

SUPPLEMENTAL STAFF REPORT

DATE: June 28, 2017

TO: Planning Commission

FROM: Katherine Hess, Community Development Administrator

RE: 1111 Richards Boulevard Hotel Application – Revised Ground Floor Plan

Modified Recommendation

Staff recommends the Planning Commission hold a public hearing and:

1. Approve Conditional Use Permit application #02-17 for revisions to the previously-approved hotel at 1111 Richards Boulevard, permitting a hotel with up to 110 rooms, with ~~meeting room~~ approximately 6,500 square feet of meeting room area and courtyard; and
2. Approve Design Review application #014-17 for revisions to the previously-approved project site plan and architecture, based on the attached findings and subject to the attached conditions.

Background and Analysis

The City has received a revised Level 1 floor plan from the applicants for the hotel entitlements at 1111 Richards Boulevard (attached). The revised plan shows an increase in meeting room space from 3,150 square feet to approximately 6,500 square feet. Pre-function (hallway/lobby) space is also increased.

Staff is supportive of the change as providing additional opportunities to attract business travelers and conferences to the hotel, and to the community. The meeting space continues to be considered an accessory to the primary hotel use, which is the subject of the Conditional Use Permit before the Commission this evening.

CEQA Analysis

This revision does not change the total square footage of the building, or the majority of the impacts assessed in the staff report for the meeting. A revised transportation and circulation analysis is below.

- **Transportation and Circulation** (No impact, less than significant impacts, or less than significant impact, after mitigation). The traffic analysis for the original approved project estimated vehicle trips from the hotel conference facility based on trip generation for hotel rooms combined with trip generation for the conference facility. The current proposal reduces the number of hotel rooms by 17 percent. It also replaces the conference space with approximately 6,500 square feet of meeting room space and reduces the number of vehicle parking spaces by approximately 25 percent, from 172 to 127.

Using the trip generation rates and methodology from the approved Initial Study, and a conservative calculation including the pre-function space as part of the meeting area, daily vehicle trips would be reduced from 819 to 501 (39% reduction), morning peak hour trips would be reduced from 172 to 100 (42% reduction), and evening peak hour trips would be reduced from 175 to 103 (41% reduction). The mitigation measure prohibiting left turns at the Richards Boulevard driveway would continue to apply. As such, transportation and circulation impacts would be reduced from those identified in the original Initial Study, and would remain less than significant.

Revised CUP Condition

Staff recommends the following revision to Condition 98.

IX. CONDITIONAL USE PERMIT

98. **APPROVAL.** This approval includes the following components of the hotel redevelopment project at 1111 Richards Boulevard:

- i) Three-and-four-story building with up to 110 hotel room/suites, height not exceeding 74 feet, six inches.
- ii) Floor area ratio not exceeding 100 percent
- iii) **Approximately 6,500**~~3,150~~ square feet **of** meeting room **area**, with pre-function space.
- iv) Restaurant and lounge in the hotel lobby.
- v) A minimum of 110 vehicle parking spaces, including four spaces for electric vehicles
- vi) Fourth-floor bar and lounge area with indoor and outdoor seating
- vii) On-building signage, entry signs, and pennants
- viii) Potential future wireless telecommunications facilities, provided all components of are fully concealed from view.

Attachment

1. Level 1 Floor Plan