

Stonehouse Hotel – Phase II

Conditional Use Permit & Hillside Development Permit

PRJ25-001

3331 & 3555 Highway 12

May 28, 2026

Suzanne Hartman, City Planner
Planning and Economic Development

- Major Conditional Use Permit (CUP) and Hillside Development Permit (HDP) to allow construction of a new 70-room hotel building, renovation of the existing Stonehouse building into a five-room boutique hotel.
 - Other site improvements include an outdoor pool, garden area, landscaping and courtyard spaces
 - Hotels and associated improvements require approval of a CUP pursuant to Policy Statement.
 - HDP is required for all projects that propose to develop on portions of a site with a slope of 10 percent or greater.
 - Approval of new Policy Statement

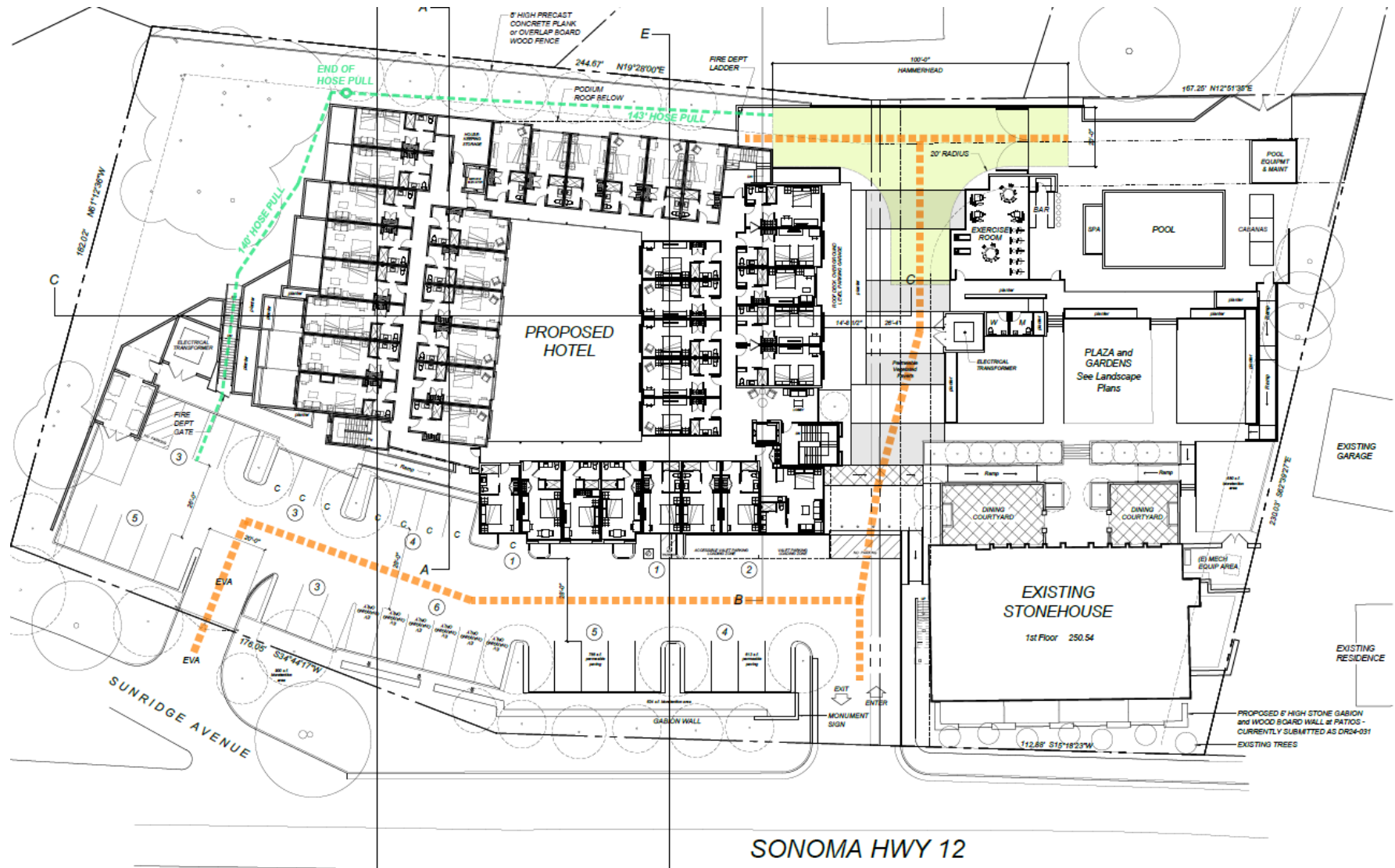
- May 2, 2023 – Development Review Pre-Application Meeting
- January 18, 2024 – ZA approval of CUP23-016 for a 14-room boutique hotel in the existing Stonehouse building
- July 15, 2024 – Neighborhood Meeting
- September 5, 2024 – Concept Design Review
- January 8, 2025 – Applicable applications submitted
- April 4, 2025 – Notice of Applications distributed
- May 12, 2026 – Notice of Public Hearing distributed

3331 & 3555 Highway 12 - Aerial View



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- This aerial map shows a red-shaded parcel labeled "Retail and Business Services" located near Highway 12 and Sunrise Ave. The parcel is situated between Sunrise Ave to the west and Highway 12 to the east. To the south of the parcel is a road labeled "EDGE DR". The surrounding area includes several residential zones, such as "Very Low Residential" and "Low Residential", and numerous lot numbers are visible throughout the map. A blue circle with the number "33" is located on the parcel. A police station (PD) is marked near the intersection of Highway 12 and Yulupa Cir. The map also shows a railroad line (RR-20) and a road labeled "MASSIMO CIR".

