

BURNS, MARLENE

From: Wisneski, Brenda
Sent: Monday, January 06, 2014 8:54 AM
To: Burns, Marlene
Cc: 'Woodie Tescher'
Subject: FW: Policy LU 6.14.4

For distribution.

From: Larry Tucker [<mailto:Tucker@GTPCenters.com>]
Sent: Thursday, December 26, 2013 12:32 PM
To: Ramirez, Gregg
Cc: Brandt, Kim; Wisneski, Brenda; Selich, Edward; Gardnerncy@aol.com
Subject: Policy LU 6.14.4

Hi Gregg,

I would suggest that the second sentence of revised Policy LU 6.14.4 be reworded to read: "But allow variations in height for hotels not located along main roads into Fashion Island." A hotel use will not have a smaller footprint since the bottom floor will have lobbies, reception area, restaurants, meeting spaces, shops and the like. But the tower will have smaller floor plates than office. Requiring both a reduction of building footprint and vertical mass, and in addition more ground level open space probably won't work. And I am not sure this type of use needs much open space. Also, it is not clear what the vertical mass will be reduced from, so I am not sure we need to refer to vertical mass at all. I think the Committee's goal was to accommodate a hotel as long as it was not built in too prominent of a location, like the entries into Fashion Island (which would primarily be off of Coast Highway, or even San Miguel Drive).

Thanks and see you on the 7th. Happy New Year!

Larry

P.S. Please pass along to Woody as I don't seem to have his email address.