

MEMBERS IN SESSION:

DR97-137 - PROPOSED COMFORT SUITES HOTEL BUILDING

REQUEST: Design Review of a proposed 3 story, 49 room hotel.

LOCATION: 226 Jibboom Street, south of Richards Blvd
001-0012-015
Richards Boulevard SPD, American River Parkway Corridor
Council District 3

APPLICANT:	Sharad Patel, 916-641-7013 6019 Sunrise Blvd, Citrus Hts, CA 95610
OWNER:	Same as applicant
PLANS BY:	Lee Gage & Associates 7636 N. Ingram, Ste. 107, Fresno, CA 93711
APPLICATION FILED:	April 25, 1997
STAFF CONTACT:	Luis R. Sanchez, AIA 264-5957

SUMMARY: The applicant proposes to construct a 3 story, 49 room hotel abutting a Sacramento River levee. The project will be heard by the Planning Commission on July 25, 1997. At this time the Board is requested to provide review and comment on the site and building design of the hotel. After the entitlements are approved by the Commission, the applicant will return to the Board for final review and action by the Board.

RECOMMENDATION: Staff requests that the Board review the proposed project and staff analysis, and provide the applicant with any additional input on the proposed site and building design.

PROJECT INFORMATION:

Existing Land Use of Site: vacant
Existing Zoning of Site: H-C, PC, Richards Blvd SPD

Surrounding Land Use and Zoning:

North: Motel 6, Shell Gas station, H-C, PC
South: levee, Sacramento River
East: Capitol Inn, Best Western, Restaurant, H-C, PC
West: Arco Gas station, La Quinta Hotel, H-C, PC

Property Dimensions:	Irregular	85 ac.
Property Area:	37, 390 s.f.	
Square Footage of Building:	9500 s.f. per flr/3 flrs	
Height of Building:	30'-0" average, 44' and 50' to tops of parapets	
Exterior Building Colors/Materials:	Plaster walls, metal windows (see color board)	
Roof Color(s)/Material(s):	Metal roof (partial), dark green	
Parking Proposed:	49	
Parking Required:	51	
Significant Features of the Site:	Richards Blvd SPD, American River Parkway Corridor	

BACKGROUND INFORMATION: A concurrent application to the Planning Commission has been filed for a Special Permit in the Parkway Corridor (PC) overlay zone, plan review of a hotel in the Highway Commercial (HC) zone, a variance to exceed the height limit by seven feet in the PC zone, and a variance to exceed the height limit for two signs within 660' of the freeway.

Planning staff is supportive of the project, and Redevelopment staff has also expressed support for the hotel. The height variance for the signs is a compromise that allows signage on the building facade and removes an existing pole sign, which is much less attractive.

STAFF EVALUATION: Staff has the following comments:

A. Site Design

1. The proposed building is sited 12'-0" away from the property line along Jibboom Street. Because of the irregular shape of the lot, the building is placed sideways on the lot. The secondary entry facing Jibboom should have a larger decorative walkway leading to the street for greater emphasis.
2. Trees should be planted to flank the Jibboom Street entry area. Flowering shrubs and colorful plantings should also be utilized to add color and focus to the entry.
3. A more detailed landscaping and irrigation plan shall be provided to the Board when the project is returned for final action by the Board. Provide details on all proposed hardscape on the site.
4. Wrought iron is proposed for fencing in areas visible from the street. Chain link fencing is proposed at rear property line and along other property lines not visible from street view. Staff recommends that if chain link fencing is proposed, it should be dark green plastic coated and planted with vines.