Project Plans



Project Plans



VIEW FROM MAIN ENTRY



NEW COURTYARD LOOKING SOUTH-WEST



NEW COURTYARD FROM EXISTING STONEHOUSE



NEW BUILDING FROM STONEHOUSE

Project Plans



NEW BUILDING LOOKING NORTH-WEST



NEW BUILDING FROM POOL

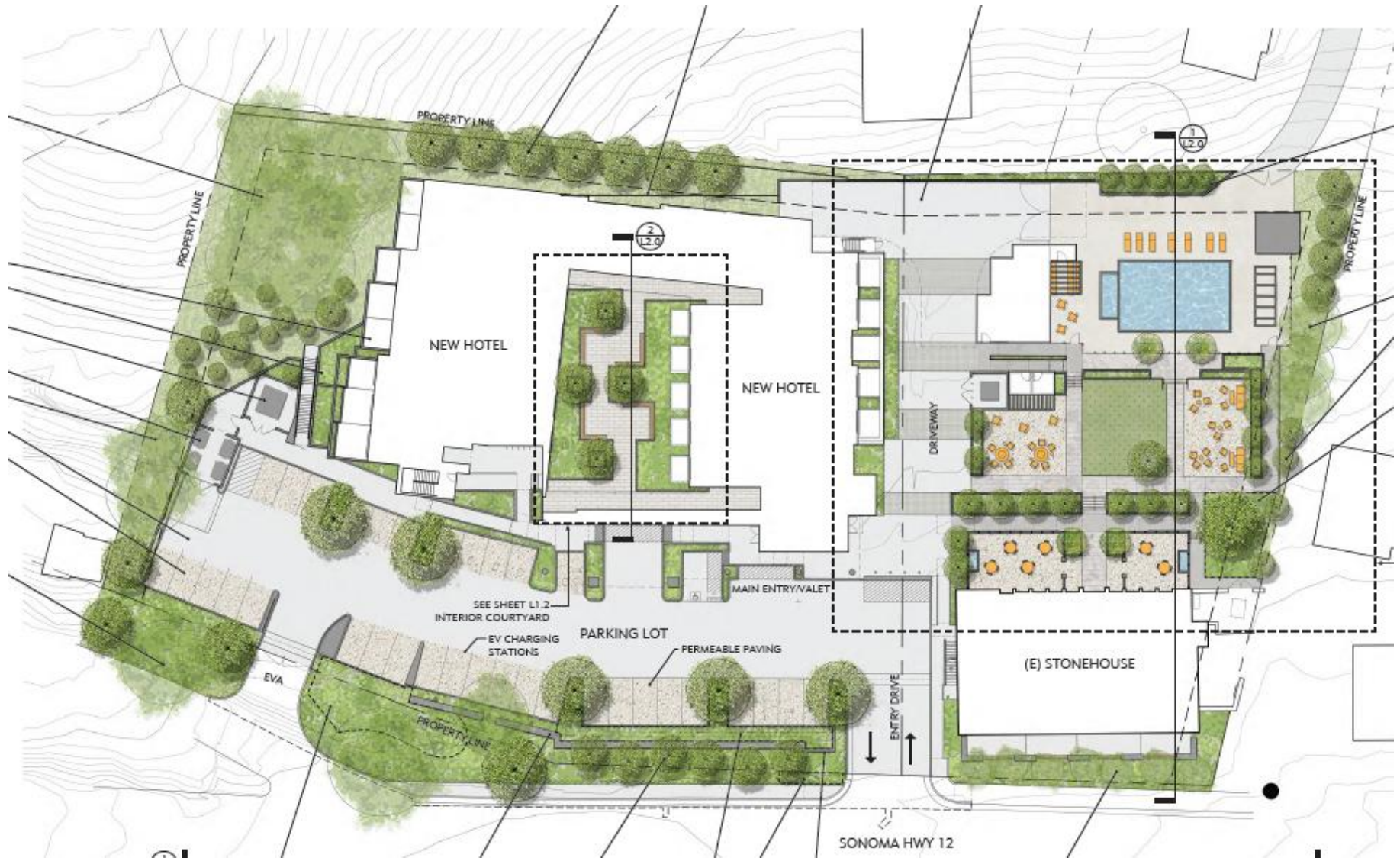


NEW BUILDING FROM SONOMA HIGHWAY



NEW BUILDING AND EXISTING STONEHOUSE FROM SONOMA HIGHWAY

Project Plans



Environmental Review

California Environmental Quality Act (CEQA)

- The Project has been found in compliance with the California Environmental Quality Act (CEQA) under the following CEQA Guidelines sections:
 - CEQA Guidelines Section 15332 — Class 32 Infill Exemption
 - CEQA Guidelines Section 15183 — General Plan EIR Streamlining

- There are no unresolved issues as a result of staff review.
- Public comments have raised concerns regarding noise, traffic safety, neighborhood compatibility, and site operations. Staff has addressed these comments through technical studies, project conditions, and the staff analysis.
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted all conditions of approval.

The Planning and Economic Development Department recommends that the Planning Commission, by two resolutions, approve a Major Conditional Use Permit and Hillside Development Permit allow construction of a new 70-room hotel building, renovation of the existing Stonehouse building into a five-room boutique hotel, and associated site improvements at 3331 and 3555 Highway 12.

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