

Appeal of Planning Commission Approval of Off-site Parking Conditional Use Permit for the Santa Rosa AC Hotel 201 6th Street, 210 5th Street

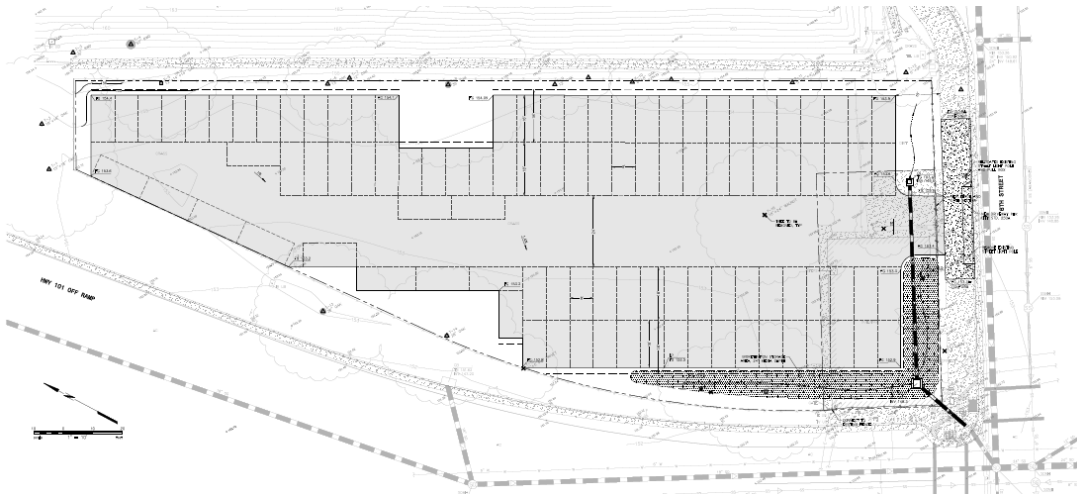
City Council

September 5, 2017

Patrick Streeter
Senior Planner
Planning and Economic Development

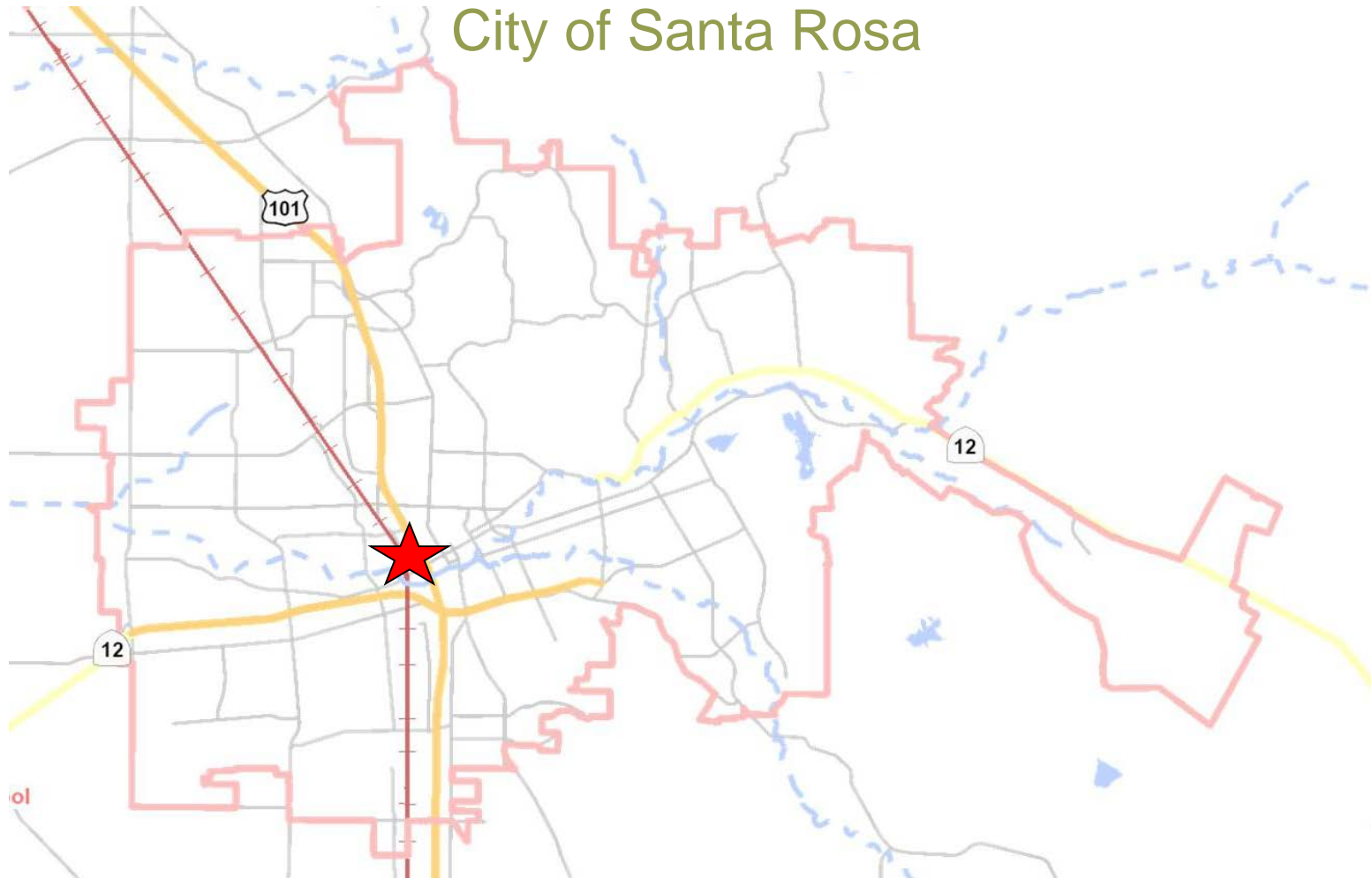
Planning Commission Resolution No. 11832:

