



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

October 12, 2017

The Langham Hotel
Attn: Vern Lakusta
1401 S. Oak Knoll Ave.
Pasadena, CA 91106

**Subject: Revision to Planned Development #15
1401 South Oak Knoll Avenue
Council District #7**

PLN2017-00504

Dear Mr. Lakusta:

An application for a City initiated public hearing to review and modify the approved conditions of approval for **Planned Development #15** at **1401 South Oak Knoll Avenue** was considered by the **Planning Commission** on **October 11, 2017**

Revision to Planned Development #15: City initiated public hearing to review and modify the approved conditions of approval for Planned Development (PD) 15, originally approved on December 15, 1986. PD-15 approved new zoning and planned development standards for the subject site (formerly the Huntington Hotel). Acting on the provisions of Section 17.78.090.F.3 (Permit Revocation or Modification) of the Zoning Code, the City has the authority to modify any discretionary land use permit, such as a Planned Development, if the adopted conditions of approval are violated and/or if the business operates in a manner that constitutes a nuisance. The proposed revision will allow the adoption of conditions of approval that would impose operating conditions to address the parking operations of the hotel.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Planning Commission made the findings as shown on Attachment A to this letter. Based upon these findings, it was decided by the Planning Commission that the **Revision to Planned Development #15** be **approved** to be modified with the conditions in Attachment B.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Planning Commission has the right to appeal this decision within **ten days (October 23, 2017)**. The effective date of this case will be **October 24, 2017**. Prior to such effective date, a member of the City Council may request that it be called for review to the City Council. However, if there is a request for a call for review, the appeal period will continue to run. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective

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on the eleventh day from the date of the decision. The regular Appeal fee is \$9,859.16. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$4,929.58.

This project has been determined to be categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1 §15301, Existing Facilities). Section 15301 applies to the operation and permitting of uses in existing structures where there is negligible or no expansion of the use. The proposed project would result in conditions of approval related to the hotels parking operation

For further information regarding this case please contact **Luis Rocha** at **(626) 744-6747**.

Sincerely,



David Reyes
Director of Planning & Community
Development Department

Enclosures: Attachment A, Attachment B

xc: City Clerk, City Council, City Council District Liaison, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR A REVISION TO PLANNED DEVELOPMENT #15

1. *The proposed revision is in conformance with the goals, policies, and objectives of the General Plan.* The proposed revision is consistent with Goal 19 (Parking Availability) of the General Plan. Goal 19 encourages that parking be supplied so that residential neighborhoods are protected. Adherence with the recommended conditions of approval will protect the adjacent established residential neighborhoods from the impacts associated with the on-street parking of vehicles associated with a commercial use.
2. *The proposed revision would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.* The proposed revision to Planned Development #15 would result in the adoption of conditions of approval to address the parking operations of the hotel that currently constitute a nuisance and adversely affect the public health, peace, and safety of residents of the adjacent residential neighborhood. The proposed revision consists of new conditions of approval to address operational conditions related to the parking operations of the existing hotel. Said conditions were designed to strictly prohibit street parking for any vehicle associated with the hotel, increase the supply of on-site parking by allowing additional tandem parking, and provide operational conditions to limit the impact of the hotel on the adjacent residential neighborhood. As such, the revisions would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. *There are changed circumstances sufficient to justify the modification of the original approval.* The intrusion of vehicles associated with the hotel into the adjacent residential neighborhoods has progressively been increasing and creating a nuisance. Although PD-15 has several requirements and conditions related to the development of the site, PD-15 does not have many enforcement tools as it relates to the parking operations of the hotel. As a result, the issue of vehicles associated with the hotel parking on neighboring residential streets has been a reoccurring.

ATTACHMENT B

PD 15 DEVELOPMENT REGULATIONS

PD 15 – Huntington Hotel

The following development standards apply to the property reclassified in Section 1 of Ordinance 6188:

