



# MILPITAS PLANNING COMMISSION STAFF REPORT

February 11, 2015

---

**APPLICATION:** **SPRINGHILL SUITES – SD14-0015 AND UP14-0016 – 1201 CADILLAC CT:** A request to partially demolish an existing industrial building and construct a 124-room, 5-story hotel and associated site improvements on a 3-acre site. The project request includes a conditional use permit to allow the sale of all types of alcohol and a 0.61 Floor Area Ratio (FAR).

**RECOMMENDATION:** **Staff recommends that the Planning Commission: Adopt Resolution No. 15-007 recommending City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a 124-room, 5-story hotel, site improvements, sale of all types of alcohol in hotel bar, and an increase the maximum permitted total Floor Area Ratio (FAR) from 0.40 (40%) to 0.61 (61%), subject to findings and conditions of approval.**

**LOCATION:**  
Address/APN: 1201 Cadillac Court (APN 22-38-009)  
Area of City: Dixon Landing Business Park

**PEOPLE:**  
Project Applicant: Joey Blagg, Prime Group Construction, Inc.  
Consultant(s): Chris Hayes, Kier and Wright Civil Engineers and Surveyors, Inc  
Caitlyn Gilmore, Schaaf & Wheeler Consulting Civil Engineers  
Ray Morneau, Certified Arborist  
Joshua Carman, Illingworth & Rocklin, Inc (Acoustic & Air Quality)  
Jordan Vida, AEI Consultants Environmental and Engineering Consultants  
Property/Business Owner: Sharad Khandwala and Saahil Khandwala, Alps Lodging 3, Inc.  
Project Planner: Cindy Hom, Assistant Planner

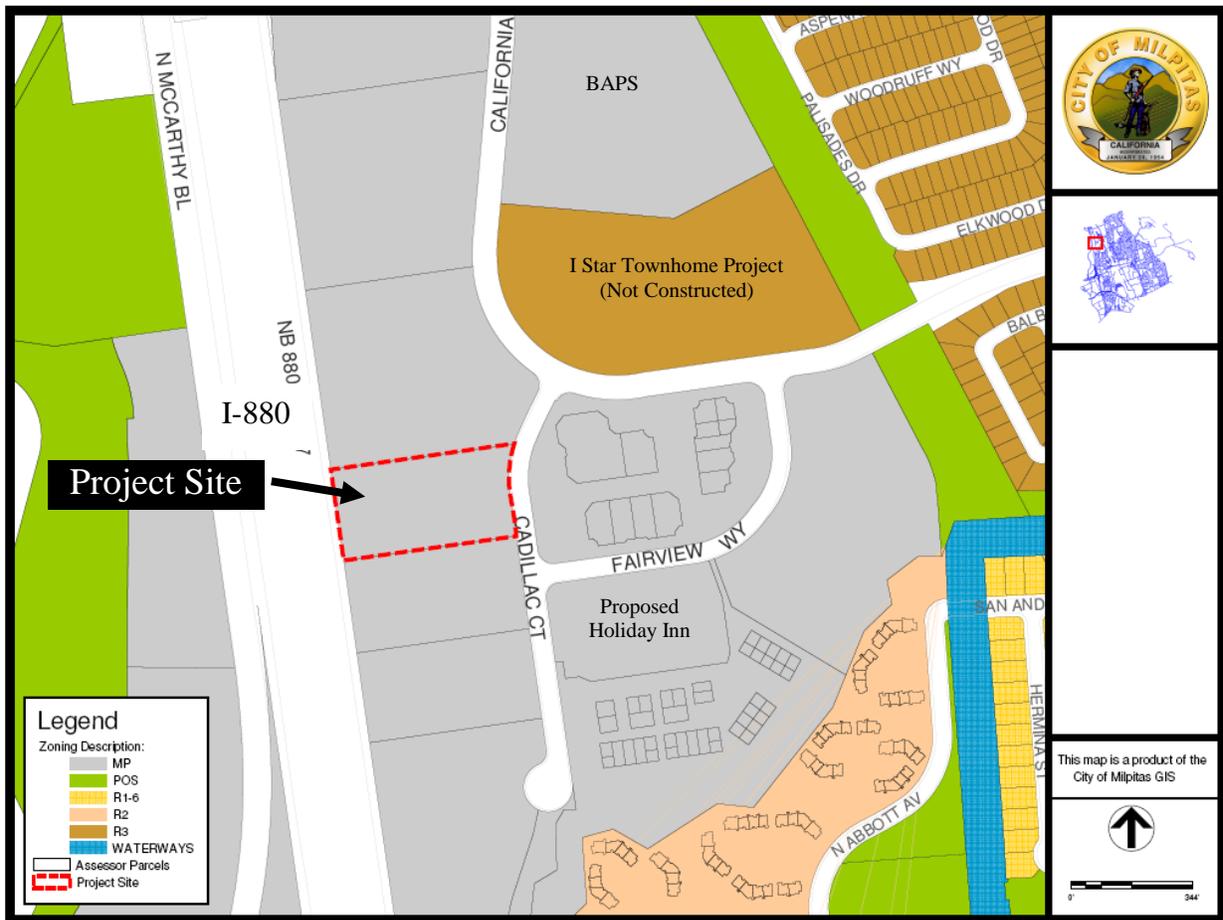
**LAND USE:**  
General Plan Designation: Industrial Park (INP)  
Zoning District: Industrial Park (MP)  
Overlay District: Site and Architectural Overlay (-S)