- Conditional Use Permit for Off-site Parking
- Parking Reduction



Project Location

201 6th Street, 210 5th Street



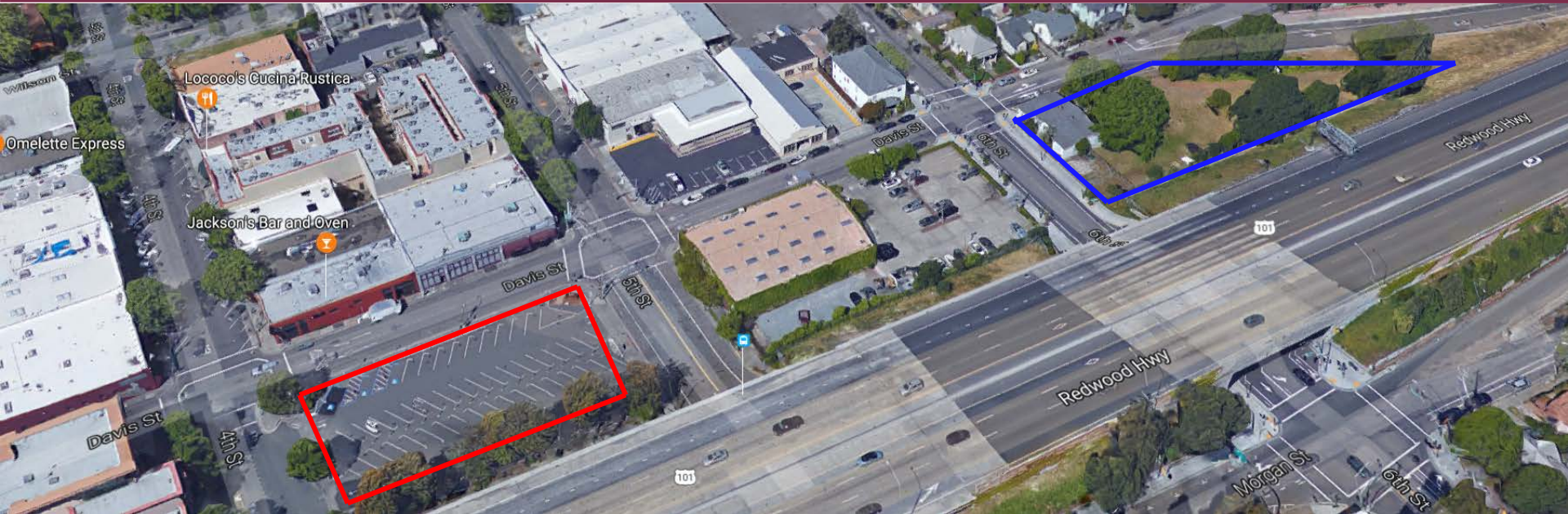
Project Location

201 6th Street, 210 5th Street



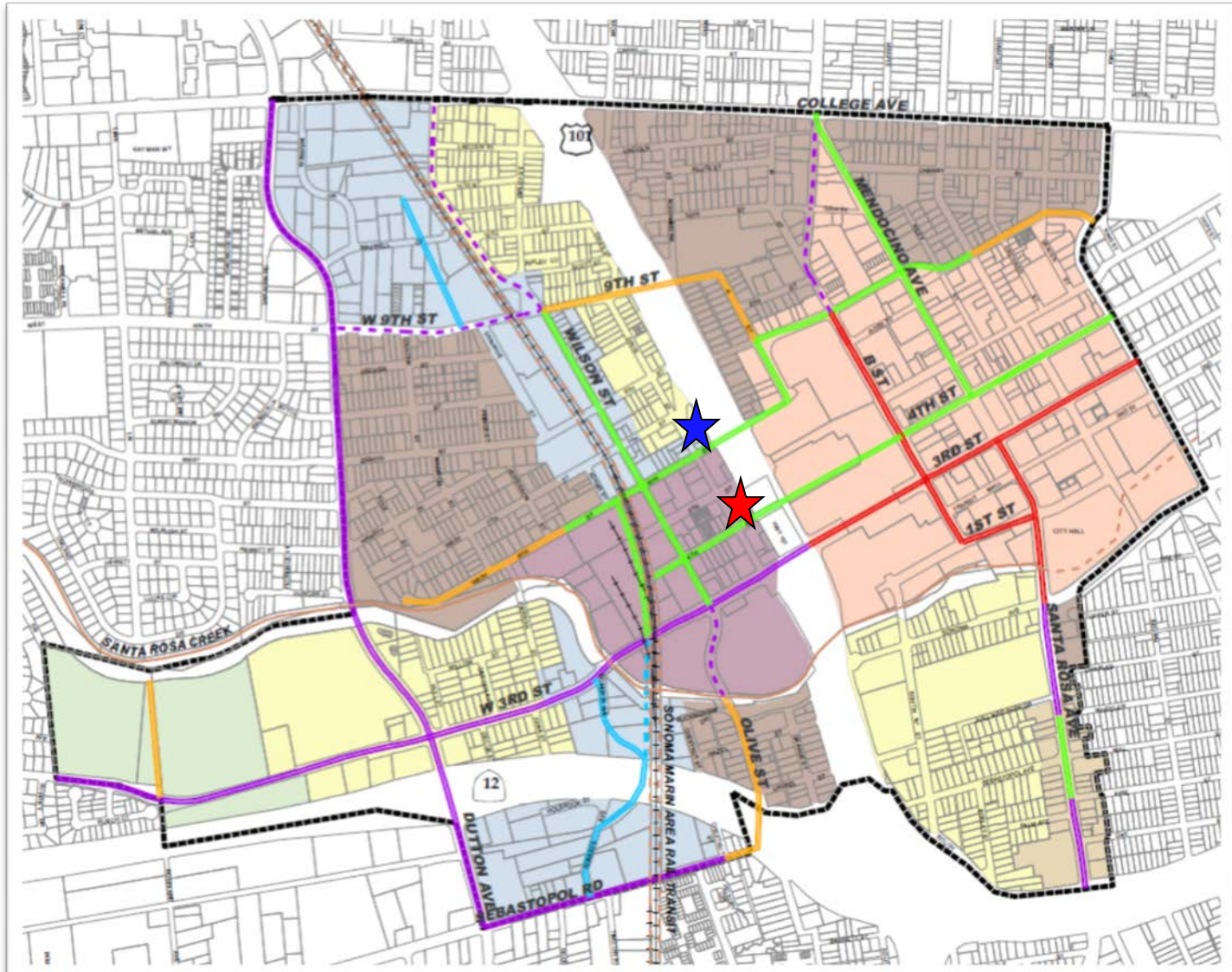
Project Location

201 6th Street, 210 5th Street



