

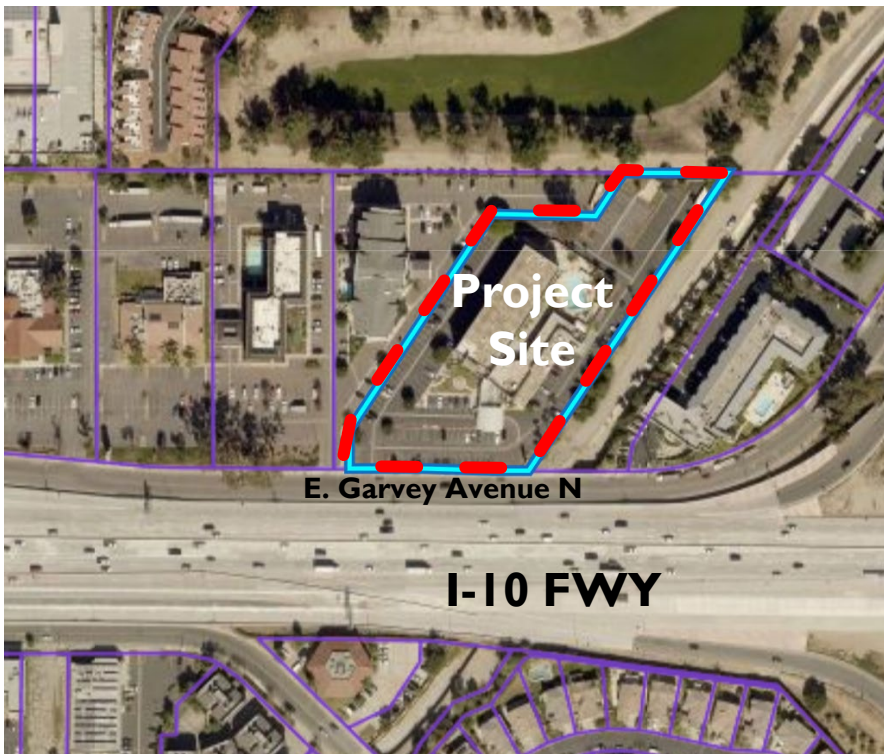
PLANNING COMMISSION MEETING AUGUST 8, 2023

