan. Immediately south of the hotel across Martin Avenue is a City owned 2.93 acre parcel for the future city fire station and public works facility. At the southwest corner of Martin Avenue and Dowdell Avenue is a vacant parcel that is currently being proposed for another hotel by a separate developer.

Each phase within the SAMP requires a conditional use permit. When the amendment to the SAMP was considered by the Planning Commission and City Council it included the conditional

use permit for development of the multi-family residential area, the hotel and the commercial development.

Applicant's Proposal

Site Plan- The hotel will be located on 2.28 acre portion of the site at the southwest corner of Labath Avenue and Martin Avenue. The main entrance to the hotel will be on Martin Avenue with a curved driveway extending under a porte cochere. There is also an access driveway at the Labath Avenue and Martin Avenue intersection providing access to the parking for the hotel on the west and north sides of the building. There will also be access from the future adjacent commercial development at the corner of Martin Avenue and Dowdell Avenue. The hotel is setback approximately 25 to 30 feet from the public sidewalk on Martin Avenue. Several amenities are located in front of the hotel: a decomposed granite dog area for hotel guests who have dogs and a recreation area including a lap pool, spa and bar and grill. The front of the hotel is well landscaped. There is also a large terrace area at the rear of the hotel with a fountain, fire table and seating for hotel guests. A covered refuse enclosure will be located at the northeast corner of the rear parking lot.

Parking and Access: Martin Avenue will be constructed as a private street from Dowdell Avenue to Labath Avenue. The hotel will have a driveway on Martin Avenue near the Martin Avenue and Labath Avenue intersection and a joint driveway at the east side of the hotel serving the hotel and the adjacent commercial development. Parking for the hotel will be located on the west, north and east sides of the building. There will also be 90 degree parking along the Martin Avenue frontage of the hotel. Eight (8) of those parking spaces will consist of electrical vehicle (EV) parking spaces. There are 103 parking spaces onsite and 20 spaces on Martin Avenue for a total of 123 spaces.

The parking requirement for a hotel is one (1) space per room plus one (1) per employee on and largest shift. There are 135 rooms and 5 employees on the maximum daytime shift for a total of 140 spaces. The 103 on-site parking spaces is 17 spaces short of the parking requirement for the hotel. However, there are reciprocal easements for shared use of parking on the hotel site and the adjacent commercial parcel that will develop in the future. The maximum use of the hotel parking will be during the evening hours when some of the commercial uses will be closed. During the day when the hotel guests have left that parking will be available for commercial customers.

Floor Plan- Access to the first floor is through the main entry under the porte cochere. The first floor will consist of a large vestibule and lounge, bar, offices, a fitness room, meeting rooms, kitchen, laundry, mechanical and electrical rooms and a few guest rooms. The bar area opens out onto the pool area (as described under "Site Plan" above). The meeting rooms open out into the rear terrace with a fountain, fire table and outdoor seating. The second, third and fourth floors have a central corridor giving access to the guest rooms facing both north and south of the property. In addition to the central elevators, there are exit stairways at each end of the building.

Building Elevations- The architectural theme of the hotel building is agrarian. The building walls are a combination of stucco, wood siding, stone and metal siding. The roof is raised seam

metal roof. Colors are white, green and off-white stucco, gray metal siding and roof, and rough cut stone. The building walls feature a number of architectural features including wall articulation, use of contrasting materials such as metal siding and decorative stone, room balconies with metal railing and generous roof overhangs. There are also metal roof patio structures over the pool and recreation area in front of the building and the porte cochere to match. The fence around the pool area is see-through metal with stone columns that match the stone walls on the building. The refuse enclosure is split face block with a metal roof and sliding metal gates.

Signage- The hotel name Cambria is shown in individual letters on the wall covering adjacent to the entrance to the hotel. Also, on the two west and east facing ends of the building is the hotel name in individual letters. A monument sign is proposed at the corner of Labath Avenue and Martin Avenue. Planning Commission approval of a Sign Program application will be required for the hotel signs.

Landscaping- A preliminary landscaping plan has been submitted. Landscaping consists of a variety of trees, shrubs and groundcover. Staff is recommending that some native oak trees be included in the landscape plan. Planting in the parking areas will shade vehicles during the summer months. Bioswale areas are indicated along the rear and west side of the parking area. Irrigation of the landscaping will be with recycled water that is available in Dowdell Avenue. The common area and perimeter area landscaping irrigation will consist of low volume drip system. The plant palette will utilize at least 75% draught tolerant plant materials appropriate to the climate region.

Lighting- The parking area and street lighting will consist of a decorative lighting fixture with LED lights. The height to the top of the fixture is 24 feet and the hanging light is approximately 20 feet above grade.

Staff Analysis

The Residences at Five Creek Project included the 2.28 acre site for the hotel. The proposed Cambria Hotel and Suites is in the same location as shown on the Five Creeks Final Development Plan. The Development Agreement required that the hotel be an upscale hotel as addressed by STR (see explanation on the following page). That is evident with Cambria as follows:

- The hotel has a very attractive appearance from Martin Avenue with a porte cochere, similar structures over the pool and recreation area, and use of a variety of building materials including stone, stucco metal and various roof designs.
- There is a large swimming pool, spa, bar and lounge area around the pool for guest enjoyment.
- A rear court yard with a fountain and fire table for guest enjoyment.
- A large meeting room for hotel guests that opens into the outside lounging area.
- A kitchen and breakfast area for hotel guests with food prepared in the adjacent kitchen.
- A fitness room adjacent to the pool and spa area.

STR Chain Scales is a global rating of hotels worldwide. Cambria Hotel and Suites is rated as an Upscale hotel by STR. The Cambria hotel will offer the amenities that one would find in an upscale hotel. It is in a location that is within easy access to Highway 101, is in a location that has easy and quick access to restaurants and is easily accessed by cyclists or pedestrians.

The applicant is requesting SPAR approval from the Planning Commission, which will enable the issuance of Building Permits for the hotel. The hotel includes a bar and in order to serve (or sell) any alcohol on site a permit from the California Department of Alcohol Beverage Control (ABC) is required. Also a use permit is required from the Rohnert Park Public Safety Department. The on-sale and off-sale of alcohol is treated differently by both ABC and the City of Rohnert Park. The off-sale of alcohol has been prohibited at other hotels in the City due to neighborhood factors. The requirement for the ABC and Public Safety approvals has been included as a Condition of Approval.

Architectural Style and Neighborhood Compatibility

The City of Rohnert Park Design Guidelines Lists Regional Vernacular under Architectural Styles. According to the Design Guidelines, Regional Vernacular is an architectural style indigenous to the area. Regional Vernacular is the style the developer has used for the design of the hotel. The architect has utilized the following elements from the Design Guidelines:

- Massing combinations of horizontally proportioned volumes with accent vertical volumes are appropriate.
- Buildings made of lightweight materials such as wood siding and metal.
- Large overhangs with simple unadorned eaves.
- Aluminum standing seam roofing.
- Windows in vertical proportions.

The architect has incorporated these design features in the elevations of the Cambria Hotel resulting in a very attractive building and setting a high standard for other development in Five Creek. This project implements an important design criteria-neighborhood compatibility. Each component at the Five Creek development will be designed to be compatible with the previous projects within the Stadium Area Master Plan. This provides a consistent look and feel throughout the neighborhood.

Environmental Determination

An Environmental Impact Report (EIR) was prepared for the original Stadium Area Master Plan. The recently approved changes to the General Plan and SAMP triggered additional environmental review consisting of a Mitigated Negative Declaration. There are new mitigation measures largely limited to air quality and greenhouse gas emissions. No further environmental review is required for Site Plan and Architectural Review for the hotel.

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.

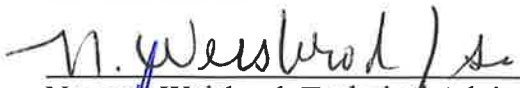
Staff Recommendation

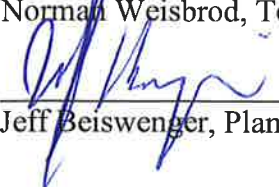
Based on the analysis of this report and the attached resolution, staff recommends that the Planning Commission, by motion, adopt Resolution No. 2017-12 approving Site Plan and Architectural Review for the Cambria Hotel as part of the Five Creek project.

