

Off-site Parking for the Santa Rosa AC Hotel

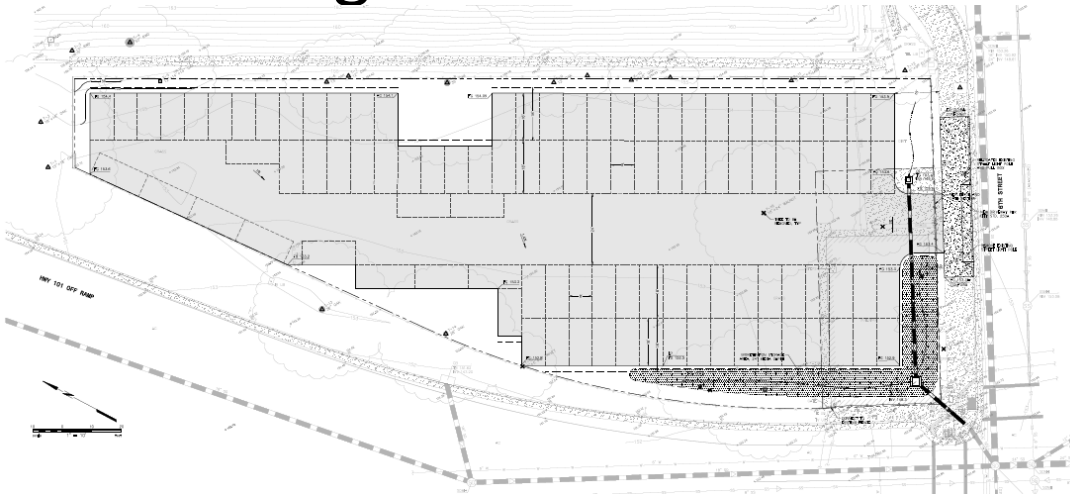
201 6th Street

June 22, 2017

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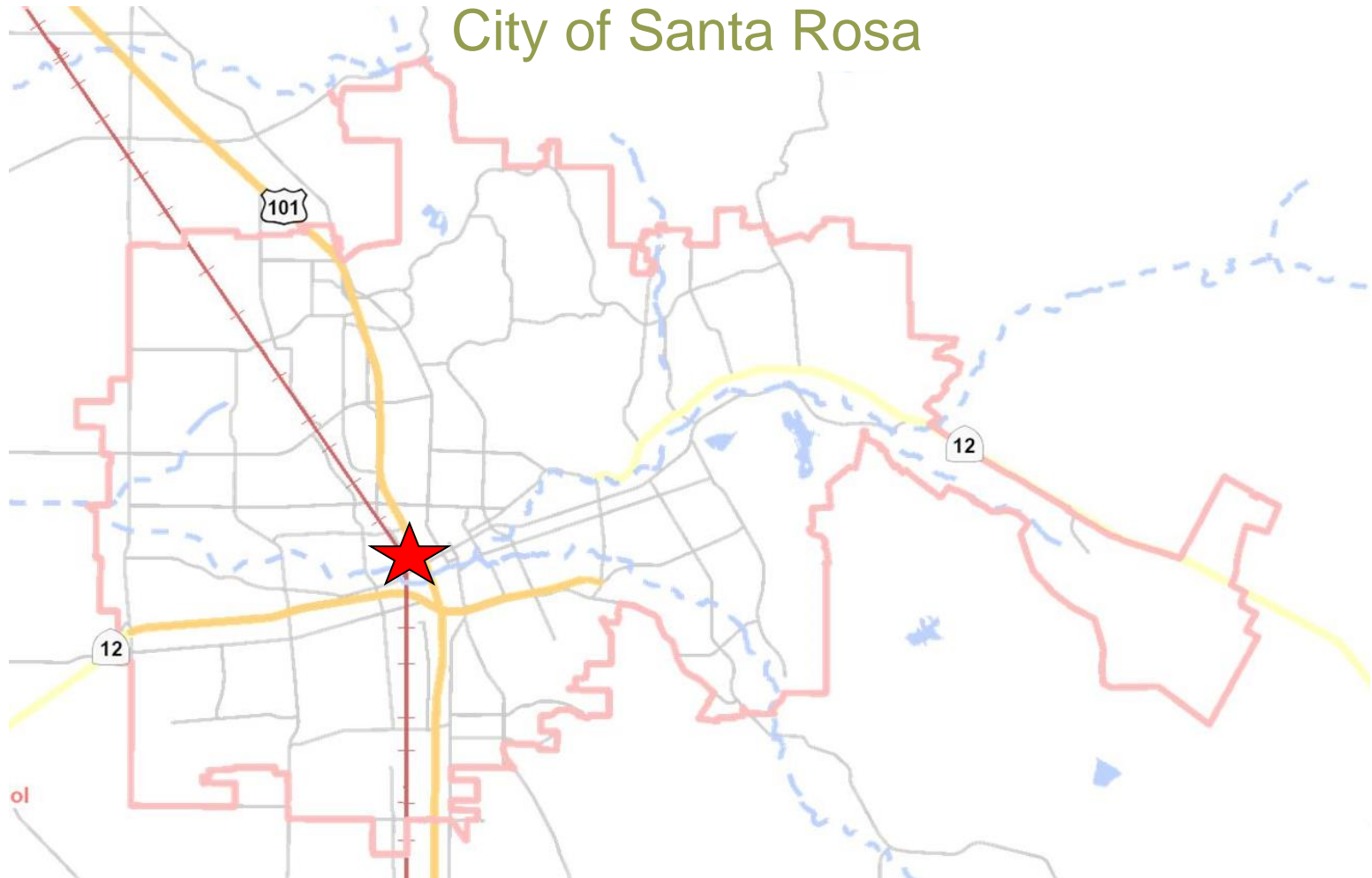
Project Description

