

DATE: 4/11/2025

TO: Tony LaColla, Division Chief,
Land Use Services, Department of Planning and Zoning

FROM: Lanning Blaser, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2025-00015
Administrative Review for Change of Ownership
Site Use: Hotel
Applicant: Kasa Living, Inc.
Location: 805 King Street
Zone: KR/King Street Retail

Request

Special Use Permit #2025-00015 is a request to change ownership of an existing (former apartment) Hotel from Sonder USA, Inc. to Kasa Living, Inc. No changes to the hotel operations are proposed and the applicant would continue operating with the existing 15 room hotel. No other changes are proposed to the existing structure or existing use. The applicant would rename the apartment hotel ownership from Sonder USA, Inc. to Kasa Living, Inc.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. The Old Town Civic Association were sent an e-mail with information about the current application. Staff did not receive any comments to cause docketing of the change of ownership request.

Staff Action

Staff supports the change of ownership request and finds the continued operation of a hotel at this location to be a positive amenity to the community. The continued activated second floor space is aligned with the commercial King Street space and allows tourists and guests a vibrant place to stay within the Central Business District. Staff inspected the site on April 10, 2025 and found the hotel complies with all the current SUP conditions. Staff has carried forward the previous conditions from SUP# 2020-00069, amended conditions #3, #6, and #16 and added condition #15 to note the parking programs available to Old Town Businesses.

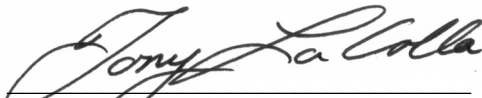
805 King Street is located in the Old & Historic Alexandria District and any exterior changes are subject to Board of Architectural Review. Historic Preservation staff can be contacted at 703. 746.3833.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: 4/11/2025

Action: Approved



Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2025-00015

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2019-0067)
2. The applicant shall conduct employee training sessions on an ongoing basis, including a part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP #2019-0067)
3. **CONDITION AMENDED BY STAFF:** Trash and garbage shall be stored inside or placed in sealed containers which that do not allow odors to escape, invasion by animals, or leaking. ~~and shall be stored inside or in closed containers which do not allow invasion by animals.~~ No trash or debris shall be allowed to accumulate on site outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (T&ES) (P&Z) (SUP #2019-0067)
4. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP #2019-0067)
5. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES) (SUP #2019-0067)
6. **CONDITION AMENDED BY STAFF:** The applicant shall direct patrons to the availability of parking at nearby public garages ~~and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study).~~ (T&ES and P&Z) (SUP #2019-0067)
7. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES) (SUP #2019-0067)
8. The applicant shall encourage patrons to park off-street through the provisions of information about nearby garages on advertising and on the hotel's website (T&ES) (SUP #2019-0067)

9. Litter on the site and on public-rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP #2019-0067)
10. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be wasted into the streets, alleys or storm sewers. (T&ES) (SUP #2019-0067)
11. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services (T&ES) (SUP #2019-0067)
12. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state, and federal ordinances or regulations. (T&ES) (SUP #2019-0067)
13. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am (T&ES) (SUP #2019-0067)
14. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line (T&ES) (SUP #2019-0067)
15. **CONDITION ADDED BY STAFF:** The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (T&ES)
16. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit(s) one year after the use is operational, and then again every three years for compliance with all conditions, approval and may shall docket the matter for consideration by the Planning Commission and City Council if ~~(a)~~ there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; ~~(b)~~ Or the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or ~~(c)~~ the Director has determined that there are problems with the operation of the use and the new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z) (SUP #2019-0067)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-00015. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the hotel use at 805 King Street.

Jonathan Gallego
Jonathan Gallego (Apr 17, 2025 16:24 EDT)

Applicant - Signature

04/17/2025

Date

Jonathan Gallego, Area General Manager on behalf of Kasa Living, Inc.

Applicant – Printed

4/17/2025

Date






805 King SUP2025-00015

Final Audit Report

2025-04-17

Created:	2025-04-17
By:	Morgan Norville (morgan@kasa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaHlkaqgRfIO4AkgJeJ18ubfKcNKMqnHK

"805 King SUP2025-00015" History

-  Document created by Morgan Norville (morgan@kasa.com)
2025-04-17 - 8:21:08 PM GMT
-  Document emailed to Jonathan Gallego (jonathan.gallego@kasa.com) for signature
2025-04-17 - 8:21:12 PM GMT
-  Email viewed by Jonathan Gallego (jonathan.gallego@kasa.com)
2025-04-17 - 8:21:54 PM GMT
-  Document e-signed by Jonathan Gallego (jonathan.gallego@kasa.com)
Signature Date: 2025-04-17 - 8:24:40 PM GMT - Time Source: server
-  Agreement completed.
2025-04-17 - 8:24:40 PM GMT