

Appeal of Conditional Use Permit For Residence Inn by Marriott Hotel

City Council

February 12, 2019

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- Application to allow a four-story, 114-room hotel, 92,100 square foot building, 116 on-site parking spaces, a fitness facility and a pool
- Appeal of Planning Commission November 29, 2018 vote on Conditional Use Permit resulting in effective application denial (3 ayes, 3 noes, 1 abstention)

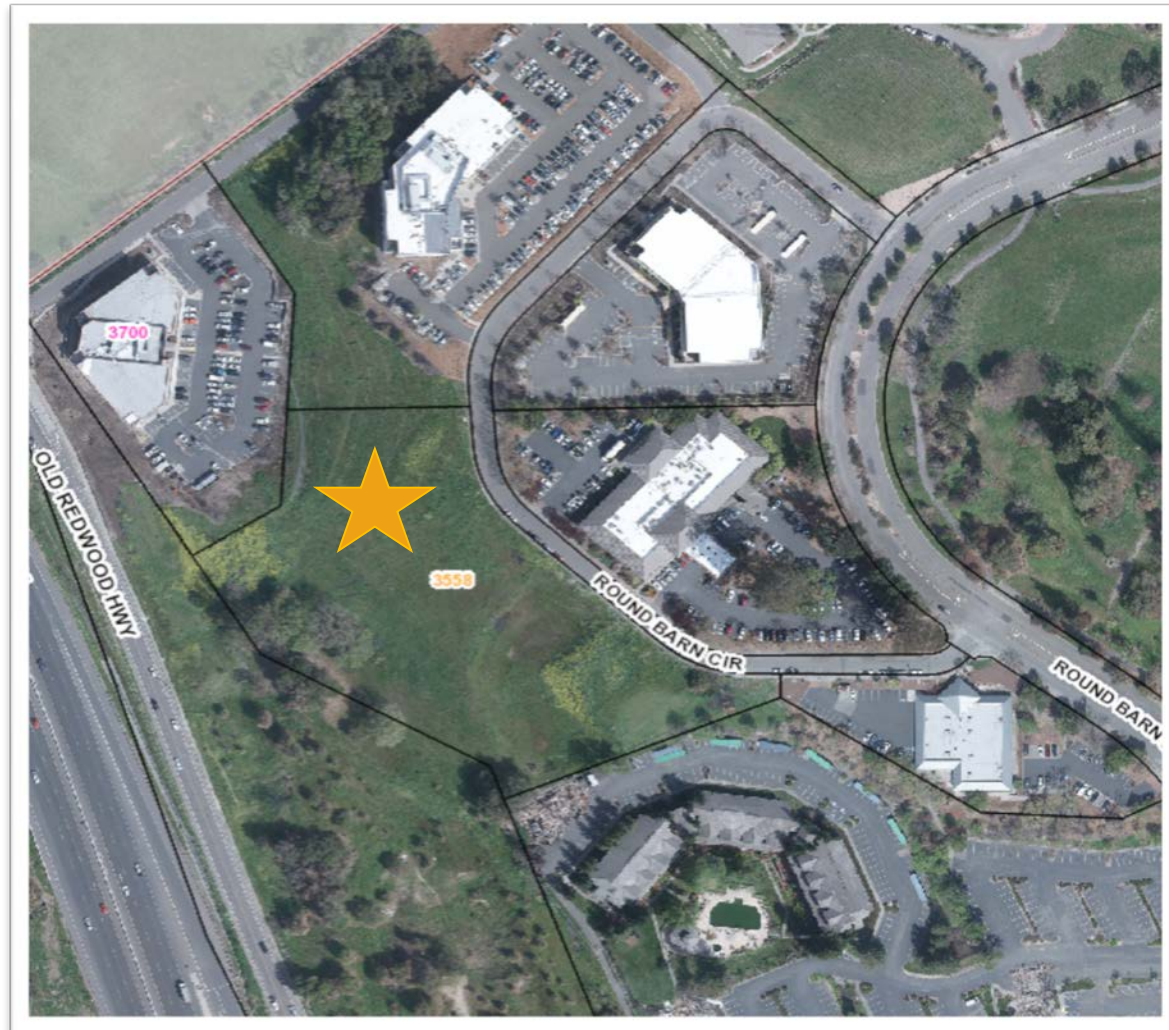
Project Location

3558 Round Barn Circle

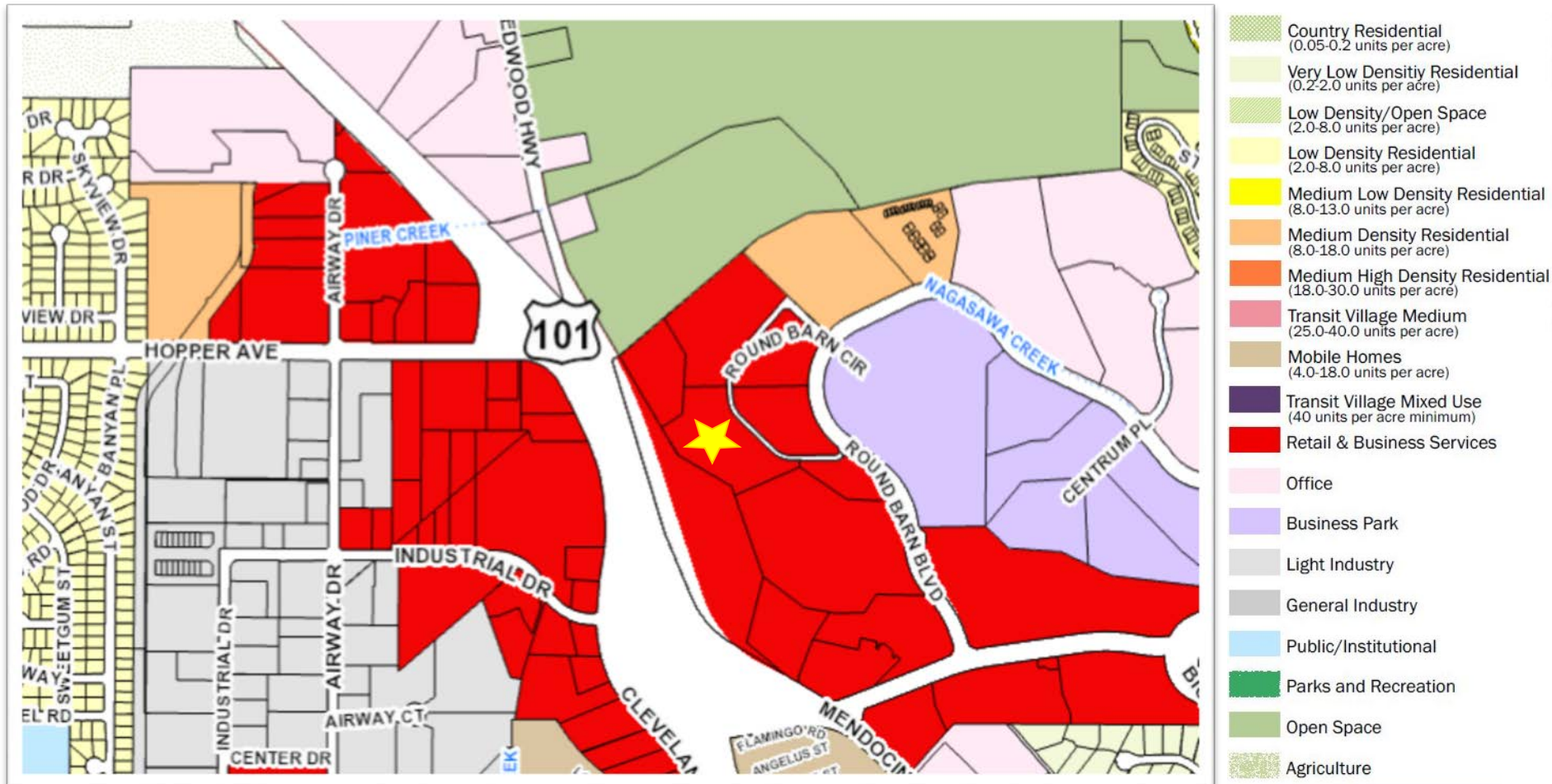


Project Location

3558 Round Barn Circle



- April 14, 1990 - Improvement Plans for the Fountaingrove Executive Center were approved (Private street, underground utilities, frontage improvements, and mass grading)
- September 9, 2016 - City staff held Pre-Application meeting with the applicant team for proposed hotel
- October 20, 2016 - Concept Review by Design Review Board
- February 11, 2017 - Returned to the Design Review Board with modifications and additional materials
- June 9, 2017 – Applications submitted to the Planning and Economic Development Department
- November 29, 2018 – Planning Commission voted to approve the Hillside Development Permit, but failed to pass a motion to approve the Conditional Use Permit (CUP)
- December 10, 2018 – Applicant files appeal of CUP action



Land Use

- LUL-I-1 Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.

Economic Vitality

- EV-A-5 Maintain diversity in the types of jobs available in Santa Rosa to lessen the impact of economic cycles.
- EV-D-6 Pursue expansion of the number of hotel rooms and conference facilities in order to attract more meetings and conventions to the city. Aggressively promote the city to the visitor and convention markets.

Urban Design

- UD-A Preserve and enhance Santa Rosa's scenic character, including its natural waterways, hillsides, and distinctive districts.
- UD-A-11 Require structures within new developments to step with the slope of the site. Absorb site topography through use of split-level designs.

Open Space and Conservation

- OSC-E Conserve significant vegetation and trees.
- OSC-E-2 Preserve and regenerate native oak trees.