**ENVIRONMENTAL:** Categorically Exempt from further environmental review pursuant to Section 15332 (Infill Development) of the California Environmental Quality Act (CEQA).

**EXECUTIVE SUMMARY**

The project was publicly noticed for a hearing before the Planning Commission on January 28, 2015 and continued to February 11, 2015. The project proposal is an adaptive reuse of an existing two-story industrial building, converting it into a five-story, 124 room hotel. The project requires a Site Development Permit for the construction of a five-story hotel with site improvements, and a Conditional Use Permit to allow hotel use, sale of all types of alcohol in hotel bar, and an increase in the maximum permitted total Floor Area Ratio (FAR) from 0.40 (40%) to 0.61 (61%).

**Map 1  
Project Location**



**Map 2**  
**Project Site**



**Photo 1**  
**Street View from Cadillac Court**



## **BACKGROUND**

---

### ***History***

On October 15, 1981 and November 17, 1981, the Planning Commission and City Council, respectively, approved Planned Unit Development (PUD) 31 and Zone Change for the Cadillac-Fairview Business Park and Villages, a 131 acre mixed-use industrial and residential project located at the former Milpitas Golf Course site.

On October 6, 1983, the Planning Commission approved a Site Development Permit for construction of a 50,000 square foot, two-story concrete tilt up R&D building and various site improvements. Subsequent approvals included installation of building wall signs, patio cover, and roof top equipment.

On December 10, 2014, the Planning Commission Subcommittee approved a Minor Site Development Permit No. MS14-0071 for the removal fifteen (15) protected trees and sixty-four (64) non-protected trees. As conditioned, the fifteen (15) protected trees proposed to be removed will be mitigated at a 3:1 tree replacement ratio with no net loss of non-protected trees.

### ***The Application***

On August 27, 2014, Prime Group Construction, Inc. submitted an application pursuant to Section 57, Applications, of the Milpitas Zoning Code for Planning Commission review and approval. The permit request is summarized below:

- *Site Development Permit:* To demolish a portion of the existing industrial building and site to allow for the construction of a five-story 124 room hotel and site improvements including an outdoor recreation area, concrete masonry trash enclosure, exterior site lighting, landscaping, parking lot restriping, and installation of seven-foot tall internally illuminated monument sign.
- *Conditional Use Permit:* To allow hotel use, sale of all types of alcohol within the hotel bar, and to exceed the maximum permissible FAR from 40% to 61%.