Attachments:

Resolution No. 2017-12 Approving Site Plan and Architectural Review for a Cambria Hotel as part of the Five Creek project
STR Rating Sheet
Typical Breakfast Menu
Exhibit A Cover sheet Cambria Hotel and Suites
Exhibit B Residences at Five Creek Site Plan
Exhibit C Site Plan
Exhibit D First Floor Plan
Exhibit E Second Floor Plan
Exhibit F Third and Fourth Floor Plan
Exhibit G Front and Rear Building Elevations
Exhibit H End Building Elevations
Exhibit I Preliminary Landscape Plan
Exhibit J North Perimeter Wall Detail
Exhibit K Site Lighting Details

APPROVALS:



Norman Weisbrod, Technical Advisor


Jeff Beiswenger, Planning Manager

5.5.17

Date
5-5-17

Date

PLANNING COMMISSION RESOLUTION NO. 2017-12

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING SITE PLAN AND
ARCHITECTURAL REVIEW FOR CAMBRIA HOTEL LOCATED AT 5900 LABATH
AVENUE (APN 143-040-124)**

WHEREAS, the applicant, David S. Wood for Pacific Hospitality Sonoma, LLC, filed Planning Application No. PLSR17-0003 for Site Plan and Architectural Review for a hotel as part of the Residences at Five Creek (Five Creek) project in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Applications No. PLSR17-0003 was processed in the time and manner prescribed by State and local law;

WHEREAS, the project is located within the Stadium Area Master Plan (SAMP), a Planned Development and so designated in the Rohnert Park Zoning Map;

WHEREAS, on May 11, 2017, the Planning Commission reviewed Planning Application No. PLSR17-0003 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the May 11, 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. PLSR17-0003.

**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. PLSR17-0003, 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 proposed hotel will fulfill the hotel portion of the Final Development Plan for the Residence at Five Creek project. The appearance of the hotel is commensurate with the recent Fiori Estates apartment development and The Reserve apartment project. The hotel will be an attractive addition to the surrounding area. Special care has been taken to ensure that all buildings within the SAMP have a consistent architectural character. Architecture and site design components give the hotel and the entire SAMP neighborhood a consistent look and feel.

- 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 new building has a very attractive appearance with a variety of materials including stone, stucco, metal siding and a metal roof. There is articulation in the building walls and variations in the roof height. A pool and spa will be located in front of the hotel with an attractive metal fence with stone pilasters. The building design will be consistent with other structures in the SAMP. The rear of the hotel will have an attractive landscaped terrace for use by the guests.

- 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. Vehicular access to the property is from Martin Avenue, a new private street connecting Dowdell Avenue with Labath Avenue. There is vehicular access to Rohnert Park Expressway and Highway 101. There are bike lanes on Dowdell Avenue and access to the Hinebaugh Creek trail. There is bicycle access to the building from a trail in Hinebaugh Creek and from Rohnert Park Expressway via Redwood Drive. Pedestrian sidewalks will connect all buildings within the Five Creek area and to adjacent properties in the SAMP and the public sidewalk system. Bicycle parking will be provided.

Section 3. An Environmental Impact Report (EIR) was prepared for the original Stadium Area Master Plan. The recently approved changes to the General Plan and SAMP triggered additional environmental review consisting of a Mitigated Negative Declaration. There are new mitigation measures largely limited to air quality and greenhouse gas emissions. No further environmental review is required for Site Plan and Architectural Review for the hotel.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR17-0003 subject to the following conditions attached as Exhibit A.

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 11th day of May, 2017 by the City of Rohnert Park Planning Commission by the following vote:

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

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: Susan Azevedo, Recording Secretary

Exhibit A

ADOPTED PER PLANNING COMMISSION Resolution No. 2017-12

Conditions of Approval

Site Plan and Architectural Review: Cambria Hotel

The conditions below shall apply to the Cambria Hotel project located at on Martin Avenue between Dowdell Avenue and Labath Avenue (PLSU17-0003).

General Conditions

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. All applicable provisions of the City of Rohnert Park Municipal Code, and as subject to the Residences at Five Creek Development Agreement (DA) approved by Ordinance No. 903, are made a part of these conditions of approval in their entirety, as if fully contained herein.
3. The violation of any condition listed herein shall constitute a nuisance and a violation of the RPMC. In conformity with Chapter 1.16 of the RPMC, a violation of the RPMC may be an infraction or a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The Applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the Applicant as a result of a failure of the Applicant to fully perform and adhere to all of the Conditions of Approval.
4. The Applicant agrees to defend, indemnify, hold harmless and release the City of Rohnert Park, its agents, officers, attorneys and employees from any claim, action or proceedings brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or certification of the environmental document which accompanies it. This indemnification obligation shall include but not be limited to, damages, costs, expenses, attorneys', or expert witness fees that may be asserted by any person or entity, including the Applicant, whether or not there is concurrent passive or active negligence on the part of the City, its agents, officers, attorneys or employees.
5. If alcohol beverages are served and/or sold on the premises the applicant will need a permit from the California Department of Alcohol Beverage Control (ABC) and a use permit from the Department of Public Safety (Rohnert Park Municipal Code Chapter 8.34 (Use Permit for Alcoholic Beverage Establishments)).

Design Conditions

6. The project shall be designed and improved and installed to be consistent with the SAMP, the Residences at Five Creek Final Development Plan, the Tentative Tract map, the Development Agreement, and the related Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.
7. Prior to issuance of the building permit for vertical construction, the applicant shall develop a Transportation Demand Management (TDM) program in cooperation with the master developer as required the Mitigated Negative Declaration.
8. The Project is approved as shown in Exhibits A through I attached to the May 11, 2017 Planning Commission staff report except as conditioned or modified below.
9. The applicant shall submit and receive approval for a Master Sign Program and Sign Review Application prior to installation of any signs.
10. All exterior lighting shall be LED including wall lights on the building
11. A facility shall be provided for employee and hotel guest bicycle parking.
12. Native oak trees shall be included in the plant list.
13. Martin Avenue and Dowdell Avenue intersections shall be aligned. Coordination with the developer next to Ashley Furniture will be required.
14. Provide a dewatering plan as part of the grading permit if groundwater is expected to be encountered (refer to soils report for GWE to determine if it is needed).
15. Preliminary Storm Water Plan, item No. 5: the project owner shall be responsible for all treatment control devices associated with this Plan and call out on the PSWMP Hydrology Map.
16. Martin Avenue shall have sufficient street lighting, and a lighting plan and specification sheet shall be provided for planning approval prior to installation.
17. Landscaping shall be constructed in accordance with the State's Model Water Efficient Landscaping Ordinance (MWELo), or in accordance with water conservation standards which meet or exceed the requirements of the MWELo. The Applicant shall submit a landscaping and irrigation plan that identifies landscape material types and locations, irrigation, water usage calculations, and other information as required. The plan shall be submitted to and reviewed and approved

by the Development Services Department prior to construction. All costs for review of the requirements of the MWELo shall be borne by the Applicant. All landscaping and irrigation subject to the MWELo shall be substantially complete prior to the issuance of a Certificate of Occupancy.

18. Landscaping shall be irrigated using recycled water, to the extent that recycled water is available. The project shall apply for and comply with the City's standard Recycled Water Use Agreement.
19. Any new trees within five (5) feet of the public right-of-way or within five (5) feet of any paved areas within the project shall have root barriers that are approved by the City Engineer.

Public Safety

20. Provide illuminated address numbers visible from the street.
21. Driveway approaches and fire lanes shall be designed to support firefighting apparatus.
22. Aerial fire apparatus access roads must be a minimum of 26 feet wide.
23. Elevators shall accommodate gurneys.
24. Fire extinguishers shall be installed per the Fire Code. Provide a portable extinguisher near the fire table.
25. A key box shall be provided with a set of permanently labelled keys at entry and utility doors.
26. Fire sprinklers are required per NFPA 13 and local ordinance.
27. Fire Department connections shall be per RP Std. 880, FDC shall be on the street side.
28. A fully automatic fire alarm system required per NFPA 72 and local ordinance. An annunciator panel shall be provided at the entry.
29. A kitchen hood and duct suppression system may be required.
30. On-site fire hydrants must be operational before combustible materials are brought onto the site. Contact the Fire Preservations Division for clearance memo. Provide plans which detail fire lane marking and signage.
31. Additional Operational Permits may be required prior to occupancy.

32. Additional permits may be required by the Sonoma County Emergency Services Department for hazardous materials such as pool chemicals.
33. Upon completion of work, the Design Professional shall submit complete record drawings on an approved electronic format, such as a disc or portable external drive.

Building

34. Show the bike parking area per California Green Building Standards (CAL Green).
35. If the structure is mixed use and portions are regulated by the non-residential standard, show the parking area designated for clean air vehicles per CAL Green.
36. Show the parking area designated for electric vehicle charging required per Cal Green.
37. The accessible route needs to connect to public sidewalks.
38. Accessible ramps must align and pair with other accessible ramps/features. Accessible routes to nowhere are not allowed. Show how ramps will align.

Grading and Improvement Plan Requirements

39. All improvements shall be designed in conformance with: the City of Rohnert Park, Manual of Standards, Details and Specifications in effect at the time of development
40. The Project benchmark shall be based on a City approved USGS benchmark, and also confirmed by Cinquini and Passarino to be applicable for Final Map.
41. The applicant shall implement the design recommendations stated in the "Geotechnical Engineering Report Residences at Five Creek" submitted by Wallace Kuhl and Associates dated June 20th, 2016 as a condition of development at the project site.
42. The grading plan shall be prepared by a Registered Civil Engineer, licensed in the State of California and shall be submitted for review and approval by the City Engineer.
43. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
44. Grading plans shall include an erosion control (winterization) plan. The plan must include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed. A separate Rain Event Action Plan (REAP) shall be required and prepared as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the REAP shall be kept on-site throughout the duration of construction activities.

