



CITY COUNCIL STAFF REPORT

File Nos.	C20-009 & CP20-011
Applicant	HLT San Jose, LLC
Location	Northwest corner of Gateway Place and Airport Parkway (2050 Gateway Place)
Existing Zoning	A(PD) Zoning District (File No. PDC96-063)
Council District	3
Historic Resource	No
Annexation Date:	October 8, 1959 (Airport No. 6)
CEQA:	Exempt pursuant to CEQA Guidelines Section 15301(a) for Existing Facilities

APPLICATION SUMMARY:

Conforming Rezoning (File No. C20-009) from an A(PD) Planned Development Zoning District to the IP Industrial Park Zoning District and a Conditional Use Permit (File No. CP20-011) to allow an existing hotel to increase the number of guest rooms from 505 guest rooms to 515 guest rooms through the conversion of meeting rooms and presidential suites on an approximately 12.41-gross acre site.

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt an ordinance rezoning certain real property from the A(PD) Planned Development Zoning District to the IP Industrial Park Zoning District on an approximately 12.41-gross acre site; and
2. Adopt a resolution approving, subject to conditions, a Conditional Use Permit to allow an existing hotel to increase the number of guest rooms from 505 to 515 through the conversion of meeting rooms and presidential suites located on the northwest corner of Gateway Place and Airport Parkway (2050 Gateway Place).

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Industrial Park <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		Land Use Polices LU-4.1 and LU-6.1 and Implementation Policy IP-1.8	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Transit Employment Center	TEC Transit Employment Center, IP Industrial Park	Hotel and office buildings
South	Industrial Park	CO(PD) Planned Development (File No. PDC70-011)	Office buildings
East	Industrial Park	IP(PD) Planned Development (File No. PDC12-019)	Card room (Casino M8trix)
West	Industrial Park	A(PD) Planned Development (File No. PDC96-063)	Office buildings

RELATED APPROVALS	
Date	Action
7/17/79	Planned Development Zoning (PDC79-036) to rezone from M-1 to CL(PD).
9/26/79	Planned Development Permit (PD79-063) to allow the construction of a 505-room hotel and six office buildings on a 35.25-gross acre site.
1/21/97	Planned Development Zoning (PDC96-063) to rezone to A(PD).

PROJECT DESCRIPTION

On March 20, 2020, the applicant, HLT San Jose, LLC, applied for a Conforming Rezoning from an A(PD) Planned Development Zoning District to the IP Industrial Park Zoning District (File No. C20-009) and a Conditional Use Permit (File No. CP20-011) to allow an existing hotel to increase the number of guest rooms from 505 to 515 through the conversion of meeting rooms and presidential suites on an approximately 12.41-gross acre site at 2050 Gateway Place. The existing PD Planned Development zoning limits the number of hotel rooms to 505. Therefore, a rezoning is required to allow this number to be exceeded. Government Code Section 65860 requires properties to be zoned in conformance with the General Plan land use designation. The IP Industrial Park District is the conforming zone to the IP Industrial Park General Plan land use designation. A Conditional Use Permit is required to allow hotel use within the IP Industrial Park Zoning District.

The site is developed with a 505-guest room hotel and associated parking under previous Planned Development Permit No. PD79-063 approved on September 26, 1979, and Planned Development Permit No. PD96-076 approved on January 21, 1997. The hotel has a UPS Store, a formal restaurant, and a casual restaurant within the building, as well as a pool on the roof deck. Access to the site is from four driveways along Gateway Place and one driveway from Airport Parkway. The hotel is oriented toward Gateway Place. The meeting rooms and presidential suites to be converted into additional guest rooms are on the second, ninth, and tenth floors of the building. There are no changes to the exterior of the building.

Site Location: The subject site is located on the northwest corner of Gateway Place and Airport Parkway.

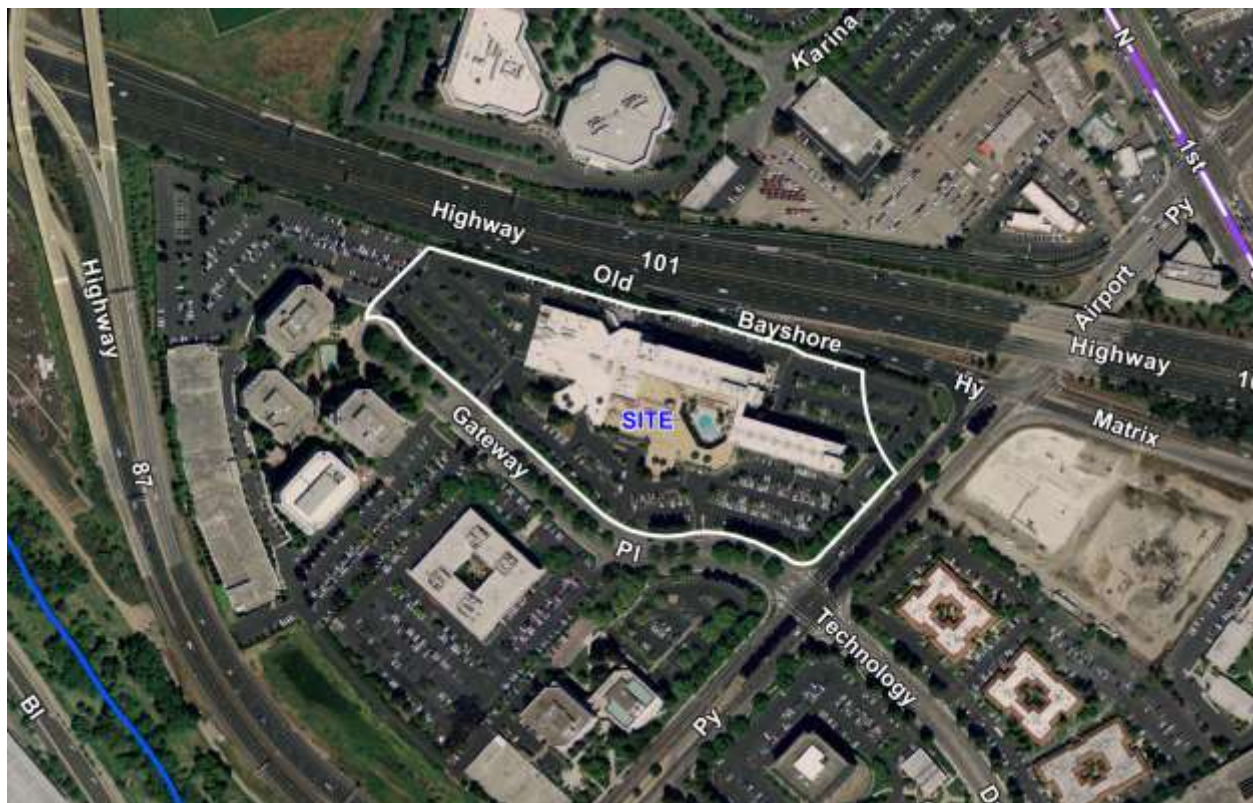


Figure 1: Aerial image of the subject site

ANALYSIS

The project was analyzed for conformance with the following: 1) the *Envision San José 2040 General Plan*, 2) the Rincon South Specific Plan, 3) the North San Jose Area Development Policy, 4) the Zoning Ordinance, and 5) the California Environmental Quality Act (CEQA).

Envision San José 2040 General Plan Conformance

The subject site has an [Envision San José 2040 General Plan](#) Land Use/Transportation Diagram land use designation of Industrial Park (see Figure 2 below). The site is located within the North San José Development Policy Area in which a hotel use is allowed.

The Industrial Park designation is an industrial designation intended for a wide variety of industrial uses, such as research and development, manufacturing, assembly, testing and offices. Areas identified exclusively for Industrial Park uses may contain a very limited number of supportive and compatible commercial uses, when those uses are of a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area. These commercial uses should typically be located within a larger industrial building to protect the character of the area and maintain land use compatibility. Additional flexibility may be provided for retail and service commercial uses, including hotels within the North San José Development Policy area, through the City's discretionary review and permitting process.

The project is **consistent** with the General Plan Industrial Park designation, as the hotel is within the North San Jose Development Policy Area, and a Conditional Use Permit is being requested, which is a discretionary permitting process.



Figure 2: General Plan Land Use/Transportation Diagram

The Conforming Rezoning and Conditional Use Permit requests are consistent with the Land Use and the following General Plan policies:

1. Commercial Lands LU-4.1: Retain existing commercial lands to provide jobs, goods, services, entertainment, and other amenities for San José's workers, residents, and visitors.

Analysis: The existing hotel use will remain unchanged. The hotel employs up to 100 people and provides amenities for visitors to San José. The hotel is a commercial support use to the surrounding industrial and office businesses such as the card room (Casino M8trix) and the San Jose International Airport (0.5-mile away).

2. Industrial Lands LU-6.1: Prohibit conversion of lands designated for light and heavy industrial uses to non-industrial uses. Prohibit lands designated for industrial uses and mixed industrial-commercial uses to be converted to non-employment uses.

Analysis: The rezoning of the parcel to IP Industrial Park ensures the land will be retained for current and future employment uses.

3. Implementation Policy IP-1.8: Use standard Zoning Districts to promote consistent development patterns when implementing new land use entitlements. Limit use of the Planned Development Zoning process to unique types of development or land uses which cannot be implemented through standard Zoning Districts, or to sites with unusual physical characteristics that require special consideration due to those constraints.

Analysis: The project includes rezoning from the PD Planned Development district to the IP Industrial Park district. The IP district is the conforming district to the Industrial Park General Plan designation. This meets the General Plan policy and brings the zoning into conformance with the General Plan for this parcel.

Rincon South Specific Plan

The Rincon South Specific Plan outlines a vision for the redevelopment of an area of San José that is almost fully developed with a large variety of land uses. The Rincon South area also acts as a conduit for large volumes of traffic related to Silicon Valley jobs, the Airport, and the presence of three freeways. In addition, the VTA Light Rail runs through the area, along North First Street. The project is consistent with the following key objectives of the Rincon South Specific Plan:

1. Promote Economic Development

Objective: Protect and promote employment centers within Rincon South.

Analysis: The project would preserve the existing hotel use within the plan area. The hotel employs up to 100 people, and the project would not result in any loss of employment.

2. Minimize Traffic Impacts and Encourage Transit Use

Objective: Provide a mix of land uses that reduce impacts upon the existing transportation infrastructure and maximizes utilization of light rail facilities and other alternate modes of transportation.

Analysis: The subject site is less than half a mile to VTA light rail service along North First Street to both the Karina Court station and the Metro/Airport station. Additionally, the project includes 40 additional bicycle parking spaces.

North San José Area Development Policy

The North San José (NSJ) Area Development Policy establishes a policy framework to guide the ongoing development of the North San José area as an important employment center for San José. The North San José land area is a critical resource for San José in its continued efforts to grow industrial activity and to add well-paying jobs within the City. The policy supports economic activity in the North San José area by encouraging the creation of up to 80,000 new jobs along the First Street corridor.

