



Hanna Ranch

Commercial Mixed-Use Project Master & Precise Development Plan

Novato, CA

Hanna Ranch Conservation, LLC

March 9, 2018

PROJECT DESCRIPTION

Introduction

Hanna Ranch, a commercial mixed-use master planned project (“Project”), was approved by the City of Novato (“City”) in 2011. At that time, the City amended the General Plan Land Use Designations Map to change the land use designation for the 19.7 acre site from Business Professional Office (BPO) to General Commercial (CG) and provided a General Commercial (CG) land use designation for an adjacent undesignated 0.7 acre City owned property that was to be included in the Project. In addition, the City also approved the 135,900 square foot Hanna Ranch Mixed Use Precise Development Plan project, consisting of a 116 room hotel, 34,621 square feet of retail space, 21,190 square feet of office space, two restaurants totaling 10,000 square feet, an extension of access road and bicycle facilities south from Rowland Boulevard and Vintage Way and a 0.7 acre property to be vacated by, and purchased from, the City.

Hanna Ranch Conservation, LLC (“Applicant”) is now seeking approval to amend the Master Plan and the Precise Development Plan to provide for modifications to the 2011 approved site plan (“Proposed Site Plan”). The Proposed Site plan now includes 11,158 square feet of restaurant space (three (3) buildings), 12,500 square feet of retail space, 26,200 square feet of office space (one (1) building), a 125-room hotel and a Costco fuel station containing 24 fuel dispensers. Building massing on the “Panhandle” has been reduced to two small quick serve restaurant buildings and the Costco fuel station while most of the building massing has shifted to the large portion of the property. This allows for streamlined ingress and egress into the property along the Beverly Ehreth Ecological Preserve while allowing Applicant to keep existing infrastructure in place.

436 parking spaces are required for the new site plan and 421 will be provided. A shortfall of 15 spaces is attributed to the office/retail building. This parking shortfall will be accommodated through a Shared Parking Agreement between the office/retail building and the hotel as allowed in the Novato Municipal Code. In addition, the City owned parcel consisting of 0.7 acres is no longer part of the Project, therefore, Applicant will not be purchasing this property from the City. Applicant will improve the City owned property with an improved roadway and landscaping as this is the main ingress and egress to the Project. The Applicant will also be preparing a Vesting Tentative Map consisting of six (6) separate parcels, each having direct access to ingress/egress and utilities.



TOTAL SITE AREA:	858,390 SF	100%
BUILDING COVERAGE:	43,885 SF	5.1%
PARKING/RADWAY:		

OPEN SPACE:		
LANDSCAPE	127,939 SF	14.9%
UNDISTURBED	456,142 SF	53.2%

FLOOR AREA RATIO:
125,178/858,390 = 0.146

BUILDING DATA:		
BLDG A	QS REST.	APPROX 2,700 SF
BLDG B	QS REST.	APPROX 2,700 SF
BLDG C	RETAIL	APPROX 12,500 SF
BLDG D	OFFICE	APPROX 26,200 SF
BLDG E	RESTAURANT	APPROX 5,758 SF
	HOTEL	125 ROOMS
		1,000 SF MEETING FACILITIES
		APPROX 74,200 SF
	GAS STATION CONTROLLER ENCLOSURE 120 SF	

TOTAL SQUARE FOOTAGE APPROX 125,178 SF

PARKING DATA:		
BLDG A	QS REST.	2,700*0.8/50 =32
BLDG B	QS REST.	2,700*0.6/50 =32
BLDG C	RETAIL	12,500/200 =63
BLDG D	OFFICE	26,200/275 =95
BLDG E	RESTAURANT	5,758*0.6/50 =69
	HOTEL	125*1 +1000/50 =145

TOTAL PARKING REQ: =436

PANHANDLE PARKING PROVIDED:	=64
SOUTHERN SITE PARKING PROVIDED:	=357
TOTAL PROVIDED:	=421

- NOTES:
1. Typical regular parking space: 9'-0" x 17'-0"
 Typical compact parking space: 8'-6" x 15'-0"
 Typical ADA parking space: 9'-0" x 18'-0" +
 5'-0" wide access aisle
 2. See sheet 7 for Employee control building and circulation diagram
 3. See C1 for vesting tentative map

HANNA RANCH NOVATO, CA

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SITE PLAN
 REVISED: 10/30/17

PROJECT NUMBER: 51830
 © MBH ARCHITECTS + 2017
 960 ATLANTIC AVENUE
 ALAMEDA, CA 94601
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Use 1: Restaurant (Buildings A, B & D)

Gross Square Footage: Approximately 11,158 square feet.

Use and Intensity: Building A is a one-story building with approximately 2,700 square feet of space and Building B is a one-story building with approximately 2,700 square feet of space. Buildings A and B would serve as quick service restaurants. Building D is located adjacent to the Hotel (Building E) above Highway 101 and is a one-story building with approximately 5,758 square feet. Building D would be more of a traditional style sit down restaurant and will serve as an amenity to the adjacent hotel use. In general, Building A and B roof heights are at 20 feet with tower elements rising to 27 feet and Building D roof height is at 21 feet with the tower element rising to 28 feet.