45. The Grading Plans shall include the following required notes:

- a. "Any excess materials shall be considered the property of the contractor and shall be disposed of away from the job side in accordance with applicable local, state and federal regulations."
- b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler's baffles. Failure to do so may result in the issuance of an order to stop work."
- c. "If at any time during earth disturbing activities a concentration of artifacts or a cultural deposit is encountered, work shall stop in the immediate area and the construction manager shall contact the City and a qualified archeologist."
- d. "If human remains are encountered anywhere on the project site, all work shall stop in the immediate area and the construction manager shall contact the City, the County Coroner and a qualified archeologist."
- e. "If paleontological resources or unique geologic features are encountered during construction, all work shall stop in the immediate area and the construction manager shall contact the City and a qualified paleontologist."
- f. "Construction work hours shall be consistent with the Rohnert Park Municipal Code, Noise Ordinance."
- g. "All proposed on-site utilities shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets."
- h. "If hazardous materials are encountered during construction, the contractor will halt construction immediately, notify the City of Rohnert Park, and implement remediation (as directed by the City or its agent) in accordance with any requirements of the North Coast Regional Water Quality Control Board."

Site Civil and Landscape Plans

- 46. Sidewalk transitions shall be provided to allow a clear five foot walkway at all locations, including areas where mailboxes, streetlights, street signs and fire hydrants are to be installed.
- 47. The improvement plans shall illustrate accessible ramps and parking as required by State of California Title 24.
- 48. Site photometrics are to be submitted with the Site Civil Drawings for review and approval.
- 49. Landscape plans shall be submitted with the grading permit plans. Sidewalk alignment shall be shown on both the civil and landscape plans.

Hydrology, Storm Water and Storm Drain

50. The storm drain system shall be designed to meet the requirements of the Sonoma County Water Agency Flood Control Design Criteria (latest revision), specific to the Project and these conditions.
51. The applicant shall prepare and implement a site specific storm water pollution prevention plan acceptable to the City that identifies best management practices for effectively reducing discharges of storm water containing sediment and construction wastes resulting from site construction activities. The applicant shall also include 5-mm trash screens at the outfall in conformance with trash capture requirements adopted by the State Water Resources Control Board in April 2015.
52. The site shall be in conformance with the City of Santa Rosa Storm Water Low Impact Development Technical Design Manual (latest edition).
53. The project shall apply for and comply with the City's standard Master Maintenance Agreement for all onsite storm water best management practices. A specific maintenance agreement for the site shall be compiled prior to the Certificate of Occupancy.
54. Discharge of runoff onto pavement should be avoided.
55. Plans and certifications shall demonstrate compliance of all improvements, including building pads and finished floor elevations, with the City's Flood plain Ordinance, to the satisfaction of the Building Official and City Engineer. Pad elevations shall be constructed at a minimum of 1 foot above the 100-year Floodplain as determined by the City and certified by the project engineer.
56. Site drainage design must include facilities for the containment of recycled water runoff due to over irrigation, system leakage or control failure.

Water System Requirements

57. The grading plans shall show backflow prevention devices in accordance with the requirements of the City of Rohnert Park's Backflow Prevention Ordinance.
58. The grading plans shall show water services to all buildings. All City water meters shall be located within the right-of-way unless otherwise approved by the Development Services Department. The improvement plans shall show fire protection in accordance with the requirements of Rohnert Park Fire Department.
59. The grading plans shall show hydrants placed per the direction of the Rohnert Park Fire Division.
60. The grading plans shall include a note that states "All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved."

Sewer System Requirements

61. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations

Recycled Water System Requirements

62. The grading plans shall show recycled water use for irrigation.
63. The recycled water system improvements shall be designed in accordance with the City of Santa Rosa's Recycled Water Users Guide, the City of Santa Rosa and City of Rohnert Park standards, Title 22 of the California Code of Regulations and the requirements of the North Coast Regional Water Quality Control Board.
64. All recycled water mains, service laterals, plumbing, valves, pipes, appurtenances, irrigation parts, vaults and boxes must be purple. Recycled water notification signs shall be installed as directed by the City Engineer. Recycled water spray, mists and ponding must not be present in any designated eating area. All drinking fountains must be positioned or shielded to eliminate any exposure to recycled water sprays or mists.
65. Recycled water/potable water dual plumbing design and layout, construction-installation and final inspection review for individual lots or grouping of lots must be performed by an AWWA certified Cross Connection Specialist and all deficiencies must be corrected at the applicant's expense. Written reports of the Cross Connection Specialist's finding must be submitted to and approved by the City.

Dry Utility System Requirements

66. All onsite utilities shall be placed underground.

Prior to the Issuance of Grading Permits and/or Improvement Agreements

67. No construction activity may commence until the applicant has demonstrated to the City that it has filed a Notice of Intent to comply with the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board.
68. The applicant shall secure an encroachment permit from the City prior to performing any work within the City right of way or constructing a City facility within a City easement.
69. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.
70. For a grading permit, the applicant shall secure an approval of a grading plan prepared by a Registered Civil Engineer licensed in the State of California and pay all required fees.
71. The applicant shall provide the city with signed deeds for all on-site and off-site easements associated with the project.

Prior to the Issuance of the First Building Permit

72. The applicant shall provide pad certifications for the site on which the building permit is requested.

During Construction

73. All construction shall conform to the City's most current Manual of Standards, Details, and Specifications latest edition, all City Ordinances and State Map Act and the approved plan
74. The applicant shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any improvements to the City water or wastewater systems.
75. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the Development Services Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
76. The applicant shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
77. The applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
78. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control measures, conforming to the project erosion control plans shall be in place before October 1st. Erosion control measures shall be monitored and maintained continuously throughout the storm season.
79. The following minimum Best Management Practices (BMPs) shall be required during construction:
 - a. Construction crews shall be instructed in preventing and minimizing pollution on the job.
 - b. Construction entrances/exits shall be stabilized to prevent tracking onto roadway.
 - c. Exposed slopes shall be protected from erosion through preventative measures.
 - d. Use brooms and shovels when possible to maintain a clean site
 - e. Designate a concrete washout area. Maintain washout area and dispose of concrete waste on a regular basis.
 - f. Protect drain inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
 - g. Have necessary materials onsite before the rainy season
 - h. Inspect all BMPs before and after each storm event. Maintain BMPs on a regular basis and replace as necessary, through the entire course of construction.
 - i. All construction implementation measures as outlined in the approved Mitigation Monitoring and Reporting Program.

80. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, liquefaction, erosion, settlement, and seismic activity.
81. The Project shall comply with the RPMC, including hours of construction. All construction equipment shall be adequately muffled and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
82. Hours of work shall be limited to between 8 a.m. to 6 p.m. Monday through Friday. Work on Saturday or Sunday will only be permitted with written permission from the City. Requests for extended hours must be submitted 72 hours in advance.
83. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City, including all measures in the approved Mitigation Monitoring and Reporting Program. The applicant shall be responsible to implement reasonable measure to cure any problems that may occur. At a minimum the dust control measures will include:
- Cover all trucks hauling construction and demolition debris from the site.
 - Water on a continuous as-needed basis all earth surfaces during clearing, grading, earthmoving, and other site preparation activities.
 - Use watering to control dust generation during demolition..
 - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas.
 - Sweep daily (with water sweepers) all paved areas and staging areas.
 - Provide daily clean-up of mud and dirt carried onto paved streets from the site.
 - Properly maintain all construction equipment.
 - For construction sites near sensitive receptors (or if residential development occurs prior to commencement of commercial development):
 - Install wheel washers for all existing trucks, or wash off the tires or tracks of trucks and equipment leaving the site.
 - Suspend dust-producing activities during periods when instantaneous gusts exceed 25 mph when dust control measures are unable to avoid visible dust plumes.
 - Limit the area subject to excavation, grading and other construction or demolition activity at any one time.
84. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, § 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.

