



MEMORANDUM

DATE: December 20, 2018
TO: Chair Burch and Members of the Design Review Board
FROM: Patrick Streeter, Senior Planner
CC: Bill Rose, Supervising Planner
SUBJECT: Modification to Final Design Review – Inn at Santa Rosa

The purpose of this memorandum is to inform the Design Review Board of changes proposed to the design of the Inn at Santa Rosa hotel development.

Project Description:

The applicant is requesting to modify the Design Review approval for a 100-room hotel, presently under construction at 111 Commercial Court in southeast Santa Rosa. The approved exterior elevations of the hotel include stone veneer, “Juliet” balconies, a porte-cochere, and a fourth-floor terraced balcony area. Section 20-54.060 of the Santa Rosa Zoning Code requires that the original review authority grant changes to an approved project if the modifications involve features that were specifically addressed by the review authority or were the basis for conditions of approval.

The proposed modifications would change some of the exterior materials, most notably by replacing the stone veneer with Pacific Blanco ceramic tile. No changes are proposed to the approved site plan, floors plans, or architectural features of the hotel.

Project History:

On February 19, 2009, a proposed 4-story, 108-room hotel with underground parking was approved for the project site by the Design Review Board. That entitlement has expired.

On July 7, 2016, the currently approved 100-room hotel went before the Design Review Board as a concept item.

On November 17, 2016, a Conditional Use Permit with an 8% parking reduction for the Inn at Santa Rosa was approved by the Santa Rosa Zoning Administrator.

On November 17, 2016, the Design Review Board approved Preliminary Design Review with six action items to be addressed when the project returns to the Board for Final Design Review.

On December 15, 2016, the hotel project received Final Design Review Approval from the Design Review Board.

On April 3, 2018, building permits for construction of the hotel building were approved.

Environmental Review

The proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183, in that the project is consistent with existing zoning and the Santa Rosa General Plan 2035, for which an environmental impact report was certified and there no project-specific impacts which are peculiar to the project or its site.

Additionally, the project qualifies for a Class 32 exemption, per Section 15332, as it involves an infill development on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts.

Recommendation

It is recommended by Planning and Economic Development that the Design Review Board, by resolution, approve a modification to Final Design Review for the Inn at Santa Rosa hotel project.

Contact

Patrick Streeter, Senior Planner
Planning and Economic Development
100 Santa Rosa Avenue, Room 3
(707) 543-4323
PStreeter@SRCity.org

Attachments:

- Attachment 1 – Disclosure Form
- Attachment 2 – Location Map
- Attachment 3 – General Plan Map
- Attachment 4 – Zoning Map
- Attachment 5 – DRB Resolution No. 16-939, approving Preliminary Design Review
- Attachment 6 – Applicant response to Preliminary Design Review conditions
- Attachment 7 – DRB Resolution No. 16-943, approving Final Design Review
- Attachment 8 – Approved plans, dated December 7, 2016
- Attachment 9 – Approved renderings, dated December 7, 2016
- Attachment 10 – Lighting cut sheets
- Attachment 11 – Proposed modified exteriors, dated December 6, 2018