- A. As used in these conditions, the term "Tower building" shall mean the existing 6-story structure and the adjacent wings on either side.
- B. There shall be a maximum of 300 hotel rooms in the Tower building, 60 rooms in the Lanai Annex, 20 rooms in the Royce Manor and 27 cottages.
- C. The city of Pasadena shall institute zone change proceedings to reestablish single-family residential zoning districts (RS-2 and RS-2HD) if the applicant has not received a building permit within 24 months of the effective date of this PD-15 District. The city of Pasadena shall also institute a zone change to reestablish the RS-2 and RS-2HD zoning if the hotel use ceases on this site. Such initiation of zone change proceedings shall occur within 24 months of the termination of the hotel use.
- D. The project shall consist of:
 1. A Tower building whose exterior appearance and height (as shown in Exhibits 1 through 10 of Ordinance 6188) will replicate the approximately 112-foot-high tower currently located on this site;
 2. A rehabilitation of existing cottages and banquet rooms;
 3. The construction of new parking facilities.
- E. The Tower building shall have a maximum height of approximately 112 feet measured from finished grade to the parapet on the north side of the building. The wings of the hotel on either side of the Tower building shall have a maximum height of approximately 64 feet. These heights are to be in substantial conformance to the heights of the existing Tower building which will be specifically determined in accordance with condition 6. The term "substantial conformance" shall mean that there is not more than a 5% Variance.
- F. The applicant shall provide a Historic Structure Report which will include all of the following:
 1. A complete photo documentation of the existing Tower building and adjacent grounds. These photographs will be used to document the more ethereal aspects of replication such as hue, texture, and natural growth of landscaping;
 2. The items identified in the National Park Service (NPS) Circular No. 28;
 3. A site plan which documents existing building footprints; and
 4. Measured drawings of all existing Tower exterior building elevations prepared in accordance with Historic American Building Survey (H.A.B.S.) standards. The drawings, which may include existing drawings, will

document the existing height and massing of the Tower building and landscaping, including grades around the Tower building. The Historic Structure Report, and H.A.B.S. drawings and other as-built drawings shall be commented on by the cultural heritage commission and reviewed by the Planning Commission.

- G. The city shall submit the approved Historic Structure Report and H.A.B.S. drawings to the National Park Service (NPS) Western Regional Office and the State Historic Preservation Officer (SHPO) for review and comment. If the NPS and SHPO do not respond within 30 days of receiving the documents from the city, it shall be presumed that the NPS and SHPO have no comments. Major items of concern for city staff evaluation of the replication which shall be reviewed against the H.A.B.S. drawings and photo documentation include:
1. Height and configuration of tower observation deck;
 2. Re-creation and placement of all existing exterior features;
 3. Match exterior color and texture of gunite and reuse or match roof tiles;
 4. Maintain the same type of fenestration, including size, material, reveal and location;
 5. Reuse or replicate in the same material, significant interior architectural details and fixtures such as plaster wall sconces and panels, and decorative glass windows that now exist as identified in the Historic Structure Report. The applicant will not be required to restore interior details that do not exist on the date of the approval of PD-15 by the City Council. The following latitudes have been identified in the Final Environmental Impact Report (FEIR) and shall be allowed in this review:
 - a. Wings can be five feet wider than the existing wings;
 - b. The ground floor may extend an additional twenty-six feet in a curved shape to the south;
 - c. Twenty rooms can be created in a semisubterranean floor at the base of the tower around the horseshoe garden; and
 - d. New construction attached north of the Tower and relocation of its historic location.
- H. The applicant shall not demolish any historic structures other than those (the Tower building including appendages around the courtyard and Rose Villa) identified in the EIR. Individual demolition permits for structures over 50 years old must be submitted to the cultural heritage commission and shall be reviewed in a timely manner by the cultural heritage commission.
- I. The applicant shall meet all existing building codes on the replicated Tower building and the State Historic Building Code on the other buildings as applicable.
- J. All roof-mounted mechanical equipment shall be screened within the shell of the existing buildings or replicated structure.
- K. The north parking lot shall be redesigned in such a way as to preserve, to the maximum extent feasible, the mature Canary Island pines.
- L. The applicant shall submit a transportation systems management program for approval by the director of public works prior to the issuance of a certificate of occupancy that will at a minimum:

1. Provide an employee parking plan that will ensure that employees do not park on residential streets surrounding the site;
 2. Encourage use of mass transit by employees;
 3. Promote ride sharing; and
 4. Provide a plan to discourage nonhotel guests from using hotel parking, especially when taking the airport buses.
- M. The applicant shall ensure that the Oak Knoll vehicle entrance shall be designed to minimize light, glare and noise impacts on residences east of Oak Knoll. The entrance shall also be designed to discourage traffic from using Hillcrest Avenue as a route to or from the hotel. Plans for such redesign shall be submitted within 6 months of the effective date of the ordinance establishing PD-15 or earlier to the Planning Commission for approval prior to the issuance of a building permit.
- N. There shall be no overnight parking of buses.
- O. The bus holding area shall be relocated away from the entrance and adjacent to the Annex building. Acoustical barriers shall be contracted to minimize noise impacts on nearby residences. Hours of operation for diesel airport buses shall be restricted from 6:00 a.m. to 10:00 p.m. and shall be subject to review by the Planning Commission. After review and consultation with the Oak Knoll Improvement Association, the plan for managing the bus trips to and from the site shall be submitted to and approved by the Planning Commission prior to the issuance of a certificate of occupancy for the hotel buildings.
- P. The applicant shall submit a complete landscape plan to the design review committee and the Planning Commission for approval prior to the issuance of any building permits. Such plan shall include a tree retention and removal plan, an automatic sprinkler system, and the landscaping featured therein shall complement the integrity of the entire project site.
- Q. Except as required in Condition No. 11, the applicant shall replace any mature trees and bushes removed as a result of this project with specimen trees on a one-time basis.
- R. The applicant shall assume financial responsibility for assessing the current condition of sewers serving the site and shall pay for any necessary repairs and/or upgrading (on-site or off-site) required to serve this project. Such assessment and repairs and/or upgrade shall be to the satisfaction of the department of public works. The cost of any additional repairs and/or upgrade beyond those required to service the project shall not be the responsibility of the applicant.
- S. The applicant shall reduce the use of natural gas and electricity to the extent feasible and shall use energy conserving design and materials according to city standards as determined by the city's building official. Should energy conservation methods conflict with replication objectives, the Planning Commission must approve any solutions.
- T. The applicant shall use sound insulation on construction equipment.
- U. The applicant shall reduce construction-related emissions of dust by watering the site at least twice daily and cease dust-producing demolition and grading activity during periods of high winds.

- V. All construction activities are restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturday and no construction activities on Sunday.
- W. Construction activities shall be screened from adjacent land uses with plywood walls as approved by the Zoning Administrator.
- X. The developer shall remove and dispose of all hazardous materials related to the project in conformance with OSHA, EPA and state and municipal requirements.
- Y. The applicant shall submit a construction transportation system management program for approval by the director of public works prior to the issuance of building permit that will at a minimum:
 1. Establish a reasonable route and number of truck trips to be permitted going to and from the site during the demolition and construction phases of the project;
 2. Provide a parking plan for construction-related vehicles that will ensure that they are not parked on the residential streets surrounding the site;
 3. Provide noise equipment on the construction site to monitor the noise level to ensure compliance with existing noise standards. If the developer exceeds noise standards, the project shall be brought immediately into compliance. The noise level during the construction phase shall not exceed the level authorized in the noise ordinance for construction sites; and
 4. The applicant shall identify an additional alternative route, other than the primary route, which can be used by construction vehicles during the demolition and construction phase of the project.
- Z. The applicant shall record a covenant which contains a requirement that it make good faith efforts to employ minority-owned and female-owned businesses as contractors or subcontractors in the construction phase of the project. The applicant shall record a covenant similar to the covenant recorded for PD-10 (Lake/Colorado).
- AA. The applicant (or any other person operating the completed hotel pursuant to a management contract with the applicant) shall enter into an agreement with the city of Pasadena to recruit first from employment development programs in the city of Pasadena. Such agreements shall at a minimum provide that the applicant or the hotel manager shall cooperate with the city to identify the types of job opportunities which will exist in the hotel, assist in the development of training programs for such jobs, and interview graduates of such training programs when job openings exist.
- AB. Within 6 months of the effective date of the ordinance establishing this PD, and prior to the issuance of any building or demolition permits, the applicant shall submit evidence of financial ability to complete the project to the reasonable satisfaction of the city manager. In determining whether the applicant's financial backing is adequate for the successful completion of the project, an independent financial consultant shall be retained by the city to assist the city manager and a subcommittee of the City Council. The city manager shall report to the Planning Commission on his findings,

which shall be approved by the Planning Commission and the City Council prior to the issuance of any building or demolition permits.