5. Exterior site lighting poles and fixtures should be selected to best complement the building design and the architectural character of the project. Provide final proposed light fixtures for review by the Board when the project returns for final action by the Board.
6. An existing 30'-0" high pole sign is being removed by the applicant. New signage is proposed on the building facades. Staff supports the proposed signage in lieu of the less appealing pole sign. A monument sign is proposed at the driveway entrance from Jibboom Street. The sign should reflect the architectural character, colors, and materials of the proposed building. Staff recommends that the sign be no taller than 5'-0" high. Detailed information on the monument sign should be provided for review by the Board when the project returns for final Board action.
7. The trash enclosure shall be designed to best complement the building materials and colors.
8. The masonry fence at the pool area shall be designed to best complement the building materials and colors.
9. Transformers and other site equipment shall be placed where not visible from public view and screened with landscaping.

*5' above
9'*
5' above street

B. Building Design

10. The applicant proposes a three story hotel with plaster exterior and alternating flat and gabled parapet walls. The gabled elements are proposed to be roofed with standing seam metal roof.
11. The proposed design generally breaks the mass of the structure, with vertical planar changes, and varying the parapet line. A decorative plaster cornice is proposed at the upper edge of the building.
12. A portecocher with a hipped metal roof is proposed at the main entry on the north elevation. Staff recommends that a smaller version of the portecocher entry, with more understated columns, be placed over the secondary entry doors on the Jibboom Street elevation (east). This will add dimension to the east elevation and create a focal point on the streetscape.
13. The proposed window system is repetitive because of the building's use, and lacks visual interest. Staff recommended a single or double hung window, but the applicant informed staff that they are not safe for hotels. If that is the case, staff recommends that the windows have a wide frame, possibly with grids for additional visual interest, and that a sill element be provided.

- 14. Proposed grilles for AC system indicated on the plans shall be flush mounted in the wall and painted to match the plaster, to minimize their visibility.
- 15. Mechanical equipment shall be adequately screened behind the proposed parapet walls.

C. Public/Neighborhood/Business Association Comments

The Richards Boulevard PAC has reviewed the plans and is generally in favor of the project as proposed.

RECOMMENDATION: Staff recommends that the Design Review/Preservation Board review and comment on the proposed site and building design.