The Policy provides for the development of regional or “large scale” commercial and hotel uses and provides capacity for the construction of new hotel rooms within the Policy area. The development and trip capacity available for regional retail and hotel uses are drawn from the pool of industrial development capacity included in the Policy. This capacity may not exceed 1,000 hotel rooms with no more than 250 rooms being developed in any given hotel except those sites designated as preferred hotel sites by the General Plan.

Analysis: The project site is identified as a Transit-Oriented Site in Figure 2 of the Policy. The site is within 2,000 feet of the Karina Court Light Rail Station. An area-wide traffic impact analysis was prepared as part of the NSJ Policy and the NSJ Environmental Impact Report (EIR). Traffic impacts were identified and resulted in area-wide traffic impact fees. Consistent with NSJ EIR and subsequent Addendum, this project is required to pay a traffic impact fee. This fee must be paid prior to issuance of Public Works Clearance.

This site is within the Preferred Hotel Sites Overlay of the General Plan and will have 515 guest rooms. Within the Development Policy Area, there are currently 614 hotel rooms entitled, leaving 386 hotel rooms remaining to reach the 1,000-room limit. Therefore, the project is consistent with the NSJ Development Policy.

Zoning Ordinance Conformance

The proposed rezoning conforms with [Table 20-270](#), [Section 20.120.110](#) of the San José Municipal Code, which identifies the IP Industrial Park Zoning District as a conforming district to the Industrial Park General Plan land use designation. The existing PD Planned Development zoning limits the number of hotel rooms to 505. Therefore, a conforming rezoning is required to allow this number to be exceeded. Government Code Section 65860 requires properties to be zoned in conformance with the General Plan land use designation. The IP Industrial Park District is the conforming zone to the IP Industrial Park General Plan land use designation.

The project is consistent with the development standards as set forth in the Industrial Park Zoning District. The Industrial Park zoning designation is intended for a wide variety of industrial uses such as research and development, manufacturing, assembly, testing, and offices. The Industrial Park Zoning District would allow the property to be used and developed in accordance with the allowable uses in Table 20-120, including hotel use as a conditionally permitted use.

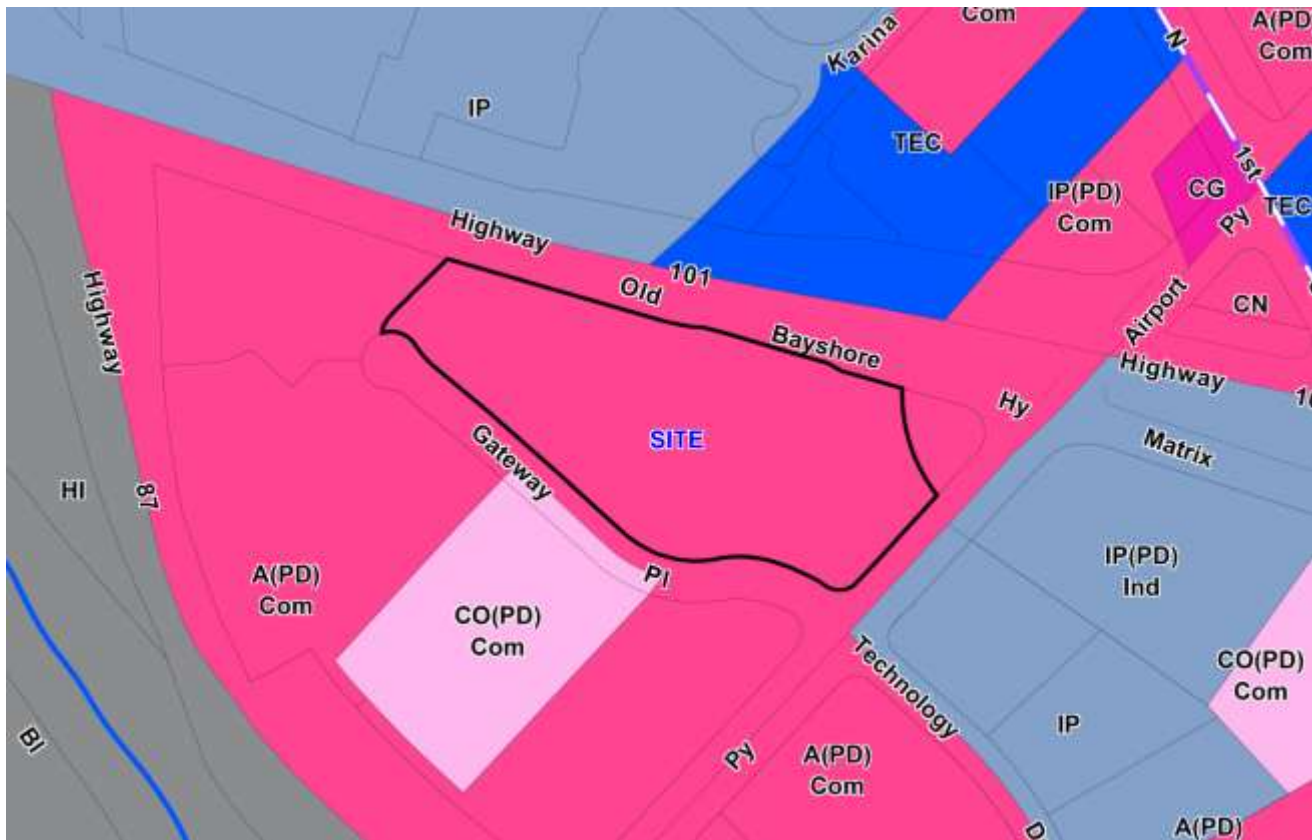


Figure 3: Zoning Map

This Conforming Rezoning and Conditional Use Permit will allow an existing hotel to increase the number of guest rooms from 505 to 515 through the conversion of meeting rooms and presidential suites on a 12.41-gross acre site. The following summary outlines the development standards for the IP Industrial Park Zoning District pursuant to Table 20-120 of Section 20.50.200 of the Zoning Ordinance:

Setbacks and Heights

The project includes interior improvements to an existing hotel and does not propose any new construction that would encroach into the existing setback areas. Similarly, the project does not propose to construct any additional stories or add height to the existing structure.

The development standards for the IP Industrial Park Zoning District require a minimum 15-foot front setback to building and a minimum 25-foot front setback to parking and circulation for passenger vehicles with zero-foot side and rear setbacks. The existing front setback to building is 89.5 feet, which exceeds the setback requirement. The existing front setback to parking and circulation is 10 feet, as built under the previous PDC79-036 and PD79-063 permits. The proposed rezoning from the A(PD) zoning district to the IP zoning district is a conforming rezoning to the IP General Plan land use designation. Therefore, this will be considered an existing legal non-conforming condition pursuant to Section 20.150 of the Zoning Code.

The maximum allowed height in the IP Zoning District is 50 feet. However, the site is under a Special Height Restriction area of 150 feet pursuant to 20.85.020.D Transit Areas of the Zoning Code. The previous PD zoning limited the height to 120 feet. The height of the existing hotel is 119 feet. This is consistent with the height limit for this site.

There would be no change in setbacks or height to the existing building. Any future redevelopment at the site would require conformance with the development standards for the IP Industrial Park Zoning District. The project is consistent with the setback and height requirements.

Vehicle Parking Requirements

Pursuant to Section 20.90.060, Table 20-190 of the Zoning Code, the required number of parking spaces is one space per guest room or suite, plus one space per employee. With a total of 515 guest rooms and up to 100 employees, 615 parking spaces are required. The project has 731 existing vehicular at-grade parking spaces, 11 of which are being converted to 31 motorcycle parking spaces and four of which are being converted to 40 bicycle parking spaces pursuant to requirements. This results in 716 vehicular parking spaces provided. The parking is consistent with the requirement.

Bicycle Parking Requirements

Pursuant to Section 20.90.060, Table 20-190 of the Zoning Code, the required number of bicycle parking spaces is one space plus one space per ten guest rooms. With a total of 515 guest rooms, 53 spaces are required; thirteen spaces are existing. The project includes an addition of 40 bicycle parking spaces (for a total of 53 spaces), which is consistent with the requirement.

Motorcycle Parking Requirements

Pursuant to Section 20.90.350, Table 20-250 of the Zoning Code, one motorcycle space per 20 Code-required auto parking spaces are required. There are 615 vehicle parking spaces required. Therefore, a total of 31 motorcycle spaces are required. The project includes an addition of 31 motorcycle parking spaces and therefore meets the motorcycle parking requirement.

Required Findings for Conditional Use Permit

Section 20.100.720 of the Zoning Ordinance establishes required findings for approval of a Conditional Use Permit. Based upon an analysis of the facts, the City Council must be able to find that:

- a. The Conditional Use Permit, as approved, is consistent with and will further the policies of the General Plan, applicable specific plans, and area development policies; and

Analysis: The project is consistent with the policies of the General Plan, Rincon South Specific Plan, and North San Jose Development Area Plan in that a hotel use is consistent with the land use designation, the hotel is within the Preferred Hotel Sites Overlay, and the additional ten hotel rooms are within the 1,000-room total Policy area capacity. The hotel use provides employment to residents and amenities to visitors, and the associated rezoning will bring the parcel's zone into conformance with the General Plan land use designation. The project will also be subject to the North San Jose Development Policy Area Traffic Impact Fees.

- b. The Conditional Use Permit, as approved, conforms with the zoning code and all other provisions of the San José Municipal Code applicable to the project; and

Analysis: The project consists of increasing the number of guest rooms at an existing hotel from 505 guest rooms to 515 guest rooms and associated parking. Hotel use is a conditionally permitted use in the IP Industrial Park Zoning District pursuant to Table 20-110 of Section 20.50.100. The project is consistent with the setbacks, height, and parking development standards of the IP Industrial Park Zoning District, with the exception of the front setback to parking and circulation due to the rezoning of the site to the conforming zoning district (IP). The IP zoning district requires a 25-foot setback to parking and circulation from the front lot line. The existing condition is a 10-foot setback at this location. Therefore, this is an existing legal non-conforming condition pursuant to Section 20.150 of the Zoning Code. The project also includes the addition of 40 bicycle parking spaces and 31 motorcycle spaces to the site, which is consistent with the requirements.

- c. The Conditional Use Permit, as approved, is consistent with applicable City Council policies, or counterbalancing considerations justify the inconsistency; and

Analysis: The project is consistent with the City Council policies on outreach as the on-site sign has been posted on the property since March 31, 2020. Public hearing notices have been sent to property owners and occupants within 500 feet of the project site. Staff has also been available to answer questions from the public regarding the project and has received no public inquiries from the submittal of the project to the time of writing this memorandum.

- d. The proposed use at the location requested will not:

1. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
2. Impair the utility or value of property of other persons located in the vicinity of the site; or
3. Be detrimental to public health, safety or general welfare; and

Analysis: The project includes interior improvements to an existing hotel with no changes to the square footage of the building. The project will have no impact on the utility or value of property near the site. Therefore, the project would not adversely affect, impair, or be detrimental to public health or welfare.