Parking. 64 parking spaces are located adjacent to the Buildings A and B. Another 69 parking spaces are provided for Building D.

Trash. Trash enclosures for A and B buildings and are located at the south-eastern edge of the property along the railroad right of way and on the south side of building D.

Use 2: Costco Fuel Station

Gross Square Footage: Approximately 120 square feet (operational kiosk)

Use and Intensity: The fuel station will consist of 8 lanes accommodating 24-fuel dispensers. The canopy height is approximately 16.6 feet and a small operational kiosk will be installed on-site. The fuel station will be attended at all times during operating hours.

Use 3: Retail (Ground Floor of Building C)

Gross Square Footage: Approximately 12,500 square feet surrounding an open courtyard at grade that is accessible off the main street.

Use and Intensity: Although tenants have not yet been identified for the ground floor, the intent is to provide service oriented retail for residents, office users and visitors to the proposed hotel. 63 parking spaces will be provided for the retail use.

Use 4: Office (Upper Floors of Building C)

Gross Square Footage: Two levels of office space consisting of approximately 26,200 square feet above the ground floor retail.

Use and Intensity: The main entrance to the office space will be on the ground floor at the center of the building with direct access from the courtyard. Whole floor or multi-tenant floors could be accommodated. Patio areas are located on the upper floor on both sides of the building to serve as amenities and to assist in establishing architectural design elements. The building roof height is approximately 39 feet with the tower elements rising to approximately 48 feet above grade. 95 parking spaces will be provided for the office use.

Deliveries and Trash: The loading area and trash enclosure for Building C is located on the west side of the building and will be protected with enhanced landscaping.

Use 5: Hotel (Building E)

Gross Square Footage: The building area of the hotel is approximately 74,200 square feet.

Use and Intensity: The hotel is a four-story structure with a three-story wing that steps down to follow the contours of the site. Building roof heights are at 43.5 feet, with tower elements rising to 56.5 feet above grade.

Uses. The hotel will be an upscale, select-service hotel to cater to the demand in the local market. In 2016, a hotel market study was updated and it was determined that the market could support a hotel with approximately 125 guestrooms. It is anticipated that the hotel would be affiliated with a nationally recognized hotel company. Examples of this type and brand of hotel include, but are limited to, Hampton Inn & Suites by Hilton, Hyatt Place, Holiday Inn Express and Suites, and Springhill Suites by Marriott. The anticipated hotel amenities include a high-ceiling lobby space, continental breakfast dining area, small meeting room, fitness center, swimming pool, business center, snack shop, and a guest laundry facility. This hotel, in conjunction with the restaurant and retail uses, should provide a very attractive lodging option to the City of Novato.

Parking. 145 parking spaces are conveniently located around the hotel.

Key Circulation Considerations. For Fire Department access, a vehicular path around the perimeter of the hotel has been provided that can accommodate a fire truck.

Project Data

The following charts detail the proposed building, site, and parking quantities and statistics. All data is approximate.

	UPDATED MASTER PLAN	OLD MASTER PLAN	AS REQUIRED PER BPO & CG ZONING
BUILDINGS A, B & D Restaurant	Approx. 11,158 SF	10,000 SF	-
FUEL STATION	Approx. 120 SF	N/A	
BUILDING C Retail Office	Approx. 12,500 SF Approx. 26,200 SF	34,700 SF 21,200 SF	
BUILDING E Hotel	Approx. 74,200 SF	70,600 SF	-
TOTAL SF:	Approx. 124,178 SF	136,500 SF	-
FAR:	124,178 SF / 858,390 SF = 0.144	136,500 SF / 858,390 SF = 0.159	343,356 SF = .40
HEIGHT LIMIT	56'	-	35' *
BLDG COVERAGE	6.1%	-	40%
SETBACKS Front Sides Rear	± 124'-3" ± 409'-6" ± 9'-5"	- - -	NONE
*See section 19.20.070 Height Limits and Exceptions			

Site Data		
TOTAL SITE AREA Including City Controlled Parcel	858,390 SF	100%
BUILDING COVERAGE	52,604 SF	6.1%
PARKING/ROADWAY	213,722 SF	24.9%
OPEN SPACE Landscaped Undisturbed	176,177 SF 415,887 SF	20.5% 48.5%
OPEN SPACE TOTAL:	592,064 SF	69.00%
Parking Data		
RETAIL	12,500 SF / 200 = 63	63 SPACES
OFFICE	26,200 SF / 275 = 95	95 SPACES
HOTEL	125 ROOMS + 1000/50 = 145	145 SPACES
RESTAURANT	11,158 SF x 60% (Net Dining Area) = 6,694 SF 6,694 SF / 50 = 133	133 SPACES
	TOTAL PARKING REQUIRED:	436 SPACES
	*Per Parking Management Plan	
	Panhandle Parking Provided:	64 SPACES
	Southern Site Parking Provided:	357 SPACES
	TOTAL PARKING PROVIDED	421 SPACES