

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNING COMMISSION APPROVAL OF LA BELLASERA SUITES AND HOTEL, A FOUR STORY HOTEL AT 206 ALEXA COURT, (MR. KEVIN BIERL FOR PACIFIC COAST HOTEL PROPERTIES II, LLC)

DATE: JANUARY 6, 2004

Needs: For the City Council to receive and file this report on the Planning Commission's approval of the four-story design configuration for the La Bellasera Hotel. No Council action is required.

Facts:

1. The La Bellasera Project site is located at 206 Alexa Court, in the vicinity of the southwest corner of Theatre Drive and Highway 46 West.
2. On December 9, 2003, the Planning Commission approved a Planned Development application for a four-story (50 feet high) Hotel/Spa ("La Bellasera Suites & Spa Hotel") with ancillary facilities. The building height is consistent with the maximum allowable height of 50 feet in the C2 Zoning District.

Analysis
And

Conclusion: At the time that the public notice was prepared, it was initially thought that City Council review of the 4-story building height was required. Upon review of the City's Zoning Ordinance, there are no provisions calling for Council action since the applicant is not requesting any increase in the maximum allowable building height.

Policy

Reference: General Plan, Zoning Ordinance, Economic Strategy Report.

Fiscal

Impact: It is projected that the Hotel/Spa would have a positive fiscal impact on the City's resources as a result of the collection of transient occupancy taxes on an on-going basis.

Options:

- (a) Receive and file this report.
- (b) Request additional information.