- AC. Prior to the issuance of any demolition permits on the site, the applicant or the project contractor shall post a completion bond (a bond that the project will be completed in accordance with the terms and conditions of this PD) for all new construction equal to the valuation, as determined by the building and development services administrator. The applicant shall select a bond carrier that has an FAA rating. Such completion bond shall be approved by the City Council.
- AD. The Planning Commission shall review the applicant's progress toward compliance with the conditions of this PD within 6 months of the PD effective date or earlier at the applicant's request. The review of compliance with PD standards shall take place during a legally noticed regular meeting of the Planning Commission. At the time of such review, the Planning Commission shall determine if subsequent reviews are appropriate.
- AE. The hotel shall be constructed and operated as a 4-star luxury hotel. The applicant shall enter into an agreement with a qualified operator of a 4-star luxury hotel prior to the issuance of any building permits on the site. Before such operator is approved as being capable of operating a 4-star luxury hotel, the city shall consult with Laventhol and Horvath, Inc. and Pennel Kerr Foster, Inc. to obtain two expert opinions regarding whether such operator qualifies. Both experts must opine that the operator qualifies.
- AF. Thirteen of the existing cottages may be used for residential dwelling units and may, if approved by the Advisory Agency, be subdivided into separate lots. Only the following structures may be used as residential dwelling units:
 - 1. Harton Hall;*
 - 2. Sayre;
 - 3. Fairview;
 - 4. Anchorage;*
 - 5. El Nido;
 - 6. Valley View;*
 - 7. Clovelly;*
 - 8. Howard;
 - 9. Chanceview;
 - 10. Mariner;
 - 11. Spaulding;
 - 12. Ferncroft; and
 - 13. Clara Vista.

All cottages shall be limited to single-family residential use, except for those identified with an asterisk, which may contain 2 single-family dwelling units, for a maximum total of 17 units.

- 1. The cottages, subject to this PD amendment, shall conform to the building footprints as shown on the site plan dated August 7, 1991, on file with the office of zoning administration.

2. The lot sizes, if any lots are created, for the cottages shall be within the following ranges:
 - a. Minimum lot size = 3,580 square feet
 - b. Maximum lot size = 22,960 square feet
3. The setback requirements for the cottage lots shall be within the following ranges:
 - a. Front yard = 0 feet to 48 feet
 - b. Side yard = 0 feet to 78 feet
 - c. Corner side yard = 21 feet*
 - d. Rear yard = 2 feet to 86 feet

* Applicable to Clara Vista only.

4. One double car covered parking structure shall be provided for each individual lot that is approved, up to a maximum of 17 structures, to serve the off-street parking requirements of the cottages identified above. The parking structures shall not exceed a maximum height of 20 feet, and shall conform to the standards contained in Chapter 17.68 of the Pasadena Municipal Code, except as otherwise shown on the revised parking plan dated November 22, 1991, on file with the office of zoning administration (hereafter "the revised parking plan").

AG. Commercial uses on the site shall be limited to those reasonably related to hotel uses as determined by the Zoning Administrator. These uses shall include but not be limited to the following:

1. Retailing of goods and services from the following establishments:
 - a. Travel agencies;
 - b. Apparel shops;
 - c. Bakeries;
 - d. Barber shops and beauty shops;
 - e. Book stores;
 - f. Drug stores;
 - g. Florists;
 - h. Gift shops;
 - i. Greeting card shops;
 - j. Stationers.
2. Business and professional offices integral to the function of the hotel; and/or marketing and property management of the estates of the hotel.
3. Should the Carriage House (Annex Building, Lot #2, Tract 46388) be sold separate from the hotel property (Lot #1, Tract 46388) the uses allowed within the Carriage House shall remain those established by PD-15. Any change from these established hotel related uses shall require a change in the zoning designation of the Carriage House property.

AH. Design approval by the planning director shall be required for all exterior rehabilitations, alterations, and minor additions. Design approval by the design commission shall be required for new construction of freestanding buildings and major additions to existing buildings. The planning director shall determine which additions are major for purposes of design review. All design approvals shall comply with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Design review decisions of the planning director may be appealed by the applicant to the design commission. The design commission may not call up for review decisions of the planning director. Design review of interior rooms shall be restricted to the Georgian and Viennese Rooms only and shall be conducted by the design commission.

AI. The applicant shall provide a minimum of ~~686~~ 737 on-site parking spaces. The hotel operator shall submit a revised parking configuration plan that identifies the location of all parking areas and the location of tandem parking. All parking spaces shall be installed and maintained in conformance with the revised parking plan. Said plan shall be submitted for review and approval by the Zoning Administrator within 30 days from the effective date of this approval.

1. The hotel may use tandem parking with an attendant. No more than ~~35%~~ 45% (232 parking spaces) 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.

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.~~

AK.