85. The applicant shall post a publicly visible sign with the telephone number and person to contact at the construction site and at the City of Rohnert Park regarding dust complaints. The applicant shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
86. The applicant shall post signs of possible health risk during construction. The applicant is responsible for compliance with the Bay Area Air Quality management District's rule regarding cutback and emulsified asphalt paving materials.
87. The applicant shall repair all construction related damage to existing public facilities (streets, sidewalks, utilities etc.) at no cost to the City.
88. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

Prior to Occupancy

89. All water system improvements necessary to provide fire flows and pressures shall be installed an operational
90. Public and private sidewalks that serve as pedestrian access to the hotel shall be constructed. Sidewalks need to be connected from Martin Avenue to Labath Avenue, and constructed to guide pedestrians in a logical manner. Sidewalks shall not end without a proper barrier and redirection for pedestrians.
91. All improvements shown in the improvement plans deemed necessary for the health, safety and welfare of the occupant and general public shall be completed.
92. All permanent BMPs shall be installed that capture all tributary areas relating to the hotel's runoff.
93. The applicant shall have entered into the City's standard Master Maintenance Agreement with the City to address long term maintenance of, among other things, the storm water BMPs.
94. The applicant shall have entered into the City's standard Recycled Water Agreement, designate site supervisor(s) and undertake any other activities necessary.
95. The applicant shall provide a written statement signed by his or her engineer verifying that the grading and/or drainage improvements are completed in accordance with the plans approved by the Sonoma County Water Agency, the City Engineer, and the Building Official.
96. A complete set of As-Built or Record, improvement plans on the standard size sheets shall be certified by the Civil Engineer licensed in the State of California and returned to the City Engineer's office prior to final acceptance of the public improvement. These shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction.

Approved Record Drawings shall be provided to the City geo-referenced in Autocad DWG and & PDF File formats.



STR Chain Scales – Global

Upper Upscale continued

MGallery Hotel Collection	Sunscape Resorts & Spas	Appart'City	CitizenM Hotels	Fujiya Hotels
Millennium Hotels	Swissotel	Aranzazu Hoteles	Ciutat Hotels	Furama Hotels
Mitsis	Tangla Hotels	ARCOTEL Hotels	Clarendon	Garden Palace Hotel
Myhotel Hotels	The LaLit Group	Arora	Clarion Collection	GHL Comfort
New Otani Hotels	The Marmara	Art Series Hotels	Classical	Go Native Apartments
New World	The Park Hotels	art'otel	Clayton Hotels	Graduate Hotels
NH Collection	Tivoli Hotels & Resorts	Aryaduta Hotel	Club Med	Grand America Hotels & Resort
NHOW	Tokyu Hotel	Ascend Collection	Coast Hotels & Resorts	Grand Dorsett
Nuran Serviced	Tribute Portfolio	Aston Hotels	Canada	Grand Hotel
Residences	Trident Hotel	AtaHotels	Coast Hotels & Resorts USA	Grand Mercure
Oakwood Premier	Victoria Hotels & Resorts	Atton Hotel	Cophthorne Hotels	Grand Metropark
Okura Hotels	Vida Hotels & Resorts	Austria Trend Hotels & Resorts	Coral Hotels & Resorts	Grand Skylight Hotel
Omni	VITS	Axel Hotels	Courtyard	Grand Skylight
Oro Verde Hotels	Vivanta by Taj	Azalai Hotels	Courtyard Hotel	International
Outrigger Resorts	Waldorf Apartment Group	B-Aparthotels	Crowne Plaza	Grand Soluxe Hotel
Pan Pacific	Wanda Vista	B4 Hotels	Dazzler Hotels	Grange Hotels
Peppers Hotels	Warwick Hotels	Barcelo Premium	De Vere Venues	Great Wolf Lodge
Pestana	West London Apartments	Be Live Hotel	Derag Hotel and Living	Grecotel
Pullman	Westin	Best Western Premier	Disney Hotels	Gresham Hotels
QT Hotels & Resorts	Worldhotel	Bilderberg	Divan	H10 Hotels
Quinta Real	Wyndham Hotels	Blue Tree Hotels	Dorint Hotels & Resorts	Hampshire
Quorvus Collection	Zhejiang Narada	BlueSun Hotels & Resorts	Dormero Hotel	Hampshire Classic
Radisson Blu		Bourbon Hotels & Resorts	DoubleTree	Hankyu Hotel
Rayhaan Hotels & Resorts	Upscale	Break Sokos Hotel	dusitD2	Harbour Plaza Hotels & Resorts
Red Carnation	abba	Cambria hotel & suites	Duxton International	HARRIS Hotels
Renaissance	ABode	Canad Inns	Eastin	Hastings Hotels
Rixos	ABOU NAWAS	Centara Boutique Collection	Eaton	Hayley Conference Centres
Rotana	AC Hotels by Marriott	Centara Grand Hotels & Resorts	element	Heartland Hotels
Sandton Hotels	acora Hotel and Wohnen	Centara Hotels & Resorts	Elite Hotels	HELIOPARK
Serena Hotels	AHA Hotels	Centara Residences & Suites	ESA Serviced Apartments	Hellsten
Shama	aloft Hotels	CenterHotel	EuroAgentur Hotel	Helnan Hotels
Shaza Hotels	Alp`Azur Hotels	Centra Hotels & Resorts	Eurostars Hotel	Hengda Hotels & Resorts
Sheraton Hotel	Alt Hotels	Central Apartment Hotels	EVEN Hotels	Hesperia Hotels
SKYCITY Entertainment	AMAKS Hotels & Resorts	Chaaya	Evenia Hotels	Hi! Hotels
SKYCITY Grand	Amari	Chandris Hotels & Resorts	Ewa Hotel Apartments	Hilton Garden Inn
Southern Sun - Sun Hotels	Amathus Beach Hotel	chic&basic	Excel Hotel Tokyu	Holiday Club Resorts
Spire Serviced Apartments	Ameron Hotel Collection	Chinas Best Value Inn	Fiesta Americana	Homewood Suites
St. Giles Hotels	ANA	Cinnamon	First	Hotel Equatorial
Starhotels	Apa Hotel		Four Pillars Hotels	Hotel Grand Central
Steigenberger Hotels	Apex Hotels		Four Points by Sheraton	
Sun International	Apollo Hotels & Resorts			

BREAKFAST



CEREAL MILK 2%, skim, whole	5
SEASONAL FRESH FRUIT SALAD ☞	7
YOGURT SEASONAL BERRIES GRANOLA	7
STEEL-CUT OATMEAL ☑ sprinkle of raw sugar blueberries strawberries mint leaf	6

BREAKFAST SANDWICHES

BLT & E FRUIT SALAD bacon lettuce tomato egg croissant	10
HOT HAM, EGG and CHEESE CROISSANT FRUIT SALAD steamed ham american cheese scrambled eggs	9
SAUSAGE, BACON, EGG and CHEESE MUFFIN FRUIT SALAD over-hard egg sausage patty american cheese bacon english muffin	9
EGG and GREEN CHILI BREAKFAST BURRITO tortilla bacon potatoes cheddar cheese egg green chili salsa on the side	9

egg whites and egg beaters available upon request

☞ Gluten Free ☑ Suitable for Vegetarians
† Consuming raw or uncooked foods such as meat, poultry, fish, shellfish and eggs may increase your risk of foodborne illness.

BREAKFAST

FARM BREAKFAST - "2 Eggs Cooked Your Way" Choice of 2 sides: bacon ham sausage breakfast potatoes fresh fruit toast & jelly	8
AMERICAN STYLE 3 EGG OMELET (Choose 4 Ingredients) Ingredients: red onion tomato ham bacon sausage salsa cheese green chili broccoli mushrooms spinach bell pepper & onion guacamole pepper jack american swiss Choice of 2 sides: bacon ☑ ham sausage breakfast potatoes fresh fruit toast & jelly	9
BUTTERMILK PANCAKES Add : Strawberries Blueberries Banana Chocolate Chips butter maple syrup	7 2
EGG WHITE OMELET chicken breast spinach mushrooms avocado salsa	9

A LA CARTE ITEMS

1 Egg Any Style ☞ ☑ Smoked Bacon (4 pc.) ☞ Steamed Ham ☞ Sausage Patties (2 pc.) Seasoned Home Fries ☑ Blueberry Muffin Butter Preserves Toast - English Muffin White Wheat 12 grain ☑ Seasonal Fresh Fruit Salad ☞ ☑ Milk 2% Skim All Juices	2 3 3 4 4 3 3 4 3 3
Estate Grown Coffee Tall..... 1.95 Grande ... 2.25 Numi Organic Tea..... Tall..... 1.75	

*Full Coffee Menu available at bar.
egg whites and egg beaters available upon request*

☞ Gluten Free ☑ Suitable for Vegetarians
† Consuming raw or uncooked foods such as meat, poultry, fish, shellfish and eggs may increase your risk of foodborne illness.



