

Verano Hotel and Housing

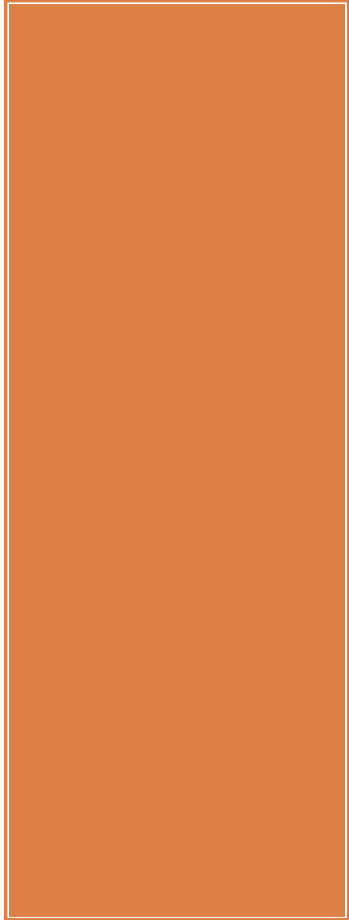
Sonoma County Board of Supervisors
9/14/2021

Eric Gage
Staff Planner





Neighborhood Context





Project Summary

□ Existing

- ▣ Baseball field, fencing
- ▣ No other structures

□ Proposed

- ▣ New 120-room hotel
- ▣ New 72-unit multi-family affordable housing development
- ▣ Offsite parklet

Existing and Proposed Site Layout







Visual Simulation



Simulation from Maxwell Farms Regional Park



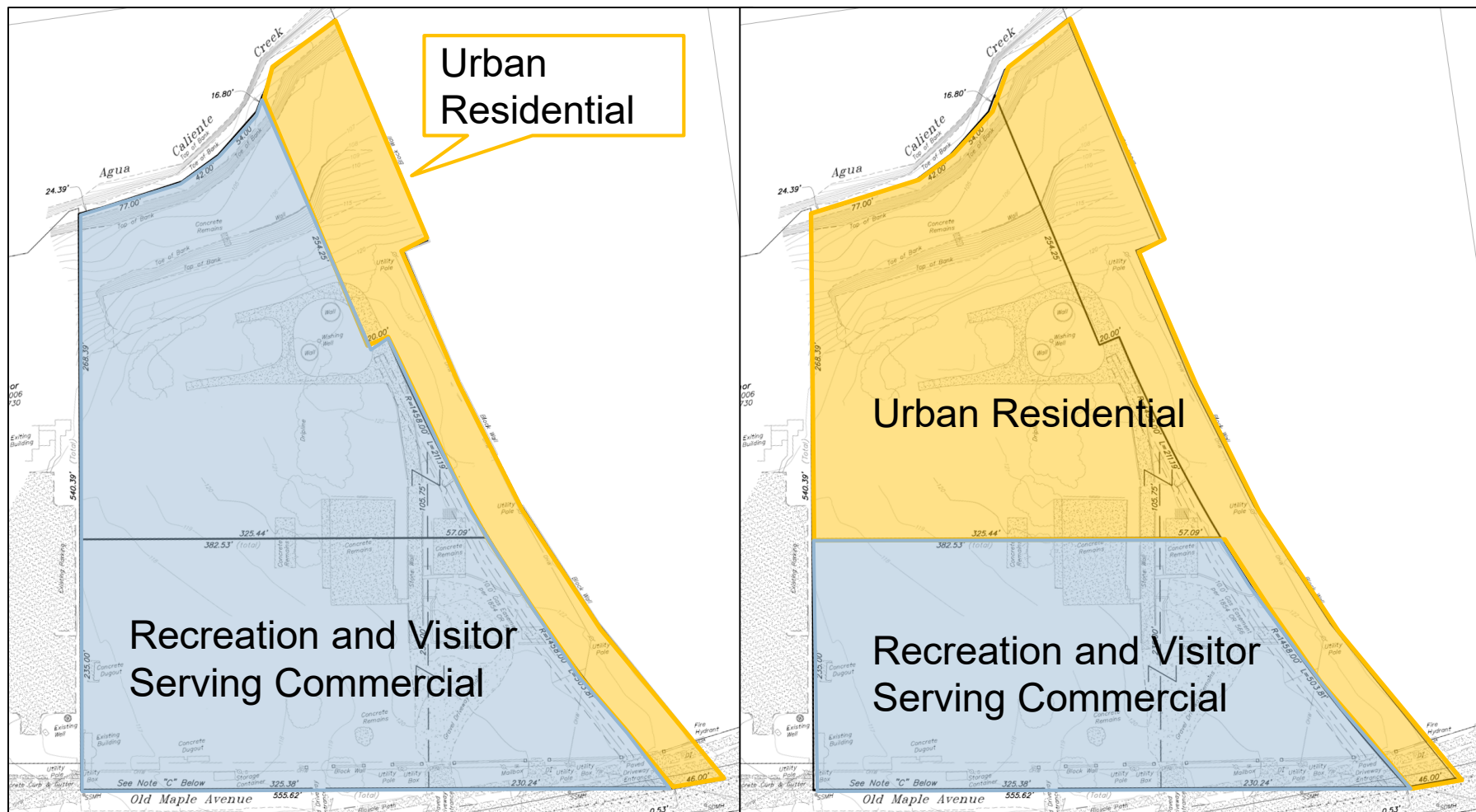
View reference site plan



Housing Architectural Rendering



General Plan Amendment



Additional Entitlements

- Use Permit for:
 - ▣ New hotel use
 - ▣ Additional hotel height
 - ▣ Walls in the front setback (existing)
- Design Review and Signage
 - ▣ Conceptual DRC on July 17, 2019
 - ▣ Preliminary DRC on June 3, 2020

Review Background

- Sonoma Valley Citizens Advisory Committee
 - ▣ Unanimous approval on February 26, 2020
- Design Review Committee
 - ▣ Conceptual Review on July 17, 2019
 - ▣ Preliminary Approval on June 3, 2020
 - ▣ Returning for final approval
- Mitigated Negative Declaration (CEQA)
 - ▣ Public circulation and public noticing on June 15, 2021
- Planning Commission
 - ▣ Unanimous approval on July 15, 2021

Planning Commission Recommendations

- PC approval of Project on July 15, 2021, without additional conditions of approval or project modifications.

- PC did not adopt, but recommended the Board consider the following:
 - ▣ Solid noise barrier between apartments and hotel
 - ▣ Safety upgrades to existing pedestrian crossing
 - ▣ Applicant explore EVA opportunities with FAHA landowner to the west
 - ▣ Delete the rooftop garden and guest amenities

Staff Recommendation



- Adopt the draft Resolution
- Adopt the proposed General Plan Amendment and Use Permit
- Adopt an Ordinance approving the proposed Rezoning.

Questions?

