

Board of Supervisors

July 19, 2022

Hyatt Place Wine Country Hotel

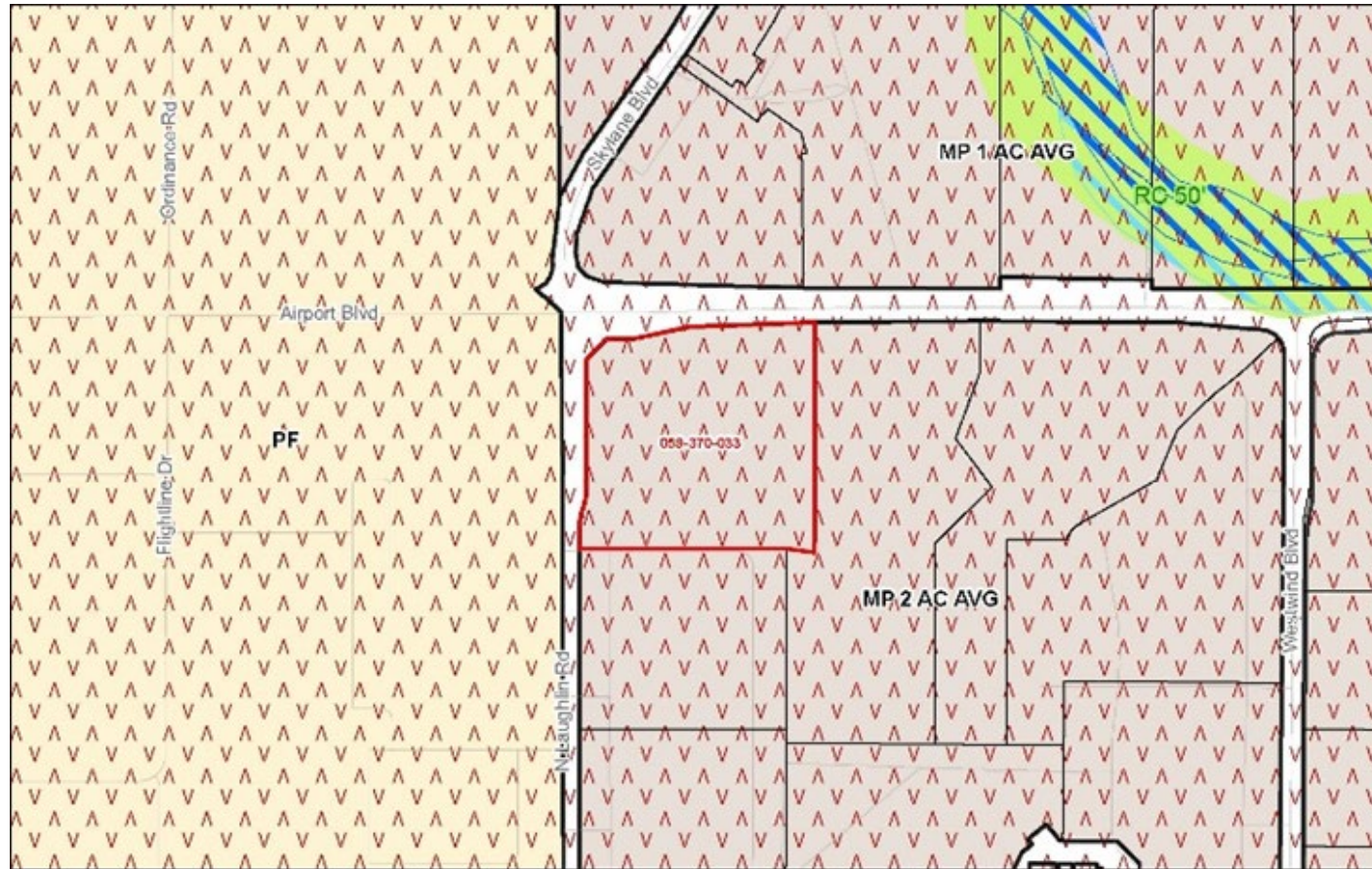
3750 North Laughlin Road, Santa Rosa

PLP19-0009

Claudette Diaz, Project Planner



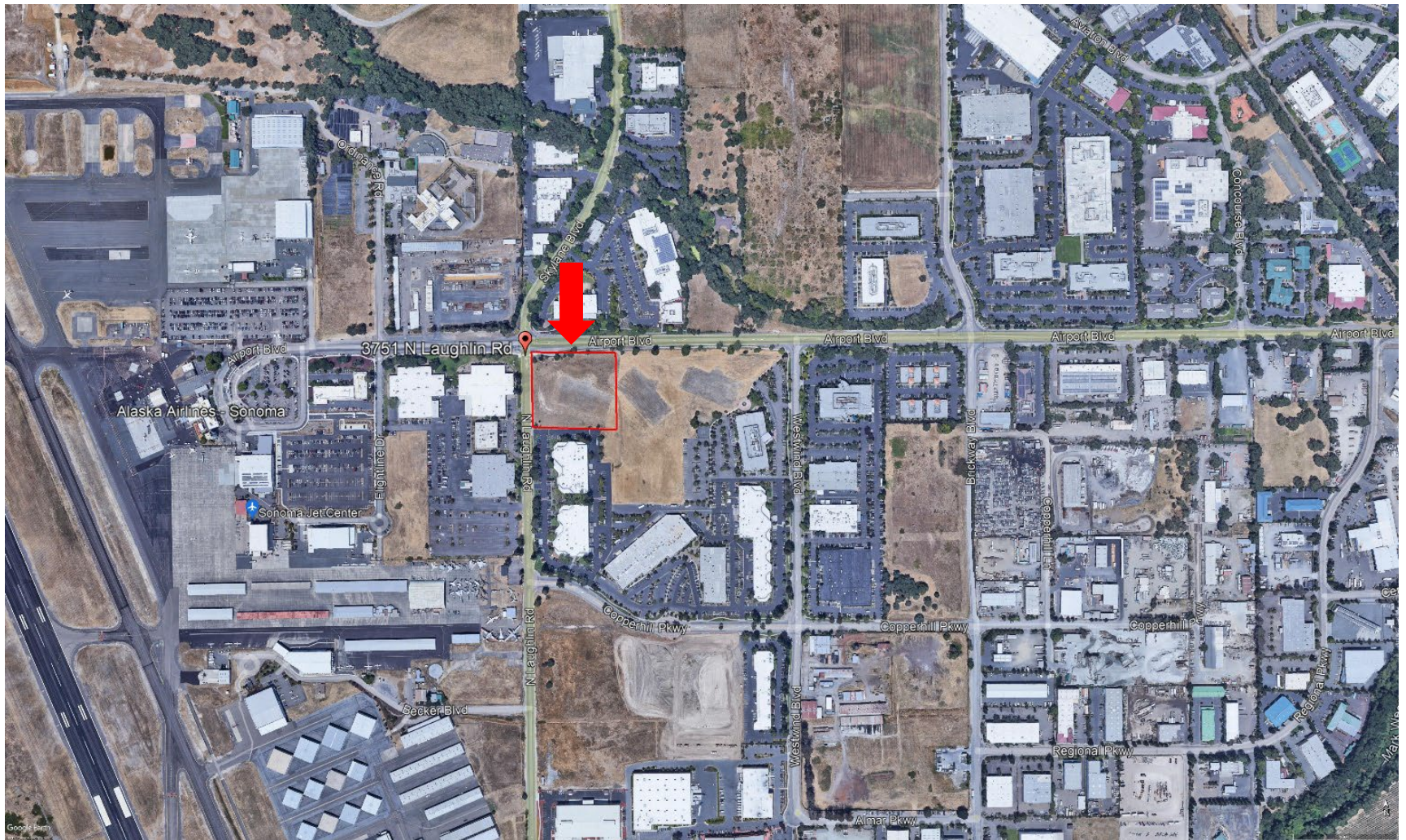
Zoning



Zoning and Combining Districts