SHEET INDEX:

- ARCHITECTURAL**
COVER SHEET
1 3D COLOR RENDERING
2 COLORED FRONT/REAR ELEVATIONS
3 COLORED END ELEVATIONS
4 SITE PLAN - COVER SHEET
5 1ST FLOOR PLAN
6 2ND FLOOR PLAN
7 3RD AND 4TH FLOOR PLANS
8 ROOF PLAN
MATERIAL BOARD
- CIVIL**
C1 SITE PLAN
C2 GRADING, DRAINAGE AND UTILITY PLAN
C3 NEIGHBORHOOD CONTEXT MAP
C4 PEDESTRIAN CIRCULATION PLAN
- UTILITIES**
INT1 JOINT TRENCH INTENT TITLE SHEET
INT2 JOINT TRENCH INTENT
PM SITE LIGHTING PHOTOMETRIC STUDY
- LANDSCAPE**
LA1 PRELIMINARY CONCEPT PLAN

CODE DATA:

CONSTRUCTION TYPE: VA, FULLY SPRINKLERED
OCCUPANCY GROUP: R-1, B, A-2

PARKING PROVIDED:

ACCESSIBLE SPACES	=	6
VAN ACCESSIBLE SPACES	=	2
STANDARD SPACES	=	129
TOTAL SPACES	=	135

BUILDING SQ. FT.:

1ST FLOOR	=	20,406 SF
2ND FLOOR	=	20,814 SF
3RD FLOOR	=	20,814 SF
4TH FLOOR	=	20,814 SF
TOTAL	=	82,848 SF

FLOOR AREA RATIO: 0.83

PROJECT TEAM:

DEVELOPER
STRATUS DEVELOPMENT PARTNERS, LLC
17 CORPORATE PLAZA, SUITE 200
NEWPORT BEACH, CA 92660
(949) 422-6231
DAVID WOOD
dwood@stratusdev.com
ANDREW WOOD
awood@stratusdev.com

ARCHITECTURAL
HANNOUCHE ARCHITECTS
20250 SW ACACIA ST., SUITE 145
NEWPORT BEACH, CA 92660
(949) 261-2070
SAMIR HANNOUCHE
samir@hannouchearchitects.com
LONNIE WICK
lonnie@hannouchearchitects.com

CIVIL ENGINEER
CIVIL DESIGN CONSULTANTS, INC.
2206 RANGE AVE., SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820
ANDY BORDESSA
andy@civildesignconsultants.com

LANDSCAPE ARCHITECT
OMNI-MEANS, LTD.
LANDSCAPE ARCHITECT
943 RESERVE DRIVE, SUITE 100
ROSEVILLE, CA 95678
(916) 782-4608
SCOTT A. ROBERTSON
srobertson@omnimeans.com



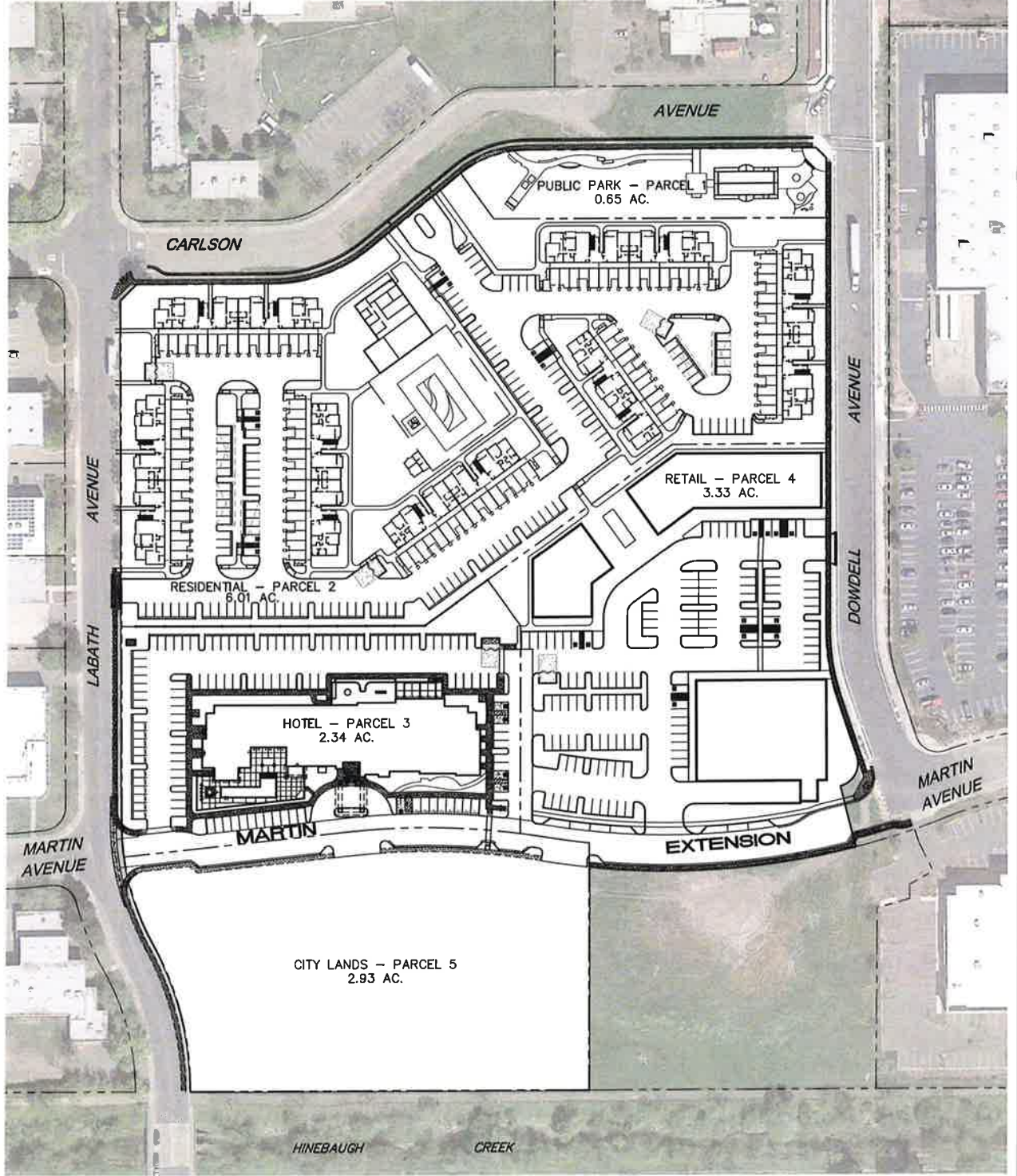
HANNOUCHE
ARCHITECTS
20250 SW ACACIA ST. #240
NEWPORT BEACH, CA 92660
949.261.2070
© HANNOUCHE ARCHITECTS 2017

DATE: 04-10-2017



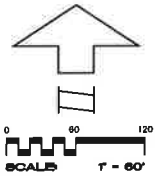
NEIGHBORHOOD CONTEXT MAP

SCALE: 1"=50'



RESIDENCES AT FIVE CREEK SITE PLAN

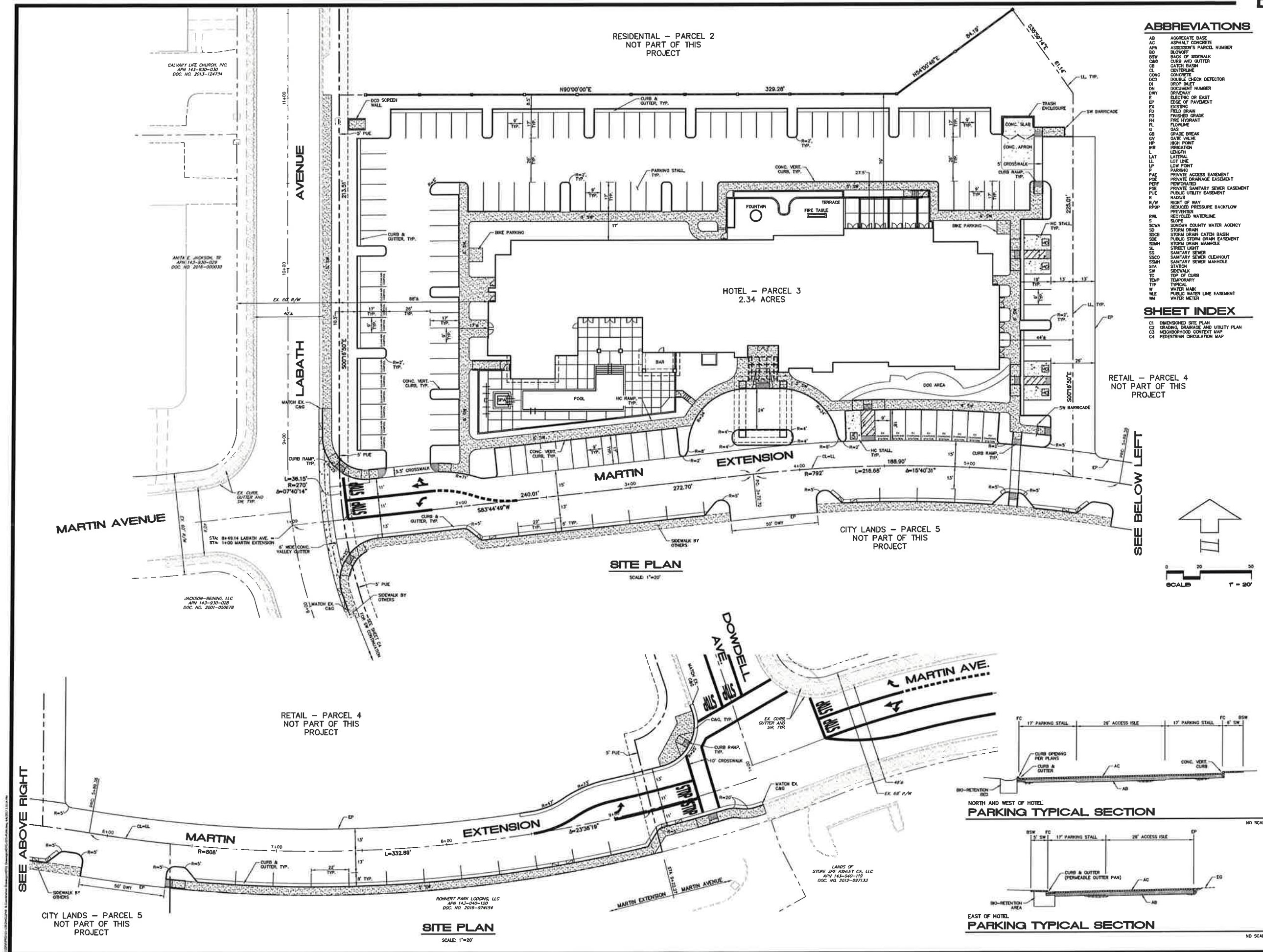
SCALE: 1"=50'



