

Langham Parking Operations Community Meeting August 16, 2017

4-5 PM

Agenda

- I. Staff Introductions
- II. Important Conditions Related to PD 15 (See Attached)
- III. Existing Parking Operations (See Attached)
- IV. Neighborhood Impacts
  - a. Employees parking/congregating on residential streets
  - b. Hotel guests and Limos parking on street
  - c. Preferential District not desirable
- V. Other Concerns/Impacts?
- VI. Potential solutions/changes to PD conditions to address impacts that the residents may want to share
  - a. Share now at this meeting
  - b. Contact staff at any time: Kelvin Parker – [kparker@cityofpasadena.net](mailto:kparker@cityofpasadena.net)
- VII. Next Steps
  - a. Staff evaluation of issues and solutions presented by Community
  - b. Staff evaluation of existing operations plan
  - c. Based on the above factors, staff report and recommendation to the Planning Commission for consideration at their meeting of September 13<sup>th</sup> or October 11<sup>th</sup>.

**Key PD 15 Conditions of Approval:**

**Condition AI**

*The applicant shall provide a minimum of 686 parking spaces. The parking configuration shall conform to the revised parking plan.*

- 1. The hotel may use tandem parking with an attendant. No more than 35% of the total parking requirement may be achieved through tandem parking. The use of tandem parking and compact parking stalls shall conform to the revised parking plan.*
- 2. Any parking spaces reserved for use related to the Carriage House must be available for use by all Carriage House retail tenants and visitors, and may not be reserved for the exclusive use of any single tenant or its visitors.*
- 3. All hotel and commercially-related parking shall be in place prior to the issuance of a final certificate of occupancy for the Ritz-Carlton Huntington Hotel and the Carriage House (Lot #2, Tract 46388). The construction of the covered parking structures shall be phased in accordance with the development and rehabilitation of the individual cottages, so that the required parking is in place for each cottage prior to its conversion to residential use.*

**Condition AJ:**

*The Planning Commission shall review the revised parking plan at a duly noticed public hearing one after the effective date of the ordinance amending this PD-15. The purpose of the review is to evaluate the adequacy of the revised parking plan, with particular emphasis on the impact of parking on surrounding residential neighborhoods.*

- 1. If the commission finds, on the basis of evidence presented at the hearing, that the parking is inadequate to meet the demand for the PD-15 site, it may recommend amendments to the PD-15 development standards and PD plan as deemed necessary. In addition, if hotel occupancy has initially reached stabilization as defined herein, the commission shall require the imposition of one of the following remedial measures: provision of 1) additional on-site parking spaces up to a maximum of 114 spaces, of which 15% or fewer may be tandem parking, subject to a plan to be approved by the commission; or 2) permanent off-site parking for all nonmanagerial level employees, subject to a parking management plan to be approved by the commission; or 3) a combination of an off-site parking plan and creation of additional on-site parking of fewer than 114 parking spaces. The parking management plan must provide that the use of the off-site parking is mandatory for nonmanagerial hotel employees, and includes an off-site employee check-in system and continuous shuttle service to the hotel. As used herein, "stabilization" means at least 74% hotel room occupancy for a period of twelve consecutive months. In order to verify stabilization, the hotel owner and/or operator shall cooperate with the city and shall supply any data reasonably necessary to determine stabilization.*
- 2. Evidence that may be considered by the commission in making a finding of inadequate parking may include without limitation the number of parking attendants provided by the hotel; the amount of any charges, including gratuities, for parking on-site; and the efficiency and promptness of the system for vehicle retrieval.*

3. *In addition to the one-year parking plan review, and subsequent reviews if deemed appropriate by the Planning Commission, the commission may also conduct such a review, at a duly noticed public hearing as provided above, and may make the finding and impose remedial measures as specified above, at the request of the board of directors of the Oak Knoll improvement association, made in writing and accompanied by evidence to support a finding of inadequate parking. Such a request may be made at any time after hotel occupancy has initially reached stabilization as defined above*

**Existing Operations (to be verified prior to hearing)**

- 686 parking spaces (240 additional with tandem) = 926 total
- Off-Site parking for employees during high-demand periods
  - 790 E Colorado Blvd (200 spaces)
  - Parking is free and shuttle runs continuously until last employee leaves
  - (Hotel anticipates to use off-site parking 28 times this year)
- For hiring, parking policy provided to all employees:
  - Register their vehicle with hotel security (make, type, license...etc.)
  - Hotel Employee sticker provided to put on windshield (helps identify hotel employee cars against guest cars and helps monitor street parking).
  - Parking is on-site and off-site is free.
  - Parking policy prohibits employee parking streets adjacent to hotel.
  - Disciplinary action taken for violating parking policy.