

# Stonehouse Hotel – Phase II

## Conditional Use Permit & Hillside Development Permit

PRJ25-001

3331 & 3555 Highway 12

May 28, 2026

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Planning and Economic Development

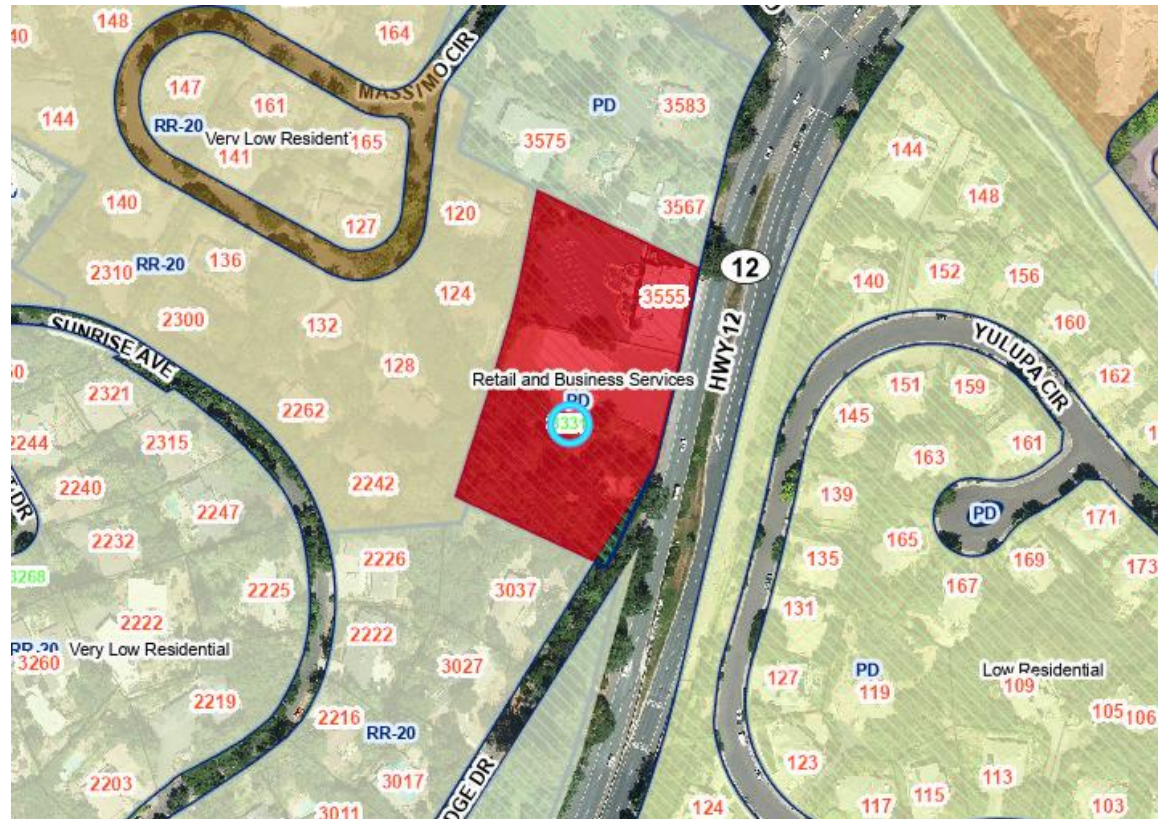
- Major Conditional Use Permit (CUP) and Hillside Development Permit (HDP) to allow construction of a new 70-room hotel building, renovation of the existing Stonehouse building into a five-room boutique hotel.
  - Other site improvements include an outdoor pool, garden area, landscaping and courtyard spaces
  - Hotels and associated improvements require approval of a CUP pursuant to Policy Statement.
  - HDP is required for all projects that propose to develop on portions of a site with a slope of 10 percent or greater.
  - Approval of new Policy Statement

- May 2, 2023 – Development Review Pre-Application Meeting
- January 18, 2024 – ZA approval of CUP23-016 for a 14-room boutique hotel in the existing Stonehouse building
- July 15, 2024 – Neighborhood Meeting
- September 5, 2024 – Concept Design Review
- January 8, 2025 – Applicable applications submitted
- April 4, 2025 – Notice of Applications distributed
- May 12, 2026 – Notice of Public Hearing distributed

# 3331 & 3555 Highway 12 - Aerial View



- General Plan Land Use Designation: Retail & Business Services
- Zoning District: Planned Development (PD 0441)





