

**ACTION MINUTES OF THE REGULAR MEETING OF  
THE ADMINISTRATIVE HEARING HELD ON May 14, 2020**

**ROLL CALL**

Hearing Officer present: Albert Salvador, Assistant Director of Community Development

Staff present: Erika Poveda, Associate Planner

Applicant(s) present: Tom Young, Spectrum Development

**APPROVAL OF MINUTES:**

1. January 9, 2020

The minutes of January 9, 2020 were approved as written

**POSTPONEMENTS/REMOVAL FROM CALENDAR:**

None

**ORAL COMMUNICATIONS:**

None

**WRITTEN COMMUNICATIONS:**

None

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**PUBLIC MEETING ITEMS:**

2. Application No.(s): ASA-2019-007, TR-2019-034

Applicant: Tom Young (Spectrum Development)

Location: 10605 N Wolfe Rd APN# 316-47-019

Architectural and Site approval to allow facade and landscape modifications to an existing hotel (Courtyard by Marriott) and a Tree Removal Permit to allow the removal and replacement of fifteen (15) development trees.

*Administrative Hearing Officer's decision final unless appealed.*

Staff member Poveda addressed the Hearing Officer. The applicant for the Courtyard by Marriott Hotel would like to replace the arrival porte cochere, install architectural elements at the main and side entrances, make exterior material upgrades to the facade, demolish and replace the trash enclosure and make landscape enhancements that will require the removal and replacement of 15 trees. The modifications will not cause any changes to the hotel's square footage or room or parking space count. The changes are being proposed to modernize the

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design of the building by creating a more contemporary aesthetic. The applicant has worked with a certified arborist regarding the removal and replacement of the trees on site. The applicant is proposing to replant 27 trees, which is more than is required per the City's Protected Tree Ordinance. Staff supports the approval of the application as it will not create adverse impacts to the surrounding area and is in conformance with all of the City's Municipal Codes.

The Hearing Officer asked if the applicant would like to make a statement. The applicant, Tom Young, said he had no other comments.

The Hearing Officer opened the public comment period.

There were no speakers

The Hearing Officer closed the comment period.

The Hearing Officer asked for clarification regarding the location of the trash trio receptacles. Staff member Poveda, said the trash bins had been placed at that location per the review comments from the Environmental Services Department. He asked about the path of travel to access the trash enclosure as it was not shown on the site plan. He clarified for the applicant that the path to the trash enclosure needed to be an ADA compliant path. The applicant said that they would note that requirement. The path would be shown on the plans that will be submitted to the building department for construction permit issuance.

The Hearing officer concurred with Staff's findings; as the use and density of the hotel was not changing, the use of the site is in conformance and the overall design will be an improvement, the application was approved.

DECISION: The applications were approved by the Hearing Officer per the draft resolution(s).

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## ADJOURNMENT

Respectfully submitted:

\_\_\_\_\_/s/Beth Ebben

Beth Ebben

Deputy Board Clerk