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
General Plan Amendment

Urban Residential

Recreation and Visitor Serving Commercial
Rezoning

- Medium Density Residential
  - Recreation and Visitor Serving Commercial
- High Density Residential
  - Recreation and Visitor Serving Commercial
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?