- August 18, 2016 – Hotel project goes before joint CHB/DRB as a concept item
- October 12, 2016 – Pre-application neighborhood meeting is held to introduce the project and gather feedback
- February 21, 2017 – Hotel project receives Preliminary Design Review
- April 14, 2017 – Applications for CUP submitted
- June 22, 2017 – PC approves Off-site Parking CUP
- June 29, 2017 – Appeal filed with City Clerk

Downtown Station Area Specific Plan



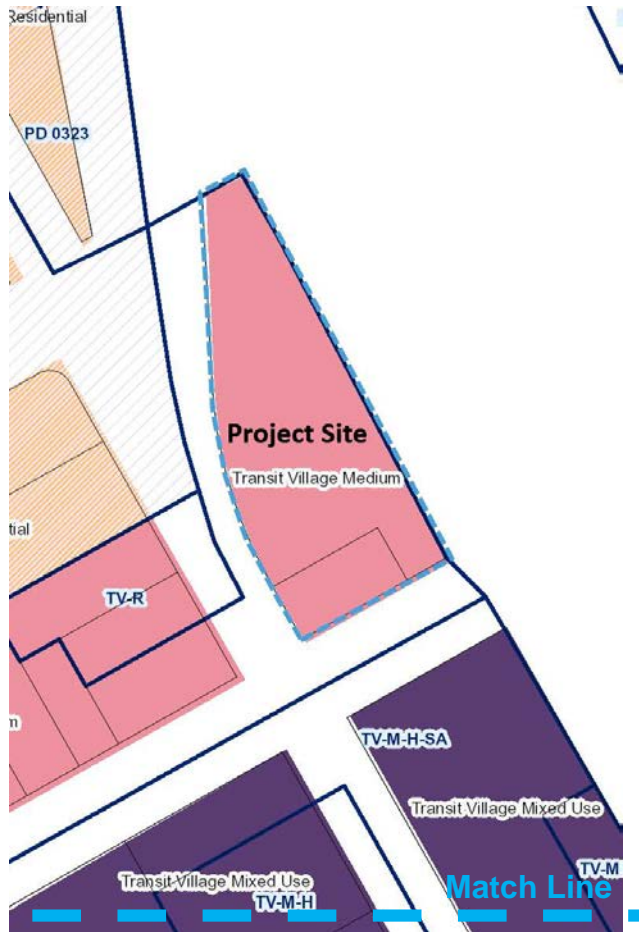
Downtown Station Area Specific Plan



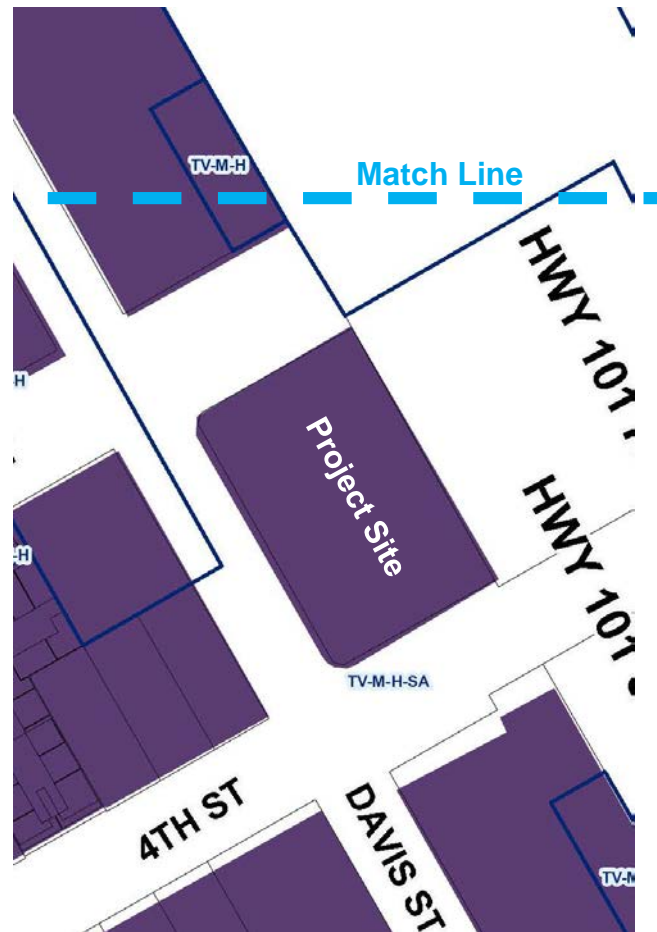
RR Square Subarea:

