

Courthouse Square Hotel

19, 25 Old Courthouse Square

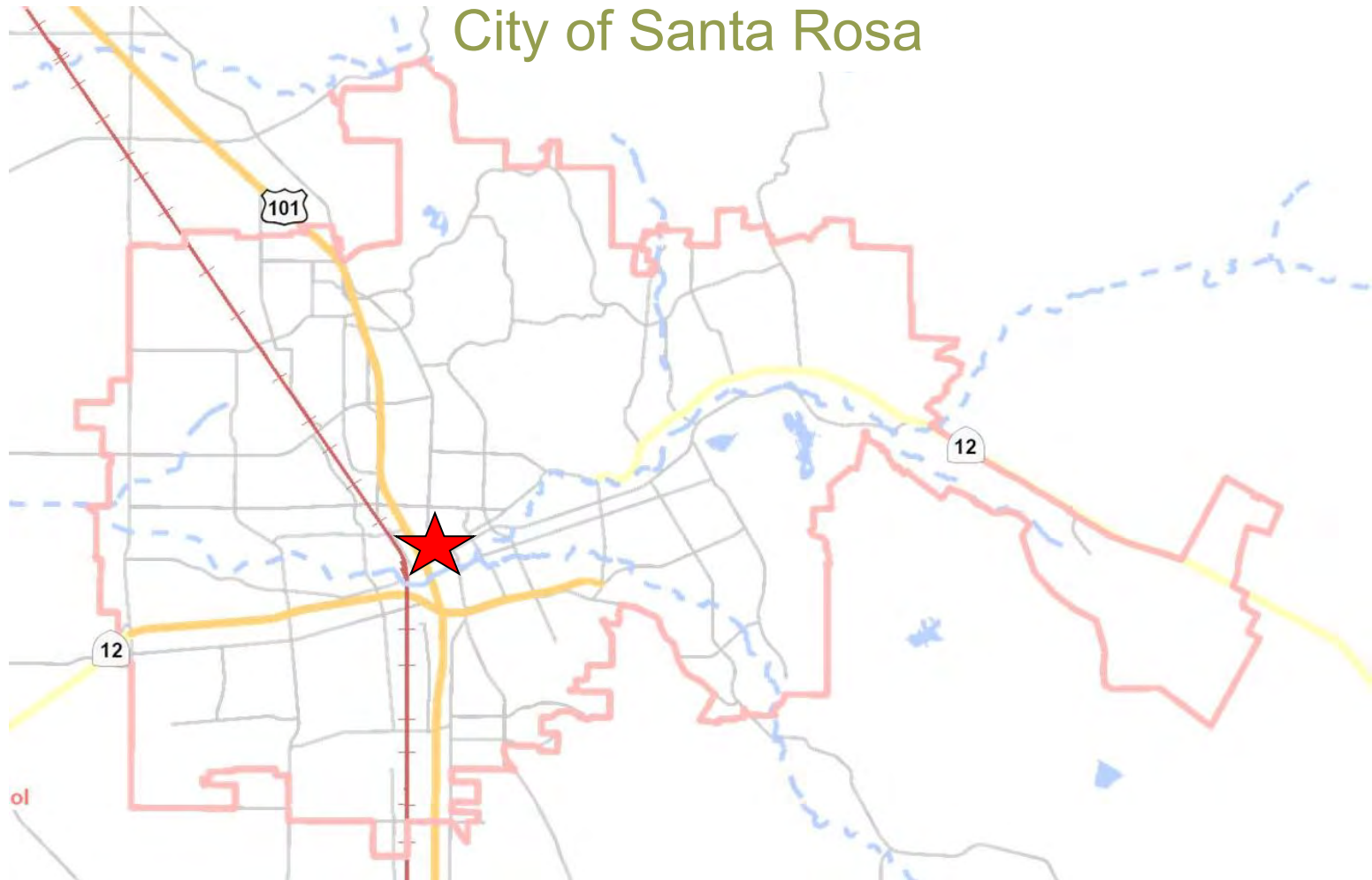
June 15, 2017

Patrick Streeter
Senior Planner
Planning and Economic Development

- Design Review:
 - Renovation of 19 Old Courthouse Square
 - Demolition of 25 Old Courthouse Square and construction of courtyard area
 - Tenant improvement to create hotel rooms and services and street-level commercial tenant spaces.
 - No parking facilities required