## **PROJECT DESCRIPTION**

---

### ***Overview***

The project request is for a Site Development Permit and Conditional Use Permit to allow demolition of the one story portion of the existing on-site building to accommodate an outdoor recreational area which includes a heated pool and spa and an outdoor patio. The existing two story building will be expanded vertically into a five-story hotel with a total building area of 79,726 square feet of floor space. The proposed 124-room hotel includes a business center, meeting space, breakfast dining area, indoor/outdoor bar, lobby/lounge area, Wi-Fi lounge, fitness room, vending area, sundry shop, and guest laundry facilities. The applicant proposes various site improvements including installation of new landscaping, a seven (7) foot tall internally illuminated monument sign, parking restriping, concrete masonry trash enclosure with trellis, and public frontage improvements including replacement of existing public sidewalk. The Agenda Item IX-2: Springhill Suites Hotel - SD14-0015 and UP14-0016 - February 11, 2015.

Conditional Use Permit is required to permit the hotel use, sale of all types of alcohol in the hotel bar, and an increase in maximum Floor Area Ratio (FAR) from 40% to 61%.

### ***Location and Context***

The project site is located on a 3-acre parcel located at the southwest corner of Cadillac Court and California Circle, in the Dixon Landing Business Park and Cadillac/Fairview Planned Unit Development (Cadillac-Fairview Industrial & Residential PUD 31). Currently, the site is developed with a 50,000 square foot industrial building, surface parking, and landscaping. The site is bound by Cadillac Court on the east, Interstate I-880 to the west, and industrial buildings to the north and south.

The project site is designated and zoned as Industrial Park and is surrounded by an industrial building to the north and industrial and office buildings to the south. Other adjacent land uses includes a Multi-Family Residential development (not yet constructed) located to the northeast, a religious temple to the east, a proposed Holiday Inn Hotel on the vacant property located to the southeast and a future approved digital billboard sign (not yet installed) on the adjacent northerly parcel along I-880. Vicinity and location maps of the subject site are included on page 2 and 3 of the staff report.

## **PROJECT ANALYSIS**

---

### ***General Plan and Zoning Conformance***

The General Plan and Zoning Designation for this site is Industrial Park which allows various industrial and professional office uses permitted uses as well as hotels and restaurants as conditionally permitted uses. The purpose and intent of the Industrial Park Zoning District is to accommodate limited group of research, professional, packaging, and distribution facilities in a park-like setting. The project is consistent with this designation in that the project adds a complementary land use that provides travel and business accommodations as well as meeting and conference space that serves both local and regional employment centers and recreational destinations within the vicinity.

The project is consistent with the Milpitas Zoning Code in terms of land use. Hotel and motels are conditionally permitted uses in the Industrial Park Zoning District. The project complies with the Industrial Park development standards and parking requirements as described in the sections below.

### ***Compliance with Climate Action Plan***

The project will comply with the City's adopted Climate Action Plan through conditions of approval, such as restricting the use of gasoline powered leaf blowers or string trimmers in the on-going maintenance of the landscaping for the site. The project will include low-emission vehicle (electric charging) parking, ridesharing program and pre-wired photovoltaic system for the hotel. In addition, the project will be constructed with energy and water conservation measures as required by the State of California CalGreen building code requirements and meet LEED Silver standards. All of these measures will cumulatively meet or exceed the City's Climate Action Plan requirements.

### ***Development Standards***

The table below demonstrates how the project is consistent with the development standards of the Industrial Park Zoning District.

**Table 1:**  
**Summary of Development Standards**

	<b>Standard</b>	<b>Proposed</b>	<b>Complies?</b>
<u>Setbacks</u> (Minimum)			
Front	35 feet	99'-10"	Yes
Interior	10 feet	61'-7" and 15'-11"	Yes
Rear	20 feet	296'	Yes
<u>Floor Area Ratio</u> (Maximum)	.40	.61	Yes *
<u>Building Height</u> (Maximum)	3 stories or 35-feet	67'-10" feet	Yes **
*With approval of a Conditional Use Permit (See CUP Discussion Below)			
**If the Planning Commission can make the following findings: (1) the proposed development will generate low peak-hour traffic; and (2) will not create a dominating visual prominence. This is discussed in greater detail in the Findings of Approval section.			