Report Prepared By,

Report Reviewed By,


 Luis R. Sanchez, AIA
 Associate Architect

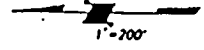
 Will Weitman
 Principal Planner

*Signature on
 Window
 Monument Sign*

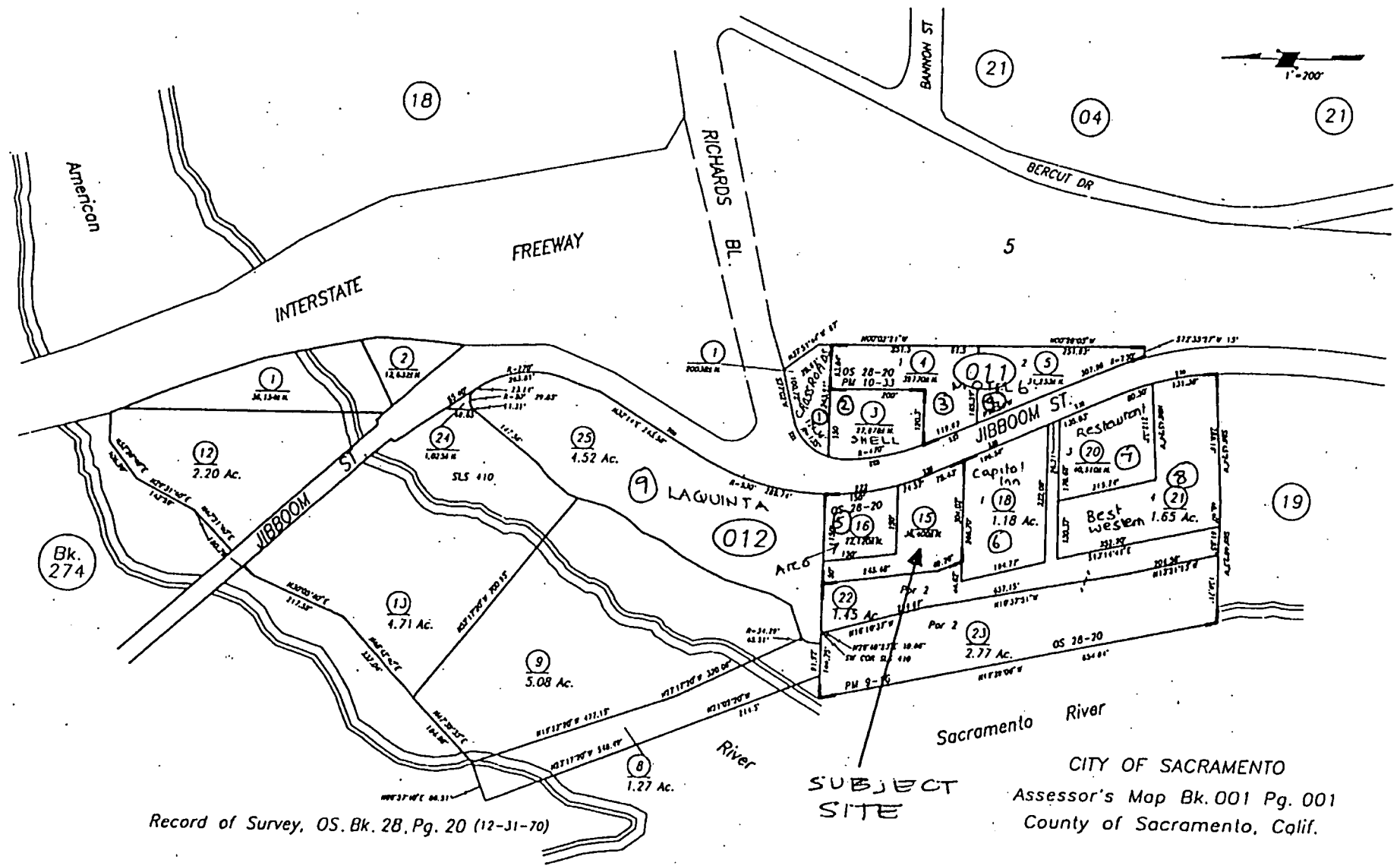
Attachments (Notice of Decision and Findings of Fact)

POR RANCHO NEW HELVETIA & SWAMP LAND SURVEYS

001-001



VICINITY MAP



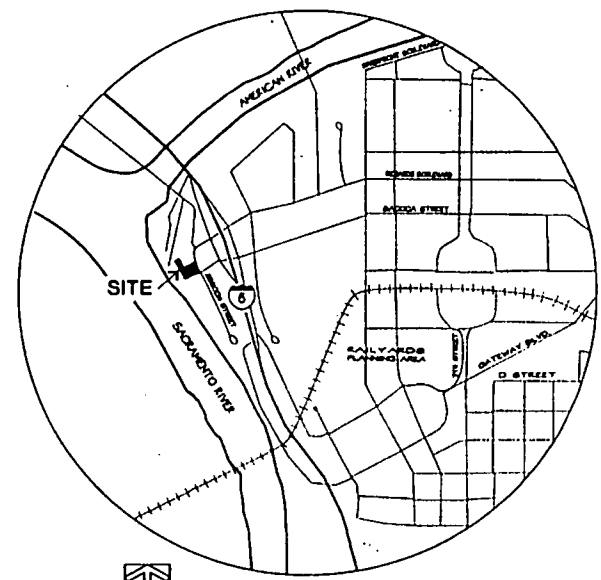
Record of Survey, OS. Bk. 28, Pg. 20 (12-31-70)

SUBJECT SITE

CITY OF SACRAMENTO
Assessor's Map Bk. 001 Pg. 001
County of Sacramento, Calif.

