



Hyatt Vineyard Creek Easement Vacation 170 Railroad Street

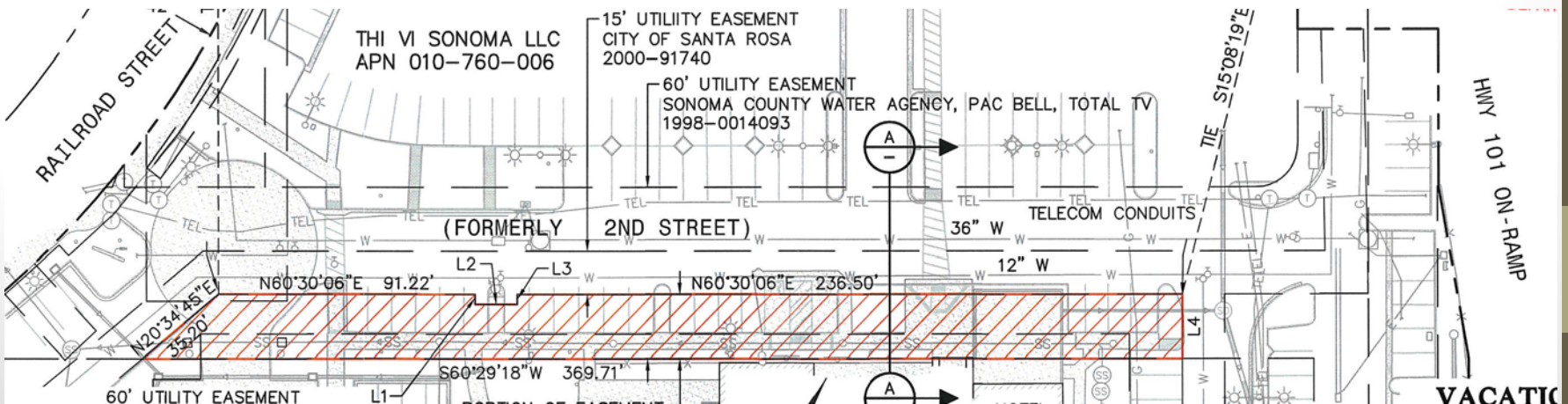
City Council Meeting
October 11, 2016

Patrick Streeter
Senior Planner

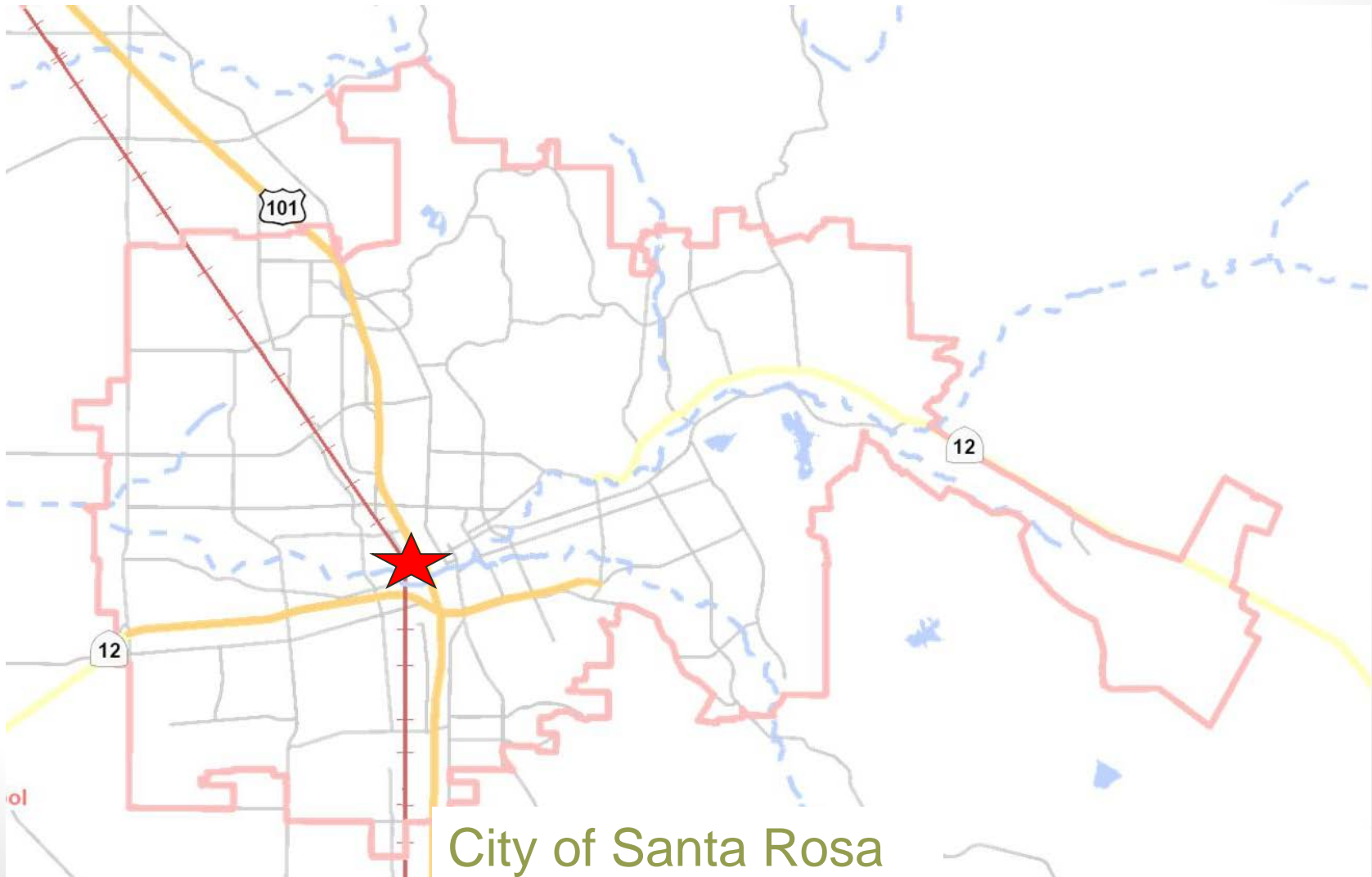
Planning and Economic Development

Project Description

- 40,200 sq ft addition to existing hotel and conference center
- Conflicts with existing 60-foot utility easement
- Request to vacate 22.5' x 370' portion
- Vacation granted by PG&E, AT&T, Comcast