ITEM #2 – PRECISE PLAN NO. 23-04 AND CONDITIONAL USE PERMIT NO. 23-03

3223 E. GARVEY AVENUE NORTH (HOLIDAY INN)

Planning Division

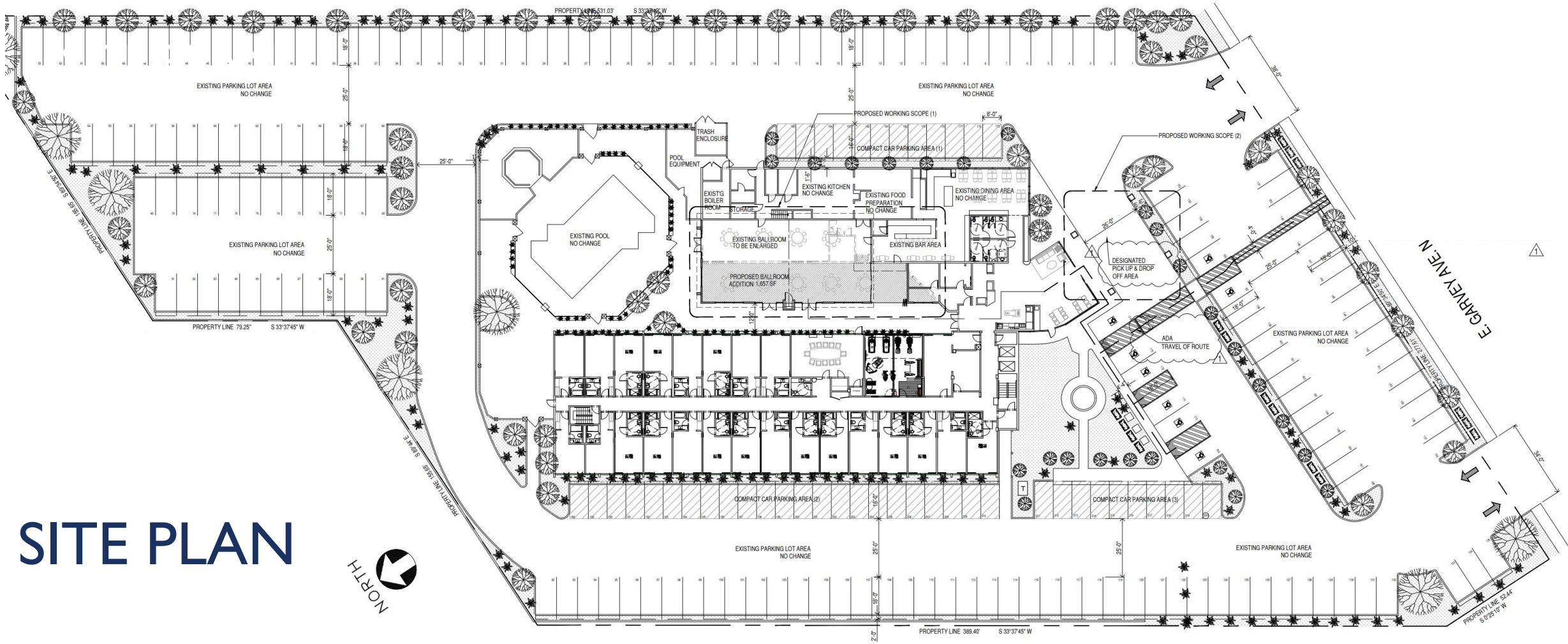
OVERVIEW

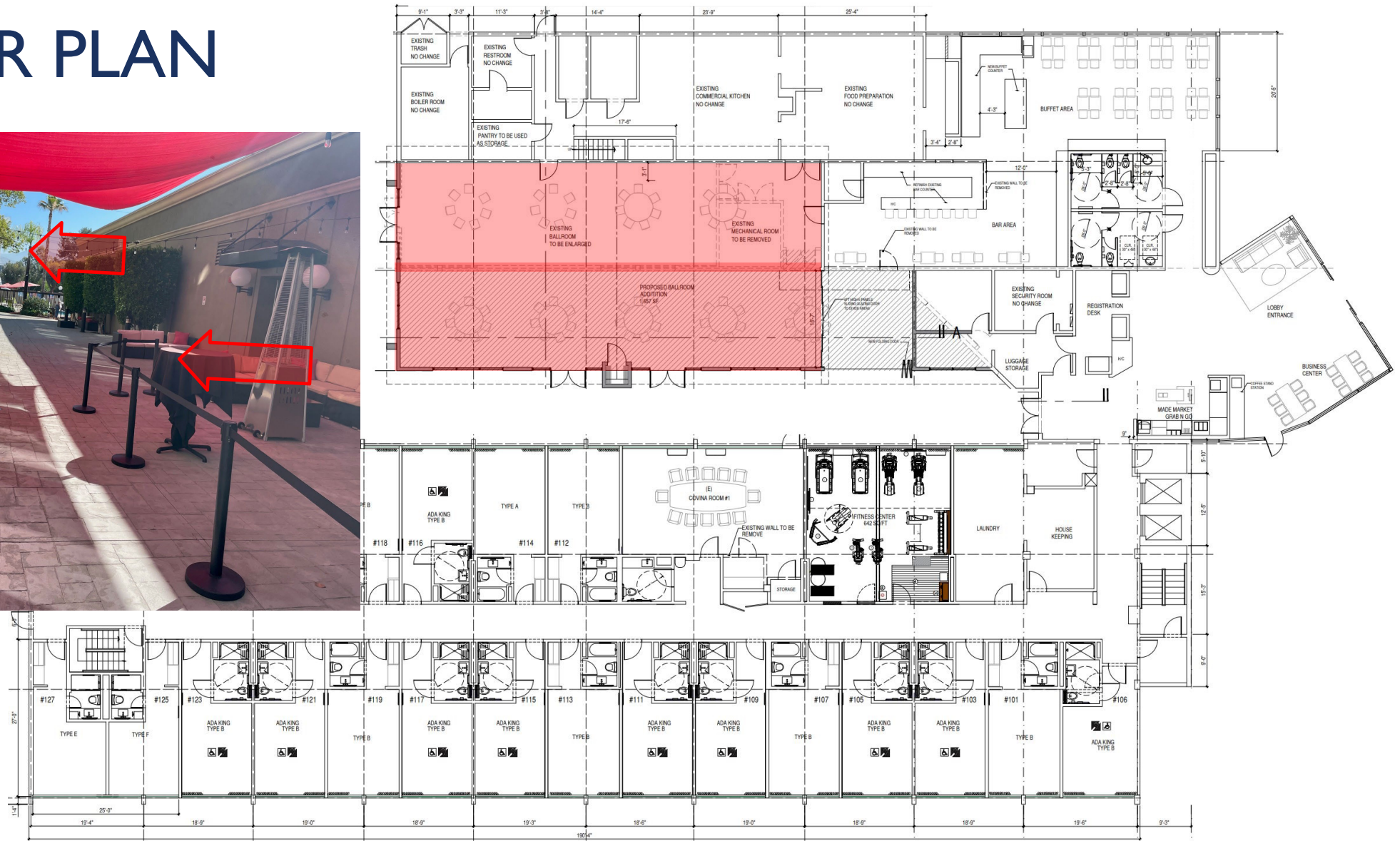


Precise Plan No. 23-04 and Conditional Use Permit No. 23-03

- To allow the expansion of hotel ballroom, remodel of porte-cochere, and alcohol service in conjunction with a restaurant (Type 47 ABC License)
- **Lot Size:** 31,600 SF
- **Zone:** Regional Commercial (R-C)