Project Location

19, 25 Old Courthouse Square



Project Location 19, 25 Old Courthouse Square



Project Location

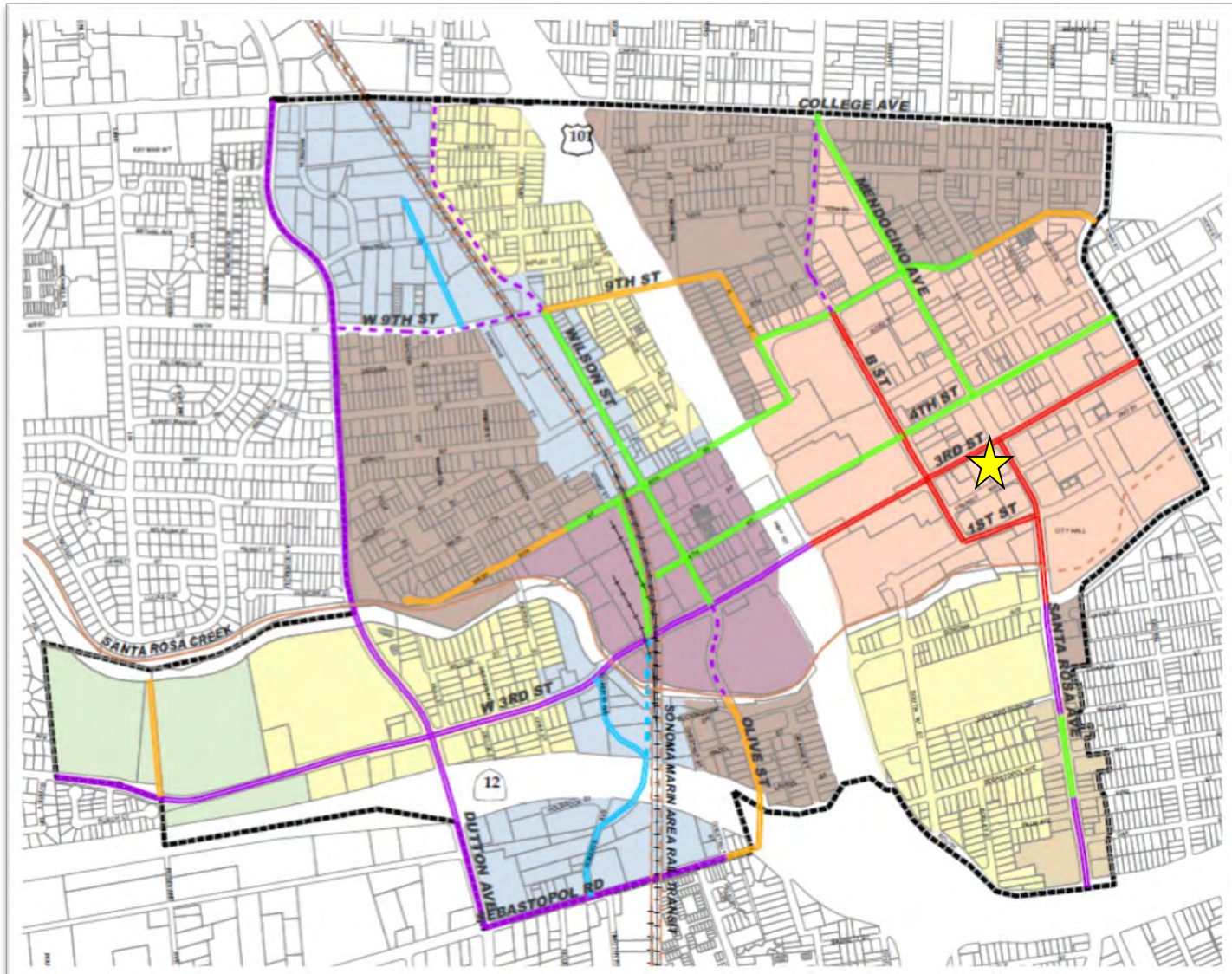
19, 25 Old Courthouse Square



- December 1, 2016 – Application submitted for Design Review
- March 16, 2017 – Issues Letter
- March 14, 2017 – Valet Parking Agreement
- May 9, 2017 – Application deemed complete



