

Appeal of Planning Commission Action on Conditional Use Permit for the Residence Inn

City Council

July 16, 2019

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Planning and Economic Development

- Appeal of Planning Commission November 29, 2018, vote on Conditional Use Permit resulting in effective application denial (3 ayes, 3 noes, 1 abstention)
- Application to allow a four-story, 114-room hotel, 92,100 square foot building, 116 on-site parking spaces, a fitness facility and a pool
- Planning Commission voted (4 ayes, 2 noes, 1 abstention) to approve Hillside Development Permit
 - HDP remains valid

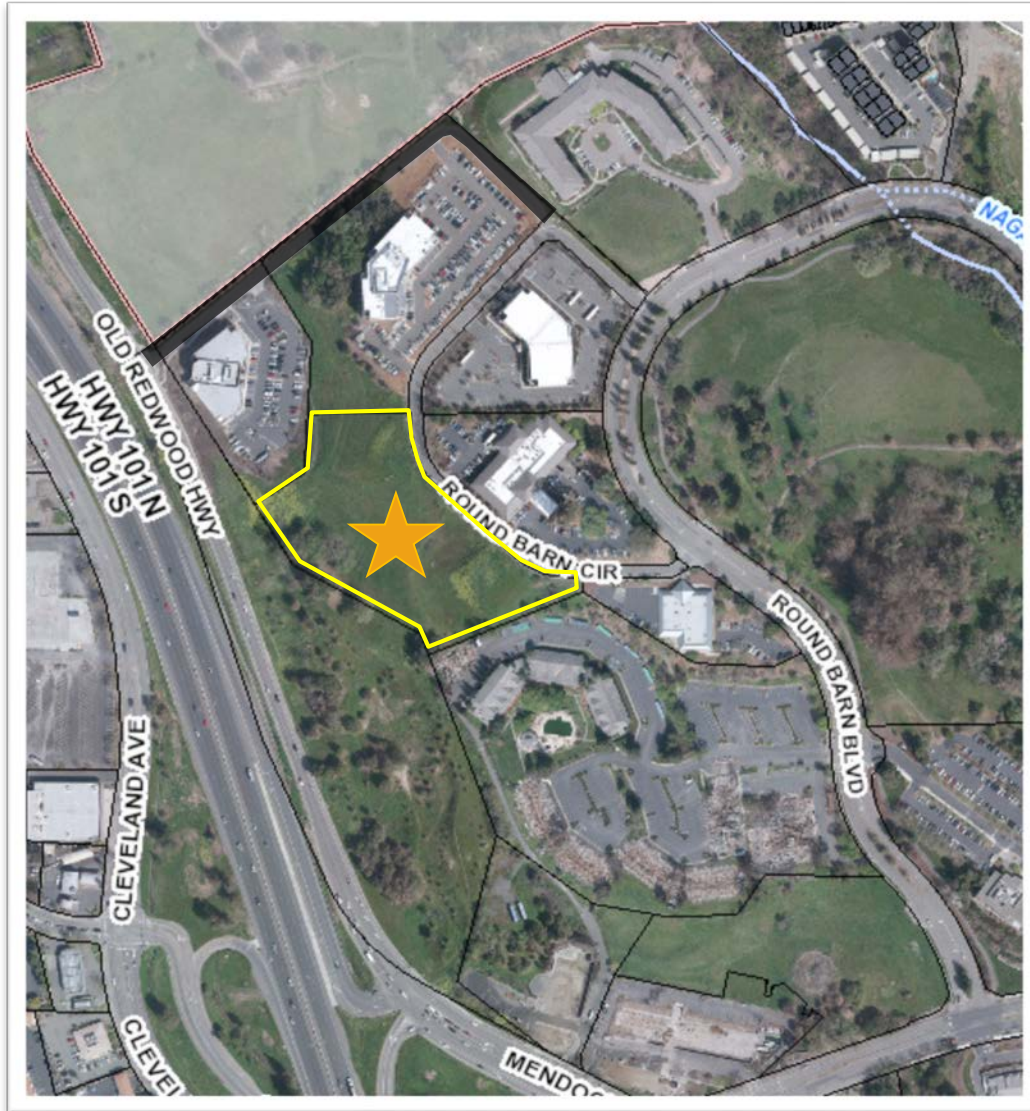
Project Location

3558 Round Barn Circle



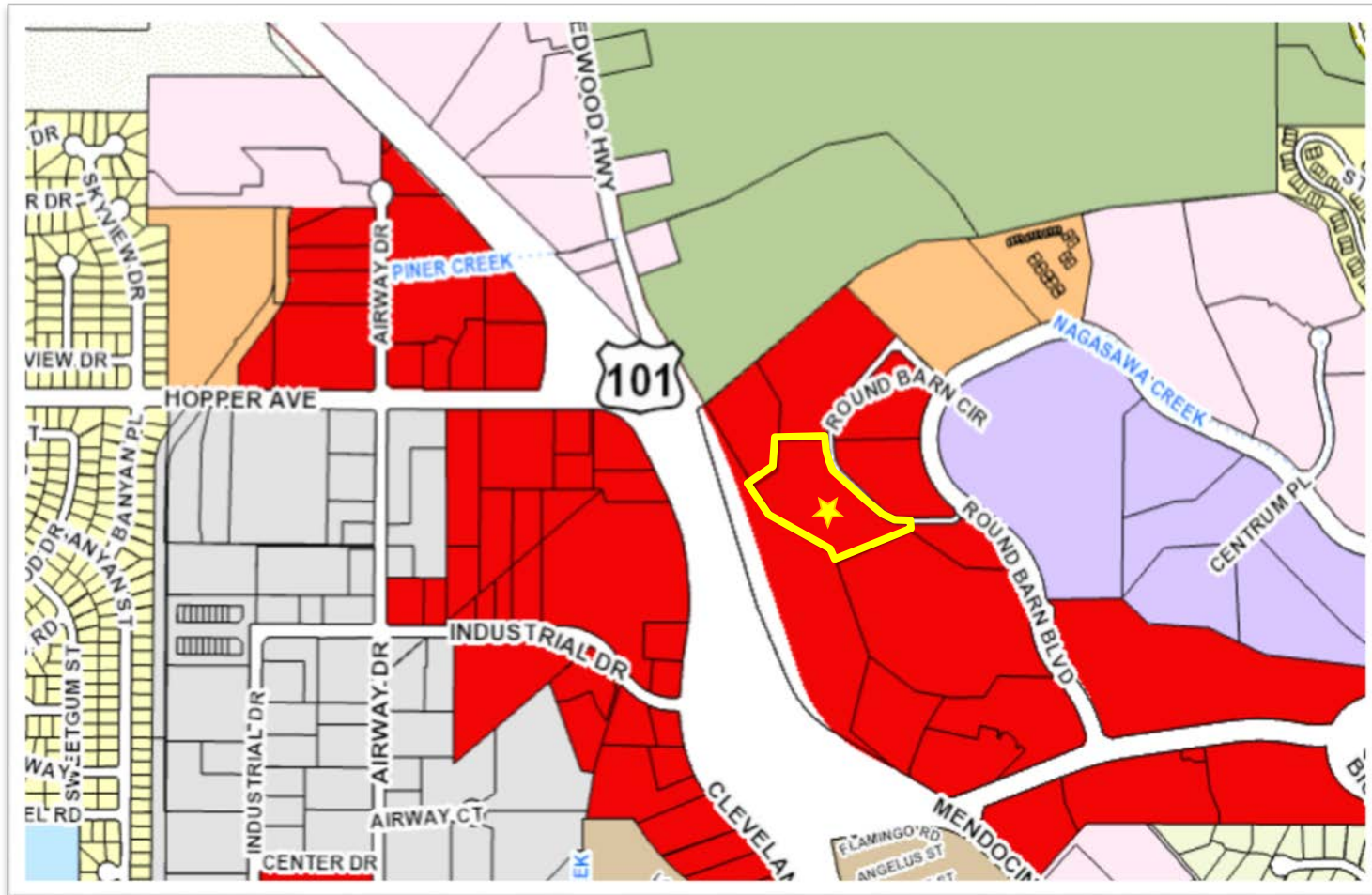
Project Location

3558 Round Barn Circle



- April 14, 1990 - Improvement Plans for the Fountaingrove Executive Center were approved (Private street, underground utilities, frontage improvements, and mass grading)
- September 9, 2016 - City staff held Pre-Application meeting with the applicant team for proposed hotel
- October 20, 2016 - Concept Review by Design Review Board
