

17380 Ringel Drive
Morgan Hill, CA 95037

April 19, 2018

The Planning Commission

Re: Proposed Zoning Code; 24-5, Hotel Height in the CH Zoning District

Dear Planning Commission:

I see that the City's proposed zoning code states that the Planning Commission may allow a hotel with a maximum height up to 65 feet on parcels in the CH zoning district directly adjacent to Highway 101. I am asking that the height limitation be limited to 50 feet.

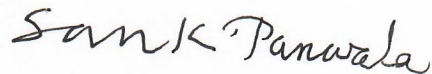
First, fifty feet allows any developer to easily build a four-story hotel. More than fifty feet isn't necessary and will create an eyesore. Although there is need to build up for residences, the same is not true for hotels.

Second, allowing developers to build new hotels to a height of 65 feet provides an unfair advantage given that established hotels were limited to a much lower height when they were built.

When I built the Comfort Inn on Condit Road next to Highway 101 in 2000, the City limited it to three stories and 35 feet. We only have 54 rooms. Essentially, developers may now build hotels under the proposed zoning code to almost twice our height, and have twice as many rooms on the same amount of land. This provides a huge competitive advantage because any new hotel would be able to generate nearly twice as much in revenue with the same investment in land. We will not be able to compete financially.

I have been a member of this community for forty years and employ an average of 15 people at the Comfort Inn. I am asking you to consider these factors in deciding the height restriction listed in 18.24.030. Thank you.

Yours,



San K. Panwala