- **Surrounding Uses:** Walnut Wash (North), Storm drain (East), Hotel (West), I-10 FWY (South)

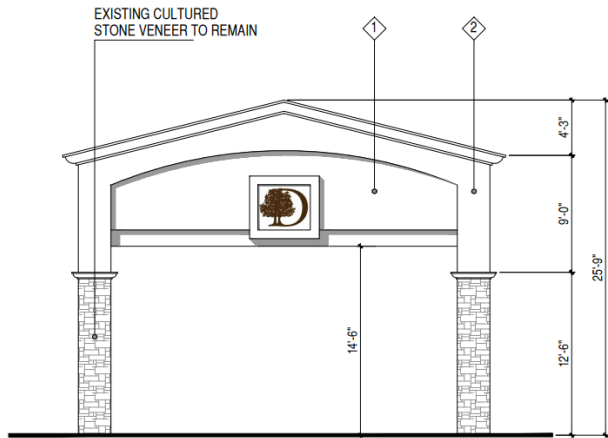
SITE PLAN



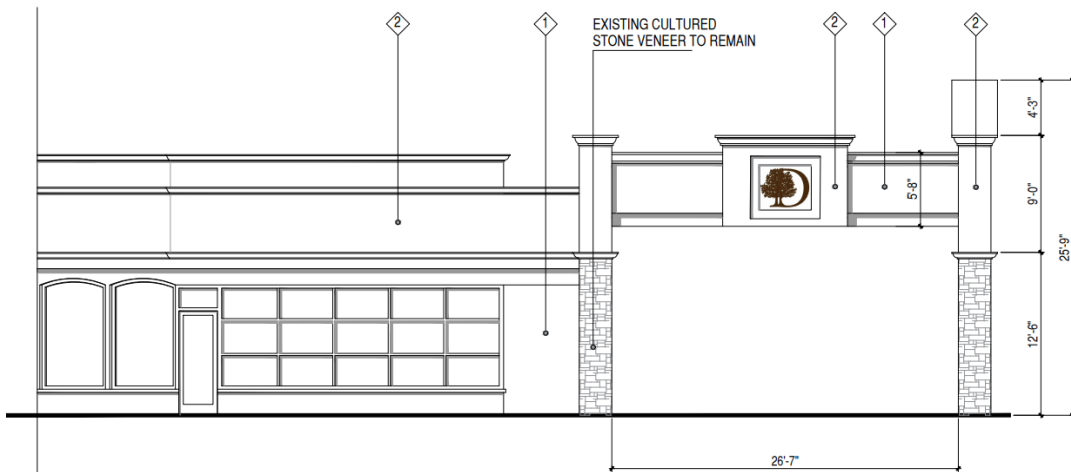




EXISTING SITE - FRONT



CANOPY FRONT ELEVATION SCALE: 1/8"=1'-0"



CANOPY SIDE ELEVATION SCALE: 1/8"=1'-0"



1

OMEGA STUCCO
434 VANILLA CREAM-BASE 2
SMOOTH FINISH



2

OMEGA STUCCO
244 WOLF -BASE 2
SMOOTH FINISH

MATERIAL AND COLOR

CANOPY ELEVATIONS



① (BALLROOM) WEST ELEVATION SCALE: 1/4"=1'-0"



② (BALLROOM) NORTH ELEVATION SCALE: 1/4"=1'-0"