- e. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

Analysis: The project includes interior improvements to an existing hotel and does not include changes to the existing square footage of the building. There are no changes to the existing yards, walls, fences, loading facilities, landscaping, or other development features. Bicycle parking and motorcycle parking meet the requirements of the IP Industrial Zoning District. Therefore, the project is consistent with this requirement.

f. The proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use would generate; and
2. By other public or private service facilities as are required.

Analysis: Access to the site would be from Gateway Place and Airport Parkway. The site is less than half a mile from both U.S. Highway 101 and State Route 87 on- and off-ramps. VTA light rail service along North First Street is approximately a half mile from the project site to both the Karina Court Light Rail station and the Metro/Airport Light Rail station. The site is currently served by all necessary private and public facilities. Therefore, the project is adequately served by streets, highways, and transit facilities.

g. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties.

Analysis: The project is consistent with the General Plan and the zoning designations and regulations. The project is an existing hotel and includes an increase in the number of guest rooms from 505 to 515 through the conversion of meeting rooms and presidential suites. There will be no increase in square footage. Existing building setbacks and height will remain unchanged. The IP Industrial Park Zoning District allows hotel use through a Conditional Use Permit. The hotel use does not involve the use of significant amounts of hazardous substances. Since the construction of the project will take place within the interior of the hotel, there will be no impacts relating to stormwater, noise, air quality, or water quality.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under the provisions of Section 15301(a) Existing Facilities of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. CEQA Guidelines Section 15301(a) applies to projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

The Director of Planning, Building and Code Enforcement approved a Statement of Exemption for the project on May 18, 2020. The project is an existing hotel and includes an increase in the number of guest rooms from 505 to 515 through the conversion of meeting rooms and presidential suites. There will be no increase in square footage. Existing building setbacks and height will remain unchanged. The approval of the Conforming Rezone and Conditional Use Permit would not trigger any additional or expanded use of the project site. Further, none of the exceptions under CEQA Section 15300.2 apply to the project.

CLIMATE SMART SAN JOSE

The recommendation in this memorandum has no effect on Climate Smart San José energy, water, or mobility goals. The project consists of internal improvements to an existing hotel.

PUBLIC HEARING NOTIFICATION

Staff followed Council Policy 6-30: Public Outreach Policy. The on-site sign has been posted at the subject site since March 31, 2020. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

Preparation of this memorandum was coordinated with the City Attorney's Office.

/s/

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

For questions, please contact Robert Manford, Deputy Director, at (408) 535-7900.

Attachments: Legal Description
Parcel Map
Project Plans

EXHIBIT "A"

(City of San Jose)

Parcel One:

All of Parcel 1 as shown upon that certain Map entitled, "Being all of Parcels "A", "B" and a portion of "D" and a portion of Pueblo Tract No. 1," which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on October 12, 1979 in Map Book 451 at Pages 17 and 18, Santa Clara County Records.

Parcel Two:

An easement for ingress and egress over the following Parcel of land, being a portion of that certain 15.242 acre + Parcel of land shown as Parcel 3 on that certain Parcel Map recorded in Book 451 of Maps at pages 17 and 18, Santa Clara County Records, being a strip of land of a uniform width of 5.00 feet, the Southeasterly line of which is described as follows:

Beginning at a point on the curved Northwesterly terminus of Gateway Place at the common dividing line between Parcels 1 and 3 as shown on said Map; thence leaving said Point of Beginning and running North 39° 47' 25" East 210.00 feet to the terminus of the line herein being described, said strip being bounded on the Southwest by said curved Northwesterly terminus of Gateway Place and on the Northeast by a line drawn at right angles to said common dividing line between Parcels 1 and 3.

Assessor's Parcel Number 230-01-048 and 230-01-049
Joint Plant Numbers 230-01-026, 230-01-038 and 230-01-039

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND WE CONSENT TO THE MAKING OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE "BORDER" LINES AND TO THE RECORDING THEREOF. WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING AS SHOWN ON THE HEREON MAP WITHIN SAID SUBDIVISION, AND ALSO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND SAID PORTIONS THEREOF.

CROW-SPIEKER-FRENCH #85, A LIMITED PARTNERSHIP

BY John K. French
OWNER
JOHN K. FRENCH, PARTNER

~~CROCKER CUSTODY CORPORATION, TRUSTEE~~

~~BY _____~~

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) S.S.
ON THE _____ DAY OF _____, 19____,
BEFORE ME _____ A NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED
AND _____
KNOWN TO ME TO BE THE _____
AND _____ RESPECTIVELY OF THE
CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT,
AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED
THE WITHIN INSTRUMENT ON BEHALF OF THE
CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO
ME THAT SUCH CORPORATION EXECUTED THE WITHIN
INSTRUMENT PURSUANT TO IT'S BY-LAWS OR A RESOLUTION
OF IT'S BOARD OF DIRECTORS.

NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) S.S.

ON THE _____ DAY OF _____, 19____,
BEFORE ME _____ A NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED
AND _____
KNOWN TO ME TO BE THE _____
AND _____ RESPECTIVELY OF THE
CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT,
AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED
THE WITHIN INSTRUMENT ON BEHALF OF THE
CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO
ME THAT SUCH CORPORATION EXECUTED THE WITHIN
INSTRUMENT PURSUANT TO IT'S BY-LAWS OR A RESOLUTION
OF IT'S BOARD OF DIRECTORS, AS TRUSTEE.

NOTARY PUBLIC

PARCEL MAP

CONSISTING OF TWO SHEETS

BEING ALL OF PARCELS "A", "B" & A PORTION OF "D"
AND A PORTION OF PUEBLO TRACT NO. 1 AS
SHOWN ON THE PARCEL MAP RECORDED IN BOOK
300 OF MAPS AT PAGE 19.

AND LYING WITHIN THE
CITY OF SAN JOSE, CALIFORNIA
SCALE: 1"=100' OCTOBER 1979

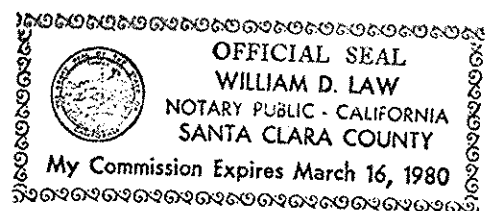
STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) S.S.

ON THIS 5th DAY OF October, 1979, BEFORE
ME _____ A NOTARY PUBLIC, STATE OF CALIFORNIA,
DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
John K. French
KNOWN TO ME TO BE ONE OF THE PARTNERS OF THE PARTNERSHIP
THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME, AS OWNER.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED
MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE
FIRST ABOVE WRITTEN.

William D. Law
NOTARY PUBLIC

MY COMMISSION EXPIRES:

March 16, 1979



STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) S.S.

ON THE _____ DAY OF _____, 19____,
BEFORE ME _____ A NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED
AND _____
KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUB-
SCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT THEY EXECUTED THE SAME AS OWNERS.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF John K. French IN October, 1979. I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

Harry F. Aumack, Jr.
HARRY F. AUMACK, JR. R.E. 8555

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: Oct 10, 1979

A.R. Turturici CITY ENGINEER, R.C.E. 10081

BY: J. P. Easton DEPUTY

RECORDER'S CERTIFICATE

FILE NO. 6529000 FEE \$7.00 PAID
FILED THIS 12th DAY OF October, 1979, AT 2:00 P.M.
IN BOOK 451 OF MAPS AT PAGE 19 AT THE REQUEST
OF MARK THOMAS & CO. INC.

GEORGE A. MANN - COUNTY RECORDER

BY: Andrew Florio DEPUTY

CERTIFICATE OF ACCEPTANCE

I HEREBY ACCEPT FOR THE CITY OF SAN JOSE THE DEDICATION OF ALL EASEMENTS OFFERED ON THIS MAP.

A. R. TURTURICI

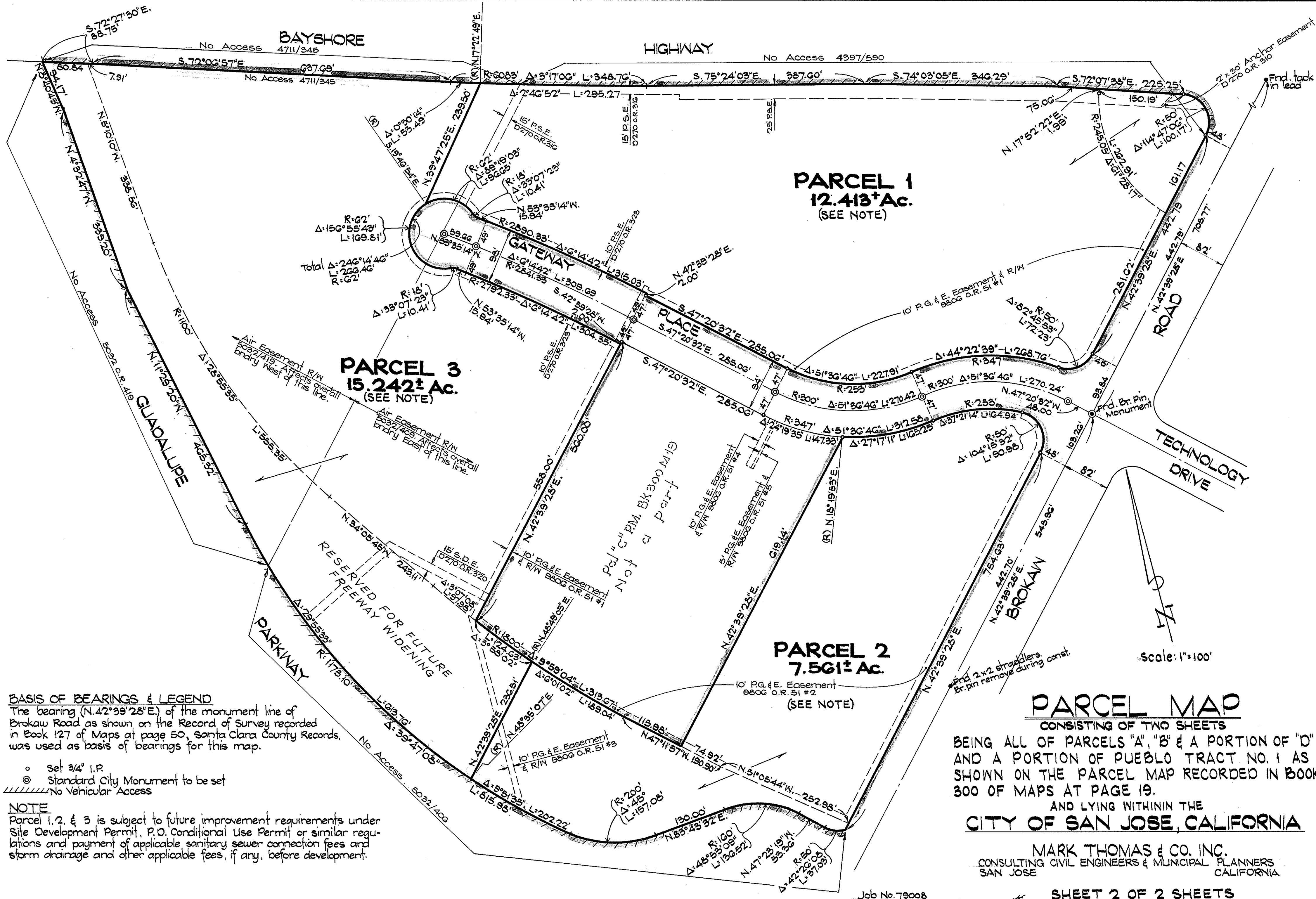
DIRECTOR OF PUBLIC WORKS BY: _____ DEPUTY



MARK THOMAS & CO. INC.
CONSULTING CIVIL ENGINEERS & MUNICIPAL PLANNERS
18 N. SAN PEDRO STREET, SAN JOSE, CALIF. 95110 • (408) 285-2425
OFFICES IN SAN JOSE AND CUPERTINO

Job No 79008

SHEET 1 OF 2 SHEETS



BASIS OF BEARINGS & LEGEND

The bearing (N.42°39'28"E.) of the monument line of Brokaw Road as shown on the Record of Survey recorded in Book 127 of Maps at page 50, Santa Clara County Records, was used as basis of bearings for this map.