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

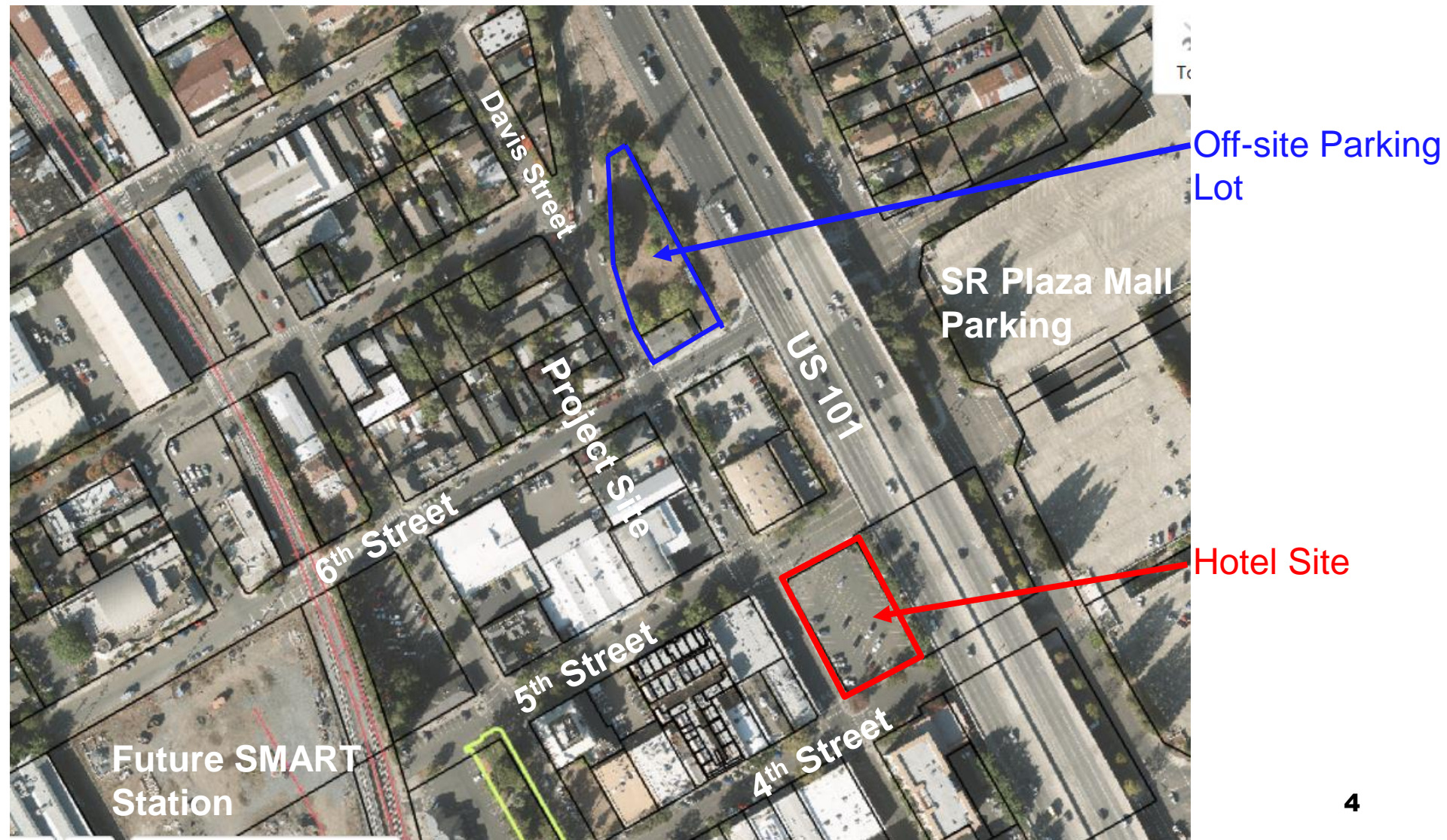


Project Location

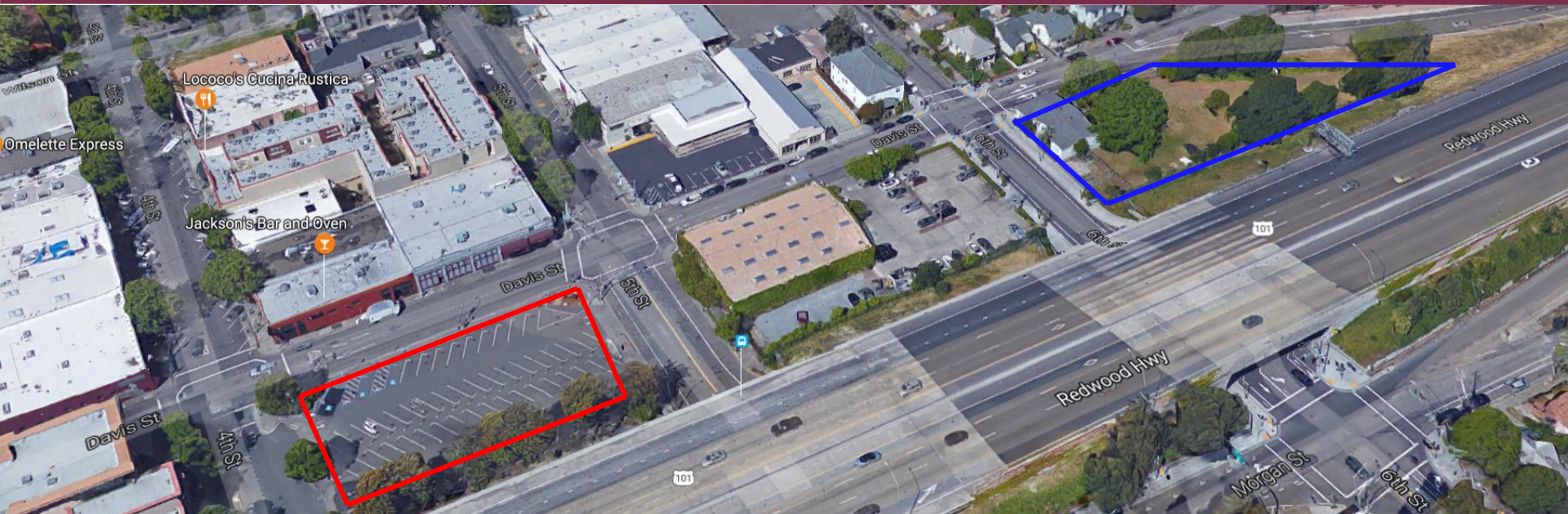
201 6th Street



Project Location 210 5th Street

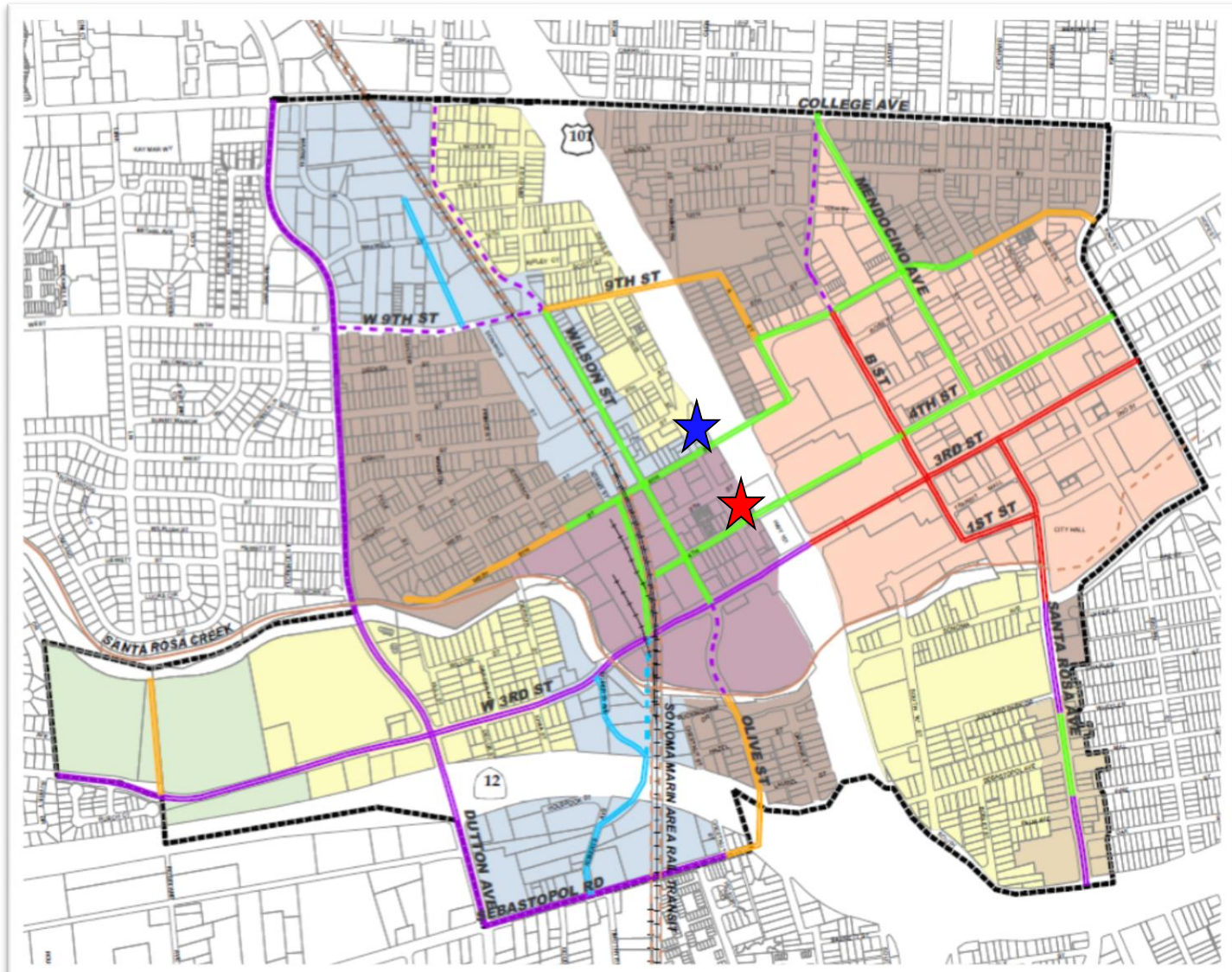


Project Location 201 6th Street



