

City Council Hearing

November 16, 2021



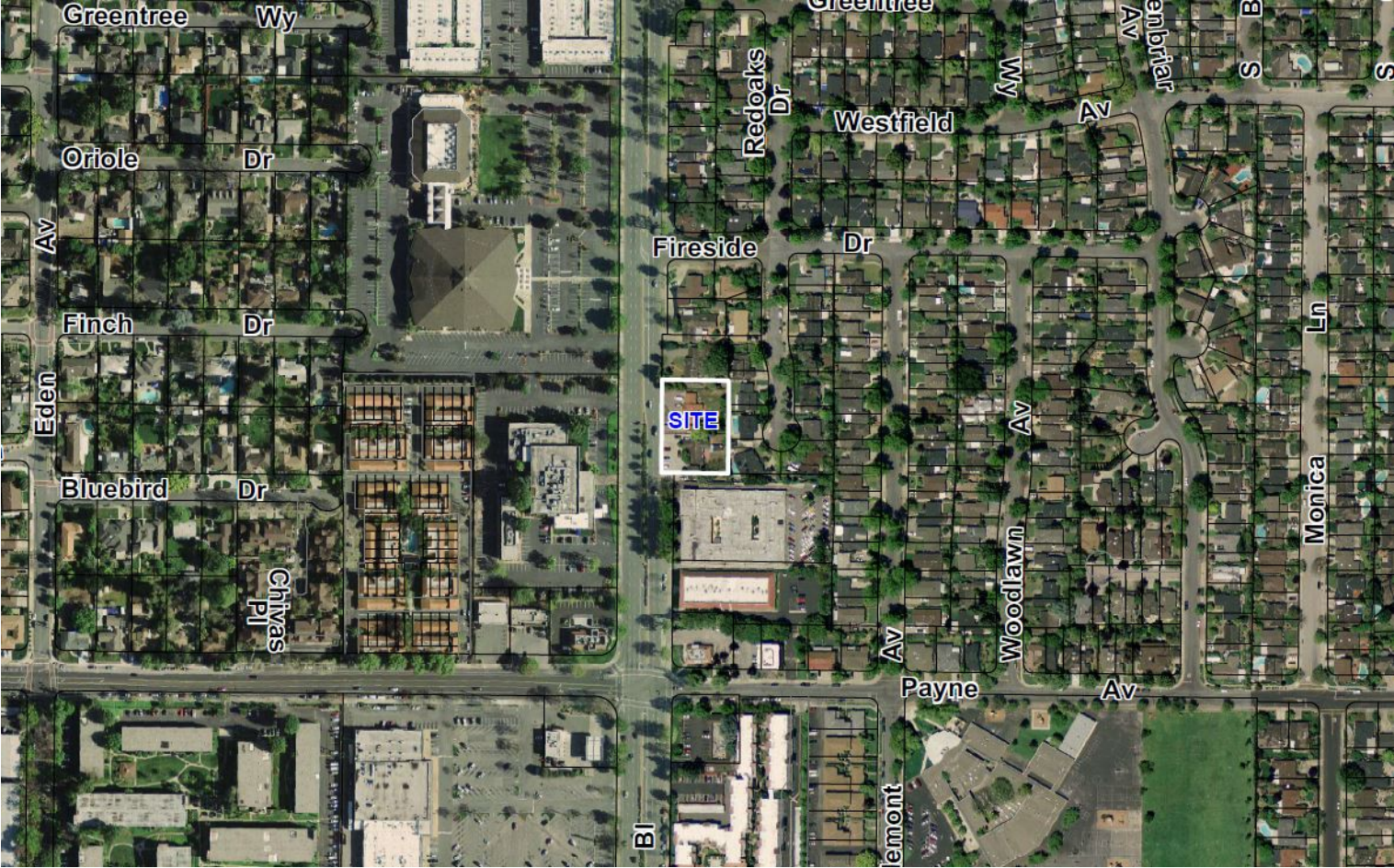
*Planning, Building and
Code Enforcement*

Item 10.2

C19-031 & SP20-016- Conforming Rezoning and Special Use Permit on Real Property Located at 1212-1224 South Winchester Boulevard.

