

## **EXHIBIT I – OPERATIONS PLAN**

**Operations Plan 1212-1224 S. Winchester Blvd Hotel**

**Days & Hours of Operations:** Seven days a week / 24 hours.

**Employee Staff/ Shifts:** see attached.

**Security :** Cameras plus security guard (s) as needed.

**Alcohol services:** On-site only. License ABC-221 General.

**Food service:** Coffee Shop and Bar. Approximately 750 square feet

**Loading & Delivery Operations:** Provided adjacent to garage entry City to set permitted hours of operation.

**Valet Parking Operations:** Located in the basement level. Staff will greet guest and park the hotel guests vehicle, and retrieve guests vehicle for departure.

**Rideshare Drivers and Taxis:** Pickup and drop off riders is provided on-site. Drivers will enter the garage to the point of turnaround and drop off and pickup.

**Noise:** The building is 35 feet from the rear residential use with a 59-50 dba measurement.

**Trash Operations:** Covered trash enclosure and recycle bins are located within the building on the north side and will be wheeled to the street frontage for pick up and return.

*Filed 9/27/21*

## Winchester Hotel Employee Staff

10 Positions - Up to 3 Shifts

Notes

<b>Hotel Manager &amp; Assistant - 2 Shifts</b>	
5:00 am-1:30pm - Manager	
2:00pm - 10:30 pm - Asst. Manager	
<b>Front Desk Reception - 3 Shifts</b>	
5:30 am - 2:00pm	
2:30pm - 11:00pm	
11:30pm - 5:00am	Asst. Manager covers 2:00 - 2:30 pm Manager covers 11:00 - 11:30 pm
<b>Front Desk Reception - 1 Shift</b>	
6:00 am - 2:30pm	
<b>Coffee Shop &amp; Bar - 2 shifts</b>	
5:00am - 1:30pm	
2:00pm - 10:30pm	Closed 1:30 - 2:30 pm
<b>Valet &amp; Bellman - 3 shifts</b>	
6:00am - 2:30pm	
3:00pm - 11:30pm	
12:00pm - 5:30am	Maintenance staff will cover hours of 2:30 - 3:00 pm, 11:30 - 12:00 am & 5:30 - 6:00am
<b>Housekeeping - 2 shifts</b>	
6:00am - 2:30pm	
3:00pm - 11:30pm	
<b>Housekeeping - 2 shifts</b>	
7:00am - 3:30pm	
4:00pm - 12:30 am	
<b>Housekeeping - 2 shifts</b>	
6:00am - 2:30pm	
3:00pm - 11:30pm	
<b>Maintenance Staff - 2 shifts</b>	
5:00 am - 1:30pm	
2:00pm -10:30pm	
<b>Breakfast Room - 1 shift</b>	
5:30am - 12:00pm	Breakfast hours 6:30 - 10:30 am
<i>No room service</i>	

Employee staffing plan above is intended to minimize employee parking to no more than 10 parking spaces. However, employee parking will be further reduced by requiring at least 50% of employees using alternative methods of transportation as defined in the project TDM Plan, and enforced by not providing a required employee parking pass.