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07/14/2009 05:31 AM

To <cityclerk@longbeach.gov>
cc <ajk@dcbf.com>, <craig_chalfant@longbeach.gov>
Subject Hotel Sierra EIR Comments EIR 01-09

Honorable Mayor Bob Foster-

Attached is a comment letter on the EIR Addendum (EIR 01-09). Please consider this information when you review the project.

Thank you for your attention to this matter.

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Hotel Sierra - EIR Add Comment Letter.pdf



OEG Ref: 09-70109

July 13, 2009

Mayor Bob Foster
City of Long Beach
333 West Ocean Boulevard, 14th Floor
Long Beach, California 90802

Fax: (562) 570-6538

Subject: EIR Addendum (EIR-01-09) Comments, Hotel Sierra Project

Honorable Mayor and City Council Members:

Orosz Engineering Group, Inc. (OEG) has been asked by Davis, Cowell & Bowe, LLP (Andrew Kahn) to review the subject document from a traffic and transportation engineering viewpoint. The following letter summarizes our findings.

The traffic and land use information presented in the EIR Addendum is generally complete. However, there are three areas that are not complete and do not present a true and complete picture of the potential environmental impacts that may occur with the implementation of the proposed project. These three areas include:

Parking

Parking in the Pike Garage. The data for the October - March time frame is good information, but in a beach/summer oriented tourist area the parking garage data should be provided for a full year. It appears to be available but not shown in the EIR addendum. Right now it appears that approximately 285 spaces would be available during the peak month. Right now, the parking garage is about 90% full during peak times (an industry design maximum). Relying on the surrounding parking areas for additional parking is unrealistic and unknown. There is no occupancy data for those other parking areas provided in the document. They could be operating at 100% full leaving no room for error in the parking garage for this project. To provide a clear and complete environmental setting, the year round parking occupancy values for the Pike Garage and surrounding parking areas should be provided. With the project parking demand, the proposed project parking demands on the surrounding areas can be evaluated completely.

Project Parking Demands. There is no exact information regarding the actual parking demand for the Hotel Sierra. The available parking in the garage may or may not be adequate. (See previous comment.) Hotels of this type could generate a peak parking demand of 1-1.5 spaces per room or 125-200 parking spaces. The retail space proposed for the project may add additional demands for parking. With only a maximum of 285 parking spaces potentially available (based on the data provided, this number may be

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significantly less when summer data is provided), the parking garage may be completely full and fail to operate efficiently.

Land Use

Total Available Square Footage. Within the Pike area, the City Council has approved a total square footage is 525,000. The existing approved uses totals 418,221 SF. There is no total with the Hotel Sierra. There is a discussion of the total number of hotel rooms available within the Pike Area (275 rooms) and that with the proposed project, that number is within the approved values. However, the total square footage is not presented completely.

Summary

Based on this review, there are three issues where clear complete information has not been clearly documented and presented to the decision makers to provide them with the potential environmental impacts associated with the proposed project. These issues are necessary items to be addressed prior to the project moving forward.

Should you have any questions, feel free to contact us. OEG, Inc. thanks you for the opportunity to meet your needs on this exciting project.

Sincerely,

Stephen A. Orosz

Stephen A. Orosz, P.E.
Orosz Engineering Group, Inc.

cc. Andrew Kahn, Davis Cowell & Bowe, LLP
Craig Chalfant, Planner, City of Long Beach