- Set 3/4" I.P.
- ⊙ Standard City Monument to be set
- //// No Vehicular Access

NOTE

Parcel 1, 2, & 3 is subject to future improvement requirements under Site Development Permit, P.O. Conditional Use Permit or similar regulations and payment of applicable sanitary sewer connection fees and storm drainage and other applicable fees, if any, before development.

PARCEL MAP

CONSISTING OF TWO SHEETS

BEING ALL OF PARCELS "A", "B" & A PORTION OF "D" AND A PORTION OF PUEBLO TRACT NO. 1 AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 300 OF MAPS AT PAGE 19.

AND LYING WITHIN THE

CITY OF SAN JOSE, CALIFORNIA

MARK THOMAS & CO. INC.

CONSULTING CIVIL ENGINEERS & MUNICIPAL PLANNERS
SAN JOSE CALIFORNIA

Job No. 79008

SHEET 2 OF 2 SHEETS

October 12th, 1979 Book 451 of Maps Pgs. 17 & 18 Fee \$ 7.00

451/18

18

DOUBLETREE BY HILTON HOTEL
SAN JOSE AIRPORT
2050 GATEWAY PLACE
SAN JOSE, CA 95110

For: HLT San Jose, LLC
1775 Tysons Blvd. 7th Floor
McLean, Virginia 22102

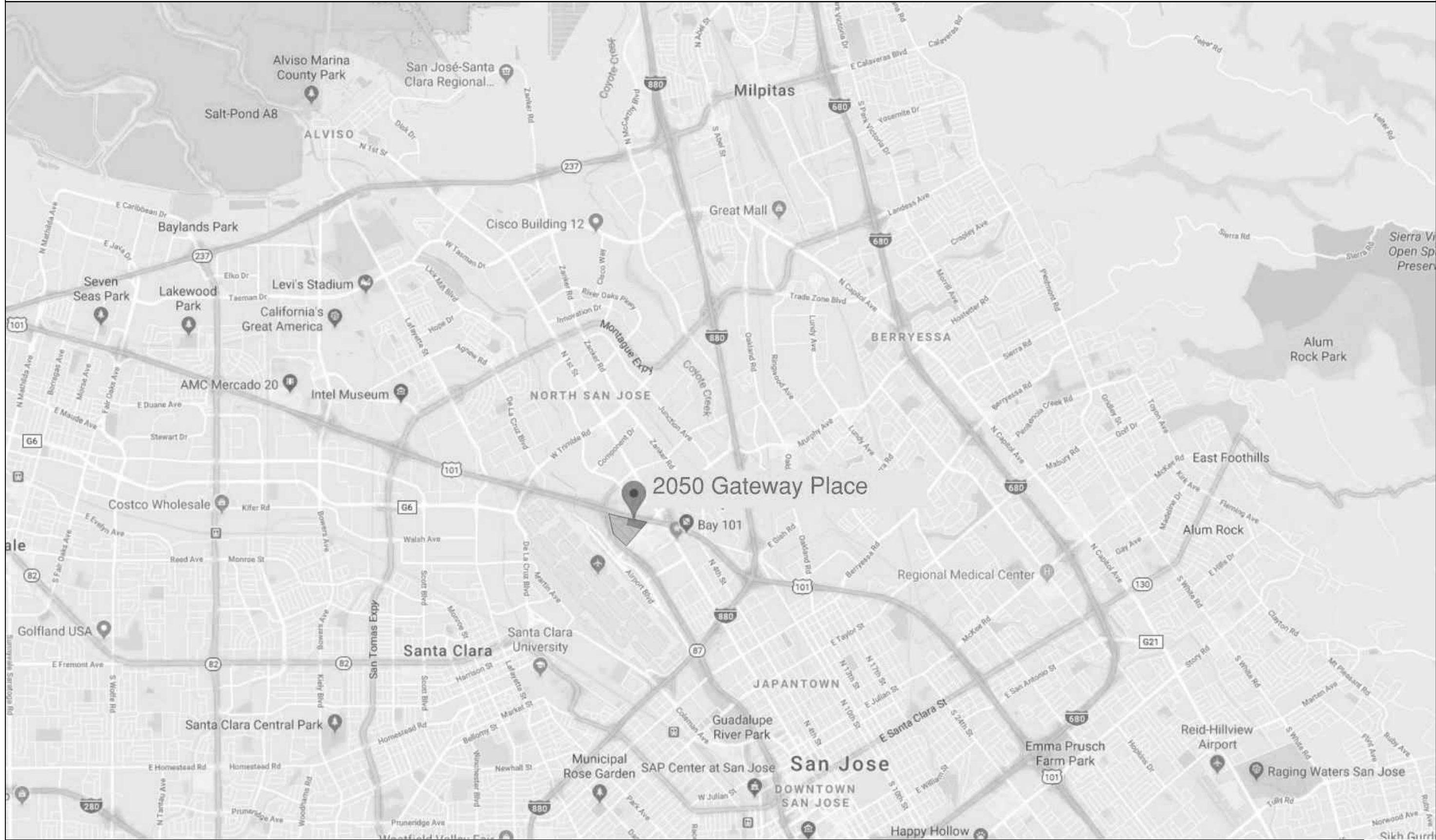
CONFORMING REZONE TO IP INDUSTRIAL PARK AND CONDITIONAL USE PERMIT
FEBRUARY 26, 2020

GATEWAY PARK
PROPOSED USE - HOTEL & SITE PARKING

PRIOR DEVELOPMENT PERMITS: PDC 79-3-36; PD 79-8-63; PDC
96-10-63; PD 96-10-76; PD 07-104

APN: 230-01-049

LOCATION MAP



PROJECT DATA

- a. TOTAL ACREAGE: 12.41 ACRES (540,700.7 SF ±)
- b. TOTAL HOTEL UNITS: 505 ROOMS (EXISTING)
515 (PROPOSED UNDER REZONING AND CONDITIONAL USE PERMIT)
- c. EMPLOYEE COUNT: DAILY AVERAGE IS 60-75 PER DAY DURING BUSIER TIMES AND BANQUETS UP TO 80-100 EMPLOYEES PER DAY; MAX NUMBER OF EMPLOYEES ON PROPERTY AT ANY ONE TIME IS ABOUT 100 PEOPLE.
- d. PARKING
PER TABLE 20-190, HOTEL USE HAS A PARKING RATE OF ONE SPACE PER GUESTROOM PLUS ONE PER EMPLOYEE. THE MAXIMUM NUMBER OF EMPLOYEES ON SITE AT ANY ONE TIME IS 100. THE EXISTING HOTEL HAS 731 PARKING SPACES AND MEETS THIS STANDARD.

e. COVERAGE:

	BUILDING	PARKING	LANDSCAPE /OPEN	TOTAL
HOTEL SITE	24%	54%	22%	100%
	2.914 AC	6.126 AC	2.110 AC	12.410 AC

- f. IP INDUSTRIAL PARK DISTRICT:
1. USE: HOTEL USE IS PERMITTED WITH A CONDITIONAL USE PERMIT.
2. HEIGHT: HEIGHT RESTRICTION OF 150 FEET PER 20.05.020.D TRANSIT AREAS. THE EXISTING HOTEL IS APPROXIMATELY 126 FEET TO THE TOP OF THE AT&T ANTENNAS.
3. SETBACKS: PER TABLE 20-120