Presenter: Christopher Burton, Director, PBCE

Project Location



Scenario 1

Conforming Rezoning with Hotel Project

Winchester Boulevard Urban Village Implementation

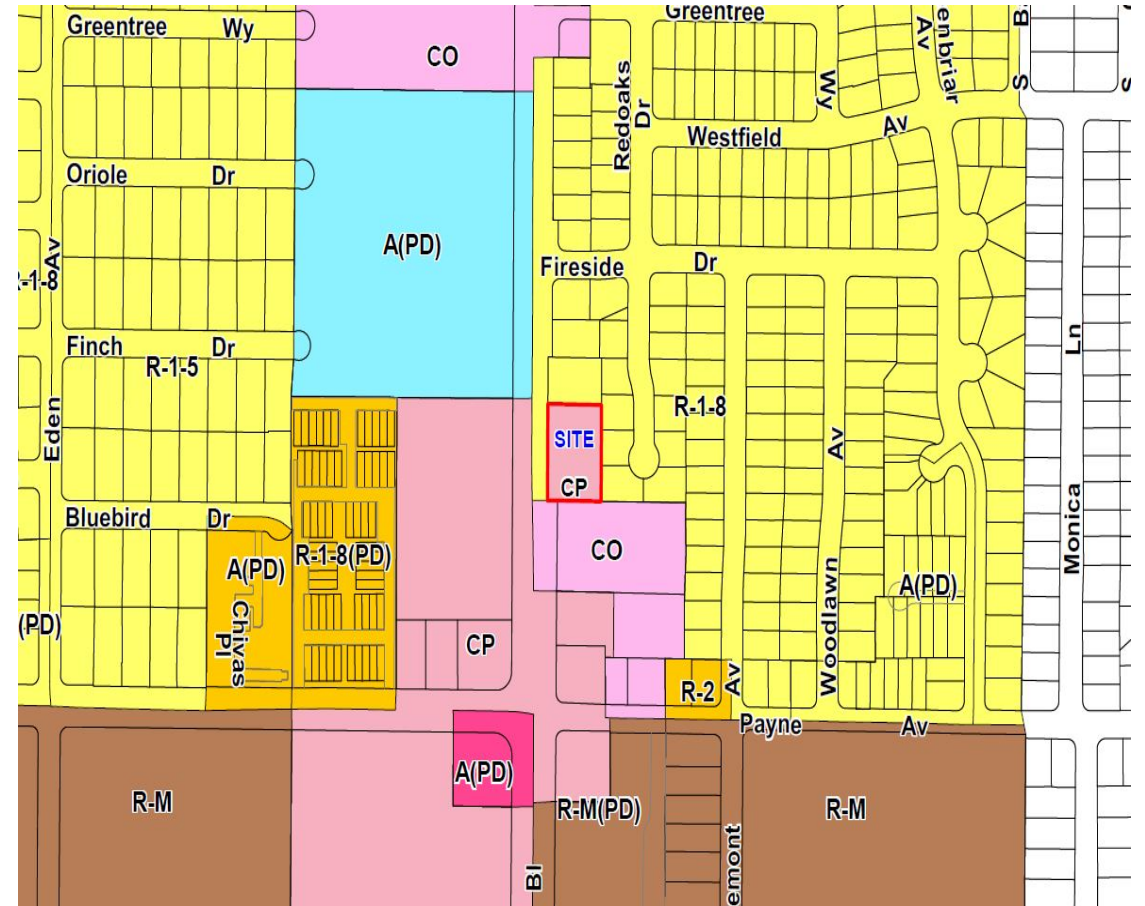
- Conforming Rezoning from the R-1-8 Zoning District to the CP Zoning District
- Special Use Permit to allow:
 - Demolition of two existing buildings and associated structures on site and removal of nine trees
 - Construction of a 107,079-square foot, six-story hotel, 119 room hotel
 - 49% Parking Reduction with TDM Plan
 - Alternative Parking Arrangement – Vehicle Stackers



Scenario 2

Standalone Conforming Rezoning

- Conforming Rezoning from the R-1-8 Zoning District to the CP Zoning District
- Any future proposed uses would be required to be consistent with the NCC Land Use Designation
- Must be permitted, special, or conditional uses of the CP Zoning District.
- Any future development proposal would be required to conform with the development standards of the Winchester Boulevard Urban Village Plan and the CP Zoning District.



Initial Study/Mitigated Negative Declaration

- Initial Study prepared for the project; circulated for public review from May 26, 2021 to June 15, 2021
- The Initial Study concluded that the proposed project would not result in any significant and unavoidable environmental impacts with implementation of identified mitigation measures. The Mitigated Negative Declaration includes impacts related to the following:
 - Air Quality, Biological Resources, Hazards and Hazardous Materials, and Noise

Community Engagement

- Community Meeting Held on August 10, 2020
 - Key concerns/issues:
 - Building height and privacy issues
 - Traffic impact
 - Hotel operations, insufficient staffing
 - Inadequate parking and on-site circulation
 - Noise and vibration impacts to neighboring properties
 - Health effects from project construction
 - Trash removal
 - Shade and shadow impacts
 - On-site Sign was posted on the project frontage
 - Staff has been available to respond to questions from the public via phone and email

1212-1214 South Winchester Boulevard Hotel Project
File Nos. C19-031 & SP20-016

Q&A / Discussion