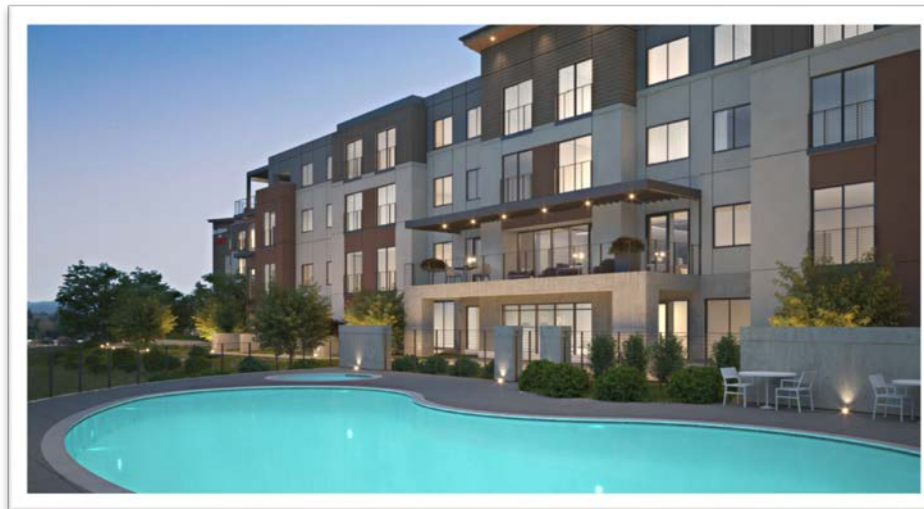
PD (Planned Development PD72-001) – RC Fountaingrove Ranch Policy Statement

- Highway-Tourist-Office Commercial area
 - Resilient City combining district
 - Setbacks determined by Use Permit
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- ✓ Hillside Development Standards
 - ✓ Parking
 - ✓ Setbacks
 - ✓ Lot Coverage





Renderings



Sections



SECTION 1

1/8" = 1'-0"



SECTION 2

1/8" = 1'-0"

Conditional Use Permit

Required Findings a - c

- a) The proposed use is allowed within the applicable zoning district and **complies with all other applicable provisions of the Zoning Code** and the City Code;
- b) The proposed use is **consistent with the General Plan** and any applicable specific plan;
- c) The design, location, size, and operating characteristics of the proposed activity would be **compatible with the existing and future land uses** in the vicinity;

Conditional Use Permit

Required Findings d - f

- d) The site is **physically suitable for the type, density, and intensity of use** being proposed, including access, utilities, and the absence of physical constraints;
- e) Granting the permit **would not constitute a nuisance** or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- f) The proposed project has been reviewed in **compliance with the California Environmental Quality Act** (CEQA).

Planning Commission Action

- Motion to approve the Conditional Use Permit failed, resulting in an effective application denial
(3 ayes, 3 noes, 1 abstention)
- Those voting in favor cited the compliance of the project to City Codes, the lack of a moratorium on building in this area, and the need to replace hotel room lost in the Tubbs Fire.
- Those voting against cited concerns about street parking, traffic in the area, and a lack of evacuation routes designed specifically for tourists.

Grounds of Appeal

- Application meets or exceeds all requirements and staff recommended approval
- Development meets or exceeds all fire-related requirements
- Consistent with General Plan and Zoning
- Dissenting Planning Commissioners did not recognize findings that application met City land use requirements and incorporated input from two Design Review pre-application hearings

Grounds of Appeal

- Project complies with all height requirements and CEQA only requires analysis of impact to public views, not private views.
- Development is exempt from CEQA.
- Any other fact, reason or ground allowed by law

Environmental Review

California Environmental Quality Act (CEQA)

- Project qualifies for a Class 32 exemption pursuant to CEQA Guidelines Section 15332.
- Meets the criteria for the Class 32 (In-fill) exemption in that it is consistent with the applicable General Plan designation and all applicable General Plan polices as well as with applicable zoning designation and regulations, occurs within city limits on project site of no more than five acres, substantially surrounded by urban uses.
- Biological Assessment does not identify any habitat for endangered, rare or threatened species. Conditions of approval require surveys and exclusion zones prior to the commencement of construction activity to protect potential nesting bird and bat habitat.

Environmental Review

California Environmental Quality Act (CEQA)

- Approval of the project would not result in any significant effects relating to:
 - ✓ Traffic
 - ✓ Noise
 - ✓ Air Quality
 - ✓ Water Quality
- The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.) This determination is based on the previous grading of the proposed site and the development primarily being located on the flat portion of the site; sustainably surrounded by development.
- Pursuant to CEQA Guidelines Section 15183, the project is consistent with the City's General Plan and Zoning, which envisioned the commercial development of the Retail and Business Services area.

It is recommended by Planning and Economic Development Department that the Council:

- By resolution, grant the appeal and approve a Conditional Use Permit for the proposed Residence Inn by Marriott hotel at 3558 Round Barn Circle.

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