

RESOLUTION NUMBER 16-943

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE INN AT SANTA ROSA, LOCATED AT 111 COMMERCIAL COURT, FILE NO. PRJ16-021

WHEREAS, on November 17, 2016, the Design Review Board of the City of Santa Rosa considered Preliminary Design Review for construction of an approximately 55,058 square-foot, 100-room, hotel building along with amenities and street and parking lot improvements for the property located at 111 Commercial Court, APN: 043-063-025 (Project); and

WHEREAS, on November 17, 2016, the Design Review Board adopted Resolution No. 16-939, approving Preliminary Design Review for the Inn at Santa Rosa hotel project; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the Retail and Business Services designation of the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans); and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that it provides site layout, landscaping, ecological protection, and circulation considerations appropriate for an infill commercial building and has been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project includes setbacks, circulation and design features compatible with the surrounding road network and commercial development district; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the architectural features and materials choices compliment the business and retail aesthetic of the surrounding commercial structures and parcels; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained; and

6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the entire project has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been found to be statutorily exempt pursuant to CEQA Guidelines Section 15183, in that the project implements a land use that is consistent with existing zoning and the Santa Rosa General Plan 2035, for which an environmental impact report was certified and no project-specific impacts peculiar to the project or its site have been identified. Additionally, the Project is categorically exempt from CEQA pursuant to Section 15332 for infill development.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Final Design Review of the Inn at Santa Rosa subject to each of the following conditions:

1. Compliance with the findings and conditions of Design Review Board Resolution No. 16-939, which was adopted on November 17, 2016.
2. All work shall be done according to the final approved plans dated received December 7, 2016.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 15th day of December, 2016, by the following vote:

AYES: (5) Chair Burch, Vice Chair Hedgpeth; Board Members Anderson, Grogan,
Kincaid, Sunderlage, Zucco
NOES: (0)
ABSTAIN: (0)
ABSENT: (2) Board Members Kincaid, Zucco

Approved: _____
Michael Burch, Chair

Attest: _____
Bill Rose, Executive Secretary