Downtown Station Area Specific Plan



CD-10, CD-10-SA

- Proposed land uses permitted by right
- No parking requirement
- 10-story height maximum



Design Guidelines



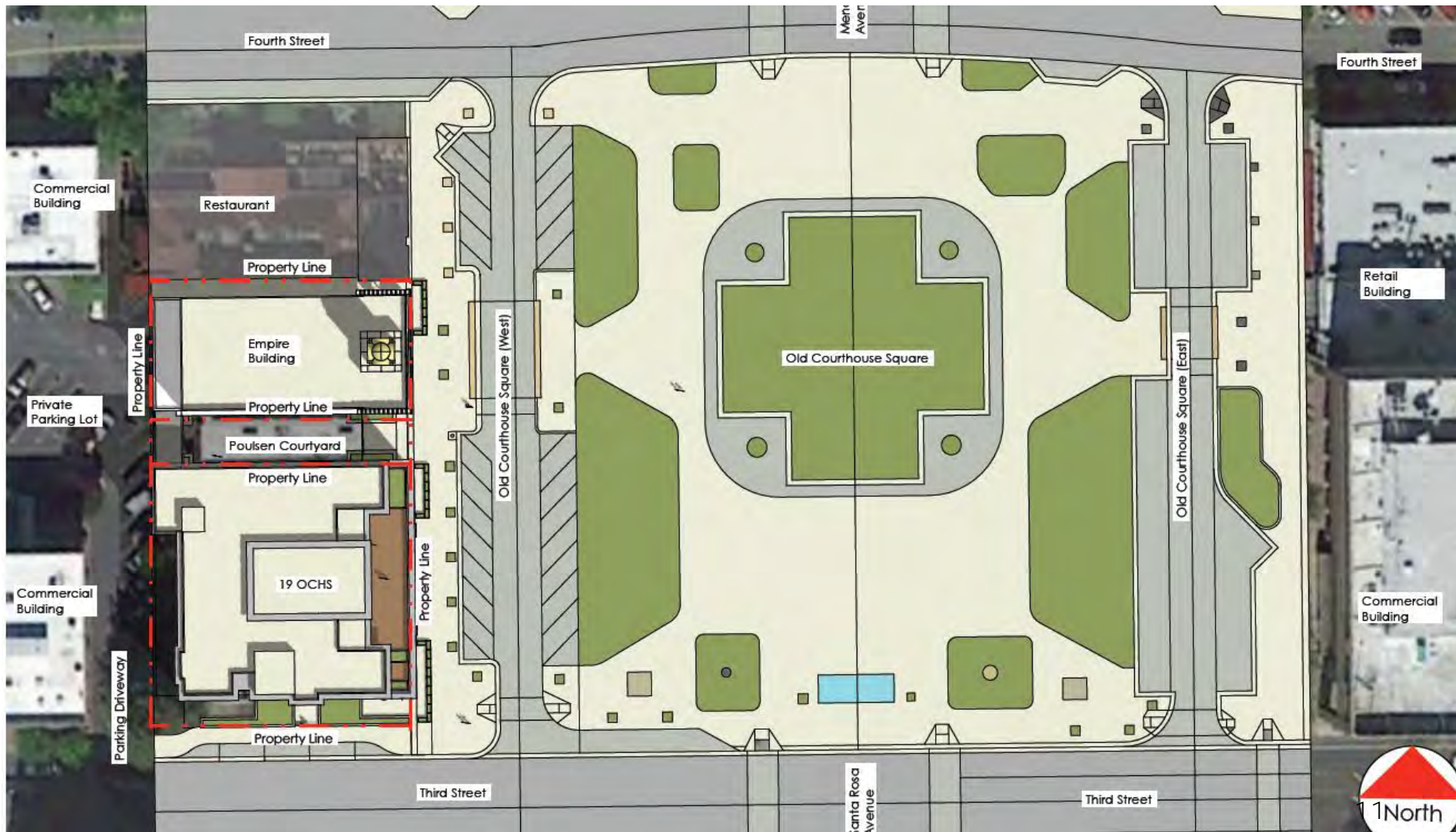
Core Area



Building Design

Infill Development

Public Improvements



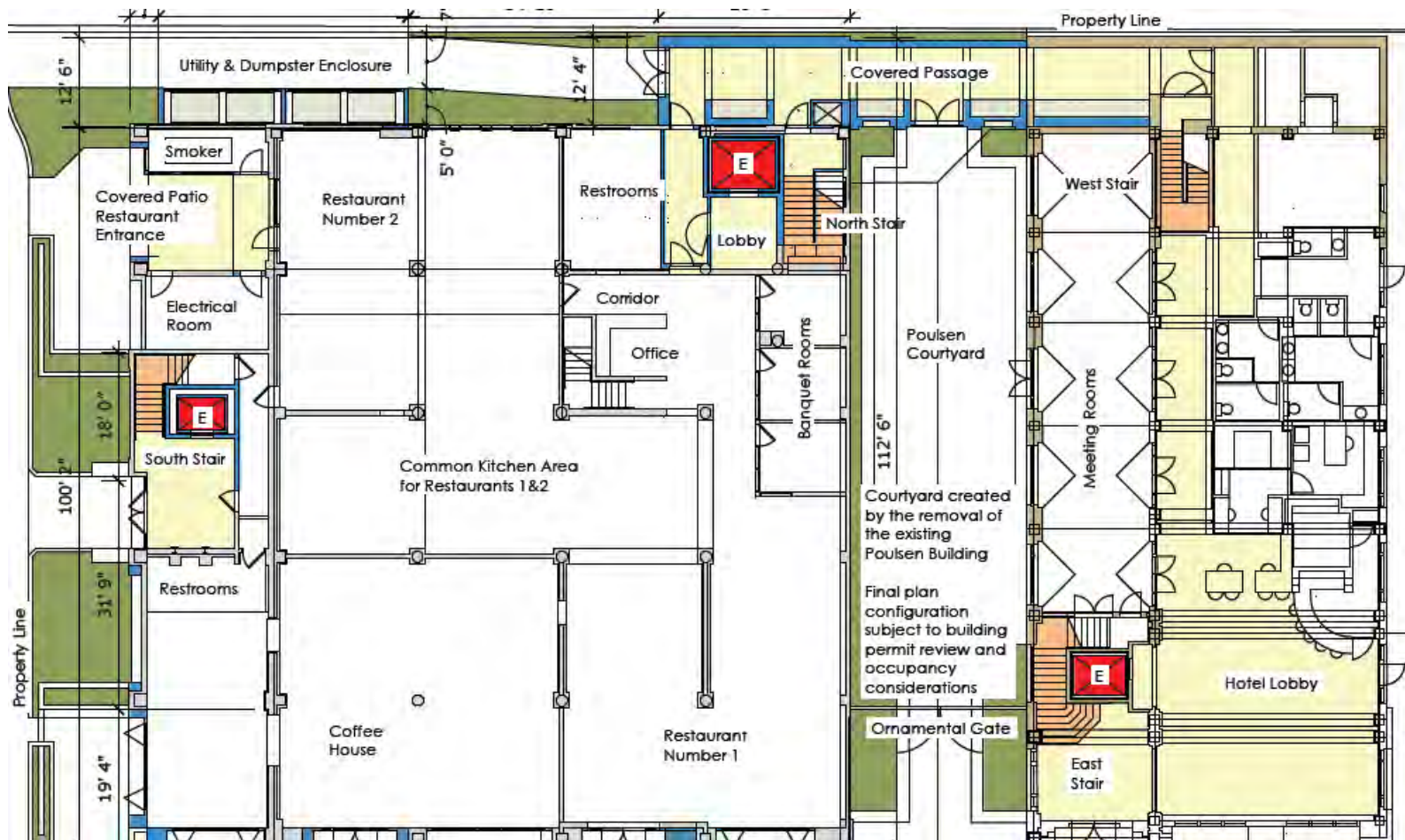
Environmental Review

California Environmental Quality Act (CEQA)

- Statutorily exempt per CEQA Guidelines Section 15183: Consistent with Zoning Code, General Plan, and Specific Plan
- Categorically exempt per CEQA Guidelines Section 15332: Class 32 In-Fill Development Project

- In support of project
- Concerns about outdoor events and noise

California Building Code



Historic resources review



Recommendation



It is recommended by the Department of Planning and Economic Development that the Design Review Board provide comment and direction on the design of the Courthouse Square Hotel and continue the item to a future agenda.

Patrick Streeter
Senior Planner
Planning and Economic Development
PStreeter@srcity.org
(707) 543-4323

