

# Tru & Element Hotels and Restaurant/Retail Building

Community Meeting

September 24 & 25, 2025



# Meeting Agenda

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- Arrival and Introductions
- Overview of the City's Development Application Review Process
- Project Overview
- Next Steps
- Questions & Answers
- Closing & Thank You



# Development Review Process

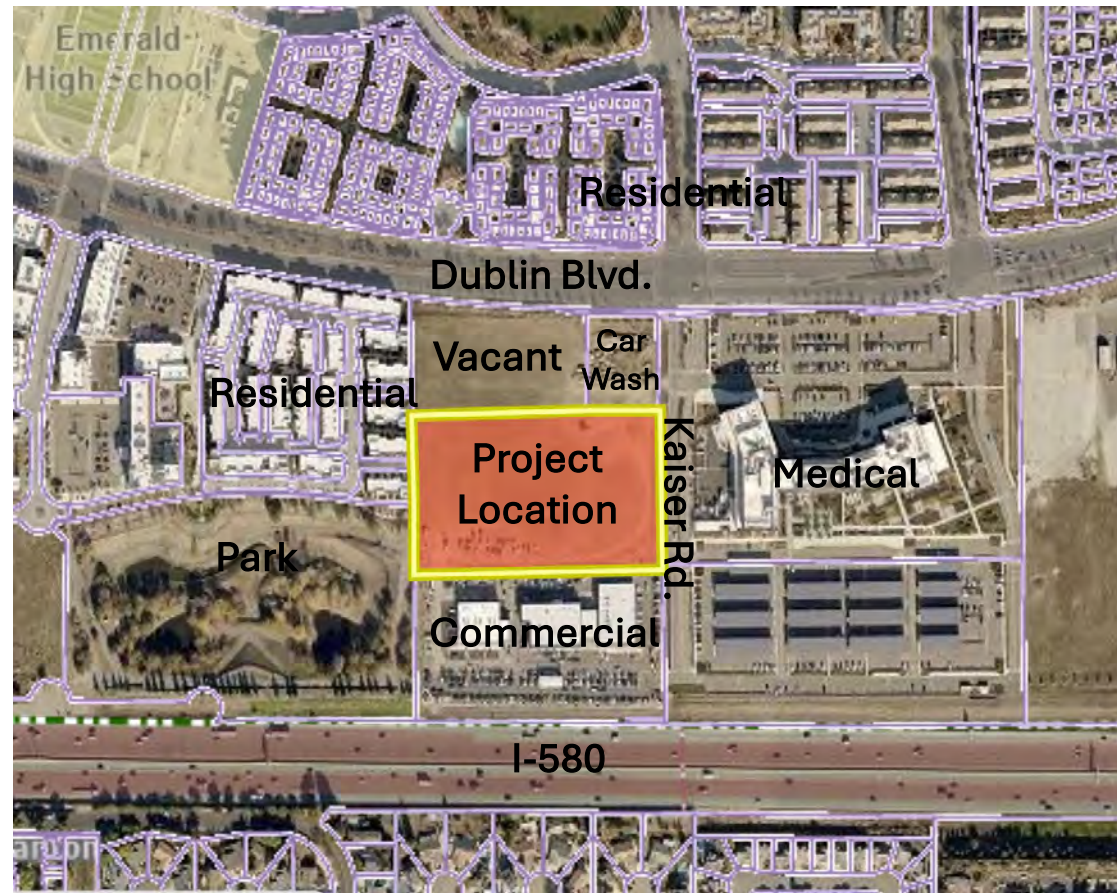
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- Site is owned by Venkat Mannava
- Application Submittal/Review
  - Site Development Review Permit
  - Tentative Parcel Map
- Application requires Planning Commission approval