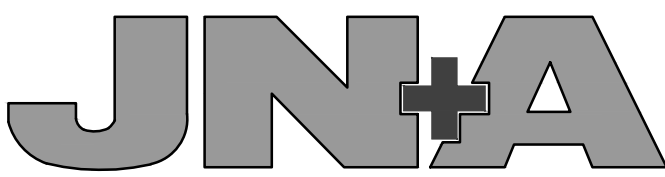
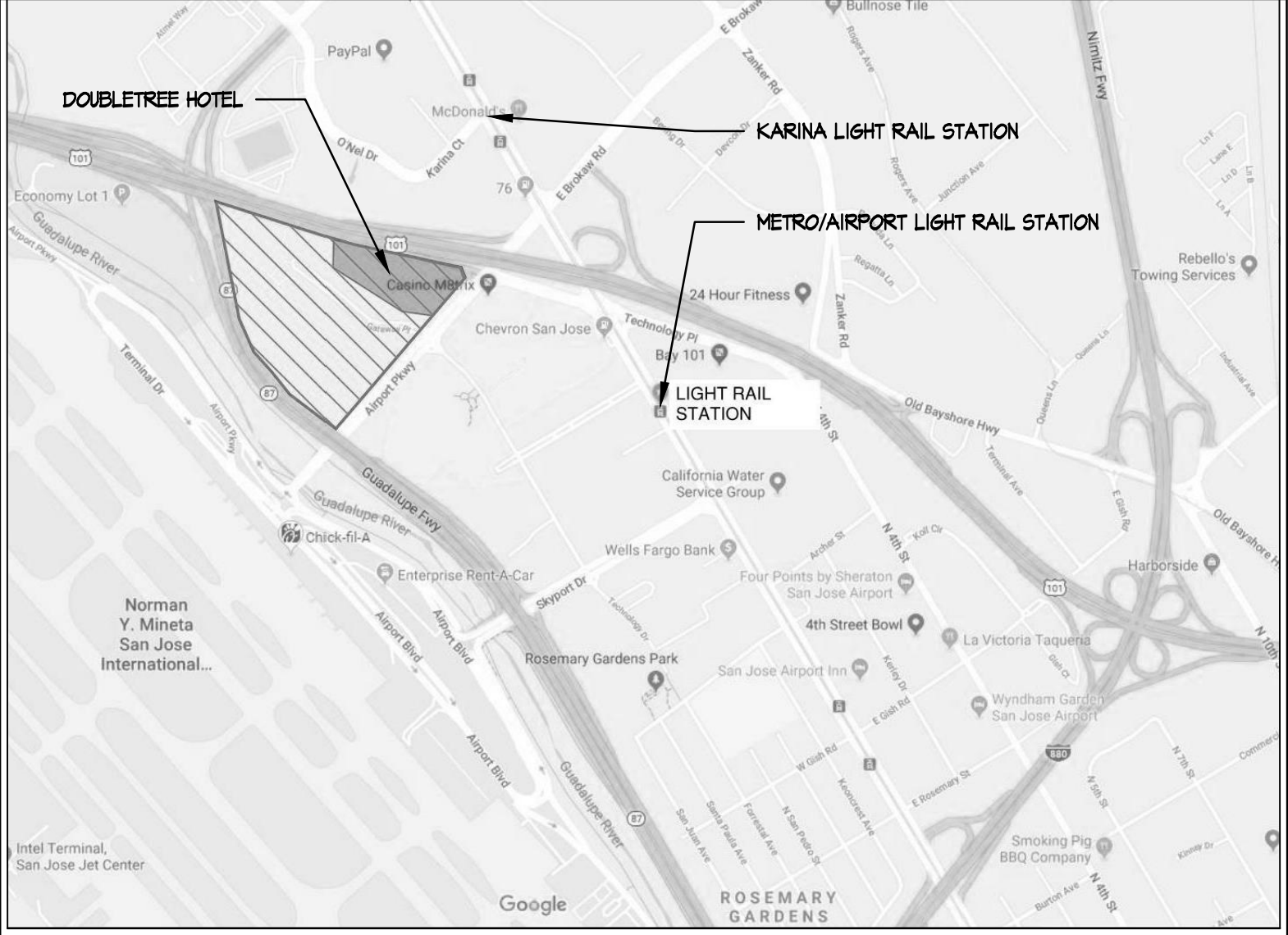
REGULATION	DEVELOPMENT STD	EXISTING
FRONT SETBACK - BUILDING	15 FEET	64 FEET
FRONT SETBACK - PARKING & CIRCULATION	25 FEET	10 FEET
SIDE SETBACKS	0 FEET	331 FEET
REAR SETBACKS	0 FEET	N/A

THE FRONT SETBACK TO PARKING AND CIRCULATION WILL BE AN EXISTING LEGAL NON-CONFORMING CONDITION UNDER THE IP INDUSTRIAL PARK ZONE.

DRAWING INDEX

01	TITLE SHEET
03	SITE PLAN
04	SITE DETAILS
08a	BUILDING & SITE PHOTOS
08b	BUILDING & SITE PHOTOS
09	EXISTING FLOOR PLANS
10	PROPOSED FLOOR PLANS

LIGHT RAIL PROXIMITY MAP



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CONSULTANTS



The professional services of the architect are undertaken for and are performed in the interest of HLT San Jose LLC. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.

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For: HLT San Jose, LLC
1775 Tysons Blvd., 7th Floor McLean, Virginia 22102

DRAWING ISSUE 05/18/2020
DRAWING ISSUE 02/26/2020
DRAWING ISSUE 12/12/2019

DESCRIPTION DATE

PROJECT NO: 18094

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SHEET TITLE

TITLE SHEET

SITE DATA

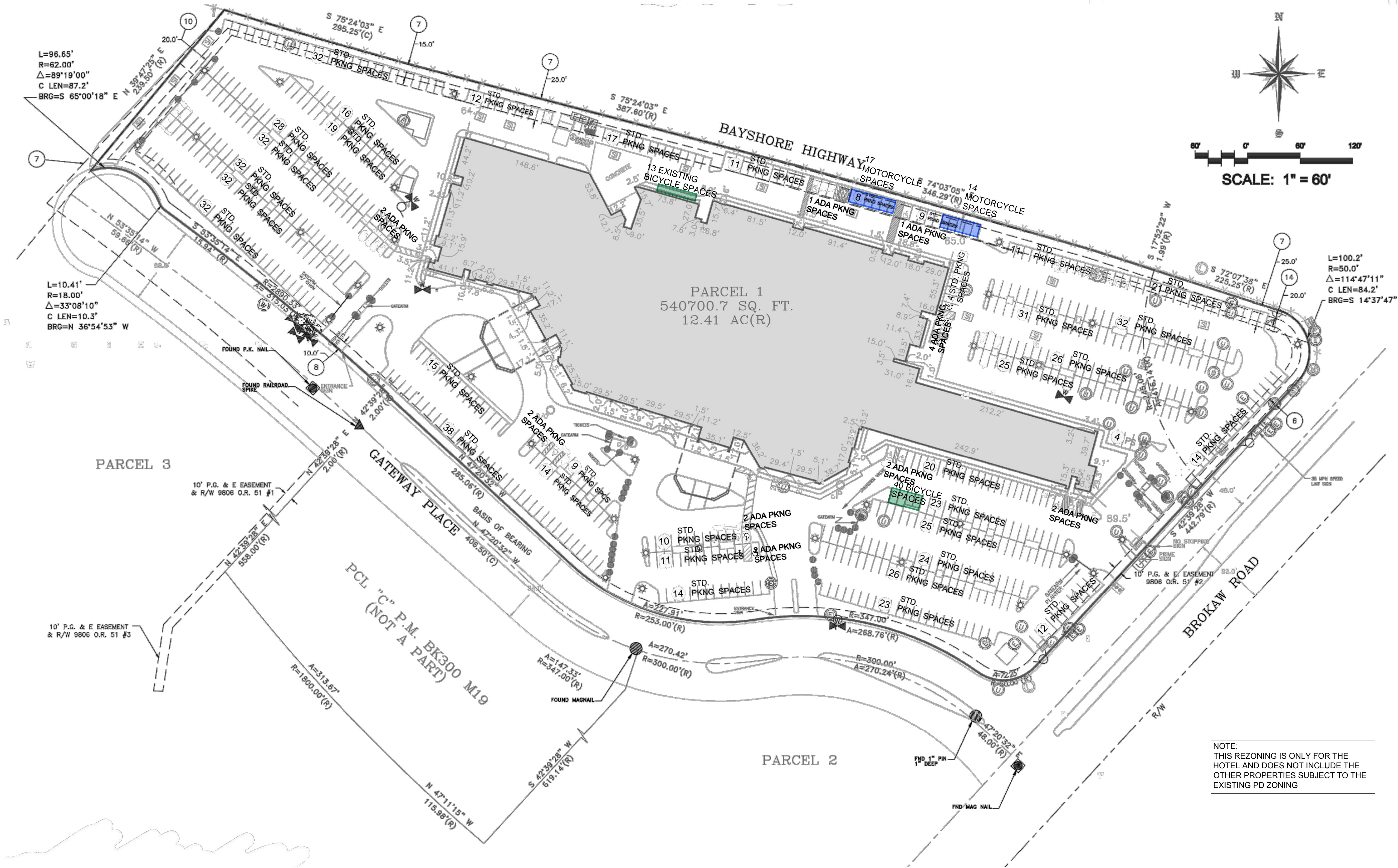
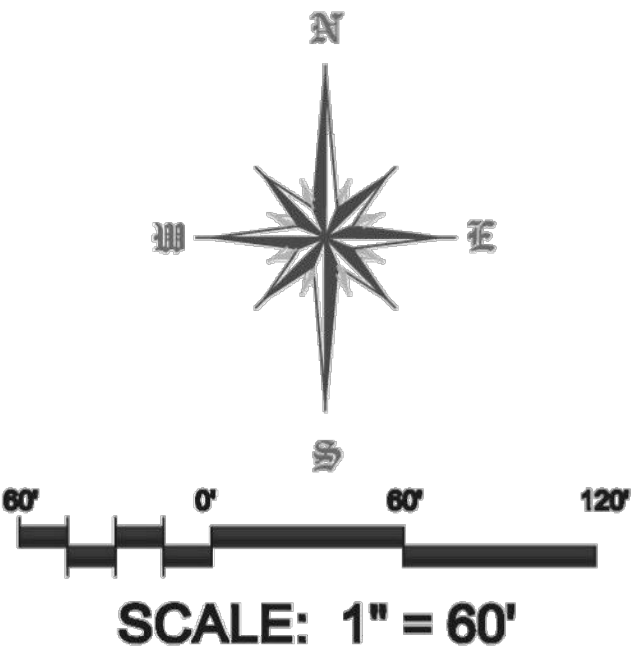
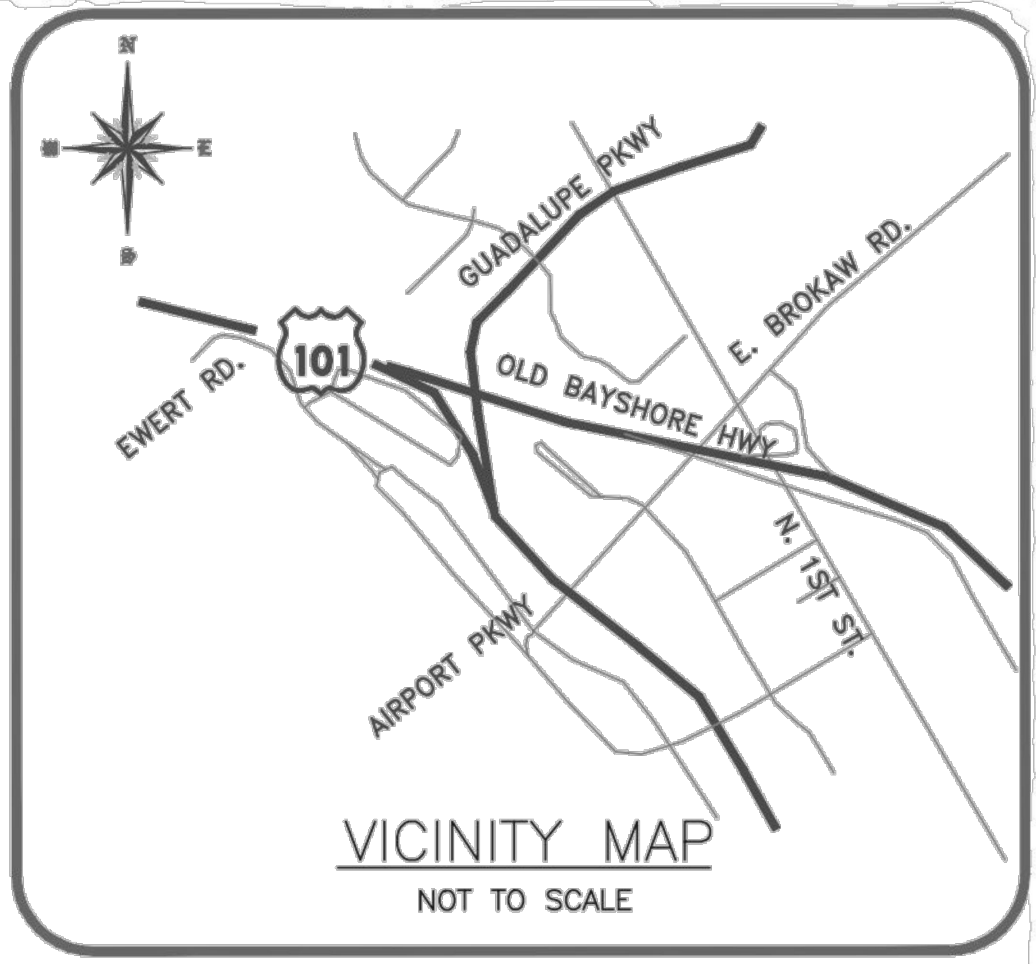
- 1) TOTAL EXISTING & PROPOSED: 12.41 AC (540,700.7 SF±)
2) EXISTING & PROPOSED BUILDING: 2,974 AC (129,547.4 SF±)
3) EXISTING & PROPOSED PARKING STALLS: 731 STALLS

