

Brooks, Linda

From: Blanton, Judy
Sent: Tuesday, October 17, 2017 3:40 PM
To: , Planning Division
Subject: Public Hearing regarding 840 East El Camino Real, MV

To Whom It May Concern:

I have reviewed the location noted on the Public Hearing Notice for 840 E El Camino Real, and I am concerned about the negative impact of additional traffic, the reduction in sunlight and the removal of Heritage trees.

With the current building occupancy and copious multi-unit residential housing in that area, the traffic is already outrageously excessive. Adding more guest rooms and commercial space will increase this and greatly challenge entering and exiting of the properties. When trying to get to the 237/85 access, the light at Sylvan Avenue cycles two to three times before I can get through the intersection.

The thought of more trees being removed saddens me. It seems everywhere I look, there are no trees and what was once a beautiful place to live, is barren - all concrete and asphalt. What trees that have been planted will take years to grow to a height that will bring warmth to the eye. More hardscape is not necessary.

Also, if they are asking for only 149 parking spaces (111 less than required), where are the "guests" and "commercial space" vehicles suppose to park.

Another concern is the blocking of the sun. My apartment complex is already burdened with a lack of afternoon sunlight. The additional challenge of a taller building will make a bad situation worse.

No sun, inadequate parking, traffic load compounded and the additional intrusiveness of the construction, leads me to adamantly oppose this project as presented. I suggest you reduce in scale the totality of the buildings footprint in order to be compatible with the neighborhood.

Moving forward, my hope is that the Planning Commission reduces the scope of this project.

Regards,

Judith L. Blanton

From: George Kauffman <
Sent: Monday, October 23, 2017 10:57 PM
To: , City Clerk
Subject: Opposed expansion of 840 East El Camino Real, Hilton Garden Inn

Regarding: 840 East El Camino Real, Hilton Garden Inn
City Clerk: Can this be forwarded to the City Council and the Zoning Administrator for this project?

Thanks,

George Kauffman

I wish to express my opposition to the proposed expansion of the Hilton Garden Inn at 840 East El Camino Real.

The staff report does not accurately depict the parking issues at this facility.

Background (per report)

The proposed project would expand the existing 160-room, four-story hotel with an 18,747 square foot (s.f.) addition, including 40 new guest rooms and a 4,122 s.f. free standing restaurant. Entrance to the project site would be provided via the existing driveway on East El Camino Real. There are 160 rooms at present and the proposed project will add 40 rooms to the facility. There are now 152 parking places and there will be 149 parking places if the project is built.

My Comments

1. This is a suburban hotel with virtually 100% of the guests, staff and vendors coming by motor vehicles.
2. At the peak 88% occupancy (overnight) there would be 176 rooms occupied (per report).
3. The Hilton Garden Inn guests are 60% business travel.
4. A 2017 study by Certify (an expense report software company) estimates about 35% of urban business travelers used rental cars.
5. Leisure travelers almost always bring one car per occupied room to a suburban hotel.
6. There will be a 4100 s.f. restaurant; if only half the space is for sitting customers, that might be 120 seats.
7. Thirty percent of the restaurant guests would not be customers of the hotel.
8. Almost all of the employees drive cars, a business of this size would have a staff of 20 for the night shift.

Despite the softened assertions of the TJKM report (below), I see a full parking lot at 88% capacity.

- 37 rental cars for 105 business travelers (optimistic for a suburban facility)
- 70 cars for rooms rented to leisure travelers
- 20 cars for 20 night shift employees
- 20 cars for the non-hotel guests in the restaurant with 60 total customers.

That is 147 cars in a suburban facility with 149 parking spots at 88% facility capacity.

I have not accounted for events staged at the hotel, which the Mountain View Hilton Garden Inn Events web page promotes for up to 125 people.

Allowing facilities to be built without enough capacity is a mistake. There are many failed examples already in Mountain View.

For those who comment on traffic safety and emergency vehicle access, there might be 500 people in this facility at night. There is one legal minimum width driveway onto this property from El Camino Real with the slow lane of the highway right at the curb. There is no overflow parking area that doesn't significantly impact the business neighbors

Parking Analysis (per report) (I dispute this finding)

This section discusses vehicle parking for the proposed project and includes an assessment of whether the proposed parking supply is adequate. The existing hotel provides 152 total parking spaces, which would be reduced to 149 parking spaces with the proposed project.

The proposed site plan shows minor changes to the parking lot layout and supply, relative to the existing parking lot. The number of accessible spaces would remain unchanged and adequate, and bicycle parking would be greatly expanded. TJKM previously studied parking demand and parking supply requirements for the proposed project in a technical memorandum dated September 29, 2017. This study concluded that parking requirements should be based on parking demand observations at the project hotel. Although the planned parking supply is less than would be required under the Mountain View Zoning Ordinance, the supply could accommodate parking demand from the hotel at 97 percent occupancy based on the observed parking demand rate at the proposed hotel. This does not take into consideration any reduction

in parking demand due to the planned Transportation Demand Management (TDM) program being prepared separately.

With even a small reduction in parking demand as a result of the TDM plan, it is expected that the parking supply for the proposed project will be adequate. In addition, historical occupancy rates at this hotel between 2012 and 2016 indicated a peak occupancy of 88 percent. TJKM concluded that with a transportation demand management program proposed for the hotel, there should be no parking capacity issues, even in the rare event of 100 percent hotel occupancy.