

# City of Santa Rosa



## Legislation Details

**File #:** 17-0772      **Version:** 1      **Name:** AC Hotel Appeal  
**Type:** CC- Public Hearing      **Status:** Agenda Ready  
**File created:** 8/9/2017      **In control:** City Council  
**On agenda:** 9/5/2017      **Final action:**  
**Title:** PUBLIC HEARING - APPEAL OF PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT FOR OFF-SITE PARKING WITH A PARKING REDUCTION FOR THE SANTA ROSA AC HOTEL BY MARRIOTT - LOCATED AT 210 5TH STREET AND 201 6TH STREET - FILE NO. CUP17-031

**BACKGROUND:** On June 22, 2017, the Planning Commission approved (5-1-0-0) a Conditional Use Permit for the off-site parking program of the Santa Rosa AC Hotel. On June 29, 2017, an appeal of the Planning Commission's action was filed by Mr. Ty Hudson, representing UNITE HERE Local 2850. The grounds for appeal state that accommodating the off-site valet parking program at the location proposed, 201 6th Street, would be inconsistent with the Santa Rosa Zoning Code, General Plan, and Downtown Station Area Specific Plan and that the exemptions from the California Environmental Quality Act (CEQA) utilized by the Commission are not applicable to the project.

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

**Sponsors:** Planning and Economic Development

**Indexes:** Exempt Project

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Location Map, 4. Attachment 3 - General Plan Zoning Map, 5. Attachment 4 - Appeal Statement, 6. Attachment 5 - Planning Commission Minutes, 7. Attachment 6 - Planning Commission Resolution No. 11832, 8. Attachment 7 - Opposition Letter, 9. Attachment 8 - Response Memo, 10. Attachment 9 - Proposal Statement, 11. Attachment 10 - Off-site parking site plan, 12. Attachment 11 - Off-site parking landscape plan, 13. Attachment 12 - Arborist report, 14. Attachment 13 - Biological assessment, 15. Attachment 14 - Historical resources study, 16. Attachment 15 - Traffic impact study, 17. Attachment 16 - Focused evaluation of the off-site parking lot, 18. Attachment 17 - AC Hotel Design Review plan set, 19. Attachment 18 - Joint Design Review Minutes, 20. Attachment 19 - Design Review Board Cultural Heritage Board Resolution No. 17-946, 21. Attachment 20 - Comments from the Railroad Square Project Review Committee, 22. Attachment 21 - Applicant response to comments from the Railroad Square Project Review Committee, 23. Attachment 22 - Public Comments, 24. Resolution, 25. Exhibit A, 26. Presentation

Date	Ver.	Action By	Action	Result
9/5/2017	1	City Council	to waive reading of the text and adopt as amended	Pass