CIVIL DESIGN CONSULTANTS, INC.
2000 Renge Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

NEIGHBORHOOD CONTEXT MAP
CAMBRIA HOTEL ROHNERT PARK
LOT 1 OF STADIUM LANDS
ROHNERT PARK, CALIFORNIA

APRIL 2017
JOB NO.
15-128
SHEET NO.
C3
OF 4 SHEETS



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	ADJACENT'S PARCEL NUMBER
BO	BLOWOFF
BSW	BACK OF SIDEWALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
DD	DOUBLE CHECK DETECTOR
DN	DRAIN
DP	DROP INLET
EN	ENCLOSURE
EW	ELECTRIC OR EAST
EP	EDGE OF PAVEMENT
EX	EXISTING
FD	FIELD DRAIN
FG	FINISHED GRADE
FL	FIRE HYDRANT
FL	FLOWLINE
GA	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
IR	IRRIGATION
L	LENGTH
LL	LATERAL
LL	LOT LINE
LP	LOW POINT
P	PARKING
PAE	PRIVATE ACCESS EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PERF	PERFORATED
PSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
RPSP	REDUCED PRESSURE BACKFLOW PREVENTER
RWL	RECYCLED WATERLINE
S	SLOPE
SCWA	SONOMA COUNTY WATER AGENCY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDE	PUBLIC STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TEMP	TEMPORARY
TYP	TYPICAL
WM	WATER MAIN
WLE	PUBLIC WATER LINE EASEMENT
WM	WATER METER

SHEET INDEX

C1	DIMENSIONED SITE PLAN
C2	PAVING, DRAINAGE AND UTILITY PLAN
C3	NEIGHBORHOOD CONTEXT MAP
C4	PEDESTRIAN CIRCULATION MAP

CIVIL DESIGN CONSULTANTS, INC.
2000 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4850