Project Site



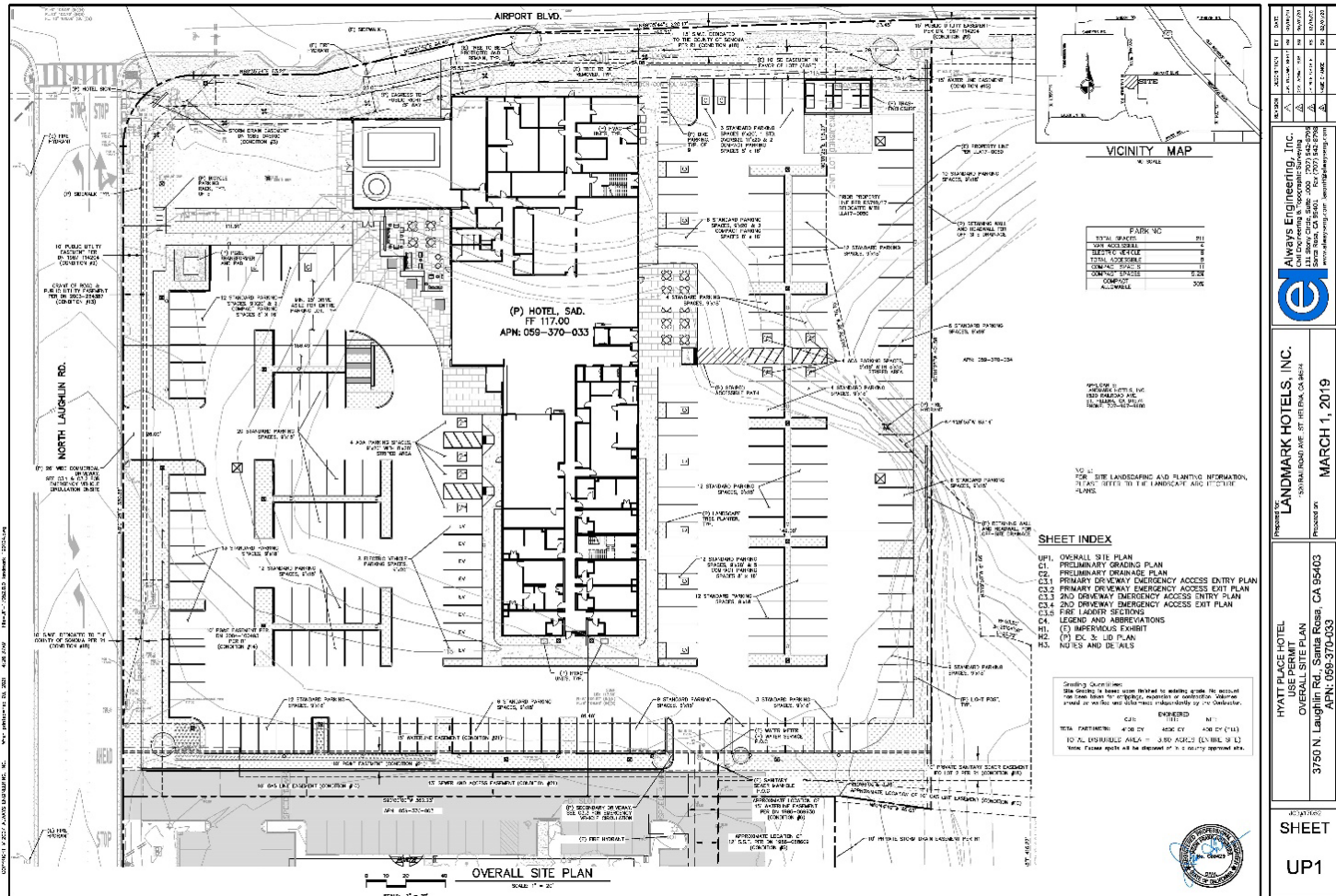
Project Proposal

- Use Permit and Design Review:
 - ▣ New 6 story, 165 room hotel, approximately 116,571 square feet (24,426 square foot building footprint)
 - ▣ 85 foot tall structure exceeding allowable height and setbacks
 - ▣ New 176 seat restaurant
- Parcel-specific policy amendment to the Airport Industrial Area Specific Plan
 - ▣ Allow modified design standards
 - ▣ Increase in percentage of allowable commercial use
- Development Agreement
- Mitigated Negative Declaration