PROJECT DATA

- 1) ROOMS:
-EXISTING: 505 ROOMS
-PROPOSED UNDER REZONING AND
CONDITIONAL USE PERMIT: 515 ROOMS

STANDARD LEGEND

● MONUMENT FOUND	POWERPOLE	SS SAN/SEWER LINE
○ MONUMENT SET	GUY WIRE	SEWER MANHOLE
■ P.K. NAIL FOUND	STREET LIGHT POLE	CLEAN OUT
× FND X MARK	ELEC. TRANSFORMER	STORM DRAIN LINE
× SET X MARK	AIR CONDITIONER	STORM DRAIN MANHOLE
▲ R.R. SPIKE FOUND	— E — BURIED ELECTRIC	STORM INLET
▲ R.R. SPIKE SET	O/H E OVERHEAD ELECTRIC	PAY PHONE
▲ BENCHMARK	ELEC. MANHOLE	TELEPHONE BOX
CONC. R/W MARKER	ELECTRIC METER	TELEPHONE MANHOLE
(R) RECORD DATA	— W — WATER LINE	TELEPHONE POLE
(M) MEASURED DATA	WATER VALVE	— T — TELEPHONE LINE
(C) CALCULATED DATA	WATER METER	O/H T OVERHEAD TELEPHONE
R/W RIGHT OF WAY	HYDRANT	— C — CABLE TELEVISION
B.S. BACK SET LINE	BACK FLOW PREVENTOR	O/H C OVERHEAD CABLE
RCP REINFORCED CONC PIPE	GAS VALVE	CABLE BOX
CMP CORRUGATED METAL PIPE	GAS METER	TRAFFIC POLES
PVC PLASTIC PIPE	UNDERGROUND GAS METER	TRAFFIC SIGNAL
MTL METAL	GAS MANHOLE	TRAFFIC MANHOLE
L/S LANDSCAPING	— G — GAS LINE	TRAFFIC SIGNAL BOX
○ TREE	BOLLARD	STOP SIGN
	BORE HOLE	SIGN
	MONITORING WELL	
	MAIL BOX	
	UNKNOWN MANHOLE	
	SQUARE METAL LID	
	FUEL TANK LID	



JNA

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SHEET TITLE

SITE PLAN

03



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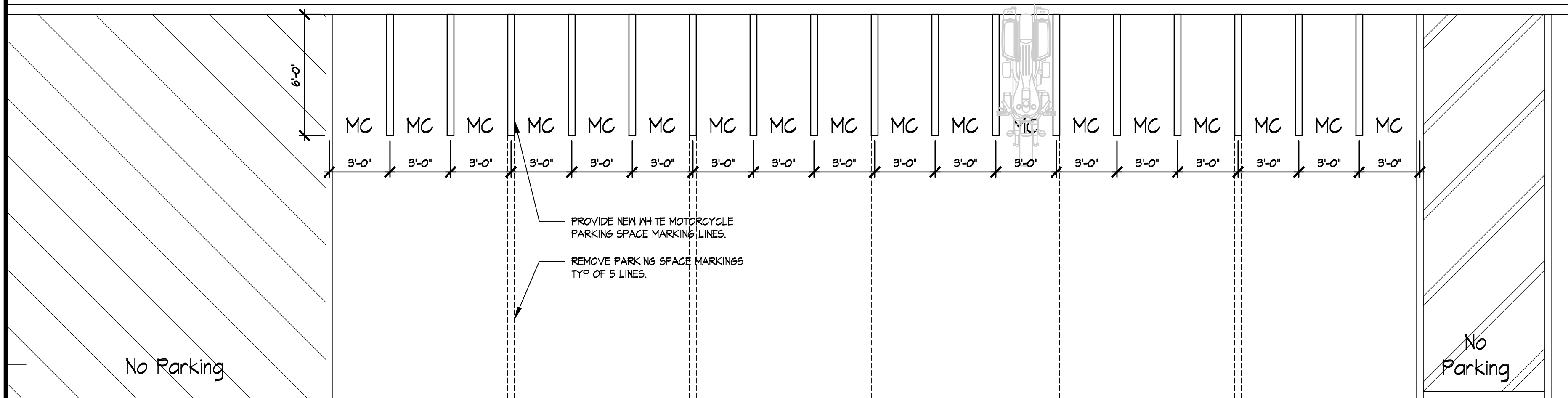
SHEET TITLE

SITE DETAILS

04

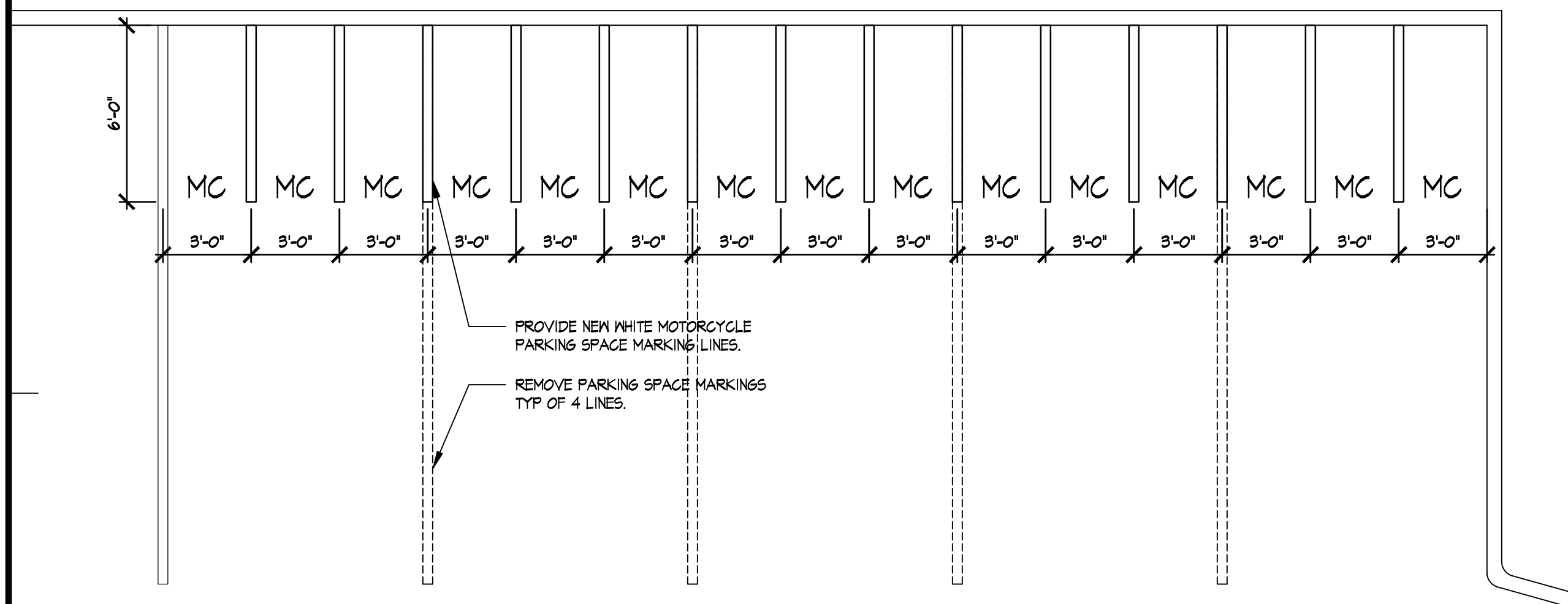
1 MOTORCYCLE PARKING - PART 1

04 1/4" = 1'-0"



