



Meeting Date: July 17, 2019

File: PLN2018-13582

Location: 2900 Lakeside Drive, a 1.96 acres property located at the northwest corner of Lakeside Drive and Tannery Way; APN 216-30-048; project site is zoned Light Industrial (ML).

Owner /Applicant: Andrew Wood, Stratus Development Partners, LLC

Subject: **Architectural Review** of a new five-story Cambria Hotel with 190 rooms and a two-story parking structure.

CEQA Determination: Categorical Exemption per Section 15332 (In-fill Development)

Project Planner: Steve Le, Assistant Planner I

Staff Recommendation: **Approve**, subject to conditions

Project Data

	Existing	Proposed
General Plan Designation	Low Intensity Office/R&D	Same
Zoning District	Light Industrial	Same
Lot Size	1.96 acres	Same
Land Use	One two-story office building	Five-story hotel and three-story parking structure
Stories / Total Height	two stories	five stories
Parking Spaces	n/a	151

Points for consideration for the Architectural Committee

A Conditional Use Permit was approved by the Planning Commission on June 12, 2019, to allow the five-story Cambria hotel with alcohol service in a Light Industrial Zoning district. The project will demolish the existing two-story office building and construct a five-story Cambria Hotel on the 1.96-acre site located at 2900 Lakeside Drive. The Cambria hotel includes 190 rooms, meeting space, outdoor resort pool, fitness center, and a guest diner. The guest diner will sell and serve alcohol under California Alcohol Beverage Control license Type 47. The sale and service of alcohol will be available with food during the restaurant's operating hours between 6 a.m. to 2 a.m. daily. Parking and other transportation modes are provided on-site.

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, wood, and integral plaster. The hotel will incorporate sustainable and water efficient operating systems and fixtures. Since the Planning Commission meeting, added accent features to the corners of the building. Most of the existing trees will be retained on site, and any trees removed will be replaced according to the City's replacement ratio of 2:1 at 24" box or 1:1 at 36" box. The street frontage will retain the mature redwood trees and incorporate a meandering sidewalk.

Findings

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The development provides 151 on-site parking spaces and provide adequate circulation for vehicular access.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
 - The project would not generate an increase trip to the level of significant impact.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - The development is a five-story structure that is in scale with the appearance of the hotels and office buildings in the area.
 - The proposed project is consistent with the following Discretionary Use Policy 5.5.1-P13 to allow hotel development north of Caltrain corridor in any land use designation.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
 - Although a hotel is not listed as one of the primary types of allowable uses, the district does envision accessory uses and supporting retail to serve both employees and visitors in the area.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*
 - The proposed design integrates a mixed pattern and palette of materials to enhance the building façade. The building walls are primarily natural stone, wood, and integral plaster. The roof parapet will provide screening for all rooftop equipment.

Conditions of Approval:

1. The project shall comply with the Conditions of Approvals for the Project.
2. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.

Attachment:

1. Conditions of Approval
2. Development Plan
3. Revised Elevations