



Agenda Report

19-714

Agenda Date: 6/12/2019

REPORT TO PLANNING COMMISSION

SUBJECT

Action on a Conditional Use Permit for a new 190-room Hotel with onsite sales of beer, wine, and distilled spirits (ABC license Type 47) at 2900 Lakeside Drive

REPORT IN BRIEF

Project: Use Permit to allow a new Cambria Hotel with onsite sales of beer, wine, and distilled spirits (ABC license Type 47)

Applicant: Andrew Wood, Stratus Development Partners, LLC

General Plan: Low Intensity Office / Research & Development (R&D)

Zoning: Light Industrial (ML)

Site Area: 1.96 acres

Existing Site Conditions: One existing two-story office building

Surrounding Land Uses

North: Hotel use

South: Office use across Tannery Way

East: Commercial use across Lakeside Drive

West: Office use

Issues: Consistency with the City's General Plan and Zoning Ordinance. Architectural design.

Staff Recommendation: Adopt the resolution approving the Use Permit, subject to conditions of approval

BACKGROUND

The project was continued from the Planning Commissioning meeting of May 22, 2019, to address the Commission's concerns regarding architecture for the hotel, particularly the Lakeside Drive frontage that may be visible from Highway 101. There were no public speakers during the public comment period. The Planning Commission continued the project to this June 12, 2019 to allow the applicant to revise the design and provide improvement to the overall design in consideration of the Use Permit request. The Use Permit authorizes the hotel use in the industrial zoning district only. The applicant as a condition of approval of the Use Permit will need to obtain an Architectural Review permit for the architectural design of the hotel.

DISCUSSION

The applicant submitted revised elevations as shown in Attachment 1. The project proposes a contemporary architectural design integrating a mixed pattern and palette of materials to enhance the building façade. The building walls are primarily natural stone and integral plaster. The elevations

also show rendering of the redwood trees along Tannery Way and Lakeside Drive for a more accurate perspective of the views which may be visible from Highway 101.

A complete background and analyses of the Use Permit is attached as Planning Commission Staff Report from May 22, 2019. Should the Planning Commission approve the Use Permit, subject to conditions, the proposal will go before the Architectural Committee for final design approval.

Conclusion

The proposal contributes to the variety of commercial service uses available in the industrial area of the City and is designed to be compatible with the industrial offices, with sufficient parking to support the proposed use. A non-industrial use, such as a hotel, may only be conditionally permitted when the use is appropriate for an industrial area and would not be objectionable or detrimental to the industrial area or adjacent properties. Based on the operational description of the proposed hotel use provided by the applicant, the use would be compatible with the adjacent land uses.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15332 of the CEQA Guidelines (Class 32 - In-fill Development), in that the project is consistent with the applicable general plan designation and all applicable general plan policies, which allow hotel uses north of the Caltrain corridor on sites with an FAR less than 2.0, as well as with the applicable zoning designation and regulations, which allow for a hotel in the ML zone with the approval of a use permit. The project is located on a project site of less than five acres (1.96 acres) substantially surrounded by urban uses (a hotel, a commercial use, and two office buildings), and the project site has no value as habitat for endangered species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be served by all required utilities and public services.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by application fees paid by the applicant.

PUBLIC CONTACT

On May 10, 2019, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 500 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Adopt a Resolution to Approve a Use Permit to allow a new 190-room hotel located at 2900 Lakeside Drive with on-site sale of beer, wine, and distilled spirits (ABC license Type 47), subject to conditions of approval.

Prepared by: Steve Le, Assistant Planner

Approved by: Reena Brilliot, Planning Manager

ATTACHMENTS

1. Revised Elevations
2. Revised Description 6.12.19
3. Planning Commission Staff Report from May 22, 2019
4. Project Description
5. Project Data
6. Development Plans
7. Resolution Approving a Use Permit
8. Conditions of Approval