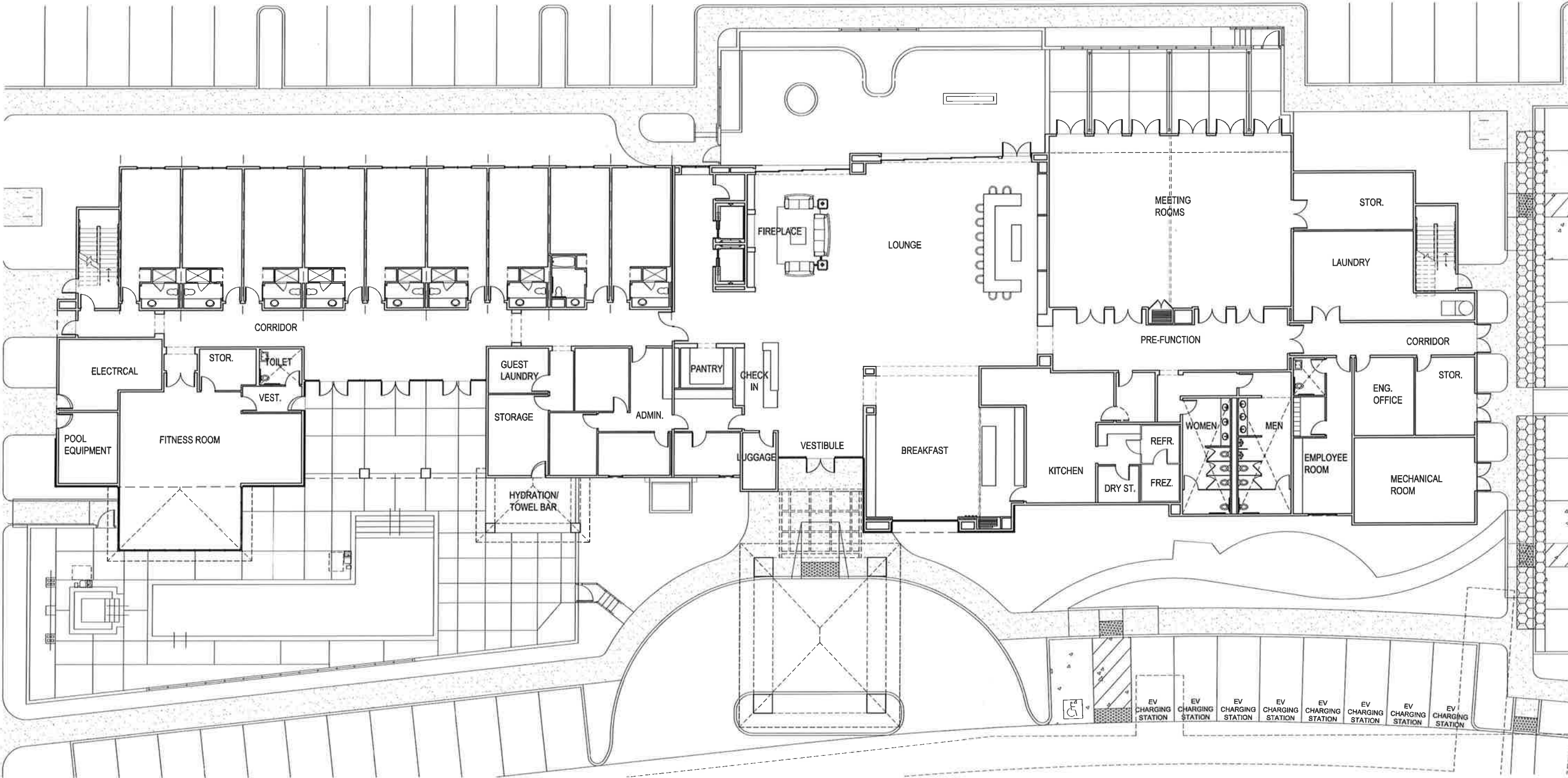
CAMBRIA HOTEL ROHNERT PARK
LOT 1 OF STADIUM LANDS
ROHNERT PARK, CALIFORNIA

APRIL 2017

JOB NO.
15-128

SHEET NO.
C1

OF 4 SHEETS



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

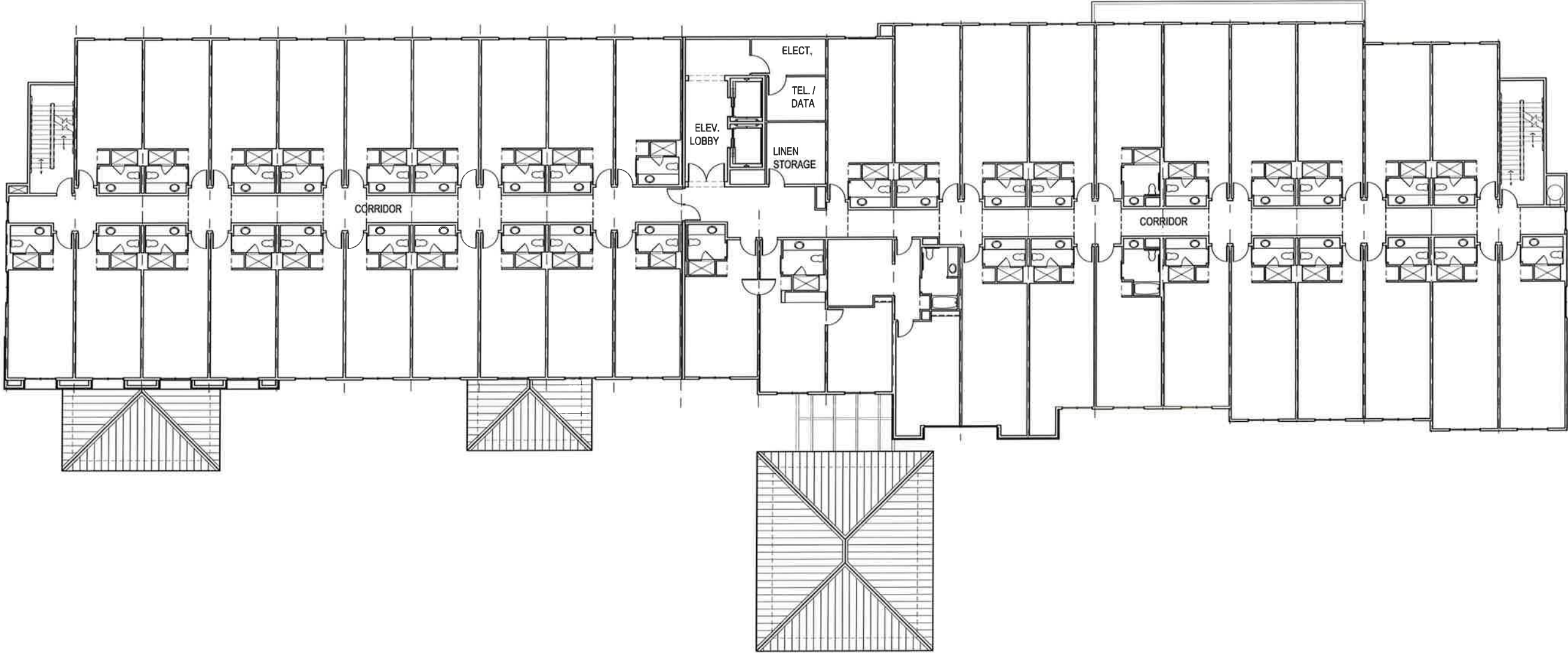
1ST FLOOR PLAN

0 5 10 15



HANNOUCHE
ARCHITECTS
20250 SW ACACIA ST. #260
NEWPORT BEACH, CA 92660
949.261.2070
© HANNOUCHE ARCHITECTS

DATE: 04-10-2017



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

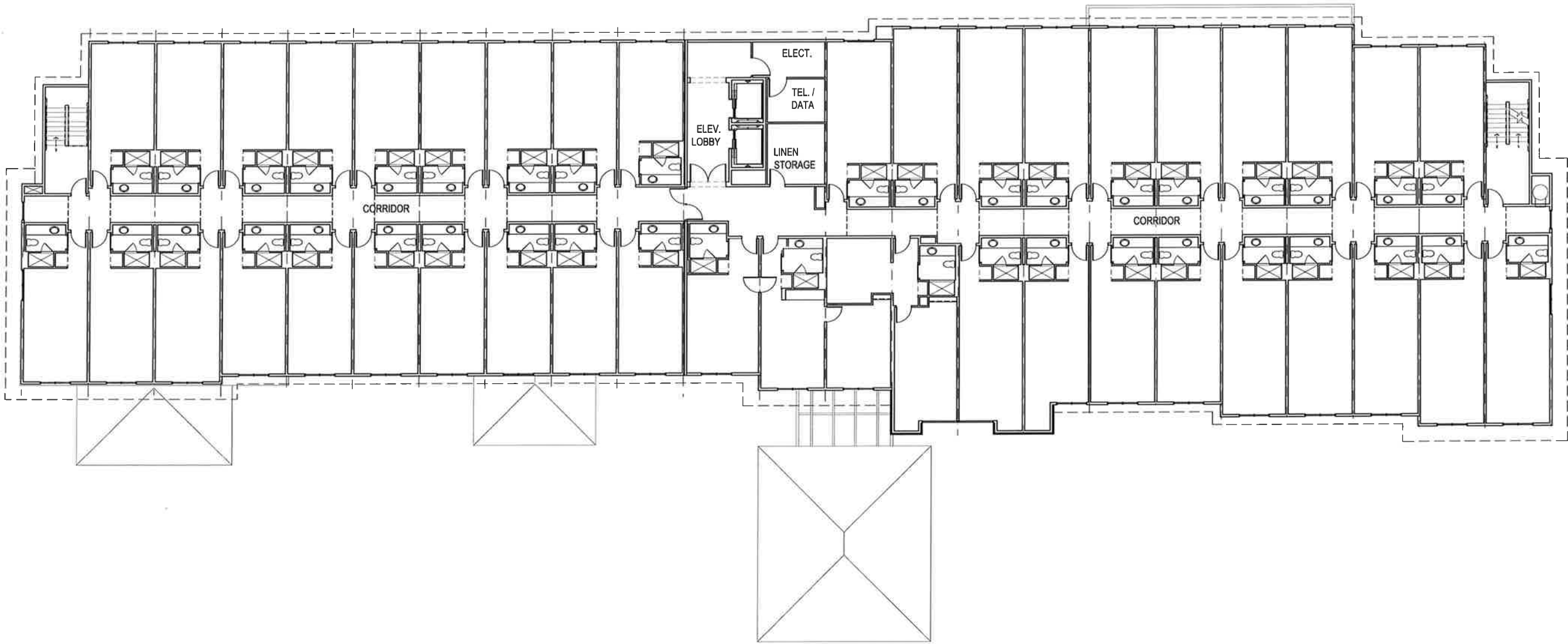


2ND FLOOR PLAN



HANNOUCHE
ARCHITECTS
20250 SW ACACIA ST. #260
NEWPORT BEACH, CA 92660
949.261.2070
© HANNOUCHE ARCHITECTS

DATE: 04-10-2017



3RD & 4TH FLOOR PLANS
SCALE: 1/8" = 1'-0"



3RD AND 4TH
FLOOR PLANS



HANNOUCHE
ARCHITECTS
20250 SW ACACIA ST., #260
NEWPORT BEACH, CA 92660
949.261.2070
©HANNOUCHE ARCHITECTS

DATE: 04-10-2017



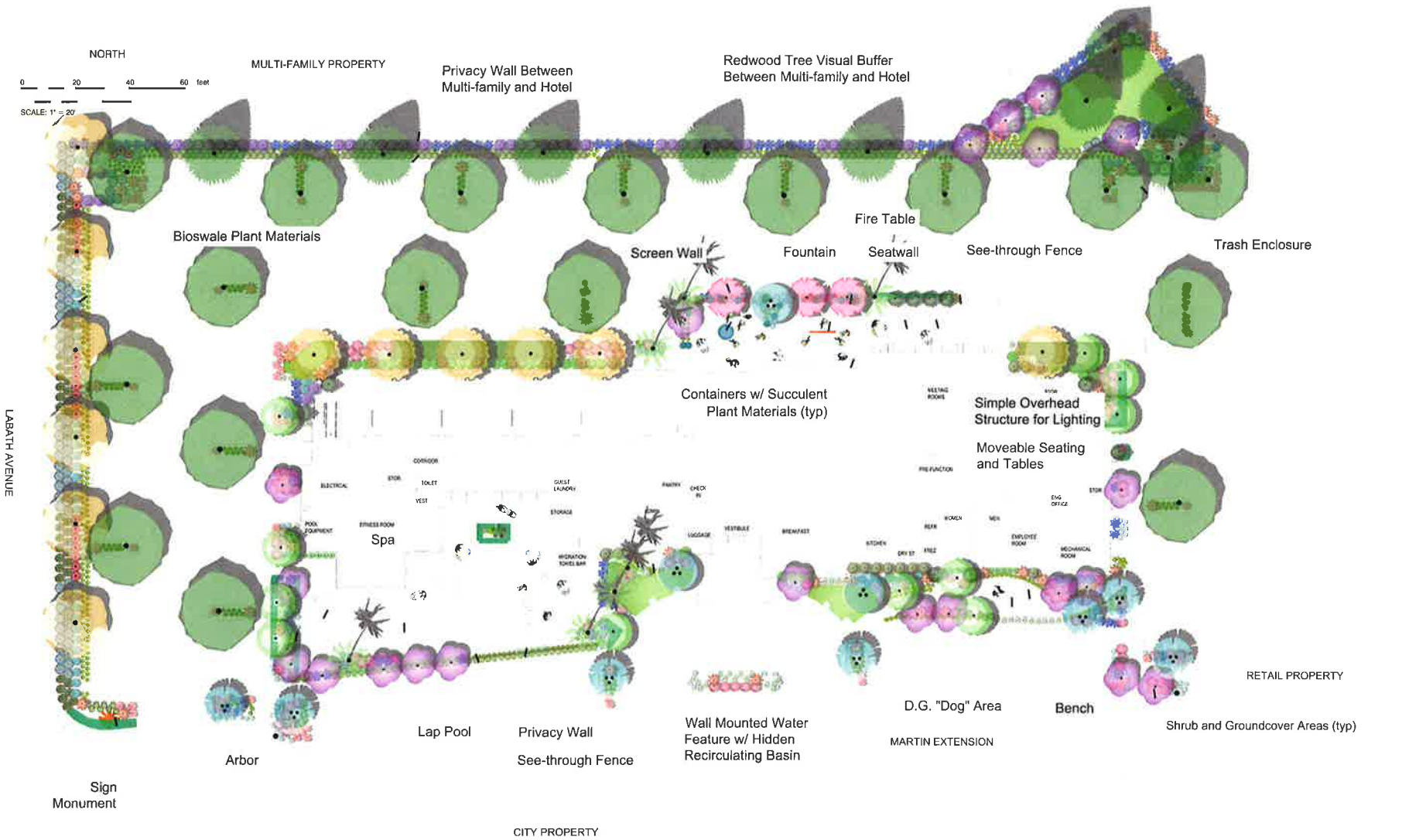
ELEVATIONS



ELEVATIONS

Preliminary Landscape Plan (SPAR Review)

