

Resolution Number 21-005

County of Sonoma
Santa Rosa, California

July 15, 2021

PLP19-0044

Eric Gage

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF A GENERAL PLAN AMENDMENT, ZONE CHANGE, AND USE PERMIT AS REQUESTED BY SPRINGS INVESTORS GROUP, FOR PROPERTY LOCATED AT 135, 155, 175 WEST VERANO AVENUE; APN 127-071-005, -012, -013.

WHEREAS, the applicants, Springs Investors Group, filed an application with the Sonoma County Permit and Resource Management Department requesting: 1) General Plan Amendment from Recreation Visitor-serving Commercial to Urban Residential, 2) Rezone from Recreation Visitor-serving Commercial, 3) Design Review for new residential and commercial buildings and related signage, 4) Use Permit for new hotel use on 5.9 acres located at 135, 155 and 175 West Verano Avenue, 127-071-005, -012, -013. Supervisorial District No. 1 ("the Project"); and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

WHEREAS, the Sonoma Valley Citizens Advisory Committee reviewed the project on February 26, 2020 and gave unanimous approval; and

WHEREAS, the Design Review Committee gave preliminary approval of the project on June 3, 2020; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on JULY 15, 2021, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Planning Commission recommends that the Board of Supervisors adopt the Negative Declaration. The Planning Commission certifies that the Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA guidelines, and finds that the Negative Declaration reflects the independent judgment of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The project is consistent with the intent of the Recreation and Visitor-Serving Commercial land use designation of the General Plan. This category provides a compatible blend of recreation and tourist-commercial uses in such a way as to

perpetuate Sonoma County's recreational resources. This project is located in an Urban Service Area, near local serving commercial uses and transportation corridors.

2. The residential component of the project is consistent with the intent of the Urban Residential land use designation of the General Plan. This category includes land planned for a full range of urban services for residential development. It accommodates a variety of housing types, such as stick built and manufactured homes, and all tenure types, depending upon the density allowed in the Land Use Element under State law. Uses may include detached single family, clustered, and attached dwellings, multi-family dwellings and affordable housing developments. The housing portion of the project with this underlying land use designation would include six apartment buildings that are consistent with this intent. The apartments would be located on a separate lot and would be consistent with the permitted density with the density bonus granted in compliance with state laws.
3. The proposed General Plan Amendment is in the public interest because it would facilitate the development of a project that is otherwise consistent with the policies of the General Plan and standards of the Zoning Ordinance. The amendment will facilitate a better mix of land use for the underutilized urban site and will facilitate the provision of affordable housing and improvements and services that benefit the surrounding neighborhood.
4. The project is consistent with the requirements of CEQA. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because Mitigation Measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
5. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:
 - a. The use, as conditioned, is consistent with the zoning district in which it is located.
 - b. The use, as conditioned, will not have an adverse environmental impact.
 - c. Based upon the information contained in the Initial Study included in the project file, all the mitigation measures have been identified and incorporated into the project and/or the conditions of approval.
 - d. The project includes the improvement of the public right of way with new sidewalks on all project frontages, improved sewer, water and storm drain lines, bio-swales and other low impact development measures.
 - e. The project would pay school, parks, and traffic mitigation fees to help address area wide service needs.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve the requested General Plan Amendment, Zone Change, Major Subdivision, and Use Permit subject to the conditions in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Carr who motioned to recommend approval of the project to the Board of Supervisors with modified conditions as recommend by staff, removal of condition 79, and recommend to the Board of Supervisors that the project: 1) not have a roof garden, 2) have a solid fence along the neighboring residential parcel, 3) explore EVA opportunities with FAHA, and upgrade the cross walk. Seconded by Commissioner Koenigshofer:

Commissioner	Carr	Aye
Commissioner	Ocana	Aye
Commissioner	Deas	Absent
Commissioner	Koenigshofer	Aye
Commissioner	Tamura	Aye

Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

WHEREUPON, the Chairman declared the above and foregoing Resolution duly adopted; and

SO ORDERED.