

Charles M. Schulz – Sonoma County Airport
2290 Airport Boulevard
Santa Rosa, CA 95403
(707) 565-7243
www.sonomacountyairport.org

Art Hayssen, Vice Chair

Sonoma County Aviation Commission

September 15, 2021

Tennis Wick, Director
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403
tennis.wick@sonoma-county.org

Subject: Hyatt Place Hotel (N. Laughlin Road and Airport Blvd.) Letter of Support

Dear Tennis,

The Aviation Commission has reviewed the proposed Hyatt Place Hotel project and its merits during our regular meetings in July and August and have voted to provide support in its approval and construction. The hotel would be within walking distance of the Airport and would be a great asset for guests both travelling to and from the area. Guests that are driving to Sonoma County for departing flights will have a place to stay that offers easy access to the Airport, and guests visiting the area will have a new option for accommodations.

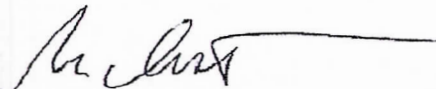
The proposed hotel would include an upper level restaurant and deck, which would provide a gathering place for Airport travelers as well. These amenities, plus two conference rooms, would also offer opportunities for business meetings and other events to take place close to the Airport.

In addition to being a great asset, the hotel would meet all FAA minimum standards. The maximum allowable height for the area is 150 feet, and this proposed hotel is 85 feet.

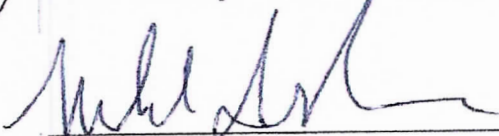
The Commission is very supportive of this hotel project and the overall benefits it would provide to the Charles M. Schulz – Sonoma County Airport and visitors to Sonoma County.

Sincerely,

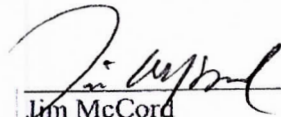
Art Hayssen
Sonoma County Aviation Commission, Vice-Chair



Rick Duste
Sonoma County Aviation Commission



Michael Internicola
Sonoma County Aviation Commission



Jim McCord
Sonoma County Aviation Commission

**Charles M. Schulz – Sonoma County Airport
Aviation Commission**

March 8, 2022

Sonoma County Board of Zoning Adjustments and Planning Commission,

UNITE HERE Local 2850, the hotel and hospitality workers' union in the North Bay, is concerned about the proposed approvals for the Hyatt Place Sonoma Wine Country at 3750 N Laughlin Road.

The developer, Landmark Hotels, is asking for major amendments to the Airport Industrial Area Specific Plan, which would undermine the goals of the plan as passed. This Specific Plan is currently undergoing an update. Rather than allowing one developer to depart so significantly from the clear guidelines of the Specific Plan, we should wait for a robust, strategic, and well thought out planning process to be completed.

The proposed project has many inconsistencies with the Airport Industrial Area Specific Plan, as the staff report outlines. The project would exceed the height limit and not meet the required setback. The Specific Plan mandates that "No structures may exceed the height limits or building coverage allowed by the plan even with special use permit approval." It would also violate the rule that hotel and lodging "shall be allowed only as components of industrial park development plans of 15 acres or more in area, and should comprise no more than 5 percent of the total floor space in such development plans." Staff is recommending amendments to the Specific Plan that would remove these limitations.

The Airport Industrial Area Specific Plan, as might be expected from its name, prioritizes industrial uses, with very limited permission given for other uses. One of the goals named in the Specific Plan is "in the interest of maximum accommodation of future industrial demands and minimization of traffic volumes, limit retail and service commercial development in the planning area to uses and needs generated by primary internal industrial activities."

The amendments that the applicant is asking for are contrary to the goals of the Specific Plan, and should be considered as part of an entirely new specific plan that deemphasizes industry in favor of hospitality and service uses. These uses do not always coexist easily. The existing industrial uses may come into conflict with this proposed upscale hotel. Additionally, both workers and guests at the proposed hotel may be impacted by high sound levels, hazardous substances, or other environmental concerns associated with industrial uses. Given these possible issues, a change from industrial use to hospitality should be considered together as part of a new comprehensive Specific Plan, with full environmental review.

This Airport Area Specific Plan update is already in motion, with meetings being held since 2017. It contemplates more retail and service commercial development in the area. Rather than making these changes for a single project, they should be incorporated into the discussion on the Specific Plan update.

Best,
Sonya Karabel
UNITE HERE Local 2850