

## **SITE PLAN VARIANCE REVIEW SHEET**

**CASE:** SPC-2014-0175A                      **WPAB DATE:** November 10, 2014

**ADDRESS:** Red Bluff Hotel South

**OWNER:** Red Bluff Partners, LLC

**APPLICANT:** Big Red Dog Engineering

**ZONING:** GR-MU-CO-NP

**NEIGHBORHOOD PLAN AREA:** Govalle/Johnston Terrace Combined NPA

**VARIANCE REQUEST:** To consider recommendation of three Waterfront Overlay variances for a proposed hotel and restaurant development at 4701 Red Bluff Road. The variances are from the following Land Development Code sections, and described below:

- 1) LDC Section 25-2-721(B)(1), which prohibits parking areas and structures within the primary setback;
- 2) LDC Section 25-2-721(C)(1), which permits only “fountains, patios, terraces, outdoor restaurants and similar uses” within the secondary setback; and
- 3) LDC Section 25-2-721(C)(2), which limits impervious cover in the secondary setback to a maximum of 30 percent.

**SUMMARY STAFF RECOMMENDATION:** Approval of these variances is recommended by Planning & Development Review staff. The current locations of the primary and secondary setbacks do not allow reasonable use or redevelopment of the property.

**DEPARTMENT COMMENTS:** The 1.213-acre subject property is located along Red Bluff Street approximately 1600 feet east of the intersection of Pleasant Valley Road and Cesar Chavez Street. It currently houses several businesses, and was originally permitted for construction in 1984 as a warehouse facility.

The developer proposes to construct a hotel and restaurant within the existing footprint of the current structure on the site, and to not increase the existing impervious cover of 65.2 percent. As per Section 25-2-740 (*Red Bluff Subdistrict Regulations*), the maximum height permitted is 35 feet.

The subject property lies entirely within the primary and secondary setbacks of the Red Bluff Subdistrict of the Waterfront Overlay, and redevelopment of the site as depicted on the proposed site plan cannot occur without approval of the requested variances.

**PROCESS DESCRIPTION:** In considering their recommendation for this variance request, the Board should be aware that the applicant is, at this time, only requesting recommendations of approval for the three referenced variances from the Waterfront Overlay regulations as per LDC Section 25-2-713 (*Variances*). Approval of these variances by the Planning Commission will allow the applicant to proceed with detailed engineering and architectural design services.

Before the site development permit can be released for this project, the actual site plan must then be reviewed and approved by the Planning Commission. As per LDC Section 25-2-721, the Planning Commission shall request recommendations from both the Waterfront Planning Advisory Board and the Environmental Board regarding whether to approve the site plan.

Therefore, following approval of the variance requests, at a later date the Waterfront Board will be presented the site plan for review and approval, and, at that time, the applicant will provide documents detailing comprehensive site engineering and architectural elements for the Board's consideration.