### ***Site & Architectural Design***

The hotel is designed as a modern contemporary building. Floating wall panels provide varying depth at the guestroom windows, and large scale openings at the public areas maximize the indoor/outdoor connection, natural light, and views. Exterior walls feature a combination of stucco with smooth sand finish, metal reveals, and smooth granite panels. Other building design elements include decorative canopies over entry ways, articulated roof cornice, and accent band wraps around the building at the third level that combined provide an architecturally interesting and compatible building within the area. The color scheme includes warm earth tones of beige, brown, gray, and a rustic red accent color. Conditions of Approval for the project include ensuring lighting and details on the building are high quality and complement the style of architecture.

The proposed 5-story hotel measures 67'-10" in height. Although, the project is adjacent to one and two-story industrial buildings, the proposed height will not create a dominating visual prominence given the height relation to other existing and recently approved structures and buildings within the vicinity. The building's contemporary architecture and design elements provide articulation and visual interest compatible with the surrounding area. The proposed hotel provides adequate setbacks from other buildings and therefore will not impair light and air on adjacent properties. Staff has included the project findings in Attachment A.

### ***Landscaping & Open Space Design***

The following tree removal permit was approved by the Planning Commission Subcommittee: permit to remove fifteen (15) protected trees and sixty-four (64) non-protected trees. A total of thirty (30) trees remain on the site and will be protected in place. Per Milpitas Municipal Code (MMC) X-2-7.01-1, and as conditioned, the fifteen (15) protected trees to be removed will be mitigated at a 3:1 tree replacement ratio and with no net loss of non-protected trees. The applicant also needs to conduct a nesting bird survey prior to removal of any trees.

The proposed landscape plan identifies a total of 132 trees to be installed consisting of 24-inch to 48-inch box trees that include Marina Strawberry trees, Dragon trees, and Swan Hill Fruitless Olive trees. The landscape and open space design also includes decorative hardscape finishes, outdoor furnishings as well as pool and spa amenities. Conditions of approval ensure design consistency and the long-term maintenance of the landscaping.

### ***Parking***

Based on the proposed land use, the project provides the required number of on-site parking spaces as demonstrated in Table 2 below. The project includes 162 parking spaces , as follows: ninety-four (94) standard parking spaces, two (2) compact spaces, six (6) handicap accessible spaces, sixteen (16) clean air/vanpool/electric vehicle spaces, and one (1) electric vehicle charging station.

**Table 2**  
**Parking Summary**

<b>Land Use</b>	<b># of Rooms/ # of Seats/Sq. Ft.</b>	<b>Parking Ratio</b>	<b>Required Parking</b>
Hotel	124 rooms	1 space per room	124
Meeting/Conference Space	Seats = 120	1 space per 4 seats	30
Office	957	1 space per 240 s. f.	4
Employee	8	1 per employee	8
<b>Total number of parking spaces required</b>			162
<b>Total number of parking spaces provided</b>			162

### ***Access & Circulation***

There are existing multi-modal facilities that provide access and circulation to the project site. Pedestrian access is provided via public sidewalks and crosswalks along California Circle, Fairview Drive, and Cadillac Court. Regional access to the project site is provided by the following facilities:

Vehicle Circulation

- *Interstate 880 (I-880)* - I-880 is a north/south freeway providing regional access from East Bay cities to San Jose. I-880 is primarily a six-lane freeway. The facility is eight-lanes north of Hwy 237. I-880 is located on the east side of the study area.
- *California Circle* - California Circle serves as the main spine road that extends from Dixon Landing Road to the north and connects to Milmont Drive to the east, Cadillac Court to the south, Fairview Drive to the southwest. California Circle runs north/south and is a four-lane facility.
- *Dixon Landing Road* - Dixon Landing Road is a four-lane facility that runs east/west bound. The segment extends from McCarthy Blvd, crosses I-880, and continues eastward where it becomes a cul-de-sac near Interstate 680.
- *Milpitas Boulevard* - Milpitas Blvd. is a four-lane facility that runs in a north/south direction. This arterial extends from Montague Expressway in the south, Calaveras Boulevard at the midpoint and Dixon Landing Rd at the north, where it continues into the City of Fremont as Warm Springs Blvd.

