

AGENDA BILL 2009-06-08E

Subject: Call-up of DR-08-01/VAR-08-01/WAP-08-01 (Holiday Inn Express application) by City Council; Continued from May 18, 2009 meeting (see related CUP 09-01)

For Council: June 8, 2009

Land Use Case Number: AP-09-02

Public Hearing: Yes, consolidated with the related CUP request – But please note that the public record was closed at the May 18th meeting and this hearing is only expected to include Council deliberation and a vote on this item.

City Manager's Initials: _____

Attachments:

- Memo to Chris Jordan (May 28, 2009)

Initiated by:

- City Council

Budget Impact:

- None at this time, but development on the site would provide increased property and lodging taxes.

Sustainability Considerations:

- Application involves Water Resource Area permit requesting hardship provisions of 32.090, allowing development closer to creek and wetlands, to achieve economically viable use. Class II Variance is also applied for to develop more square footage than is allowed by the hardship provisions within the transition area.
- Applicant will restore transition area in Fields Bridge Park to mitigate for transition area developed, and will revegetate all transition area left undeveloped on site with native plants.

Policy Questions for Council Consideration:

- Are there issues not addressed by the PC that justify overturning their decision?

Summary:

- Application for 70-unit hotel, includes Class II Design Review, Water Resource Area permit (WAP), and Class II Variance to develop more transition area than allowed by WAP.
- Approved by the Planning Commission on January 21, 2009, subsequently called up by Council.
- Conditional Use Permit is also required for this use (see related CUP-09-01)
- The applicant is expected to provide additional written arguments on June 1, which will be provided to the Council immediately upon receipt.

Recommended Action:

Recommend upholding the Planning Commission decision approving the hotel.

Council Action Taken:

- Approved
- Denied
- Continued