



**SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION**

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Don Lauritson  
City of Santa Cruz  
Redevelopment Agency  
809 Center St, Room 206  
Santa Cruz, CA 95060

July 5, 2007

RE: Draft Environmental Impact Report (EIR) for the La Bahia Hotel

Dear Mr. Lauritson:

Thank for the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the La Bahia Hotel. The Santa Cruz County Regional Transportation Commission (SCCRTC) serves as the Regional Transportation Planning Agency (RTPA) for Santa Cruz County. Staff would like to offer the following comments for your consideration:

1. Page 7 of the Traffic Analysis indicates potential impacts to Highway 1. In addition, the Beach/South of Laurel Plan identifies Highway 1 as the origin of 19% of the commercial trips to the Beach Area and Highway 17 as the origin of 58% of the trips (Beach/South of Laurel Plan: Transportation Analysis Report 2<sup>nd</sup> Draft- Table 10). Given the potential cumulative impacts to the Bay Street/Mission Street intersection should be analyzed in the traffic study.
2. Staff recommends that the City of Santa Cruz work with the Santa Cruz Metropolitan Transit District to provide transit options from the San Jose area to the Beach Area using Highway 17 during peak travel periods. Providing a transit alternative for interregional travelers may be one mitigation measure utilized to reduce impacts on the highway system. (2005 RTP goals and policies 2.5.1.)
3. Staff supports mitigation measure 4.4-4c that will revise the site plan to include bicycle-parking facilities for the proposed project site. Staff recommends that additional space be provided to accommodate greater than 3 bike lockers for employees. This recommendation is consistent with the 2005 *Regional Transportation Plan (RTP)* goals and policies 2.1.1, which considers the needs of the non-motorized travelers in all construction and project development activities.
4. Staff supports reducing the number of single-occupant vehicle (SOV) trips made by employees to the proposed project site by replacing SOV trips with transportation alternatives including, but not limited to, carpooling, transit, bicycling, walking and telecommuting. The proposed project is expected to further reduce SOV trips based on its

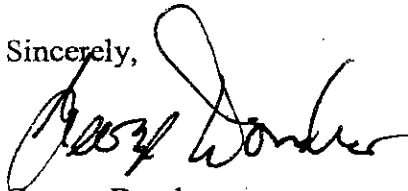
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commitment to the City of Santa Cruz's Non-Automobile Use Program. The proposed project's parking deficiency is another reason that transportation alternatives should be encouraged as part of the project. Please work with our Commute Solutions Program to implement transportation demand management strategies that work towards this goal through implementing solutions such as; carpool ridematching, employee vanpools and preferential parking for carpools and vanpools. Staff also encourages the La Bahia Hotel to join the Santa Cruz Area Transportation Management Association that provides additional transportation demand management strategies to employers for employees. (2005 RTP goals and policies 1.3.1 and 1.3.2)

5. The City of Santa Cruz has previously shown a commitment to providing a Beach Shuttle Service. In addition, the Beach Shuttle is identified in the Beach/South of Laurel Plan as mitigation for congestion and parking. Staff recommends that the City of Santa Cruz provide funding for the Beach Shuttle as part of the proposed project plan. (2005 RTP goals and policies 2.5.1.)
6. Staff recommends the proposed project applicant ensure the sidewalk in front of the hotel is sufficient width to minimize potential pedestrian hazard given the volume of pedestrians that will be traveling from the hotel, to the beach, wharf and boardwalk area.
7. The parking demands of the project may be improved using technology which disseminates information to drivers about parking availability within the proposed project parking structure. Providing drivers with information about the availability of parking can reduce traveler frustration and congestion associated with searching for parking. (2005 RTP goals and policies 1.7.)
8. Please clarify the total number of on-street parking sites located on Westbrook Street. Table 3-3 indicates that there are 6 on-street parking sites on Westbrook for a total of 39 on-street parking spots, however page 4-40 indicates that there are 5 sites for a total of 38 on-street parking sites.

Thank you for the opportunity to review this project. If you have any questions about the above comments, please contact Grace Blakeslee of my staff at (831) 460-3219

Sincerely,



George Dondero  
Executive Director

Cc: Commissioner Reilly  
Supervisor Coonerty

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