MATERIAL AND COLOR



ALL WEATHER SYSTEM
COMPOSIT SIDING
2-TONES MIXED

3



OMEGA STUCCO
434 VANILLA CREAM-BASE 2
SMOOTH FINISH

1



OMEGA STUCCO
244 WOLF -BASE 2
SMOOTH FINISH

2



COMMERCIAL STOREFRONT WINDOW & DOOR
COLOR : BRONZE

4

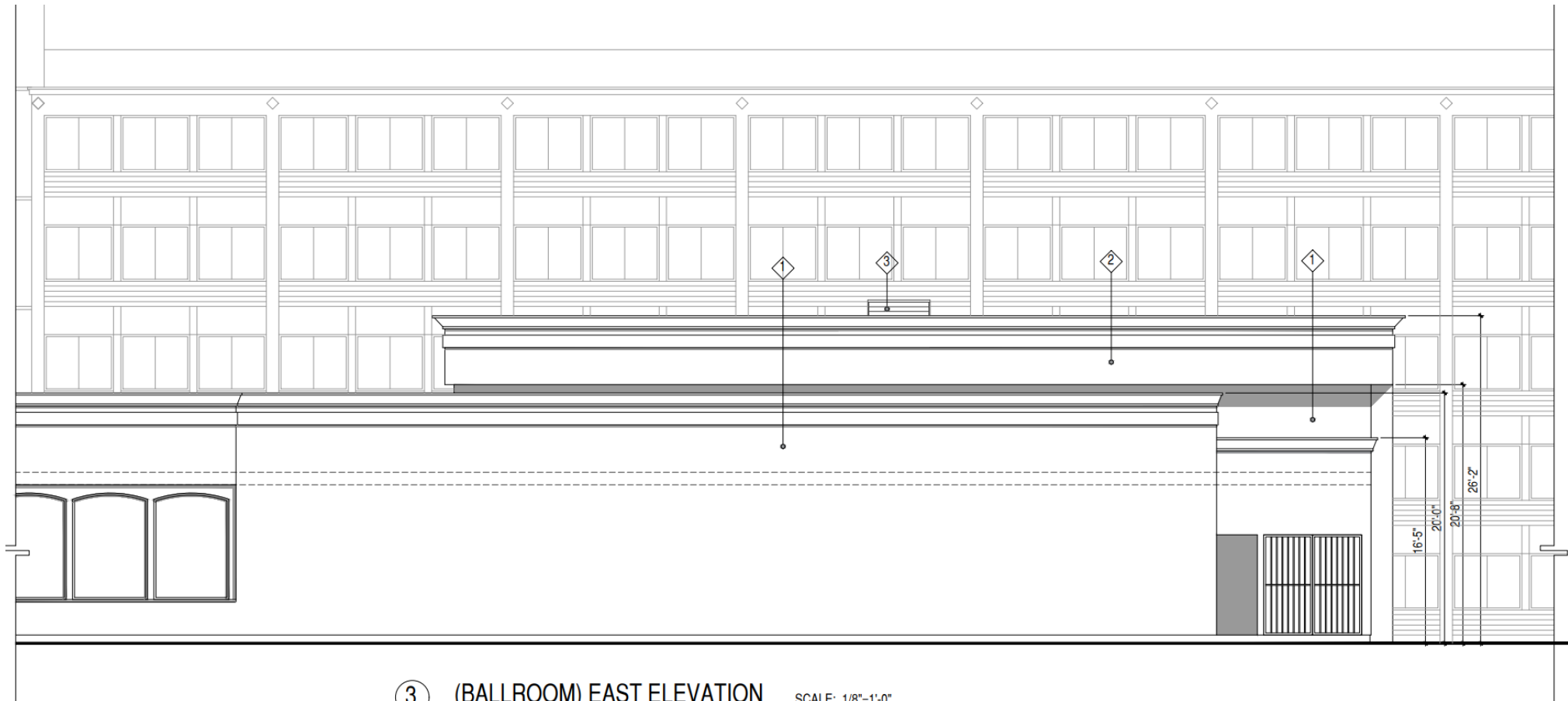


UP AND DOWN LIGHT
LED WATERPROOF
MODERN WALL
WASHER LIGHTS
WALL LAMP

5

BALLROOM EXPANSION NORTH AND WEST ELEVATIONS

BALLROOM EXPANSION EAST ELEVATION



③ (BALLROOM) EAST ELEVATION SCALE: 1/8"=1'-0"

STAFF RECOMMENDATION

Planning Staff recommends adopting Resolution Nos. 23-6126 and 23-6127, approving Precise Plan No. 23-04 and Conditional Use Permit No. 23-03.