- February 11, 2017 - Returned to the Design Review Board with modifications and additional materials
- June 9, 2017 – Applications submitted to the Planning and Economic Development Department

- November 29, 2018 – Planning Commission fails to approve CUP, approves HDP
- December 10, 2018 – Appellant files appeal to City Council with City Clerk
- February 12, 2019 – City Council continues item after public hearing; asks staff to bring item back once resolution is reached
- June 21, 2019 – Applicant/Appellant provides documentation of resolution with St. Joseph Health/ revised plans



-  Country Residential
(0.05-0.2 units per acre)
-  Very Low Density Residential
(0.2-2.0 units per acre)
-  Low Density/Open Space
(2.0-8.0 units per acre)
-  Low Density Residential
(2.0-8.0 units per acre)
-  Medium Low Density Residential
(8.0-13.0 units per acre)
-  Medium Density Residential
(8.0-18.0 units per acre)
-  Medium High Density Residential
(18.0-30.0 units per acre)
-  Transit Village Medium
(25.0-40.0 units per acre)
-  Mobile Homes
(4.0-18.0 units per acre)
-  Transit Village Mixed Use
(40 units per acre minimum)
-  Retail & Business Services
-  Office
-  Business Park
-  Light Industry
-  General Industry
-  Public/Institutional
-  Parks and Recreation
-  Open Space
-  Agriculture

Land Use

- LUL-I-1 Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.

Economic Vitality

- EV-A-5 Maintain diversity in the types of jobs available in Santa Rosa to lessen the impact of economic cycles.
- EV-D-6 Pursue expansion of the number of hotel rooms and conference facilities in order to attract more meetings and conventions to the city. Aggressively promote the city to the visitor and convention markets.

Urban Design

- UD-A Preserve and enhance Santa Rosa's scenic character, including its natural waterways, hillsides, and distinctive districts.
- UD-A-11 Require structures within new developments to step with the slope of the site. Absorb site topography through use of split-level designs.

Open Space and Conservation

- OSC-E Conserve significant vegetation and trees.
- OSC-E-2 Preserve and regenerate native oak trees.

PD (Planned Development PD72-001) – RC Fountaingrove Ranch Policy Statement

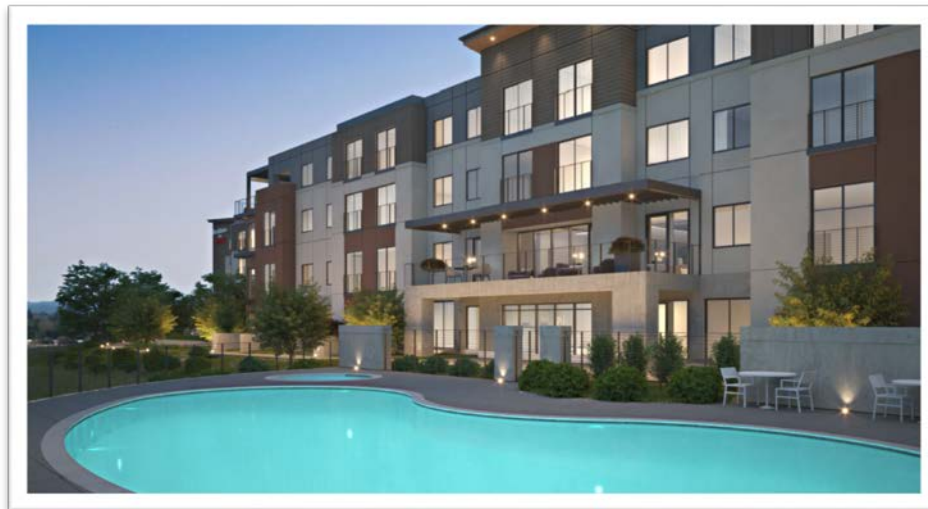
- Highway-Tourist-Office Commercial area
- Resilient City combining district
- Setbacks determined by Use Permit

