

**RESOLUTION OF THE CITY OF PETALUMA PLANNING COMMISSION
APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
CONSTRUCTION OF A FOUR-STORY 85,802 SQUARE FOOT 140-ROOM HOTEL
AT 1205 REDWOOD WAY
APN: 007-411-034
FILE NO. PLSR-18-0025**

WHEREAS, Matthew D. Sherrill of Basin Street Properties, submitted on behalf of property owner Redwood Technology Center LLC, an application for Site Plan and Architectural Review for the construction of a four-story 85,802 square foot, 140-room hotel within the Redwood Technology Center PUD zone, located on a 1.18-acre site at 1205 Redwood Way (APN 007-411-034) (the “Project”); and

WHEREAS, public notice of the initial Planning Commission hearing was published in the *Petaluma Argus-Courier* and mailed to residents and occupants within 1,000 feet of the Project site in compliance with state and local law; and

WHEREAS, a public hearing sign was posted on site at least 17 days prior to the Planning Commission meeting, consistent with the City Council Resolution No. 18-107; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider Site Plan and Architectural Review for the Project on April 23, 2019, at which time all interested parties had the opportunity to be heard; and

WHEREAS, at said hearing, the Planning Commission considered the staff report, dated April 23, 2019, and all public testimony provided prior to and at the public hearing; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. Based on its review of the entire record herein, the Planning Commission makes the following findings:

California Environmental Quality Act

- a. On June 10, 2003, the Redwood Technology Center EIR, SCH #1999062121 was certified and the Redwood Technology Center project was approved by the City of Petaluma, which provided for the development of approximately 30 acres including 7,500 square feet of restaurant use, 262,500 square feet of office/research and development campus land uses, 94,918 square feet of an independent retail store with an associated 20,405 square foot garden center, two smaller retail spaces totaling 34,250 square feet, two restaurant spaces totaling 10,454 square feet, and appurtenant improvements.

As proposed, the Home 2 Suites Hotel Project would develop a 4-story 85,802 square foot hotel containing 140 guest rooms, landscaping, an inground pool, patio and spa area, and

appurtenant improvements. The proposed project is consistent with the development intensity analyzed in the certified Redwood Technology Center EIR and no further environmental analysis is warranted. A review of CEQA Guidelines Section 15162, Subsequent EIRs and Negative Declarations, did not identify any conditions warranting subsequent environmental review. The proposed Home 2 Suites Project is consistent with the certified Redwood Technology Center EIR and no further environmental review is warranted.

In addition, and as documented herein, the proposed project meets the conditions for the In-Fill Development Project Categorical Exemption pursuant to Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines. Specifically, the project is consistent with the Business Park land use designation and regulations of the Redwood Technology Center PUD. The project is also located within city limits on a site less than five acres substantially surrounded by urban uses and on a site without value for habitat for endangered, rare, or threatened species. The project would not result in any significant effects related to traffic, noise, air quality, or water quality and is located on a site served by all required utilities and public services.

General Plan

- b. The Project is consistent with the General Plan 2025 Business Park (BP) land use designation in that the BP designation accommodates business and professional offices, technology park clusters, research and development, light industrial operations, and visitor service establishments, with commercial/retail as secondary uses.
- c. The Project is, for the reasons discussed in the April 23, 2019 Planning Commission staff report, consistent with the following General Plan policies:

- Policy 1-P-1 Promote a range of land uses at densities and intensities to serve the community needs within the Urban Growth Boundary (UGB).
- Policy 1-P-2 Use land efficiently by promoting infill development, at equal or higher density and intensity than surrounding uses.
- Policy 1-P-9 Support continued development and intensification of employment centers.
- Policy 1-P-14 Require provision of street trees, landscaping, parking, and access features to help integrate land uses and achieve an effective transition between uses of disparate intensities.
- Policy 2-P-1 As depicted on the Land Use Map allow for urban development at defined densities and intensities to prevent the need to extend outward beyond the Urban Growth Boundary.
- Policy 2-P-5 Strengthen the visual and aesthetic character of major arterial corridors.

- Policy 2-P-6 Create a strong sense of entry into the city at key locations, identified as Gateways. Each gateway should be considered individually with some requiring architectural and/or landscape treatments and others more simply protecting/ enhancing what already exists (e.g. cultural landscapes and ecological diversity) to provide a sense of transition or entry to Petaluma.
- Policy 2-P-88 Provide enhanced pedestrian and bicycle network connections between the industrial, commercial and residential clusters.
- Policy 2-P-91 Promote walkability by clustering business parks and increasing pedestrian linkages between office structures and nearby commercial and restaurant uses.
- Policy 9-P-3 Provide an array of employment opportunities to existing and future residents by assuring diversity in Petaluma's industry and enterprise mix.
- Policy 9-P-18 Strengthen the tourism sector.

