

## **CESAR CHAVEZ BOULEVARD HOTEL CONDITIONAL USE PERMIT NARRATIVE STATEMENT**

This project involves the development of a 3-story, 133-room Hampton Inn and Home 2 hotel with 133 parking spaces and storm water retention basins on a 2.88-acre parcel located on the southeast quadrant of Cesar Chavez Boulevard and 7<sup>th</sup> Avenue. The parcel is described as a portion of Assessor's Parcel No. 776-34-260 and is located within the Community Commercial (C-2) Zoning District. The site is currently vacant, undeveloped land with approximately 3 feet of elevation differential across the property. The Project anticipates breaking ground in the spring of 2023 and will take approximately 18 months to build, with an anticipated opening date, in the summer of 2025.

Amenities for hotel guests include an exercise room, guest laundry, a business center, an outdoor pool, outdoor patio, and fire pits. Each guestroom has a vanity area, work desk, a built-in refrigerator, microwave, and bathroom with a shower. Each room will also have a flat screen television, clothes closet, whereas different rooms will have a variety of beds, e.g., king or double queen beds, to enhance guest experience to cater to their specific needs. Construction will be a type V-A construction. The building will have a flat roof with parapet walls to screen the roof top equipment.

The anticipated occupancy for this type of product has seasonal variability but is estimated at approximately 78%. The total number of employees for daytime shifts will be approximately (11) eleven. During the day, the typical shift will consist of (7) seven maids, (2) two front desk clerks, (1) one part time maintenance person, and (1) one hotel manager from 9am to 4pm. After working hours, the number of employees reduces to 1 front desk clerk. From 7 pm to about 6 am, there is only one employee in the hotel. Exterior cameras are mounted at building entrances, the patio area, and the parking lot. Fire alarm will be as required by NFPA 13.

A hotel of this size does not require a designated loading and delivery area. The deliveries made primarily consist of small sundry items for the hotel market. These deliveries are typically made daily by a small van, no larger than 24' in length. Because the quantities are small, the time required to load and unload the delivery typically requires less than 10 to 15 minutes and are generally made during off-peak times. All laundry facilities are on site, therefore no deliveries are necessary to bring in fresh linens and take out soiled linen, as is sometimes the case.

The site has been designed to provide safe and convenient access to and from the public street system. Direct access to Cesar Chavez Boulevard will be provided at two new driveways. Vehicles entering the site will have sufficient space to enter the facility and adequate circulation has been provided throughout the site.

The building and parking setbacks are in accordance with code. Adequate lighting and landscaping will be provided in accordance with City of San Luis Zoning requirements. Domestic water, fire suppression water, irrigation water and sanitary sewer will be provided by City of San Luis by means of new and existing lines located adjacent to the property. Onsite storm water retention and disposal will be provided by means of a surface retention basin system.

On behalf of the Owner and Developer, we hereby request approval of this Conditional Use Permit to allow the construction of a hotel in the Community Commercial Zoning District (C-2) with a gross floor area greater than 50,000 square feet. This hotel will have a total gross floor area of approximately 76,421 square feet.