



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 5, 2018**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 2**
DEPARTMENT

SUBJECT: P15-0877 SPECIFIC PLAN AMENDMENT, P16-0067 CONDITIONAL USE PERMIT, AND P16-0066 DESIGN REVIEW – BY PATRICK CHIU, ON BEHALF OF PATRICK CHIU AND ASSOCIATES FOR CONSTRUCTION OF AN EXTENDED STAY HOTEL – LOCATED AT 1277 UNIVERSITY AVENUE

ISSUE:

Approval of a request by Patrick Chiu, on behalf of Patrick Chiu and Associates, to consider a Specific Plan Amendment, Conditional Use Permit and Design Review to facilitate the construction of an extended stay hotel, located at 1277 University Avenue.

RECOMMENDATION:

That the City Council:

1. Determine that the project is exempt from the California Environmental Quality Act subject to Section 15332, Infill Development Projects, as this project will not have a significant effect on the environment;
2. Approve Planning Cases P15-0877 Specific Plan Amendment, P16-0067 Conditional Use Permit, and P16-0066 Design Review based on the findings outlined in the staff report and subject to the recommended conditions; and
3. Adopt the attached Resolution amending the University Avenue Specific Plan.

PLANNING COMMISSION RECOMMENDATION:

On April 5, 2018, the Planning Commission recommended approval of the project by a vote of 7 ayes, 0 noes, and 0 abstentions subject to staff's recommended conditions.

BACKGROUND:

The 0.82-acre project site is part of a larger 15.5-acre multi-tenant mixed-use office, retail and residential complex (University Village). Surrounding land uses include an eight-story student housing complex to the north, a six-story parking structure to the east, commercial uses to the south and a four-story student housing complex to the west, across Iowa Avenue.

In 1995, a Development Agreement involving the City of Riverside, the City of Riverside Redevelopment Agency and University Village was approved for the development of the University Village. Since its approval, the Development Agreement has had multiple amendments. The most recent amendment, approved in 2004 (University Village Center Eighth Implementation and Amendment Agreement), allocated 147 parking spaces within the University Village parking structure to the future development of the subject parcel.

DISCUSSION:

The Applicant, Patrick Chiu on behalf of Patrick Chiu and Associates, is requesting approval of a Specific Plan Amendment, Conditional Use Permit, and Design Review to permit the construction of an extended stay hotel (University Campus Hotel) 93-feet in height, consisting of, 126-guest rooms, 10,862-square feet of restaurant lease space, and associated parking within Subdistrict 4a of the University Avenue Specific Plan.

The project has been designed to reflect a contemporary architectural style with modern interpretations of classical design that complement the existing architectural styles within the University Village. The hotel includes 114 standard guestrooms, 6 three-bedroom suites, 5 two-bedroom suites and 1 one-bedroom suite. Hotel amenities include a gymnasium, recreation room, and pool/spa. The commercial component includes three commercial lease spaces occupying the ground floor of the hotel. No tenants have been identified at this time; however, each lease space has been designed to accommodate future restaurant uses. A total of 255 parking spaces will serve the site, of which 96 parking spaces are located within a two level subterranean parking garage, 12 surface parking spaces are located along the project frontage, and 147 parking spaces are in the University Village parking structure. Vehicular and pedestrian access to the project site will be provided from existing drive aisles and sidewalks throughout the University Village complex.

In conjunction with the project, the applicant is proposing to amend Subdistrict 4a of the University Avenue Specific Plan to allow a maximum building height of 100-feet and permit the establishment of hotels subject to the approval of a Conditional Use Permit. Staff supports the amendments to the Specific Plan, as the introduction of a hotel within Subdistrict 4a will serve the area by introducing an active and lively destination for the community, the University, and its visitors.

In conclusion, the proposed project constitutes an infill development, compatible with surrounding land uses. Furthermore, the project is consistent with the vision of Subdistrict 4a of the University Avenue Specific Plan by creating a destination for tourists, business travelers, and visitors.

For additional background, please refer to the April 5, 2018 City Planning Commission staff report and meeting minutes.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Draft Minutes – April 5, 2018
3. City Planning Commission Report – April 5, 2018
4. Resolution amending the University Avenue Specific Plan
5. Presentation