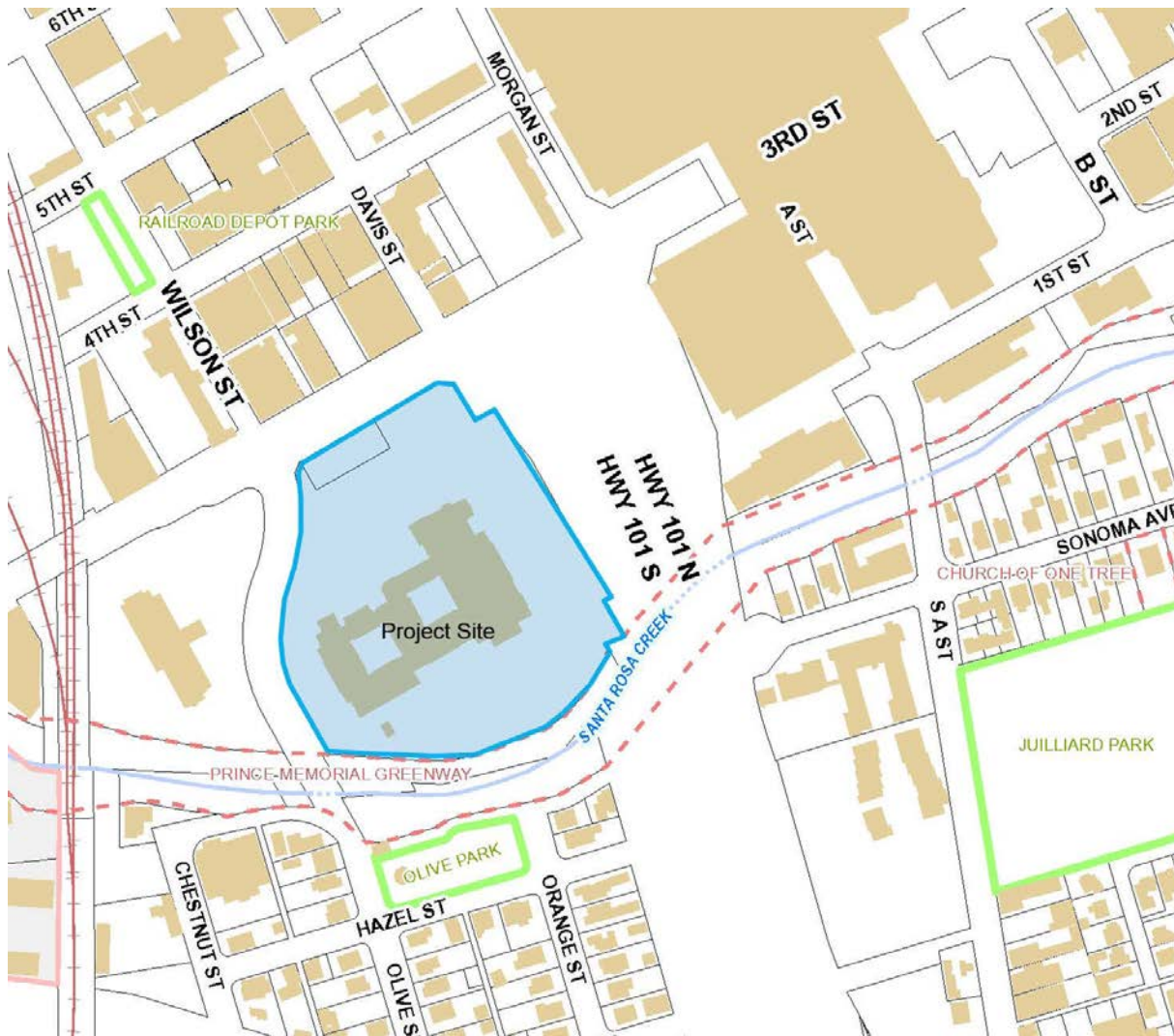


Project Location 170 Railroad Street



Project Location

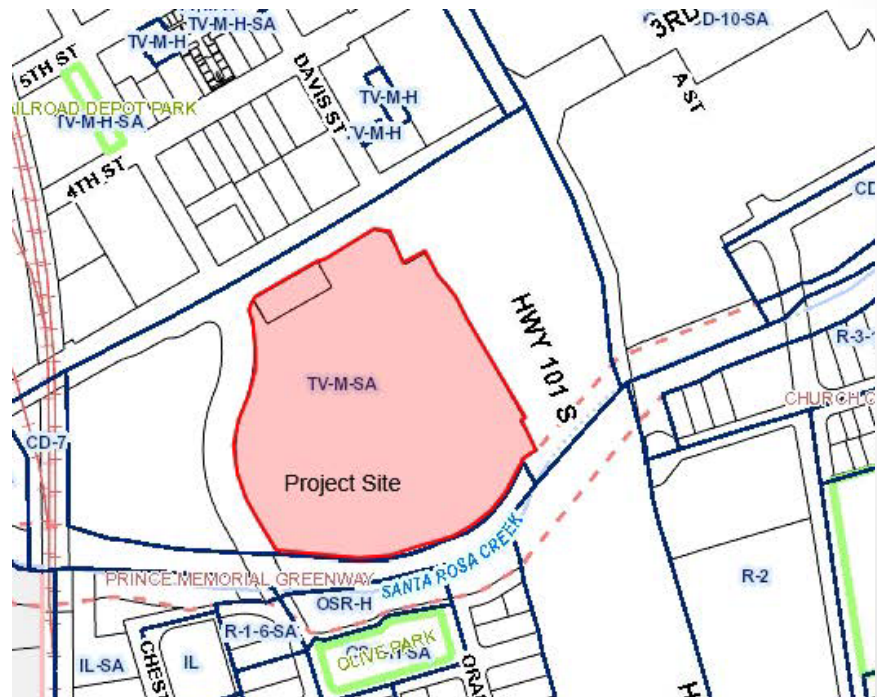
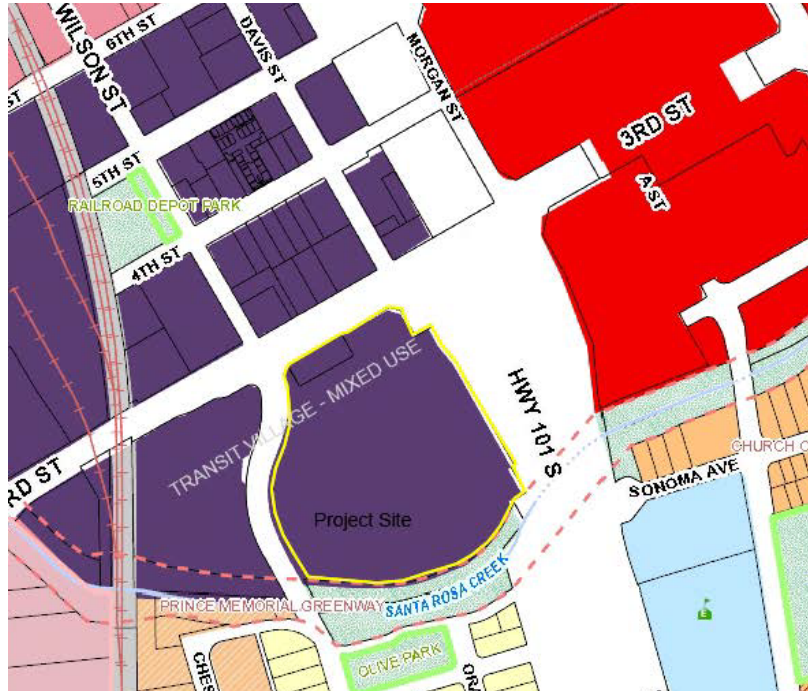
170 Railroad Street



Project History

- October 7, 1997 – Council, via Resolution No. 23319, approved a vacation of public right-of-way at 170 Railroad Avenue and created a 60-foot utility easement over the vacated right-of-way.
- April 8, 1998 – Council, via Resolution No. 23493, approved redevelopment of the project parcel, formally known as the Grace Bros. Site.
- July 27, 1998 – Santa Rosa Redevelopment Agency granted approval of a 155 room hotel with approximately 18,000 square feet of conference area.
- September 1, 2016 – Proposed hotel expansion received Preliminary Design Review.

General Plan and Zoning



Environmental Review

California Environmental Quality Act (CEQA)

This action is categorically exempt from the California Environmental Quality Act (CEQA) because it involves a minor alteration in land use limitations, pursuant to CEQA Guidelines section 15305.

Issues

Pursuant to Section 8333 of the California Streets and Highways Code, the City may summarily vacate a public easement if:

- The easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation;
- The date of dedication or acquisition is less than five years, and more than one year, immediately preceding the proposed vacation, and the easement was not used continuously since that date; **or**
- The easement has been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easement.

Recommendation

It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve the summary vacation of a portion of public easement across the property located at 170 Railroad Street to accommodate the proposed expansion of the Hyatt Vineyard Creek hotel.

Questions

Patrick Streeter

Senior Planner

Planning and Economic Development

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