

Project Name: Hampton Inn & Suites
Property Address: 0 Airway Drive, Santa Rosa
APN: 058-033-018
Applicant: Tharaldson Investments
Owner: Urdang Sequoia Creek
Holdings Santa Rosa LLC

Proposal Statement
Re-zoning Application for Text Amendment to the
CO (Commercial Office)
Zoning Code to add "Lodging, Hotel, or Motel"

CITY OF SANTA ROSA
P.O. BOX 1678
SANTA ROSA, CA 95402

MAY 18 2015

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Details

This project proposes to construct a Hampton Inn & Suites hotel at O Airway Drive (APN 058-033-018) in Santa Rosa. The hotel will have 101 rooms, an indoor swimming pool, and ninety-nine new parking spaces. The vacant 3.99 acre site is located in the CO (Commercial Office) zoning code area.

Summary

We are proposing a text amendment to the CO (Commercial Office) zoning code to add "lodging-hotel or motel" to the code therefore allowing this use with a Minor Conditional Use Permit (MUP). This appears to be a natural fit as a "similar and related compatible use" for this district. We have reviewed the CO designations around the City and we don't see any foreseeable issues with this change. The change will add additional development potential to CO designated lots.

We propose that this text amendment to the CO zoning code would allow lodging-hotel or motel use in the CO district with a Minor Use Permit. Similar to compatible use with BP Business Park where a Lodging, Hotel or Motel is allowed with a MUP. This text code amendment would be in line with the Santa Rosa General Plan 2035 to pursue the expansion of the number of hotel rooms in order to promote the City to the visitor and convention markets for economic vitality.

Definition of CO (Commercial Office) District.

The CO zoning district is applied to areas appropriate for administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses. Residential uses may also be accommodated as part of mixed use projects. The CO zoning district is consistent with and implements the Office land use classification of the General Plan.

Existing City of Santa Rosa zoning for lodging is as follows:

- ***Business Park – Minor conditional use permit***

BP (Business Park) district. The BP zoning district is applied to areas appropriate for planned, visually attractive centers for business that do not generate nuisances (noise, clutter, noxious emissions, etc.). This zone accommodates campus-like environments for corporate headquarters, research and development facilities, offices, light manufacturing and assembly, industrial processing, general service, incubator-research facilities, testing, repairing, packaging, and printing and publishing. Warehousing and distribution, retail, hotels, and residential uses are permitted on an ancillary basis. Restaurants and other related services are permitted as accessory uses. Outdoor storage is not permitted. The BP zoning district is consistent with and implements the Business Park land use classification of the General Plan.

Similar and related compatible use between CO (Commercial Office) and BP Business Park

- Administrative
- Business
- Financial
- Professional
- Public office uses
- Residential mixed use
- Restaurants
- Hotels

- ***General Commercial - minor use permit***

CG (General Commercial) district. The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed use projects, and independent residential developments. The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.

Similar and related compatible use between CO (Commercial Office) and General Commercial

- GC - Lodging-Hotel or motel is allowed in GC with a Minor Use Permit
- CO - Administrative, business, financial, medical, professional, and public office uses, office supporting retail with MUP

- ***Downtown Commercial - permitted by right***

CD (Downtown Commercial) district. The CD zoning district is applied to the Santa Rosa downtown, to provide for a mixture of ground-floor pedestrian-oriented shops, personal and business services, restaurants, and other office and commercial uses that serve the entire City and/or neighborhoods surrounding the downtown. Large and small grocery store uses are permitted in this district. Residential units may be developed in either a freestanding project, or incorporated into a mixed use project. The CD zoning district is

consistent with and implements the Mixed Use and Retail and Business Services land use classifications of the General Plan.

- ***Transit Village-mixed - permitted by right***

TV-M (Transit Village-Mixed) district. The TV-M zoning district is applied to areas within approximately one-quarter mile of a transit facility that is appropriate for a mix of higher density residential, office and commercial uses. Development is designed and oriented to create a central node of activity at or near the transit facility. The minimum allowable density is 40 dwellings per acre; there is no maximum density. The TV-M zoning district is consistent with and implements the Transit Village Mixed Use land use classification of the General Plan.