Redwood Technology Center PUD

- d. The Project is consistent with all development standards of the Redwood Technology Center PUD zoning district, including but not limited to, those pertaining to lot area, lot width, lot depth, coverage, height, parking and loading.

Implementing Zoning Ordinance

- e. The project is consistent with Implementing Zoning Ordinance §24.010 – Site Plan and Architectural Review, in that all required findings found in §24.010(G) can be made as follows:

- i. The appropriate use of quality materials and harmony and proportion of the overall design.

The project incorporates the use of sandblasted stucco, stone tile and aluminum framed fenestration in a manner that is architecturally harmonious and proportional. This is achieved through a variation in both materials and colors, as well as changes in planes on all elevations, steps in the roof line, and punched window openings.

- ii. The architectural style which should be appropriate for the project in question, and compatible with the overall character of the neighborhood.

The architectural style is appropriate for the proposed hotel use. The architecture compliments the site's prominent visibility from Highway 101 as the quality of the design attracts individuals travelling through Petaluma to the hotel use, and by extension reinforces Petaluma's hospitality service industry. The design is also

consistent with the overall character of the neighboring structures which are predominantly characterized by tall two- and three-story stucco commercial buildings.

- iii. The siting of the structure on the property, as compared to the siting of other structures in the immediate neighborhood.

Buildings in the surrounding vicinity are large commercial and office buildings that have been sited adjacent to and in the center of large surface parking lots with landscaped areas. The proposed building has been sited at the western edge of the Redwood Technology Center with the associated parking area to the east. Accordingly, the siting of the structure on the site has been designed to respond to the siting of other structures in the neighborhood and serves to screen the existing parking area from the Gateway, presenting a more attractive building façade.

- iv. The size, location, design, color, number, lighting, and materials of all signs and outdoor advertising structures.

As conditioned, any proposed signage for the new hotel building will need to comply with the sign standards of the Implementing Zoning Ordinance.

- v. The bulk, height, and color of the proposed structure as compared to the bulk, height, and color of other structures in the immediate neighborhood.

The project is located in a commercial area that features tall one- to three-story commercial buildings. Although the proposed structure is a four-story commercial structure, the proposed height complies with the PUD requirements and includes an articulation in massing that is compatible with buildings in the vicinity. Additionally, the proposed building's use of natural colors and durable, stucco and stone material finishes reinforce the appropriateness of the design. The architecture also sets a higher standard for future construction within the area. For all these reasons, the project's bulk, height, and color is compatible with the immediate neighborhood.

- vi. Landscaping to approved City standards shall be required on the site and shall be in keeping with the character or design of the site. Existing trees shall be preserved wherever possible and shall not be removed unless approved by the Planning Commission.

The project includes landscaping to approved city as the landscape plans include low-water usage tree and shrub species surrounding the development site. As described above, the project includes five different species of trees, 15 different species of shrubs, and 12 different species of groundcover. All landscaping will be irrigated with a low water use drip irrigation system, and the project's landscaping will be designed to meet the requirements of the City's Water Conservation Regulations.

- vii. Ingress, egress, internal circulation for bicycles and automobiles, off-street automobiles and bicycle parking facilities and pedestrian ways shall be designed as to promote safety and convenience and shall conform to approved City standards.

Vehicular ingress/egress to the site is provided via the existing shared driveway from the terminus of Redwood Way into the existing parking lot. However, the proposal does include changes to the parking area that provide improvements such as ADA parking and pedestrian access, seven (7) Electric Vehicle (EV) Station and Clean Air Vehicle parking stalls, a trash enclosure, two loading spaces, and bicycle parking facilities. The proposed vehicular parking spaces will meet the minimum requirements of the approved PUD, while the bicycle parking spaces will meet the standards of the IZO. The site will also continue to have adequate access via the shared driveways with the adjacent fitness building. Additionally, the Fire Department has indicated that it will have adequate emergency access to the site. For these reasons, the project provides a safe circulation environment which conforms to city standards.

3. Based on its review of the entire record herein, including the April 23, 2019 Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves Site Plan and Architectural Review for the Project, subject to the conditions of approval attached hereto as **Exhibit 1**.