

Oyster Point Hotel - DRB Comment Responses

June 30, 2022

Prepared by SB Architects & IMA on behalf of Ensemble Real Estate Investments

Narrative documents the Design Review Board comments addressed from the Precise Plan Submittal dated 04/29/2022.

Design Team responses to the Design Review Board Recommendations dated June 1, 2022
Project No: P22-0014: UP22-0001, DR22-005, DA22-0001

Please see below our corrections in response to the comments.

Item No.	Description
----------	-------------

Design Review Board Response Narrative

1. The Board liked the rise, terraces, porte-cochere, shape, and flow of the proposed design concept, and throughout the design was well articulated. The Board commented that the architecture and landscape design are both thoughtful as evident in the building elevations and landscaping materials.

Response:

- Comment noted, no response needed.

2. The Board also commented the design is beautiful, the lighting is wonderful, and the outdoor space is well designed for the wind. The Board stated the proposed project is the best design of a hotel the city has seen in many years.

Response:

- Comment noted, no response needed.

3. The development has an excellent outdoor space for individuals to utilized and is well planned for the wind conditions.

Response:

- Comment noted, no response needed.

4. Review the landscaping plans, as some species will not survive the SSF elements due to wind and cold issues.

- Holly Oak will not work well on this site.
- Coast Redwood will not survive the harsh wind.
- Arbutus unedo is more of a shrub, consider using Arbutus unedo 'Marina', which is a successful evergreen tree in SSF.
- Leyland Cypress is often a short-lived tree in the area.
- Myoporum laetum are attacked by thrips and many of them died or died back severely during the last big frost.
- Cistus, Rockrose will need good sandy soil, and is often short lived.
- Clematis armandii vine will not take wind. Take care of the orientation if used.
- Liriope suffers from snail infestations and requires additional maintenance.

Response:

- Quercus ilex, Sequoia sempervirens, Cupressocyparis x leylandii, Myoporum laetum, Cistus salvifolius 'Prostratus', Clematis armandii and Liriope spp. will all be removed from the current planting palette.
- Arbutus unedo will be replaced with Arbutus unedo 'Marina'.
- The above is a condition of approval at future design phase.

5. Consider planting clusters of trees off-site on the adjacent vacant parcel and coordinate with the City to plant beyond the south edge, if possible, for a more organic look and feel rather than a strict line of trees at the perimeter of the site and parking area.

Response:

- Proposed trees along the perimeters on the hotel site will be laid out more informally and have irregular spacing to create an organic appearance.
 - Adjacent Open Space Parcel: Design Team is working with Kilroy, SSF City and BCDC to incorporate the required North/South pedestrian connection and will provide landscaping on the hotel property long side of this. Note that the latest interim design of the open space access locates a public parking lot and access to Marina Blvd. at the northeast corner of the open space and would prevent the design team from planting any cluster of trees like what has been planned adjacent to Kilroy's Phase 1.
 - Northeast Hotel Parcel: Fire Lane access is being revised to provide additional planting at the northeast corner. Planting along the entire east property line may be limited due to increased width of fire lane, although the design team is working with the fire marshal for potential alternative fire access measures.

6. Consider adding ground floor solar panels.

Response:

- Photovoltaic/Solar panels placement are currently considered integrated as part of the roof parapet screening at the top of the hotel tower. Additional areas can be identified for solar ready locations pending additional need on lower, southern facing, roof expanses.



7. Screen service areas on the façade including but not limited to the trash enclosure.

Response:

- Gabion site walls with operated gates will screen the hotel service dock & employee parking zone. These will only be opened when vehicles arrive or leave from the service area and will be promptly closed once able.
- Dedicated loading dock is provided to keep trucks screened further from the service zone.
- Design will provide hedges and vines around trash enclosure, service, and MEP areas in conjunction with proposed site walls and gates for maximum screening.

8. Maintain the curved corners on the future development and building out on site to continue the nautical look and feel.

Response:

- Noted, future Phase 2 expansion will include rounded corner conditions, rounded shade canopies and materiality to match the current hotel design.

9. BCDC will also review and comment on the proposed project including but not limited to the lighting.

Response:

- Design team has coordinated with BCDC on position and design requirements of the required north/south connector trail. Revised design based on discussion held on June 15, 2022, is being prepared for distribution to BCDC.