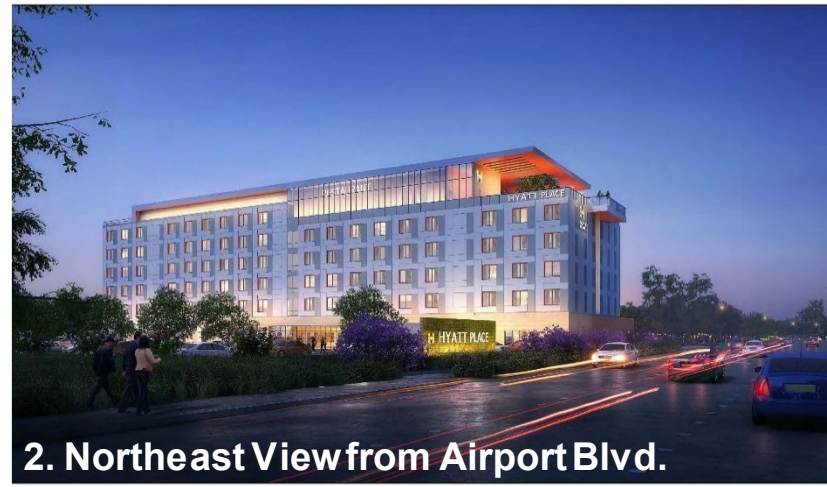
Previous Review

- Federal Aviation Administration (FAA)- August 7, 2020
 - ▣ Issued determination of no hazard to air navigation for 85 ft structure
- Airport Land Use Commission (ALUC)- June 18, 2021
 - ▣ Found consistent with the Comprehensive Airport Land Use Plan (CALUP)
 - Reviewed Height, Maximum Population Density, and Specific Plan Amendment
- Design Review Committee (DRC) -June 16, 2021
 - ▣ Recommended approval with modifications to landscaping/streetscaping
 - ▣ Return for final design review (Date TBD)
- Planning Commission (PC)- March 10, 2022
 - ▣ Recommended approval of the project with a revision to the Specific Plan Amendment to make it a parcel-specific policy

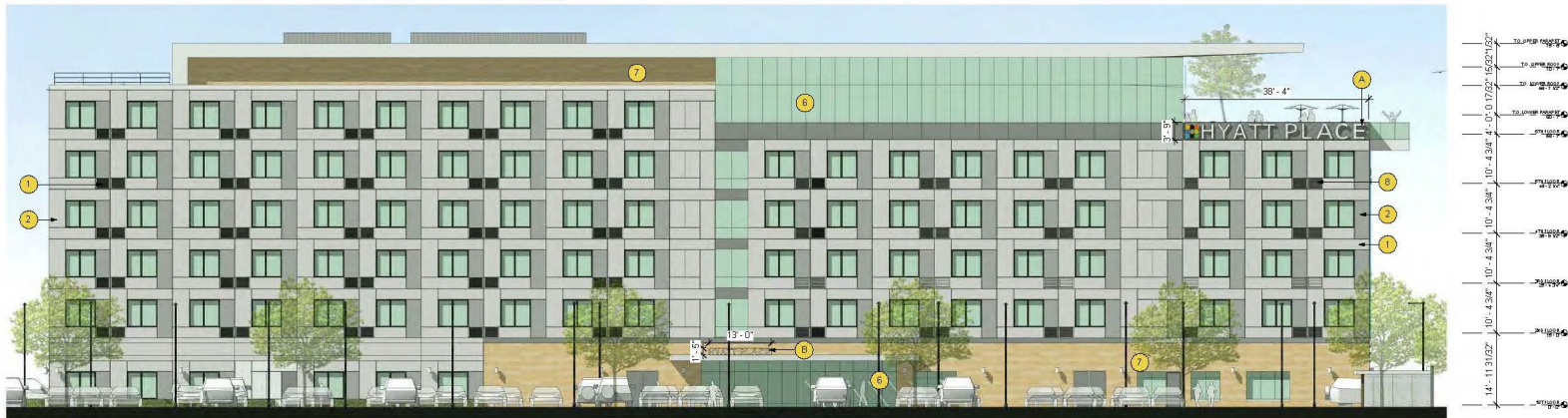
212 parking spots
including 8 EV
spots + 20 bicycle
spots



