

# DRAFT

RESOLUTION NUMBER [to be entered by secretary after adoption]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA  
DENYING A PARKING REDUCTION FOR THE SANTA ROSA AC HOTEL BY  
MARRIOTT DEVELOPMENT - LOCATED AT 210 5<sup>TH</sup> STREET; APN: 010-071-012 AND  
201 6<sup>TH</sup> STREET; APN: 010-086-008 AND 010-086-014 - FILE NUMBERS DR16-062 AND  
DR17-067

WHEREAS, an application was submitted requesting the approval of Design Review for the proposed AC Hotel, to be located 210 5<sup>th</sup> Street with a valet parking program utilizing a lot at 201 6<sup>th</sup> Street, also identified as Sonoma County Assessor's Parcel Number(s) 010-071-012, 010-086-008 and 010-086-014; and

WHEREAS, on February 21, 2017, the Cultural Heritage Board and the Design Review Board held a joint meeting to consider Preliminary Design Review for the AC Hotel building and following a public hearing, voted unanimously (two abstaining) to adopt Resolution No. 17-946, approving Preliminary Design Review for the hotel; and

WHEREAS, on June 22, 2017, following a public hearing on the matter, the Planning Commission approved a Conditional Use Permit for the proposed off-site parking program, via Resolution No. 11832; and

WHEREAS, on June 29, 2017, an appeal of the Planning Commission's action to the City Council was filed with the City Clerk's Office; and

WHEREAS, on September 5, 2017, via Resolution No. 2017-179, the City Council voted to deny the appeal and approve the Off-site Parking Conditional Use Permit; and

WHEREAS, on November 2, 2017, the Design Review Board held a duly noticed public hearing on the off-site parking component of the AC Hotel project at which all those wishing to be heard were allowed to speak or present written comments and other materials and via Resolution No. 17-968, approved Preliminary Design Review; and

WHEREAS, on March 15, 2018, the Design Review Board considered Final Design Review for the AC Hotel project which comprehensively included the final design of the hotel, the final design of an off-site parking lot, and a request for a parking reduction; and

WHEREAS, after the staff presentation, public testimony and Board deliberation, and via Resolution No. 18-978, the Design Review Board approved Final Design Review for the hotel and the off-site parking lot designs; and

WHEREAS, the Design Review Board then directed staff to return, on consent, with a resolution denying the requested parking reduction, for consideration and action by the Board at their next available meeting; and

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WHEREAS, on April 12, 2018, the Design Review Board, finds and determines the following:

1. The parking reduction as requested by the AC Hotel, which limits the total parking available to the hotel to only the 26 on-site parking spaces is not sufficient for the safe, convenient, and efficient operation of the hotel use, and will be not be compatible with neighboring properties Pursuant to Zoning Code Section 20-36.050(C)(3), in that the project will have potential adverse efficiency impacts to available public parking in the surrounding area, the project as documented by the W-Trans Parking Study will experience a peak demand that exceeds 26 parking spaces, and a project that does not meet its parking demand conflicts with Design Guidelines 3.3 - Retail Centers & Commercial Districts, specifically goals 1B and 1C which address integration and compatibility, to protect the neighborhood from negative noise, light, odors, and other design impacts.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby deny a parking reduction for the AC Hotel project.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 5<sup>th</sup> day of April, by the following vote:

AYES: ( )

NOES: ( )

ABSTAIN: ( )

ABSENT: ( )

Approved: \_\_\_\_\_  
Michael Burch, Chair

Attest: \_\_\_\_\_  
William Rose, Executive Secretary