1. All vehicular parking associated with the hotel operations, such as, but not limited to, conferences, services and events shall be off-street parking and shall be parked on-site or at the parking facility located at 790 E. Colorado Blvd. Any on-street parking shall be prohibited.
2. Vehicles associated with the hotel that require off-street parking shall include, but is not limited to, all overnight guests, event guests, employees, temporary employees, contractors, vendors and other vehicles related to the operation of the hotel.
3. All drop-off and pick-up of guests shall be done on-site and not on City streets or the public right-of-way.
4. The operator of the hotel shall submit a copy of the parking lease agreement, currently in place, for at least 200 vehicular parking spaces at 790 E. Colorado Blvd., to the Zoning Administrator within 30 days from the effective date of this approval. Any reduction in the quantity of parking spaces or a change in the location of the off-street parking facility shall be reviewed by the Hearing Officer at a duly noticed public hearing.
5. The operator of the hotel shall provide and require the use of parking on site or at a pre-approved off-site parking facility for all limousines, shuttles, vans or other vehicles that transport guest to and from the hotel site.
6. The operator of the hotel shall submit a parking policy plan that is provided to its employees. Said plan shall include, but not limited to, 1) detailed prohibitions against street parking; 2) rules and guidelines for parking on-site; 3) rules and guidelines for parking off-site at a parking facility and utilizing the shuttle service; and 4) disciplinary actions for offenses. The parking policy shall be submitted for review and approval by

the Zoning Administrator within 30 days from the effective date of this approval. The plan shall be provided to all new employees and reviewed with all employees annually.

7. All event invitations and/or notifications for guests, vendors and others attending a function at the hotel shall include instruction and directions for on-site parking. The instruction shall clearly state that no parking in the surrounding streets is permitted at any time. A sample of the instruction and directions for on-site parking to be provided with event invitations shall be submitted for review and approval by the Zoning Administrator within 30 days from the effective date of this approval.
8. No event parking shall occur on any City streets. This information shall be specified in the instructions and directions included on the Langham's website as well as any invitation or flyer associated with the events, and in the contract with a user.
9. The applicant shall maintain a one-month schedule of events, which it shall post on its website. The schedule of events shall indicate when off-site parking for employees will be required. The schedule of events on the website shall be updated regularly, but no less than once per month.
10. The operator of the hotel shall provide the Zoning Administrator, the Oak Knoll Neighborhood Association, and the Department of Transportation a monthly schedule of events no less than a week prior to the next month of events.
11. On its website, the operator of the hotel shall provide a telephone number (or telephone numbers) which individuals can call to express concerns about events or activities on the subject property. During all events on the subject property, the applicant shall have a live person answering this telephone.
12. The operator of the hotel shall maintain a written record of all complaints. This record shall identify the complainant, the date and time the complaint was received, the nature of the complaint, how the complaint was addressed or resolved, and the date and time the complainant was notified of how the complaint was addressed/resolved. A copy of this record shall be provided to the Zoning Administrator on a quarterly basis.
13. The portion of the hotel issued valet ticket that remains with the vehicle shall include the name of the hotel and be prominently placed in the interior of the vehicle where it is visible from the front windshield. A sample of the valet ticket shall be submitted for review and approval by the Zoning Administrator within 30 days from the effective date of this approval.
14. On days that the hotel utilizes off-site parking, the operator of the hotel shall have a minimum of two (2) employees that will continuously monitor adjacent streets to direct employees and guests to required parking and to identify if any employees are parking on the streets. The remaining time periods, the operator of the hotel shall have one (1) employee that will monitor adjacent streets to identify if any employees are parking on the streets. A street monitor plan shall be submitted for review and approval by the Zoning Administrator within 30 days from the effective date of this approval. Said plan shall indicate the location and streets that will be monitored and the frequency of the monitoring.

15. The operator of the hotel shall maintain an updated list of all current employees' vehicles make, model and license plate number. The list shall be utilized by the employees that monitor adjacent streets to help identify if any hotel employees are parking on the street. The list shall be updated monthly and be made available to City staff upon request.
16. Hotel employees shall be provided with a sticker that they are required to place on their front windshield to identify the vehicle as a hotel employee. A sample of the employee sticker shall be submitted for review and approval by the Zoning Administrator within 30 days from the effective date of this approval.
17. All on-site parking spaces shall be unobstructed and used solely for the purpose of parking vehicles. All debris, including, but not limited to, storage containers, maintenance equipment, junk material, and landscaping material shall be removed from all parking spaces within 30 days from the effective date of this approval.
18. Prior to any event that would exceed the parking capacity provided on-site and at an approved off-site parking facility, the hotel operator shall submit a parking management plan for that event to the Department of Transportation and the Zoning Administrator for review and approval.
19. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use.
20. Within six months and twelve months of the effective date of this determination, the applicant shall file an application with the Planning Division for a Hearing Officer Review of this Modification to PD-15, to be considered at a duly-noticed public hearing, to include written notice to all property-owners within five hundred feet (500') of the perimeter of the subject property, as well as any parties who request to be so notified. Said applications shall address how the applicant has complied with all conditions of approval herein.