Primary access to the project site is provided by two (2) driveways located on the eastern portion of the project site on Cadillac Court. Staff conducted a site visit to evaluate current roadway conditions serving the project site. The existing street frontage pavement is in poor condition from California Circle to the end of the site’s shared driveway off Cadillac Court. The City’s Traffic Engineer performed a survey for the area to access the Average Daily Traffic (ADT). The ADT for Cadillac Court for current traffic conditions from Monday through Sunday is 1,106 trips. The projected weekday trip rate for each hotel room is 8.92 trips and the projected hotel weekday trips is 1,151, based on Institute of Transportation Engineers (ITE) standards. Based on this information, staff has conditioned the project to wedge grind and place one and a half foot (1-6”) of AC overlay on the full width from California Circle to Cadillac Court/Fairview Intersection. This condition is required due to the current condition of the road and anticipated project and construction traffic.

**Table 3**  
**Average Daily Trips**

	Mon	Tues	Wed	Thurs	Friday	Sat	Sunday
Date	1/5/2015	1/6/2015	1/7/2015	1/8/2015	1/9/2015	1/10/2015	1/11/2015
ADT	1251	1399	1587	1459	1527	838	745

### ***Grading, Drainage and Stormwater***

The project site is located within a Special Flood Zone area (AH Zone) and is subject to the City of Milpitas Floodplain Management and FEMA requirements. A Flood Study was prepared by Schaaf & Wheeler dated 1/12/15. Based on the analysis, the project meets the FEMA requirements; however, does not meet the City's requirement to be one-foot above the base flood elevation. The Flood and Drainage Study recommends the project flood proof the existing structure to ensure the structure is reasonably safe from flooding per MMC XII15-4.3 (a) (3) as a condition of approval.

The applicant also submitted a Storm Water Control Plan as part of the review of the project. Approximately 83% or 107,998 square feet of the existing site is impervious made up of roof area, parking and drive aisles. The remaining 17.3% of the site is pervious and made up of landscaped areas. Since only 45,582 (42.2%) of the existing impervious area is proposed to be replaced, only the new impervious areas are required to be treated. Portions of the existing parking lot that will remain "as is" or receive minor pavement rehabilitation to allow for the continuation of the drainage pattern into the existing storm drain system.

Upon construction of the proposed on-site improvements, approximately 2.16 acres (71.9%) of the site will be covered by impervious surfaces such as roof areas, concrete paving and asphalt paving. The remaining 0.84 acres (28.1%) will be covered by landscaped areas including lawns, shrubs and trees. Selected landscaping areas will be used as bio-retention areas. Bio-retention treatment areas are designed to filter pollutants from stormwater runoff from adjacent roofs, streets and landscape areas using a combination of vegetation, ponding, permeable planting soil, and a sub-drain system. As part of the project, the private storm drain system will be modified and connected to the existing City of Milpitas storm drain system that currently runs along the western boundary of the site. This onsite storm drain system will collect the drainage from parking lots, roof, and bio-retention areas. The applicant's Storm Water Control Plan has been third party certified and reviewed by the City's peer review consultants for compliance with the C.3 Storm Water Control regulations.

### ***Signs***

The project proposes installation of wall mounted signs and one freestanding monument signs. The proposed wall sign consisted on metal fabricated signs with internal illumination. The proposed seven-foot monument sign consists of a decorative base internally illuminated sign cabinet. Staff has included a condition to ensure the monument sign complements the architecture, material, colors, and styles. As conditioned, the project complies with the Sign Ordinance design guidelines and sign requirements which are summarized in Table 4 below.

**Table 4**  
**Site Sign Area Summary**

Total Frontage	266.64 feet
Total Allowable Sign Area (Frontage x 2)	533.28 square feet
Proposed Sign Area	
• Wall Signs	317 square feet
• Monument Sign	69 square feet
Total Area	386 square feet

***Condition Use Permit – FAR & ABC Licensing***

*Floor Area Ratio (FAR)*

As identified in Table 1 above, the project exceeds the maximum FAR requirement for the Industrial Park (MP) Zoning District. Per Milpitas Municipal Code XI-10-2.03, increases above the maximum permitted FAR for any district may be allowed with approval of a Conditional Use Permit by the Planning Commission. This can be considered when the applicant can demonstrate that the proposed development will (1) generate low peak-hour traffic; (2) will not create a dominating visual prominence.