# Project Location

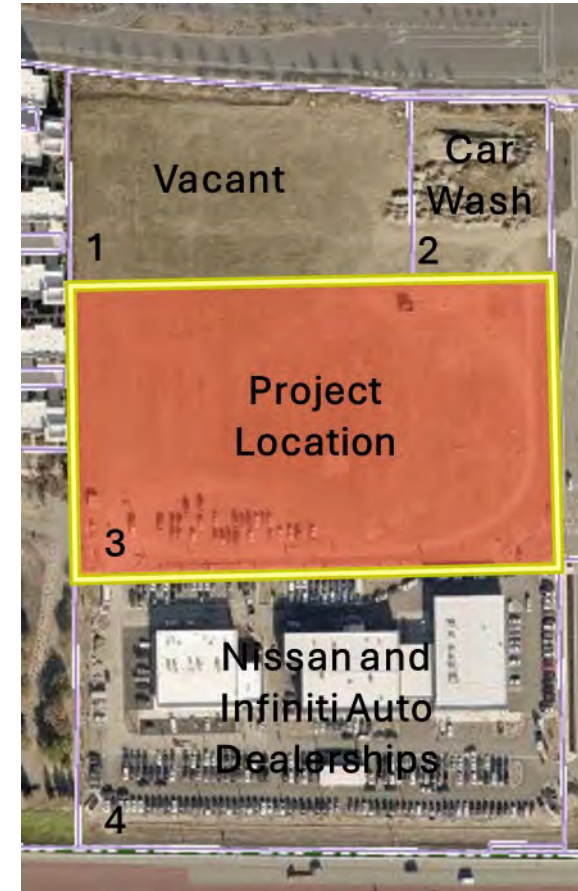
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# Background

- General Plan: Medical Campus/Commercial
- Zoning: PD ORD. 03-19
  - Project is part of the larger Kaiser Commercial Project and is included as 'Phase 1B' (four parcels) under the Kaiser Dublin Medical Center Project Environmental Impact Report (EIR)
- Project site: 5.75-acres



# Proposed Project

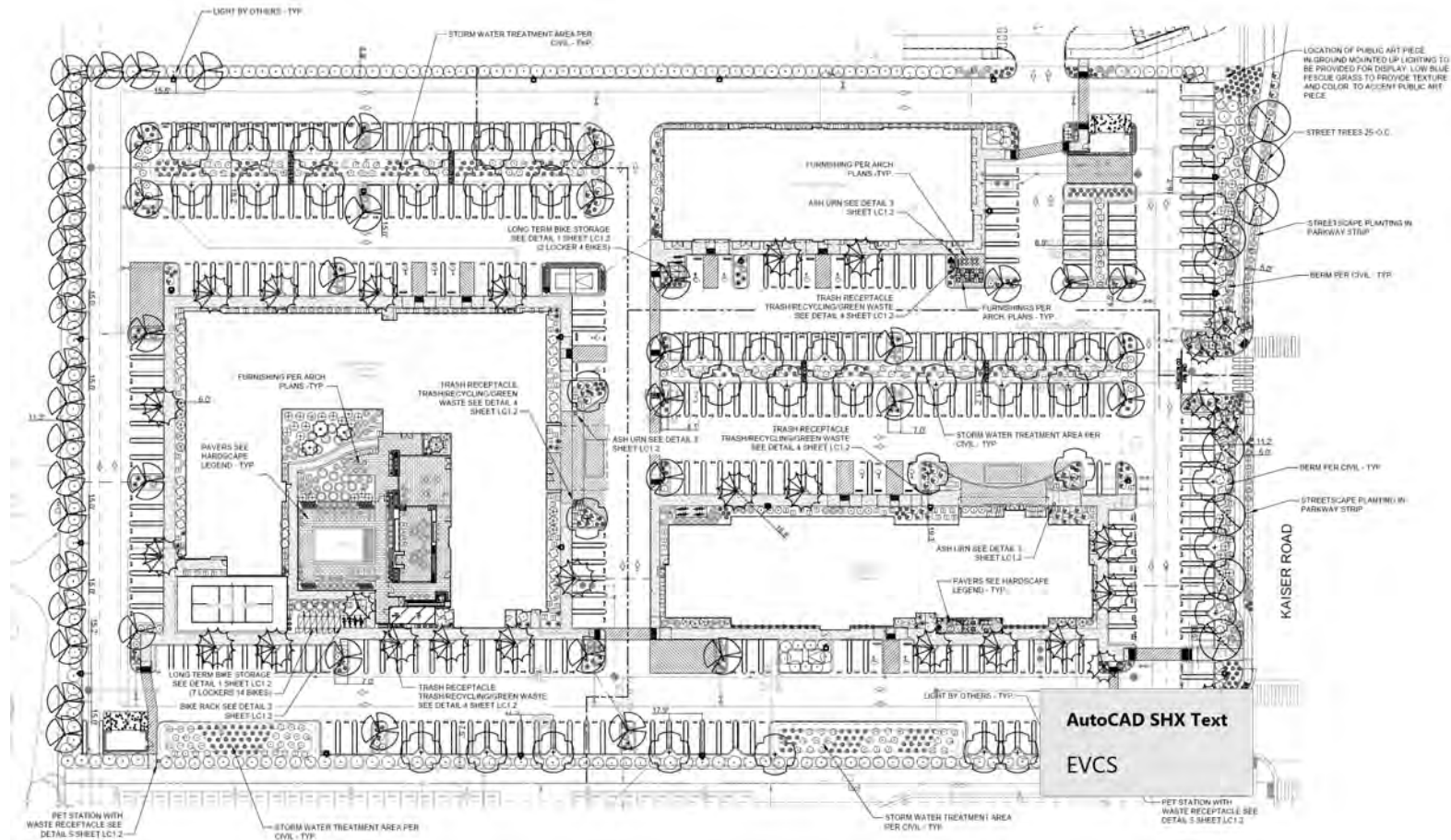
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- Two four story hotels:
  - Tru by Hilton: 114 rooms/81,200 sq.ft., outdoor pool/courtyard and pickleball court
  - Element by Westin: 123 rooms/50,132 sq.ft.
- Restaurant/Retail Building:
  - 10,178 sq.ft. (opportunity for up to three retail tenants and one restaurant with outdoor seating)
- Construct other site improvements (i.e., parking, trash enclosures, landscape, etc.)
- Provide total of 310 on-site parking spaces





