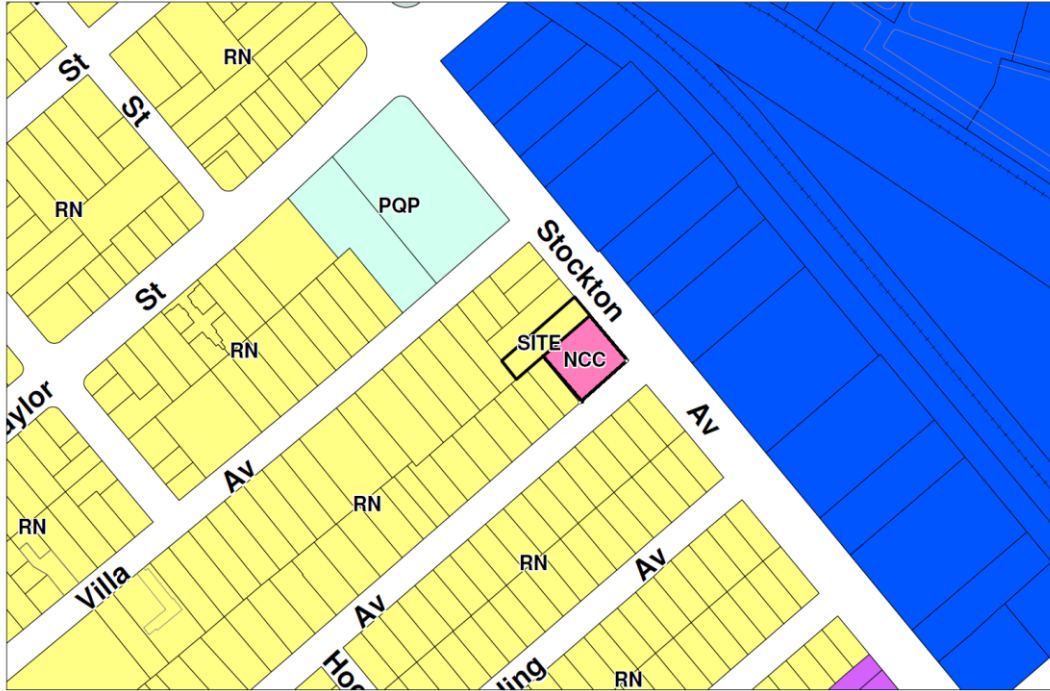


Item 10.2

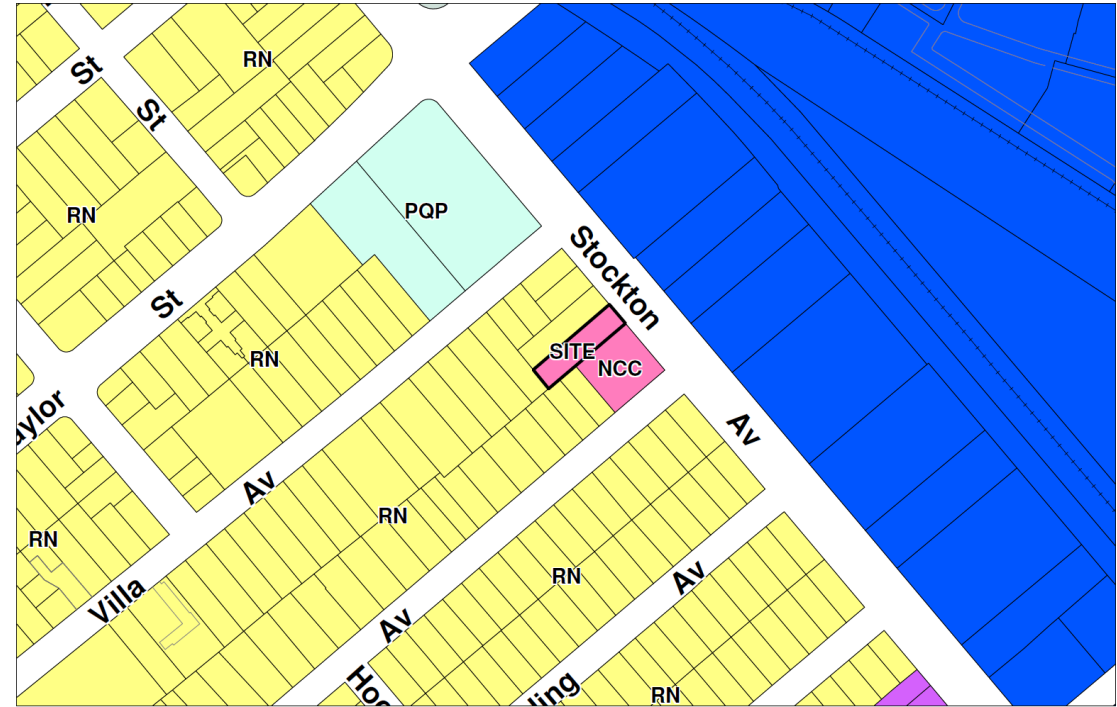
GP18-013, C18-039, & SP18-060: General Plan Amendment, Conforming Rezoning, and Special Use Permit for Real Property located at 615 and 623 Stockton Avenue.

Presenter: Rosalynn Hughey, Director, PBCE

Project Description



Existing



Proposed

- **General Plan Amendment:** Change 623 Stockton Avenue from RN Residential Neighborhood to NCC Neighborhood Community Commercial
- **Conforming Rezoning:** Rezone entire project site from Commercial Neighborhood Zoning District to Commercial Pedestrian Zoning District
- **Special Use Permit:** To construct a five-story, 120-room hotel with an outdoor guest area including a roof deck 150 feet of residences; 2 levels underground parking with 82 parking spaces

Planning/Land Use Analysis



South Corner, View on Schiele Ave



East Corner, View of corner Schiele and Stockton Ave

- One land use designation on entire project site (currently, split land use designation)
- Proposed use consistent with the previous commercial uses of the site
- Hotel use on the corridor serves larger community
- Commercial uses fronting Stockton Avenue can serve as transition between single-family residences and Transit Employment Center land use designation on east side of Stockton Avenue

Community Outreach

- August 29, 2019 Community Meeting
- 50 attendees
- Major concerns:
 - Hotel use/compatibility with neighborhood
 - Height, parking, setbacks, design
 - Traffic
 - Impact of development on surrounding neighborhood

Planning Commission Recommendation

- January 29, 2020 Planning Commission Meeting
- 19 community members spoke during the public hearing
- Planning Commission recommended the City Council approve the proposed project:
 1. Adopt a resolution adopting the 615 Stockton Avenue Hotel Project Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan
 2. Adopt a resolution approving the General Plan Amendment
 3. Approve an ordinance rezoning the site from Commercial Neighborhood Zoning District to Commercial Pedestrian Zoning District
 4. Adopt a resolution approving the Special Use Permit