# Project Plans



VIEW FROM MAIN ENTRY



NEW COURTYARD LOOKING SOUTH-WEST



NEW COURTYARD FROM EXISTING STONEHOUSE



NEW BUILDING FROM STONEHOUSE

# Project Plans



NEW BUILDING LOOKING NORTH-WEST



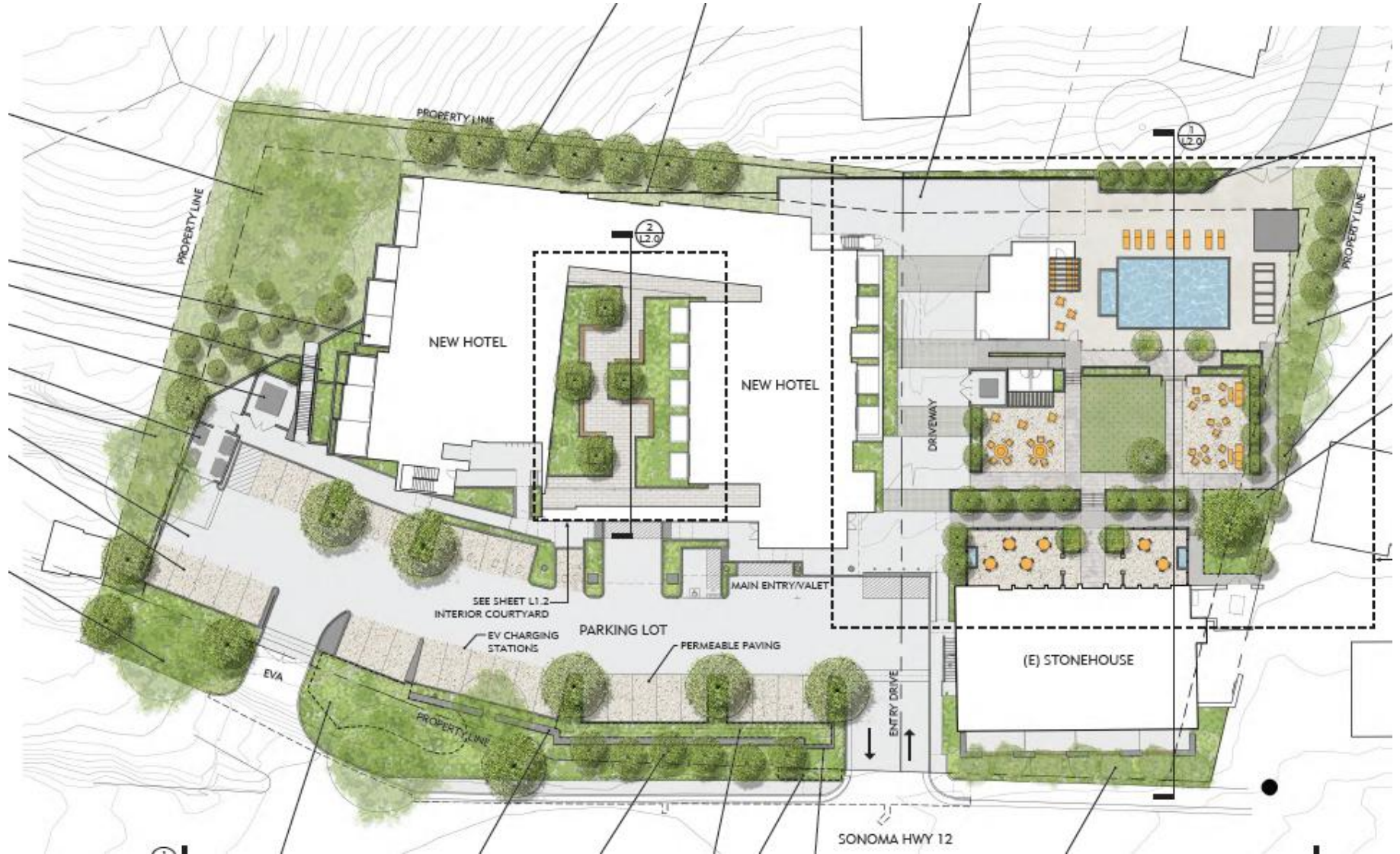
NEW BUILDING FROM POOL



NEW BUILDING FROM SONOMA HIGHWAY



NEW BUILDING AND EXISTING STONEHOUSE FROM SONOMA HIGHWAY



# Environmental Review

## California Environmental Quality Act (CEQA)

- The Project has been found in compliance with the California Environmental Quality Act (CEQA) under the following CEQA Guidelines sections:
  - CEQA Guidelines Section 15332 — Class 32 Infill Exemption
  - CEQA Guidelines Section 15183 — General Plan EIR Streamlining

- There are no unresolved issues as a result of staff review.
- Public comments have raised concerns regarding noise, traffic safety, neighborhood compatibility, and site operations. Staff has addressed these comments through technical studies, project conditions, and the staff analysis.
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted all conditions of approval.

The Planning and Economic Development Department recommends that the Planning Commission, by two resolutions, approve a Major Conditional Use Permit and Hillside Development Permit allow construction of a new 70-room hotel building, renovation of the existing Stonehouse building into a five-room boutique hotel, and associated site improvements at 3331 and 3555 Highway 12.

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