*Analysis*

Based on the Trip Generation Analysis, the project generates less 15 less AM Peak Hour Trips and 4 less PM Peak Hour Trips than the previous R&D use. The project would generate a total of 47 AM Peak Hour trips and 50 PM Peak Hour trips. The City of Milpitas General Plan identifies level of service (LOS) E in the peak hours as the operational threshold for local intersection and recognizes regional facilities may operate at worse than LOS E. Based on the a recent Traffic Study dated July 2014 for the iStar Residential project located at 1210 California Circle, the studied intersections with the project vicinity would continue to operate at an acceptable Level of Service (LOS) D.

**ABC Licensing**

The applicant is requesting a Type 70 On-Sale General Restrictive Service which authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment’s overnight transient occupancy guests or their invitees. This license is normally issued to “suite-type” hotels and motels, which exercise the license privileges for guests’ “complimentary” happy hour. Minors are allowed on the premises.

The sale of alcohol in the State of California is regulated by the Alcoholic Beverage Control Act (California Business and Profession Code Sections 23000-25762). The California Department of Alcoholic Beverage Control is required to deny an application for a license if issuance of the license would result in or add to an undue concentration of licenses in a particular area, unless the local governing body finds that it would serve the public convenience or necessity. An undue

concentration is defined under Business and Profession Code Section 23958.4 as an area where: (a) there is a crime reporting district that has a 20% greater number of reported crimes than the average of all crime reporting districts in the jurisdiction or (b) the ratio of retail licenses of the type applied for, to the population in the census tract or census division exceeds the ratio for the county in which the applicant premises are located.

According to the Department of Alcohol Beverage Control, the project does not fall within in an undue concentration area for liquor licenses. The project is located in Census Tract No. 5045.06 which authorizes three (3) off-sale permits (off-site consumption) and seven (7) on-sale permits (on-site consumption). Current there are four (4) Type 41 On-Sale Beer and Wine (Restaurants) and two (2) Type 20 Off-sale Beer and Wine (Package Stores). Staff has included the following conditions to ensure public health and safety:

- Responsible Alcohol Training - Permittee shall be solely responsible and liable for ensuring that all employees receive “Responsible Alcoholic Beverage Service” training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for copy and inspection upon City request. (P)
- Alcoholic Beverage Control Licensing - Permittee shall at all times comply with all applicable State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol. (P).

### **FINDINGS FOR APPROVAL (OR DENIAL)**

The proposed project is consistent with the underlying Industrial Park designation in that proposed hotel, FAR increase and sale of all types of alcohol are conditionally permitted uses. The project allows a compatible land use that provides travel and business accommodations as well as meeting space that cater to both local and regional employment center as well as regional attractions. The project also converts an older, under-utilized building to a higher and better use that generates revenue for the City in terms of Transit Occupancy Tax, sales and property tax. The project also fosters beautification with a new five-story hotel and encourages new economic, business and employment opportunities.

The project complies with the development standards for the Industrial Park zoning district in terms of height, setbacks, FAR, and parking requirements as described in the above sections of the staff report. The project’s site design, layout, architecture, massing of the building, and landscaping is compatible and appropriate with the surrounding buildings and uses. The project proposes a modern contemporary architecture that includes floating wall panels to provide varying wall depths at the guestroom windows; public areas include large scale openings to maximize the indoor/outdoor connection, natural light, and views; and enhanced landscaping that provide an aesthetic and harmonious development.

The project will not be detrimental to property, improvements, public health, safety and general welfare based on the following:

- The project generates less AM or PM Peak Hour trips than the previous R&D use or does not further degrade the level of service on the adjacent roadway intersections as analyzed above. Given the existing roadway condition on Cadillac Court and the anticipated number of daily trips, the applicant is conditioned improved road with a new AC overlay between California Circle and Fairview Way.
- The project is not anticipated to generate significant and unavoidable impacts based on the associated studies and reports for air quality, hydrology, and biological resources. The project also incorporates best management practices and construction measures to minimize impacts to the environment to a level that is less than significant.
- With implementation of the following conditions the proposed alcohol sales will not create a negative impact on the surrounding uses.
  - Provide responsible alcohol training for employees and comply with State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol.
  - Implement standards procedures and process for guest screening and check in.

