

## NORTH VILLAGE SPECIFIC PLAN ZONING COMPLIANCE SUMMARY

The proposed high quality hotel development is situated within the Resort General (“RG”) zone of the North Village Specific Plan (“NVSP”). Pursuant to “Table 2: Land Use Matrix” of the NVSP all land uses associated with the proposed development are allowable uses in the RG zone. Specifically, these are defined General Commercial Uses 10 (hotels, resort condominiums, and inns), 14 (restaurants, bars, night clubs within hotels), and 17 (accessory commercial uses within a hotel). Other primary zoning parameters are discussed below.

**DENSITY**

The maximum allowable building density within the RG zone is 55 rooms per acre. The 8050 property is 1.84 acres, yielding an allowable density of 101 rooms at 55 rooms per acre.

The existing “A” and “B” buildings at 8050 include 28 units with an overall total of 57 bedrooms. Further, the ground floor commercial along Minaret Road in Building “B” totals 3,335 square feet. With the NVSP mandated conversion formula of 450 square feet of commercial space representing the equivalent of one bedroom for density calculation purposes, the existing commercial space equals 7 bedrooms. Thus, the existing improvements total 64 bedrooms leaving 37 bedrooms available for the third and final building at 8050.

The proposed building will include up to 63 expansive (+/- 520SF) and well-appointed lodging rooms for a total of 73 bedrooms. This overall bedroom total excludes (a) three non-bedroom loft spaces in the three penthouse units that are not intended let alone designed to be sleeping areas and (b) the 10,700 square feet of ground floor hotel serving commercial uses (F&B, spa, etc.). Given the proposed bedroom count in the new building and recognizing the existing inventory in the project’s first two buildings, there is a zoning shortfall of 36 bedrooms that the proposed DZA is intended to rectify.

As proposed, the overall bedroom inventory at build-out (including commercial space in Building “B”) would total 137 bedrooms or 75 bedrooms per acre. This compares favorably with the DZA relating to the Mammoth Crossings property as follows:

- Mammoth Crossing Site No. 1 (where Whiskey Creek is located): The allowable density on this parcel was increased from 48 rooms per acre to 110 rooms per acre
- Mammoth Crossing Site Nos. 2 (southwest corner of Main Street and Minaret Road): The allowable density on this parcel was increased from 48 rooms per acre to 81 rooms per acre
- Mammoth Crossing Site No. 3 (southeast corner of Main Street and Minaret Road): The allowable density on this parcel was increased from 48 rooms per acre to 61 rooms per acre

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**BUILDING FLOOR AREA**

The gross buildable area of the newly designed third building at 8050 totals 70,195 square feet. The existing two buildings have a combined floor area of 74,696 square feet. As proposed, the complex would have an overall floor area of 144,891 square feet at build-out on the subject 1.84 acre site. This translates to a floor area of 78,745 square feet per acre, which is below the Resort General (“RG”) District maximum allowable building floor area of 87,000 square feet per acre.

**SITE COVERAGE**

With respect to site coverage parameters, the RG District allows for a maximum site coverage of seventy percent (70%). This equates to 56,105 square feet of building coverage for the subject 1.84 acre property. The addition of Building “C” to the 8050 complex will serve to increase overall site coverage to sixty-nine and a half percent (69.5%), which is slightly below the allowable limit. It may be well to point out here that the nearby Dempsey site at the northeast corner of Minaret Road and Main Street was previously up-zoned to allow for building site coverage to increase to seventy-five percent (75%).

**BUILDING HEIGHT**

The RG zone has a maximum permitted height of forty feet and a maximum projected height of 55'-0" with an additional 3'-0" for roof appurtenances. However, the currently approved design for Building “C” allows for a maximum height of 62'-0" plus another 3'-0" for roof appurtenances. The proposed new building has a maximum building height of 93'-9", with an additional 4'-6" for roof appurtenances. The currently entitled and permitted building totals five stories. The proposed new building has seven stories as does the Westin Monache located directly across the street from 8050.

Amendments made several years ago to the NVSP regarding the nearby Mammoth Crossing property which encompasses three of the four corners at Minaret Road and Main Street are instructive with respect to efforts to selectively modify the NVSP to position landowners to substantively address and help mitigate the operating deficiencies and sustainability issues so thoroughly vetted in the North Village District Planning Study of 2008. The outcome of that DZA process included:

- Mammoth Crossing Site No. 1 (i.e. where Whiskey Creek is located): the allowable building height was increased to 70'-0" with an additional allowable 10'-0" subject to discretionary approval

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- Mammoth Crossing Site Nos. 2 & 3 (southwest and southeast corners): the allowable building height was increased to 65'-0" with an additional allowable 10'-0" subject to discretionary approval

Further, the Dempsey parcel, which occupies the fourth corner of the above referenced intersection, has also received approvals to increase building height to a maximum of 56'-0" with a maximum projected height of 67'-0".

**BUILDING SETBACKS**

The proposed building conforms to the ten (10) foot rear and side yard setback requirements in the RG zone. This project application seeks a zoning amendment for the stepped setback along the Minaret Road frontage (i.e. front yard setback area) as follows:

**Existing setback requirement along Minaret Road:**

Building Height	0 - 24'	25' - 34'	35' - 54'	55' +
Building Setback	10'	20'	30'	40'

**Requested setback along Minaret Road:**

Building Height	0' - 24'	25' - 34'	35' - 58'	59' +
Building Setback	10'	20'	25'	28'

The requested dimensional relief would allow the project to:

- Enhance the street frontage along Minaret Road by minimizing the visual impacts of the existing vehicular garage exit door by masking it with a roof structure enclosure
- Enhance the quality of the streetscape and improve pedestrian safety by providing retaining walls for improved landscaping
- Improve the aesthetics of the streetscape by providing architecturally detailed enclosures for utility equipment (e.g. electrical transformers)
- Greatly improve pedestrian circulation and project connectivity with the street with a signature building entry at street level (i.e. a welcoming pedestrian porte cochere)



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For reference purposes, this will confirm that the nearby Dempsey parcel at the corner of Minaret Road and Main Street has previously been awarded a twenty percent (20%) reduction in all setback requirements.

**DRIVEWAY ACCESS AND GRADIENTS**

The proposed development does not seek to alter the existing approved access drives on the subject property.

**PARKING**

**Parking Requirements per NVSP:**

Room Type:	1-Bedroom	2-Bedroom	3+ -Bedroom	
Required Parking/Unit	1 space	1 space	1.5 spaces	
<b>8050 Building</b>				
Building "A"	5	4	9	
Building "B"	3	7	0	
Building "C"	59	1	3	
	67	12	12	
Res. Parking Req'd:	67 spaces	+ 12 spaces	+ 18 spaces	= <b>97 spaces</b>
<b>Commercial Parking</b>				
	8050 Bldg.	Area	Requirement	
	Building "B"	3,335 sf	@ 2.4 spaces/ 1,000 sf	= <b>8 spaces</b>
<b>Total Parking Required</b>				<b>105 spaces</b>

**Existing 8050 Parking Structure Capacity:**

Lower Level	74 spaces	
Upper Level	62 spaces	
Valet Parking	32 spaces	
Street Level	3 spaces	
Total Capacity	171 cars	
Less Fireside HOA	-50	(Per agreement by and between iStar and Fireside Condominium HOA)
<b>Available Capacity</b>	121 cars	
Parking Required	105 cars	
Overage	16 cars	

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**MINIMUM PARCEL SIZE**

The minimum parcel size allowed in the RG zone is 20,000 square feet. The proposed development is located on an 80,150 square foot parcel.