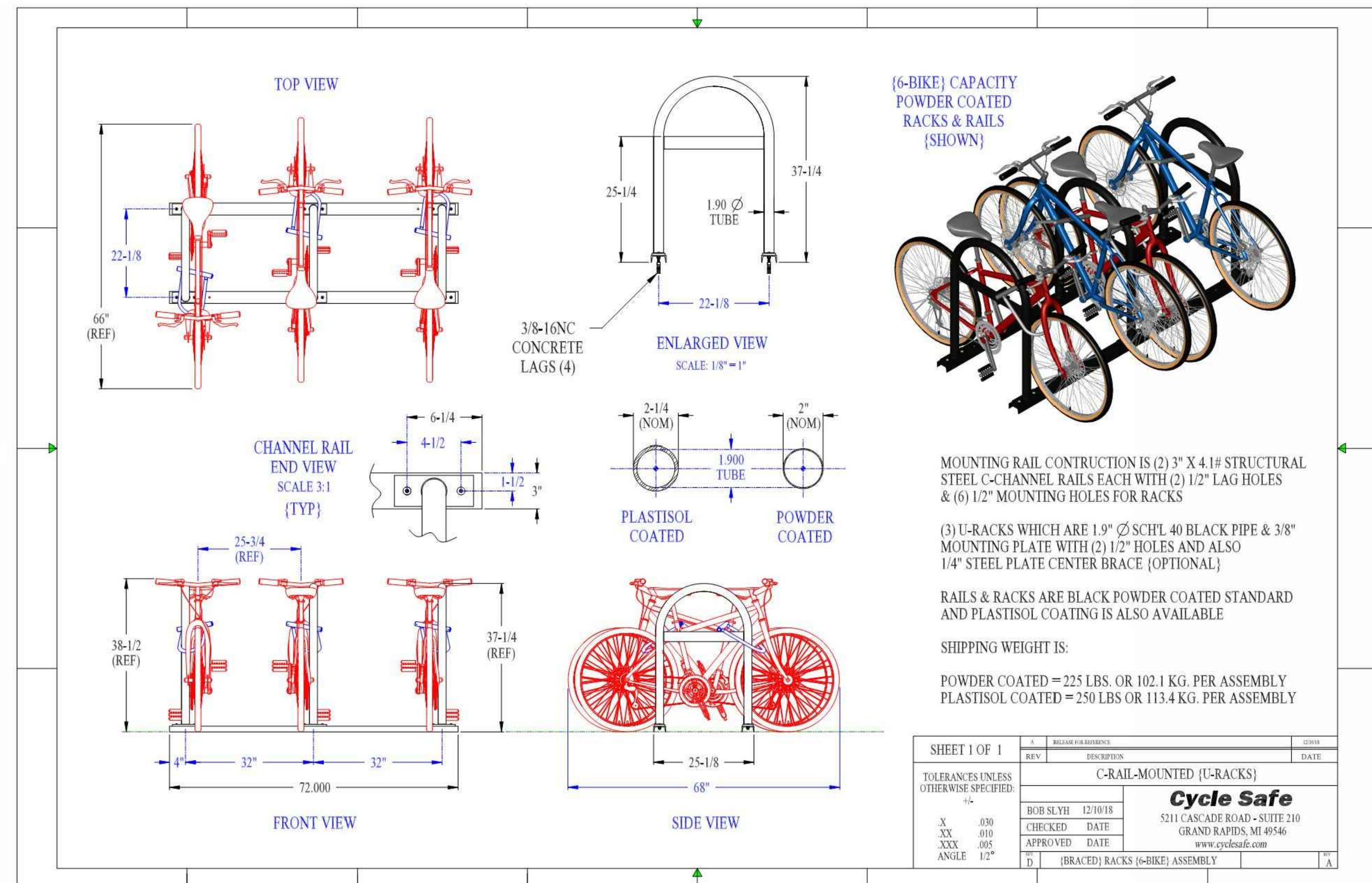
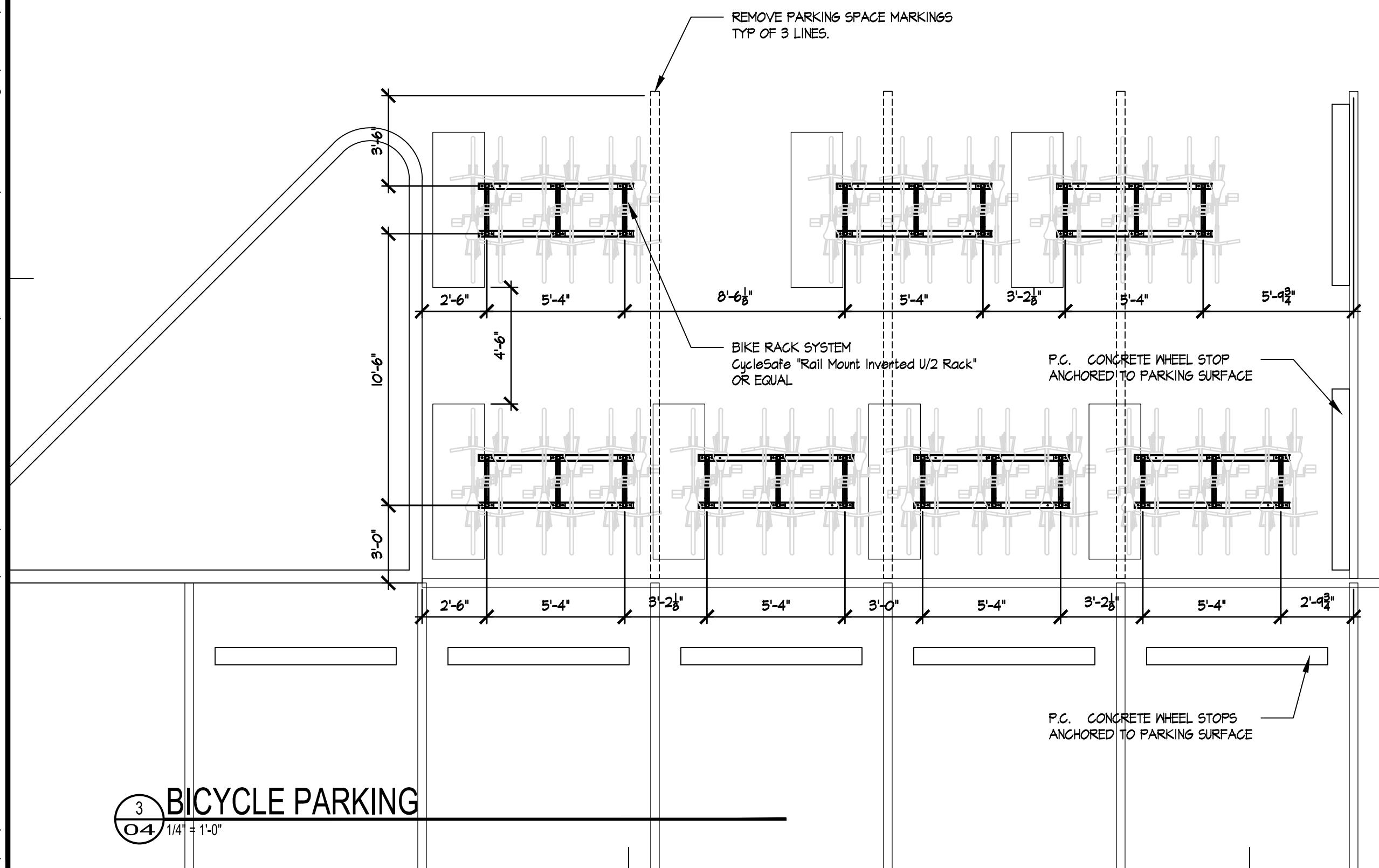
2 MOTORCYCLE PARKING - PART 2

04 1/4" = 1'-0"



3 BICYCLE PARKING

04 1/4" = 1'-0"





DOUBLETREE HOTEL
LOOKING NORTH



GATEWAY PARK
LOOKING NORTH

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BUILDING PHOTOS

08A



DOUBLETREE HOTEL
LOOKING SOUTH



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GATEWAY PARK
LOOKING SOUTH

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BUILDING PHOTOS



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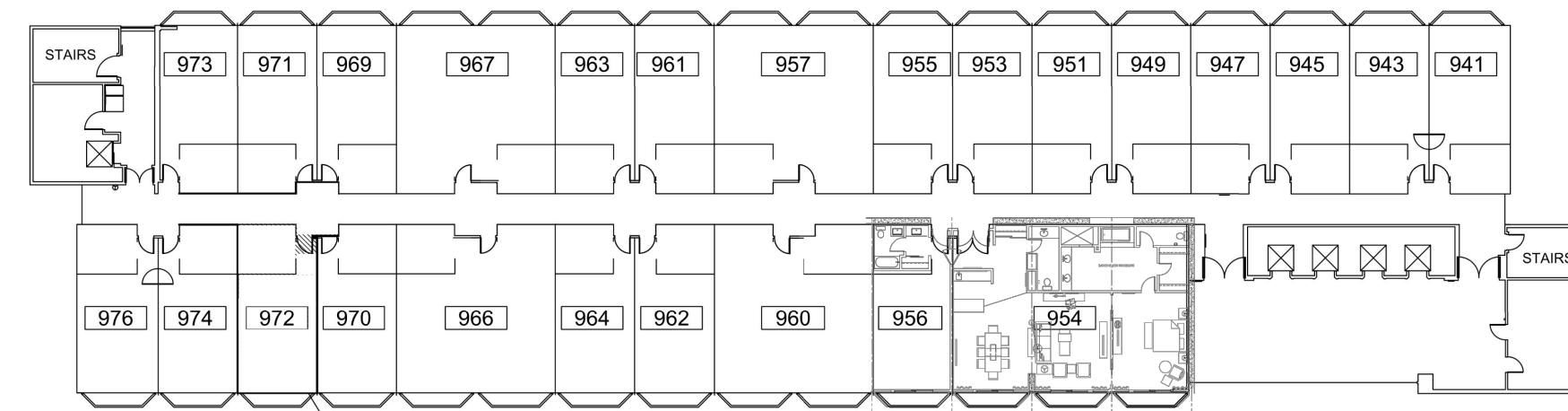
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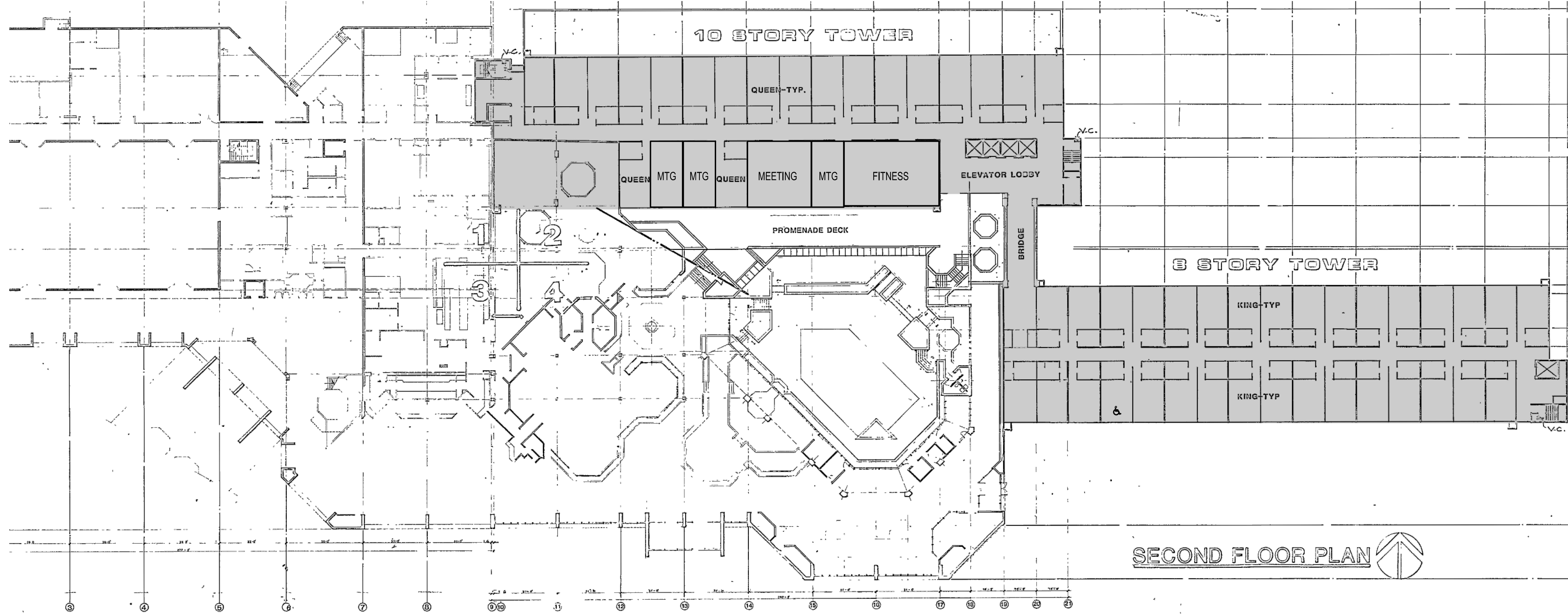
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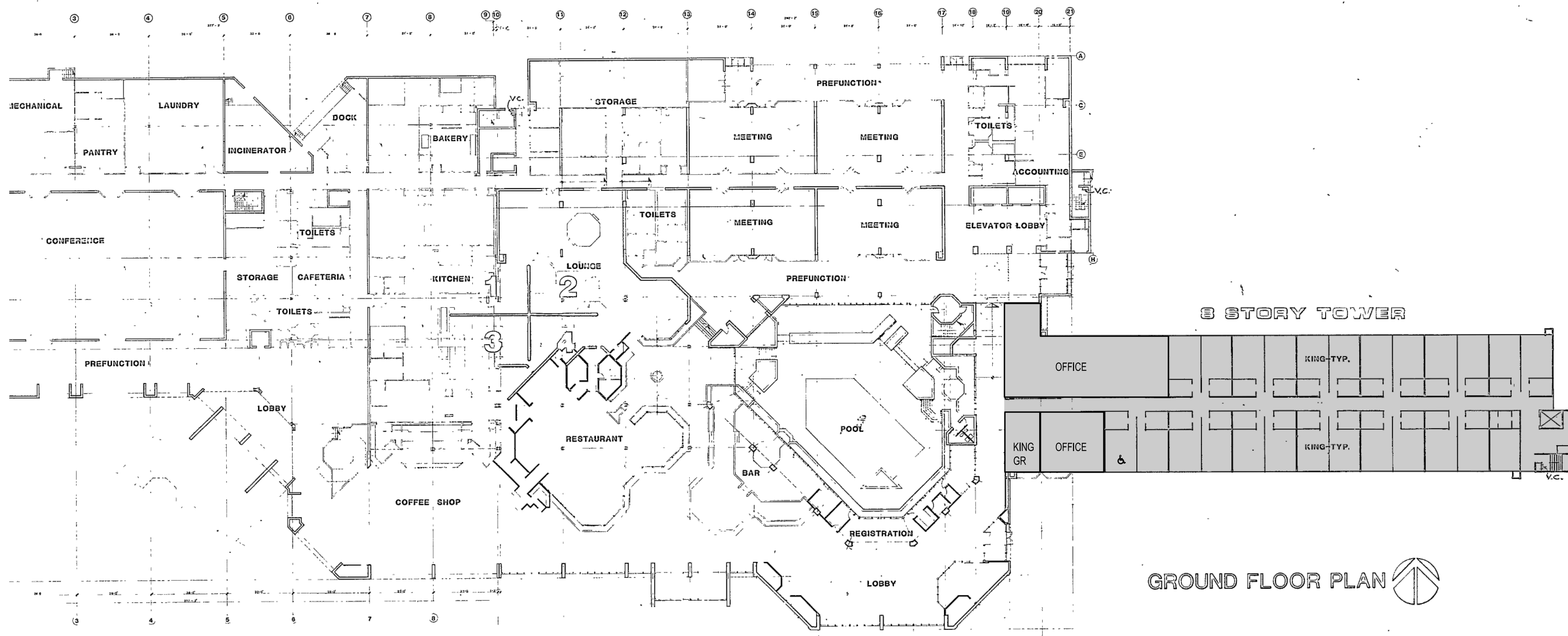
**EXISTING FLOOR
PLANS**