- Hotels are a desired use.
- 2-5 stories
- Ground floor retail
- 4th Street frontage must be activity-generating

General Plan, Zoning



Off-site Parking Lot
TV-R-SA



Hotel Building
TV-M-H-SA



- One space per 500 ft² of new floor area ~ 154 spaces
- Focused parking study identifies peak demand of 124 spaces
- 26 on-site spaces provided
- 102 off-site spaces provided



- Off-site Parking – Zoning Code § 20-36.070
- Requires a CUP
- Parking Covenant that runs with the land





Neighborhood Design

Highway Corridors

Building Design

Infill Development

- Parking demand from hotel project
- Loss of parking inventory
- Security of off-site lot
- Parking resource opportunities
- Consistency with ZC, GP, DSASP, CEQA
(June 19th Letter)

Appeal Statement, prepared by Ty Hudson on behalf of UNITE HERE Local 2850, filed on June 29, 2017:

#1. The proposed off-site parking facility is inconsistent with the Zoning Code, the Downtown Station Area Specific Plan, and the General Plan.

#2. The project does not qualify for CEQA exemption under CEQA Guidelines sections 15183 and 15332.

#1. The proposed off-site parking facility is inconsistent with the Zoning Code, the Downtown Station Area Specific Plan, and the General Plan.

Staff Response

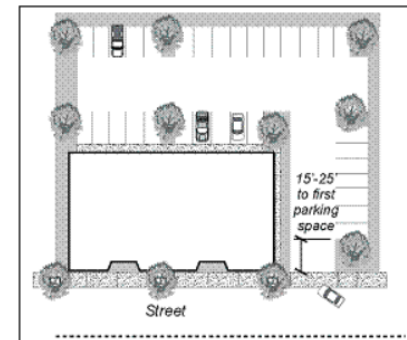
- Off-site parking program is not considered a “Commercial Parking Facility” subject to Land Use Tables as Division 2 of the Zoning Code.
- Off-site parking program is controlled by Division 3: Site Planning and General Development Regulations.

TABLE 2.6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	CO	CN (7)	CG	CV	CD (5)	CSC (2)	TV-M	
SERVICES—GENERAL (continued)								
Lodging—Bed & breakfast inn (B&BI)	—	—	MUP	—	P	—	MUP	
Lodging—Hotel or motel	—	—	MUP	—	P(4)	—	P	
Mortuary, funeral home	—	—	CUP	—	—	—	—	
Personal services	P	P(2)	P	—	P	P	P	
Personal services—Restricted	—	—	MUP	—	MUP	MUP	—	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	—	MUP	—	—	—	—	
Social service organization	MUP	—	MUP	—	MUP	—	—	
Vehicle services—Major repair/body work	—	—	—	—	P(4)	—	—	
Vehicle services—Minor maintenance/repair	—	—	MUP	—	P(4)	—	MUP	
TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE								
Broadcasting studio	P	—	P	—	P	P	P	
Parking facility, public or commercial	MUP	—	MUP	—	P(4)	—	MUP	
Telecommunications facilities	S	S	S	S	S	S	S	20-44
Transit station or terminal	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	P	

