



SITE INFORMATION:

LOT 2C
3.37 ACRES
5717 E LONGBOW PKWY
APN: 14141036

GENERAL PLAN: REGIONAL CENTER, EVOLVE

ZONING:

EXISTING - LI-PAD
PROPOSED - LC-PAD

PARKING REQUIRED:

HOTEL (124 UNITS): 124 STALLS
EATING & DRINKING ESTABLISHMENT WITH DRIVE THROUGH WINDOW:
INTERIOR (UP TO 2,400 SF) (1:100): 24 STALLS
PATIO (MIN 100 SF) (1:200): 0.5 STALL

EATING & DRINKING ESTABLISHMENT WITHOUT DRIVE THROUGH WINDOW:
INTERIOR (UP TO 1,600 SF) (1:75): 21.3 STALLS
PATIO (MIN 100 SF) (1:200): 0.5 STALLS

TOTAL REQUIRED: 171 STALLS

PARKING PROVIDED:

STANDARD STALLS: 125 STALLS
ACCESSIBLE STALLS: 7 STALLS

TOTAL PROVIDED: 132 STALLS

PROVIDED WITHIN 200' OF HOTEL: 99 STALLS (78% OF HOTEL REQ)

SHARED PARKING PERMIT REQUEST:

REQUESTING SHARED PARKING ADMINISTRATIVE USE PERMIT DUE TO NONRESIDENTIAL USES WITH DIFFERENT HOURS OF PEAK OPERATION AND USE FOR THE 39 STALL VARIANCE

BICYCLE PARKING REQUIRED:

HOTEL: 7 STALLS

BICYCLE PARKING PROVIDED:

HOTEL: 8 STALLS

HOTEL SQUARE FOOTAGE:

58,590 SF

HOTEL BUILDING HEIGHT:

3 STORIES, 39'-6" HEIGHT

LOT SIZE:

FUTURE EATING & DRINKING ESTABLISHMENT: 1.01 ACRES

HOTEL: 2.36 ACRES

SHADE REQUIREMENTS:

PEDESTRIAN WALKWAYS AND TRAILS: 12,017 SF

SHADE REQUIRED: 50% (6,008.5 SF)

SHADE PROVIDED: 67.5% (8,111 SF)

NORTH