# Proposed Project – Landscape Plan





# Site Development Review Permit

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# Element by Westin Hotel – 3D Views

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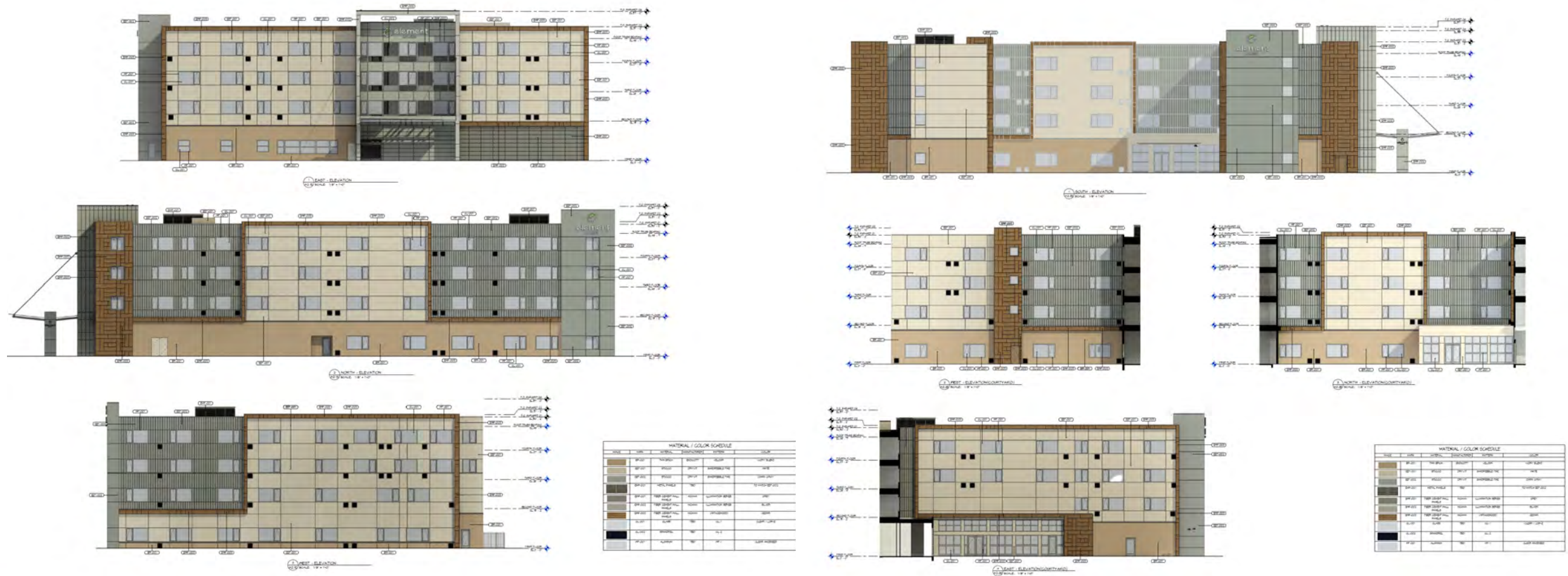