Key to Zoning District Symbols

CO	Office Commercial	CV	Minor Vehicle Sales	TV-M	Transit Village—Mixed
CN	Neighborhood Commercial	CD	Downtown Commercial		

1. Access to parking lots. Parking facilities shall be designed to prevent vehicle access at any point other than at designated driveway entrance.
2. Internal maneuvering and queuing. Parking facilities shall provide suitable maneuvering room so that vehicles enter the street in a for four or fewer residential units. Non-residential parking facilities shall also provide queuing area between the street and the first point where parking facility. A minimum of 15 feet clear behind the sidewalk to the first parking space shall be provided at all driveway entrances. If the feet to the face of curb shall be provided. See Figure 3-11.
3. Vertical clearance. A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles in non



Grounds for Appeal



#1. The proposed off-site parking facility is inconsistent with the Zoning Code, the Downtown Station Area Specific Plan, and the General Plan.

Staff Response

- Off-site parking program is not considered a “Commercial Parking Facility” subject to Land Use Tables is Division 2 of the Zoning Code.
- Off-site parking program is controlled by Division 3: Site Planning and General Development Regulations.
- Hotel is permitted by right at 210 5th Street and is consistent with Zoning, General Plan, and DSASP. Off-site parking program is a component of the hotel development.



#2. The project does not qualify for CEQA exemption under CEQA Guidelines sections 15183 and 15332.

Staff Response

- PC Resolution No. 11832 found consistency with GP, Zoning, DSASP
- CA Government Code §65100-65107
- Planning Commission is authority for implementation of General Plan and administration of specific plans and zoning ordinances
- No conflict with CEQA Guidelines §15183, 15332

Environmental Review

California Environmental Quality Act (CEQA)

- Statutorily exempt per CEQA Guidelines Section 15183: Consistent with Zoning Code, General Plan, and Specific Plan
- Categorically exempt per CEQA Guidelines Section 15332: Class 32 In-Fill Development Project
- Supported by arborist report, biological assessment, historic resources studies, traffic impact studies

- Modifications to Design
- Allowable Land Uses, Plan Consistency
- No outstanding issues

Issues Modification to Design Review



VIEW FROM CORNER OF DAVIS & 4TH STREET - LOOKING EAST



VIEW FROM CORNER OF DAVIS & 4TH STREET - LOOKING NORTH



VIEW FROM CORNER OF DAVIS & 5TH STREET - LOOKING SOUTH



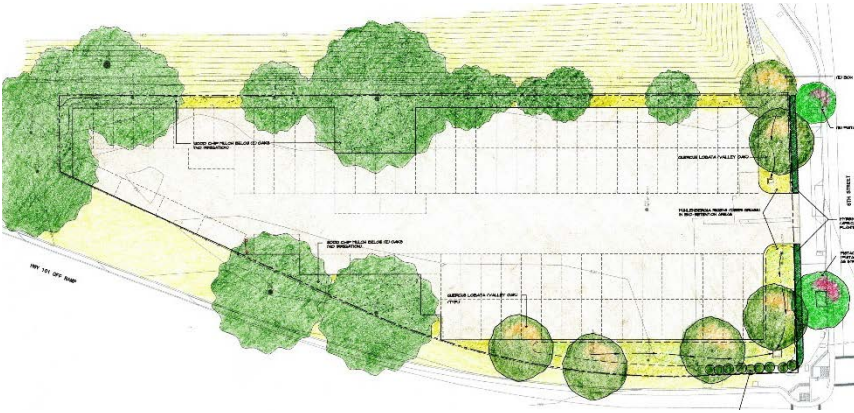
AERIAL VIEW ABOVE FREEWAY 101

Issues

Allowable Land Uses, Plan Consistency



- Off-site parking standards
- Balance of goals and policies



It is recommended by the Department of Planning and Economic Development and by the Planning Commission that Council, by resolution, deny the appeal and approve a Conditional Use Permit for off-site parking for the Santa Rosa AC Hotel project.

Patrick Streeter
Senior Planner
Planning and Economic Development
PStreeter@srcity.org
(707) 543-4323