EXHIBIT I



PLANT SCHEDULE HOTEL

TREES		COMMON NAME	
	Acer rubrum 'Armstrong'	Armsirong Red Maple	
	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	
	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	
	Cupressus sempervirens	Italian Cypress	
	Existing Tree	Existing Tree	
	Lagerstroemia indica 'Muskogee' (Sind)	Muskogee Crape Myrtle	
	Olea europaea 'Majestic Beauty' TM	Majestic Beauty Fruitless Olive - Sind	
	Olea europaea 'Wilsoni'	Wilson Olive - Multi-Trunk	
	Pistacia chinensis	Chinese Pistache	
	Prunus caroliniana	Carolina Laurel Cherry	
	Sequoia sempervirens 'Aptos Blue'	Aptos Blue Redwood	
	Tilia cordata	Littleleaf Linden	
	Washingtonia robusta	Mexican Fan Palm	
SHRUBS	COMMON NAME	SHADE PLANTS	COMMON NAME
	Callistemon viminalis 'Little John'	Aspidistra elatior	Cast Iron Plant
	Ceanothus maritimus 'Valley Violet'	Fatsia japonica	Japanese Fatsia
	Ceanothus Joyce Coulter	Gardenia jasminoides 'August Beauty'	Gardenia
	Purple Leafed Hopseed Bush	Polystichum munitum	Western Sword Fern
	Calistoga California Fuchsia	STRAP LEAF PLANTS AND GRASSES	COMMON NAME
	Toyon	Agapanthus orientalis 'BLUE'	Blue' Lily of the Nile
	Sunburst Spreading Lantana	Anigozanthos flavidus 'Big Red'	Red Kangaroo Paw
	Spike Lavender	Cordylone x 'Baueri'	Bauer's Dracaena
	Purple Pixie Loropetalum	Dianella lasmanica 'Silver Streak'	Flax Lily
	Compact Heavenly Bamboo	Dietes bicolor	Fortnight Lily
	Moon Bay Nandina	Festuca mairei	Atlas Fescue
	Variegated Mock Orange	Hemerocallis hybrid	Daylily ("Evergreen" Variety)
	Compact Carolina Cherry	Lomandra longifolia 'Breeze'	Dwarf Mat Rush Breeze
	Clara India Hawthorn	Phormium tenax 'Pink Stripe'	Pink Stripe New Zealand Flax
	Flower Carpet Coral Rose	Phormium tenax 'Purpurea'	Purpurea New Zealand Flax
	Autumn Sage	Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic
	Neon Flash Spiraea	VINE/ESPALIER	COMMON NAME
	Bush Germander	Ficus pumila	Creeping Fig
	Raspberry Rosa Verbena	GROUND COVERS	COMMON NAME
	COMMON NAME	Mahonia repens	Creeping Mahonia
	Sago Palm	Sod x 'Mow Free Native'	Mow Free Native Mix
		Trachelospermum asiaticum 'Asiatic'	Asian Dwarf Star Jasmine
		Trachelospermum jasminoides	Star Jasmine
		INERT GROUND COVERS	COMMON NAME
		DG Granite Tan	Tan Decomposed Granite
		MULCH TREE BARK	TREE BARK MULCH

DESIGN NOTES

The Plant List is tentative and may expand or contract as the final planting design is prepared.



Typical Trash Enclosure



Typical Trash Enclosure 20-ft. Concrete Apron Accessible Access

DESIGN NOTES

The Plant List is tentative and may expand or contract as the final planting design is prepared.

Plant Container Sizing

- Trees to be planted from minimum 15-gallon size containers
- Shrubs to be planted from 5-gallon and 1-gallon containers
- Ground Covers to be planted from 1-gallon containers

CALGreen+Tier 1 Checklist

The design of the landscape / irrigation system is intended to meet the CALGreen+Tier 1 Checklist associated with landscape elements. Toward this end the project will include the following best practices:

- Hydrozone irrigation techniques will be incorporated.
- The plant palette will utilize at least 75% native California or drought tolerant plant materials appropriate to the climate zone region. Note: Plant list illustrated is tentative and may expand or contract as the final design is prepared.
- The use of potable water will be reduced to a quantity that does not exceed 65% of ET₀ times the landscape area. (non-potable water to be used for landscape irrigation).
- Common area and perimeter area landscape irrigation will consist of a low volume drip system.
- All irrigation valves shall be connected to an automatic control system.
- All irrigation systems shall be designed to meet the most current water conservation policies and available equipment.

CAMBRIA HOTEL

Rohnert Park, California

Developed By: Stratus Development Partners, LLC
17 Corporate Plaza, Suite 200, Newport Beach, CA 92660



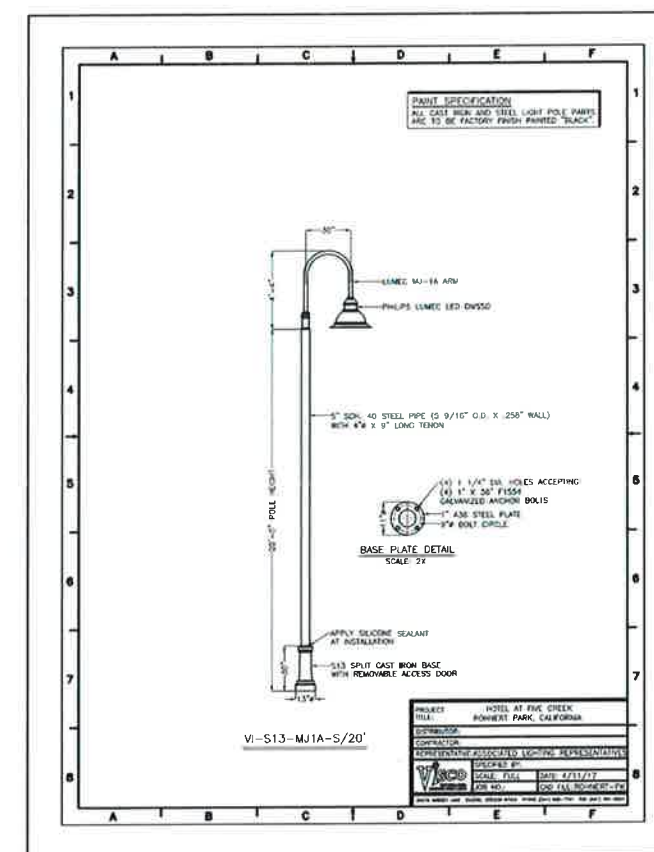
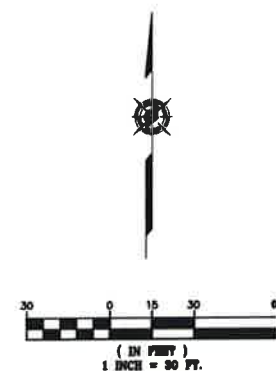
Landscape Architecture Design By: Omni-Means - a GHD Company:
Scott Robertson, Landscape Architect CA LLA 4271

April 10, 2017 2126UPL002.dwg

ILLUSTRATIVE STUDIES



Hotel Cambria
NORTH PERIMETER WALL



Calculation Summary							
Project: HOTEL AT FIVE CREEK							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Light Level on Parking Lot	Illuminance	Fc	0.80	2.77	0.17	4.71	18.29
Light Level on Private Street	Illuminance	Fc	0.84	2.44	0.17	3.78	14.35

GIACALONE
DESIGN SERVICES, INC.

3020 STONEMORE WALL RD., #545 | PUEBLO, CO 81008
725.467.1149 | WWW.GIACALONEDSIGN.COM

SITE LIGHTING PHOTOMETRIC STUDY

STRATUS DEVELOPMENT PARTNERS, LLC
CAMBRIA SONOMA
(VERSION 2)

ROHNERT PARK **CALIFORNIA**

PROJECT MANAGER: MARK PIMENTEL
DRAWN BY: MH
CHECKED BY: MP
SCALE: 1" = 30'
JOB NUMBER: 17-080
DATE LAST MODIFIED: 04-12-2017
SHEET PM
OF 1 SHEETS