# Element by Westin Hotel – 3D Views

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# Element by Westin Hotel – Elevations





# Tru by Hilton Hotel – 3D Views

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# Tru by Hilton Hotel – Elevations





# Restaurant/Retail Building – 3D Views

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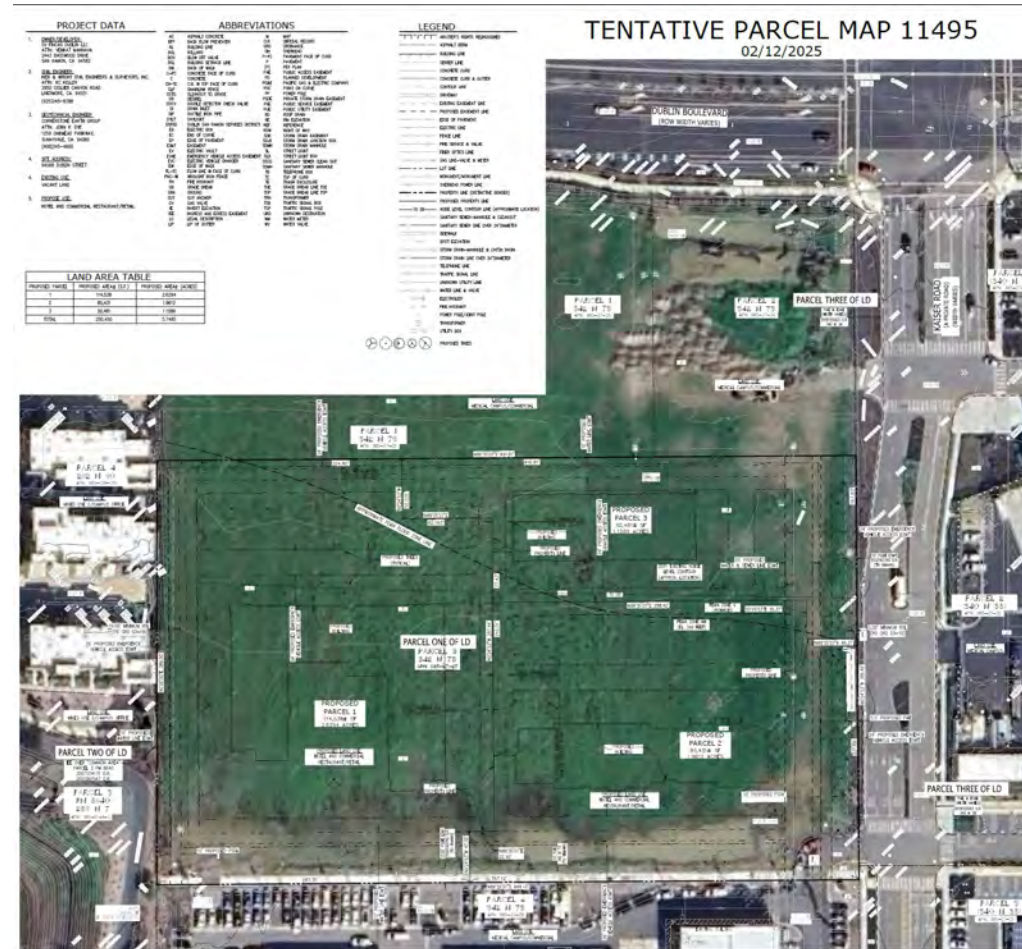
# Restaurant/Retail Building – Elevations





# Tentative Parcel Map

- Subdivide project site into three smaller parcels:
  - Parcel 1 (Element by Westin Hotel): 2.63 acres
  - Parcel 2 (Tru by Hilton Hotel): 1.96 acres
  - Parcel 3 (Restaurant/Retail Building): 1.16 acres



# Environmental Review

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- The project is covered under the Kaiser Dublin Medical Center Project EIR for which environmental impacts were analyzed
- Subject to the Mitigation Monitoring and Reporting Program and will need to mitigate for impacts related air quality, noise, transportation, etc.



# Next Steps

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- Planning Commission: TBD
- Stay Informed
  - Project Development webpage: <https://dublin-development.icitywork.com/>
  - Sign up for “Notify Me” for development projects
  - Interested Parties List: email [gaspare.annibale@dublin.ca.gov](mailto:gaspare.annibale@dublin.ca.gov)



# Questions

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