- 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

Downtown Station Area Specific Plan



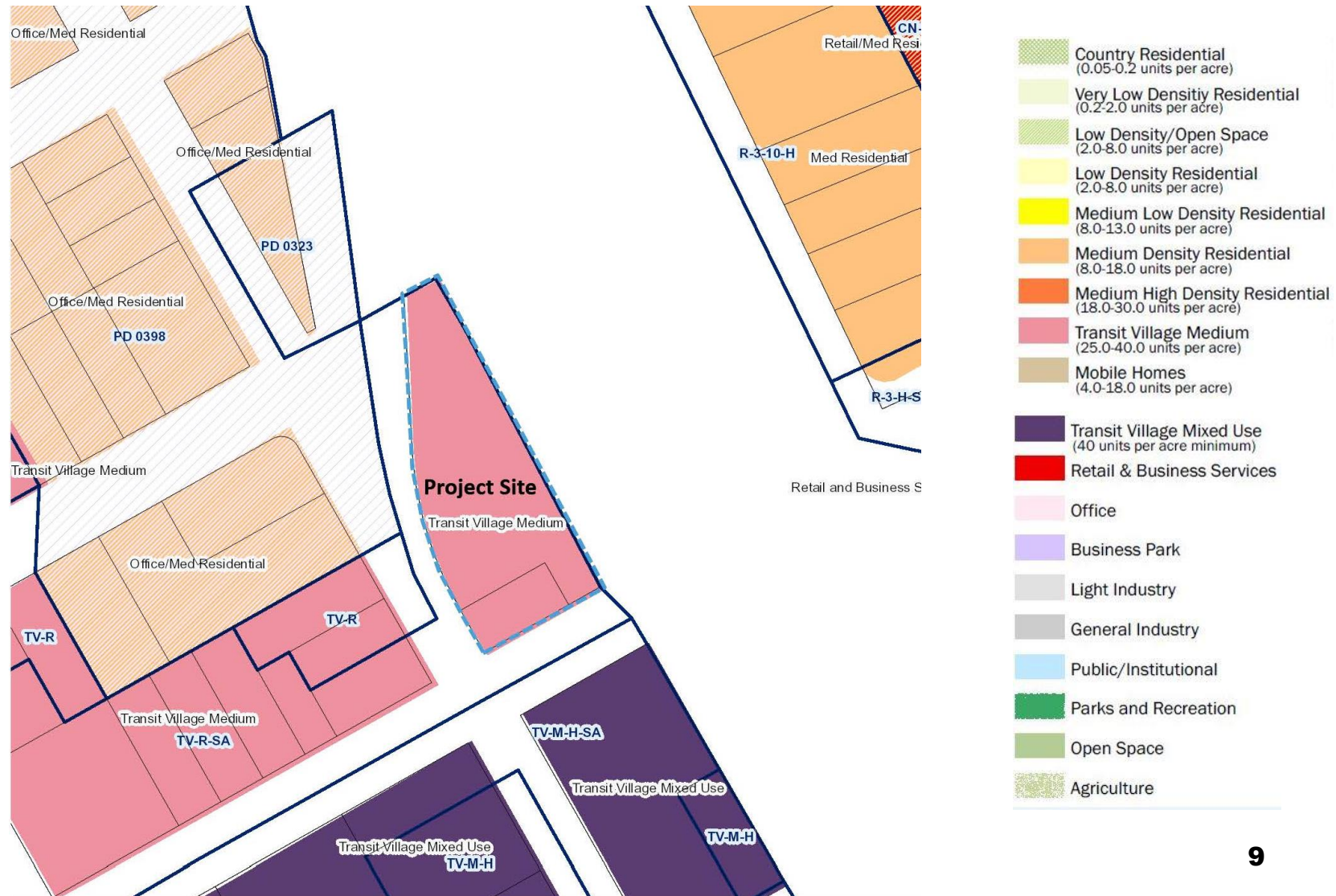
Downtown Station Area Specific Plan



RR Square Subarea:

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

General Plan, Zoning



- 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