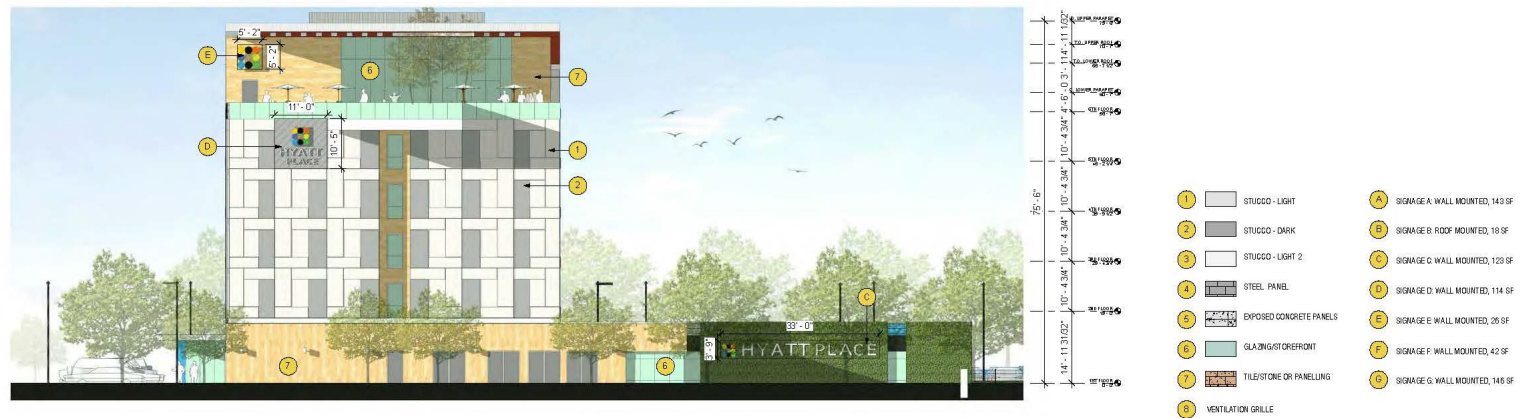
Viewpoints of Hotel



Elevations



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH (FACING AIRPORT BOULEVARD)

- | | | | |
|---|-------------------------|---|---------------------------------|
| 1 | STUCCO - LIGHT | A | SIGNAGE A: WALL MOUNTED, 143 SF |
| 2 | STUCCO - DARK | B | SIGNAGE B: ROOF MOUNTED, 18 SF |
| 3 | STUCCO - LIGHT 2 | C | SIGNAGE C: WALL MOUNTED, 123 SF |
| 4 | STEEL PANEL | D | SIGNAGE D: WALL MOUNTED, 114 SF |
| 5 | EXPOSED CONCRETE PANELS | E | SIGNAGE E: WALL MOUNTED, 26 SF |
| 6 | GLAZING/GIT OVERFRONT | F | SIGNAGE F: WALL MOUNTED, 42 SF |
| 7 | TILE/STONE OR PANELING | G | SIGNAGE G: WALL MOUNTED, 146 SF |
| 8 | VENTILATION GRILLE | | |

General Plan & Zoning Consistency

□ LI Land Use & MP Zoning District

- ✓ Required parking spaces for restaurant and hotel use
- ✓ 20% landscaping minimum
- ✓ Lot Coverage (max of 50 %; project proposes 13.4%)
- ✓ Hotel and Restaurant use permitted with a Use Permit
- ✓ Increase in allowable height permitted with a Use Permit

Use Permit and Design Review

- Use Permit and Design Review for Hotel and Restaurant
- Use Permit to allow for additional height
 - ▣ Section 26-12-040 Development Standards-Industrial Zones
 - Maximum building height of 65 feet (MP), unless a Use Permit is obtained. Height may not exceed maximum allowed building intensity in applicable zone.*

*Proposed 85ft structure does not exceed maximum building intensity

Comprehensive Airport Land Use Plan (CALUP)