Detailed findings have been included in Attachment A.

***Urgency Ordinance (240.2) Exception Request***

On August 26th, 2014, the City Council adopted Urgency Ordinance No. 240.2 which implemented water use restrictions. Specifically as it relates to this project, the Urgency Ordinance prohibited the use of potable water for the installation of new landscape unless it is served by Reclaimed Water (5.07). Section 5.08 of the Urgency Ordinance allows the City Council to grant exceptions as needed. The subject site is not located in an area where reclaimed water is available for use and therefore they must use potable water for all on-site irrigation. The site landscaping will has been designed to consistent with the City’s Water Efficient Landscape Ordinance to reduce water usage for the landscape areas. The hotel use needs to provide landscaping and onsite amenities such as the pool and spa area to provide an attractive setting and enjoyable hotel experience. Since potable water is the only source for irrigation and the hotel use is generates revenue in the form of Transit Occupancy Tax for the City, staff recommends the exemption request.

**ENVIRONMENTAL REVIEW**

The Planning Division conducted an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review under Section 15311 of the CEQA Guidelines, Infill Development. The project proposes a five-story, 124-room hotel with outdoor pool and spa amenities on a 3-acre site and meets the following criteria for the above Infill Development exemption:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project site is zoned and designated as Industrial Park which allows hotel, the alcohol sales and FAR increase with a conditional use permit.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounding by urban uses. The project is located on an existing 3-

acre site industrial development within an urban area developed with other industrial and commercial building as well as residential homes.

- c) The project site has no value as habitat for endangered, rare or threatened species. The project is located on an existing developed site and is unlikely to contain habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, biological resources or water quality based on the following studies submitted as part of the project review:
  - a. Tree Inventory and Pre-Construction Survey prepared by Ray Morneau, Certified Arborist
  - b. Flood Study prepared by Caitlyn Gilmore, Schaaf & Wheeler Consulting Civil Engineers
  - c. Air Quality and GHG Emissions Assessment prepared by Joshua Carman, Illingworth & Rocklin, Inc
  - d. Storm Water Control Plan prepared by Chris Hayes, Kier & Wright Civil Engineers and Surveyors.
  - e. Phase 1 Environmental Site Assessment prepared by Jordan Vida, AEI Consultants Environmental and Engineering Consultants
  - f. Geotechnical Report prepared by David Jarosz, Krazan & Associates, Inc.
- e) The site can be adequately served by all required utilities and public services. The project is already connect to the City's water, sewer, and storm water systems. The project is serviceable for solid waste and recycling collection. The project is located with the city limits and receives police and fire protection services.

## **PUBLIC COMMENT/OUTREACH**

Staff provided public notice the application in accordance with City and State public noticing requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on January 16, 2015. In addition, 170 notices were sent to owners and occupants within 1,000 feet of the project site. A public notice was also provided on the project site, on the City's Website, [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov), and posted at City Hall.

## **CONCLUSION**

The project would revitalize and renovation of an underutilized industrial property. The proposed project demonstrates consistency with the policies and guiding principles outlined in the General Plan, Climate Action Plan and the zoning requirements and standards. The proposed use will help implement the City's economic development goals and provide necessary public infrastructure improvements to ensure an aesthetic and harmonious development.

## **RECOMMENDATION**

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the public hearing to receive comments;
2. Close the Public Hearing; and

3. Adopt Resolution No. 15-007 recommending City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a new 124-room, 5-story hotel, various site improvements, sale of all types of alcohol in conjunction with hotel bar, and to increase the maximum permitted total Floor Area Ratio (FAR) from 0.40 (40%) to 0.61 (61%), subject to findings and conditions of approval.

## **ATTACHMENTS**

---

- A: Resolution No. 15-007
- B: Project Plans
- C: Colored Elevations
- D: Project Description
- E. Air Quality Study