- Pedestrian scale design
- Visual analysis considering viewsheds
- Architectural details
- Building stepping

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
- Off-site lot exemption supported by arborist report, biological assessment, historic resources study, two traffic impact studies

- Parking demand from hotel project
- Loss of parking inventory
- Security of off-site lot
- Parking resource opportunities

- Allowable Land Uses
- Modifications to Design

Issues

Allowable Land Uses



- Definition of parking facility
- Location criteria

Issues Modification to Design Review



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



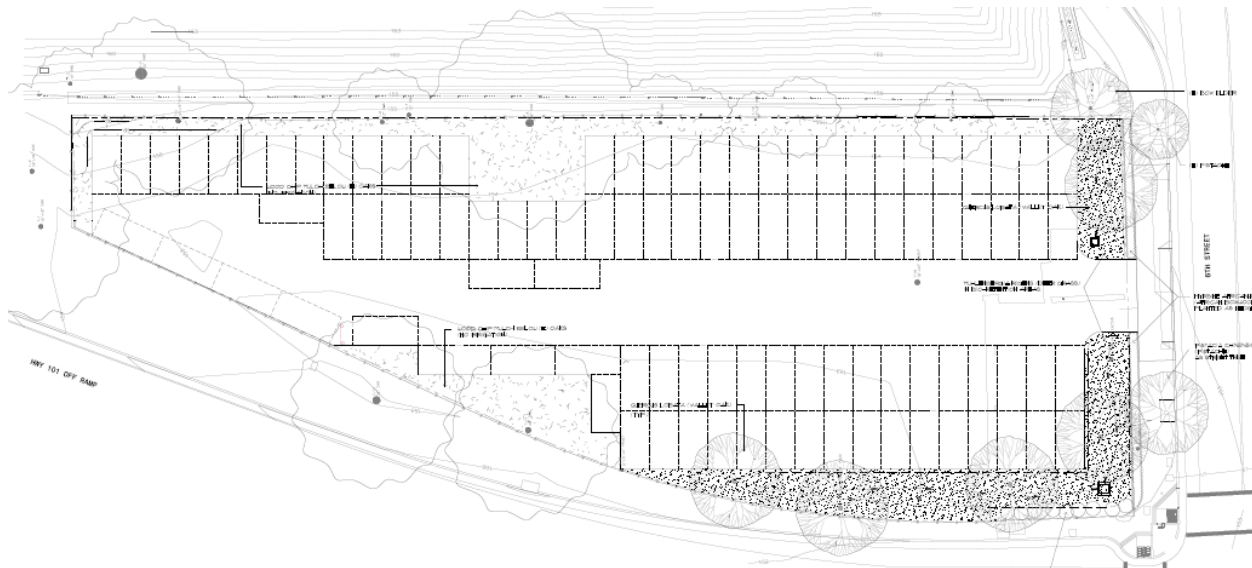
VIEW FROM CORNER OF DAVIS & 4TH STREET - LOOKING NORTH



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



AERIAL VIEW ABOVE FREEWAY 101



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

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