EXISTING 9th and 10th FLOOR PLAN

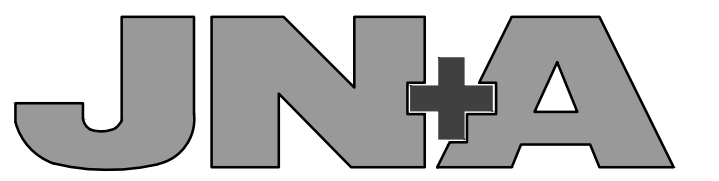
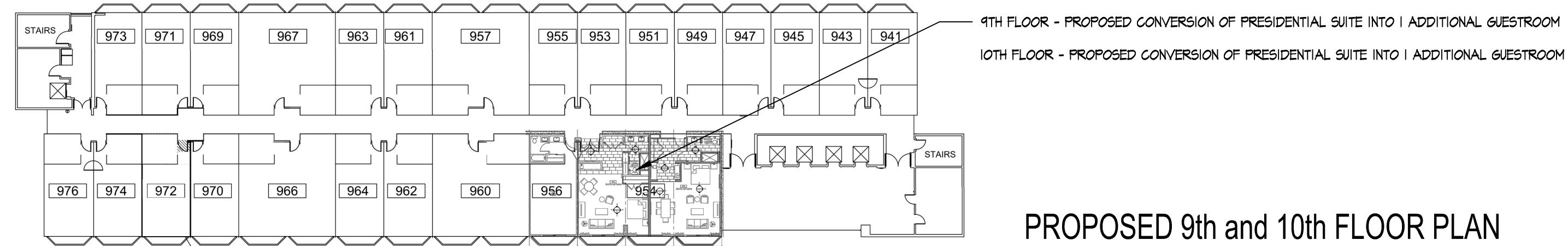
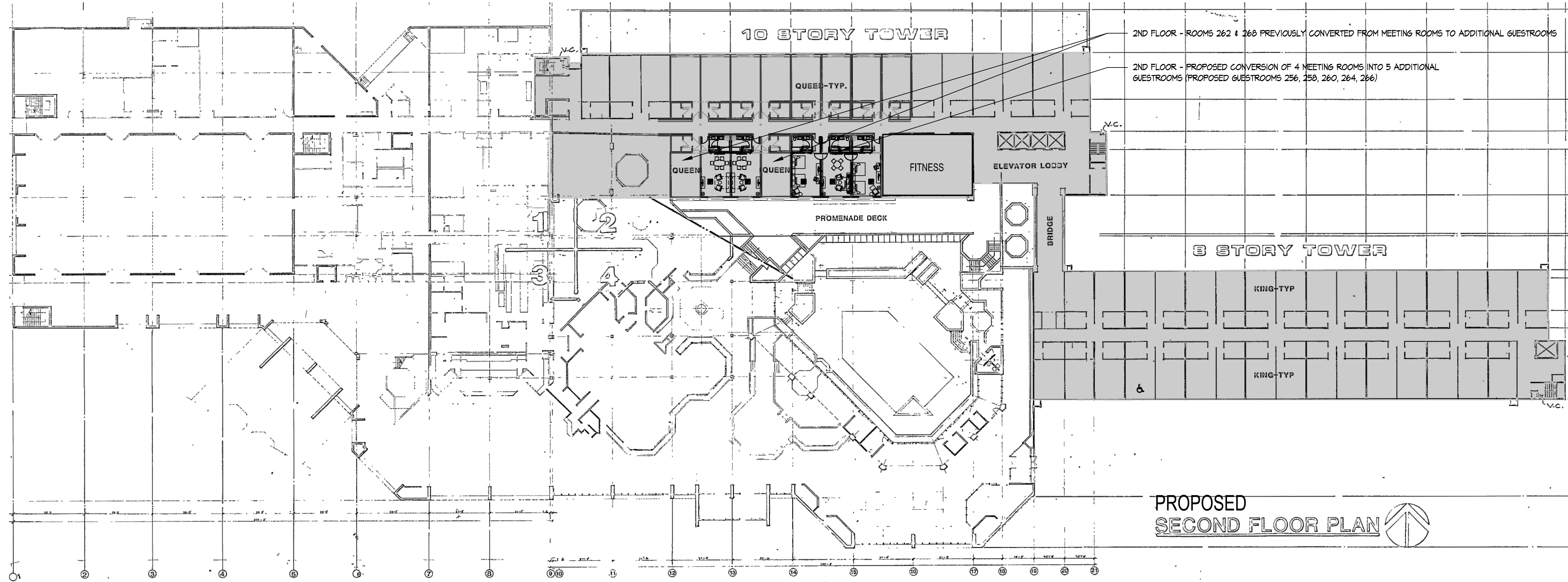
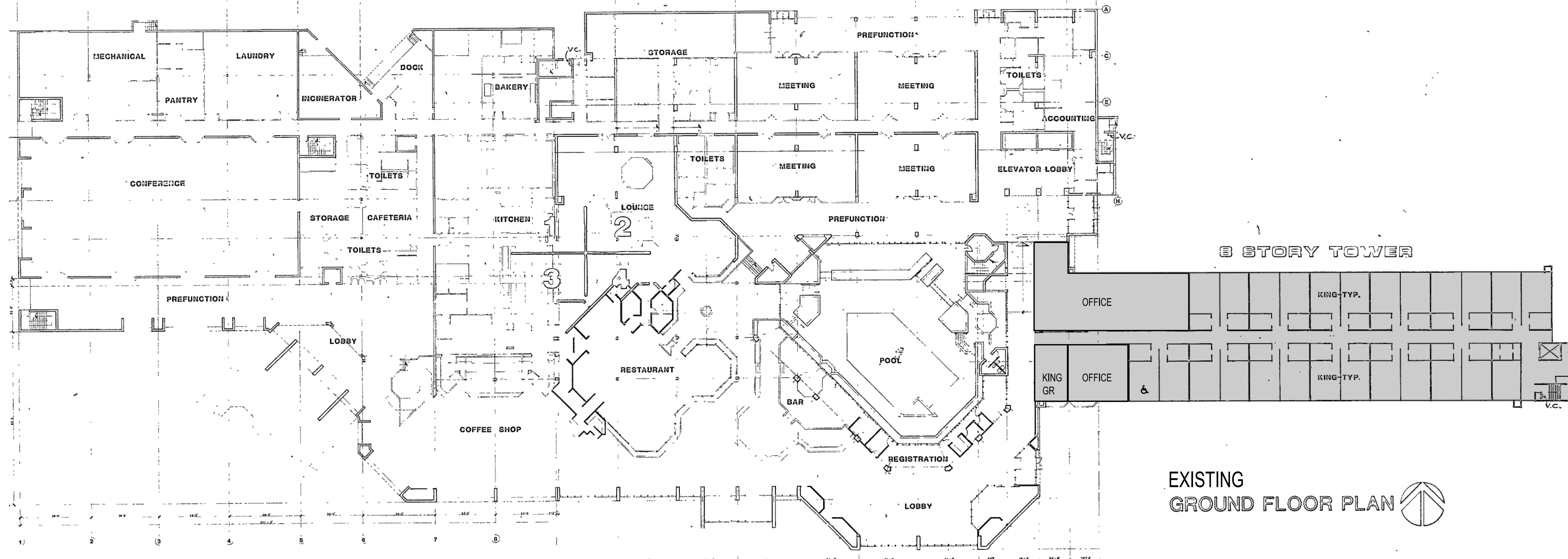


SECOND FLOOR PLAN



GROUND FLOOR PLAN

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PROPOSED FLOOR
PLANS