CALUP Standards	Traffic Pattern Zone A (TPZ-A)	Proposed Project
Height	150 feet	85 feet
Noise (55-60 CNEL)	Hotel/Motel Use	Hotel/Motel Use
Open Space	15%	80%
Population Density	Uses in structures: 150 persons per acre Uses not in structures: 200 persons per acre Maximum persons per single acre: 800 persons	349 persons on site expected at any time*

* Using CALUP Appendix D Concentration Calculations
(Maximum number of persons expected to be present at any one time is 50%)

Airport Area Specific Plan Area



Airport Industrial Area Specific Plan

Standard	Specific Plan	Proposed Project
Front Setbacks	85' (lots bordering Airport Blvd)	40' average with 25' minimum *
Height	28'-0" (including all rooftop equipment) 50'-0" (including all equipment)	85'-0" *
Building Intensity	2,146,636.8 cubic feet	1,618,076 cubic feet
Lot Coverage	50%	13.4%
* Requires Specific Plan Amendment		

Development Agreement (DA)

□ Definition:

- ▣ A binding agreement entered into between the county and a qualified applicant pursuant to the requirements and procedures of state law and this Article 100 of the Sonoma County Code.

□ Purpose:

- ▣ Provides a developer greater certainty in the development approval process by vesting certain development rights and provide the County with public benefits by requiring the developer to provide certain public improvements and benefits that would not otherwise be obtained through other applicable development approval processes.

Development Agreement (DA)

- Funding to Sonoma County Fire District (SCFD)
 - ▣ Fire Engine Contribution
 - \$250,000
 - ▣ Fire Impact Fee
 - \$146,160
 - ▣ Annual payment and accelerated payment
- Dedication of County ROW and Maintenance
 - ▣ Landscaping and sidewalk improvements on Airport Blvd and N. Laughlin Road
- Fair Share Contribution
 - ▣ \$146,000 (14.6% of estimated cost of intersection improvements)
 - Road and intersection improvements
 - Entryway improvements for the Sonoma County Airport.

Parcel Specific Policy Amendment

□ Section V. Land Use and Open Space Element, B. Industrial Park Areas, 2. Allowable Uses (on page 37) of the Specific Plan is amended to add the text shown here in bold and underlined:

- *“In addition to these uses, certain commercial support activities such as finance, retail, and service businesses (including restaurants and lodging) which are directly related to needs generated within the planning area and the County airport may be allowed under a conditional use permit. **Except for the 3.52-acre parcel at 3750 N. Laughlin Road that may be developed into a hotel**, such commercial support uses 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.”*

Parcel Specific Policy Amendment

□ Section V. Land Use and Open Space Element, B. Industrial Park Areas, 4. Site Development Standards (on page 39) of the Specific Plan is amended to add the text shown here in bold and underlined:

- *The following standards are established by this plan to provide minimum guidelines for development of planning area parcels. They are intended to create a uniformity of quality design within the industrial park area while allowing enough flexibility to encourage innovative building and site design. **Exceptions to these standards may be allowed for the 3.52-acre parcel at 3950 N. Laughlin Road upon Design Review approval and issuance of a Use Permit provided a valid Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration Commission is obtained prior to the Design Review hearing.***

Parcel Specific Policy Amendment

□ Section IX. Specific Plan Relationship to Local Policies, A. Sonoma County Airport Land Use Commission Policies #2 (on page 127) is amended to add the text shown here in bold and underlined:

- *2. No structure may exceed the height limits or building coverage allowed by the plan, even with special use permit approval. **Exceptions to these standards may be allowed for the 3.52-acre parcel at 3950 N. Laughlin Road, provided the project has obtained a valid Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration, Design Review approval and issuance of a Use Permit.***

Staff Recommendation

- Board of Supervisors adopt a resolution to:
 - ▣ Adopt the Revised Mitigated Negative Declaration, adopt a parcel-specific policy amendment to the Airport Industrial Area Specific Plan and approve the Use Permit and Design Review subject to the Conditions of Approval.
 - ▣ Adopt an ordinance to enter into a Development Agreement with the project applicant includes a funding contribution toward a new fire engine, road and intersection improvements, entryway improvements for the Sonoma County Airport, and, a dedication of public right of way along the subject site's frontage with Airport Boulevard.

Questions?





End Presentation