- ✓ Hillside Development Standards
- ✓ Parking
- ✓ Setbacks
- ✓ Lot Coverage





Renderings



Building Section



- *Application meets or exceeds all requirements and staff recommended approval*
- *Development meets or exceeds all fire-related requirements*
- *Consistent with General Plan and Zoning*
- *Dissenting Planning Commissioners did not recognize findings that application met City land use requirements and incorporated input from two Design Review pre-application hearings*

- *Project complies with all height requirements and CEQA only requires analysis of impact to public views, not private views.*
- *Development is exempt from CEQA.*

Environmental Review

California Environmental Quality Act (CEQA)

- Project qualifies for a Class 32 exemption - CEQA Guidelines Section 15332
 - Consistent with General Plan designation and applicable polices and zoning
 - Occurs within city limits on site no more than five acres - surrounded by urban uses
 - Biological Assessment does not identify habitat for endangered, rare or threatened species
- Approval of the project would not result in any significant effects relating to:
 - ✓ Traffic
 - ✓ Noise
 - ✓ Air Quality
 - ✓ Water Quality

Environmental Review

California Environmental Quality Act (CEQA)

- No exceptions to the exemptions
- No reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances
 - Previous grading of proposed site and development primarily being located on flat portion of site; substantially surrounded by development
- CEQA Guidelines Section 15183 - project is consistent with the City's General Plan and Zoning, envisioned commercial development of the Retail and Business Services area

Issues & Public Comments: Impacts to Private Views

- Development would result in changed views from existing development directly across the project site on Round Barn Circle - CEQA does not apply to private views, only public views
- Planning staff assessed the impacts to public views; those from major public vantage points, including Highway 101 and Old Redwood Highway
 - ✓ Required in Chapter 20-32 of Zoning Code, and discussed in Design Guidelines
- Compatibility of the proposed development with existing area has been considered
 - ✓ Development height is consistent with the existing buildings when viewed from across Round Barn Circle
 - ✓ Based on topography, the hotel is four stories only from western vantage points from the Old Redwood Highway/Highway 101
 - ✓ Development fronting Round Barn Circle is consistent with the 35-foot requirement

Issues & Public Comments: Development in Wildland Urban Interface

- Project site's location within the Wildland-Urban Interface (WUI) cited as a serious concern by several members of public
 - Proposed project found consistent with fire and building code
 - Items related to fire and building code include water pressure and site access
 - Project would be required to comply with all elements of the California Building Code
 - Requires specific materials and construction practices within WUI areas
- Evacuation plan (outlines a number of strategies in the event of a wildfire) provided
 - Should appeal be granted - evacuation plan would be completed and reviewed during building permit process

Issues & Public Comments: Parking and Site Access

- Neighboring business employees and members of the public have specified concerns regarding the number of parking spaces for the hotel
 - 116 parking spaces exceeds the 114 total spaces based on the Zoning Code Section 20-36 requirement of 1 space per room for lodging
 - Requirements in the Zoning Code consider the parking demand necessary to support the entire use, including employees
- Width of the existing private road was also cited as an issue for medical patients to navigate with added traffic, and for safety personnel to access
 - City's Fire Department has reviewed and approved the plans, finding that the existing road is adequate

It is recommended by Planning and Economic Development Department that the Council:

- By resolution, grant the appeal of the Planning Commission's denial and approve the Conditional Use Permit for the proposed Residence Inn by Marriott

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