

City Council Hearing

January 11, 2022



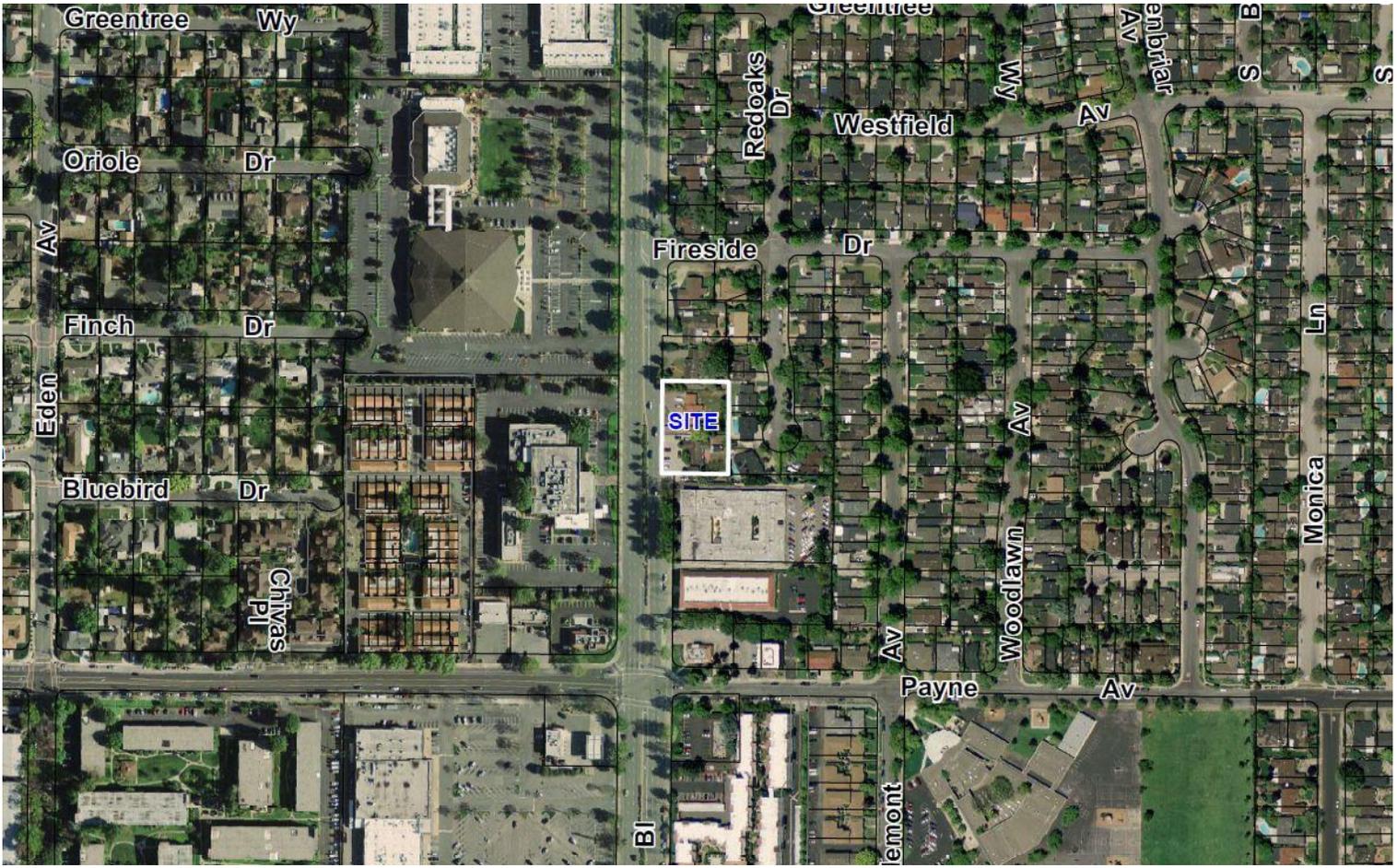
*Planning, Building and
Code Enforcement*

Item 10.3

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



Project Description

Winchester Boulevard Urban Village Implementation

- Conforming Rezoning from the R-1-8 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



Initial Study/Mitigated Negative Declaration

- Initial Study prepared for the project; circulated for public review from May 26th, 2021 to June 15th, 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 10th, 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