7/16/97

ITEM 3
PG 5

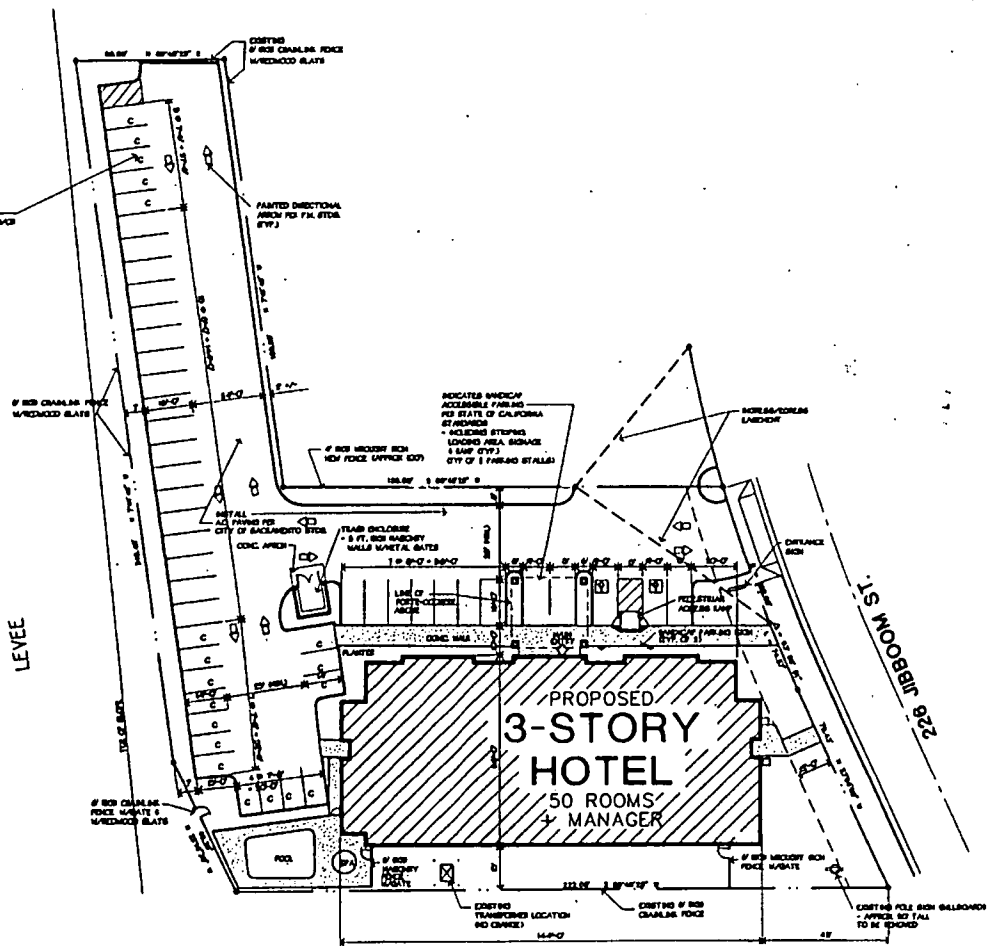
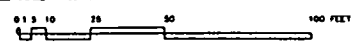


VICINITY MAP
NO SCALE

SITE DATA

LEGAL DESCRIPTION	PT. OF SECTION 26 & 28 T4N, R4E, S28W
A.P.N.	001-011-28-000
ZONING	MC / RICHARDS BLVD SPECIAL PLANNING DISTRICT
LOT AREA	37,861.1 S.F. = .866 ACRES
PAVING AREA	16,100 S.F.
PARKING STALLS PROVIDED	
Handicap	2
Standard	18
TOTAL	20
BUILDING AREA	826 S.F. / FLOOR = 2794 +/-
FLOOR LIMITS	20 + 1 MANAGER
OCCUPANCY CLASSIFICATION	HT (HOTEL/RESIDENTIAL)
CONSTRUCTION TYPE	III-B (FRAME/CLAD)

SITE PLAN
SCALE: 1"=25'-0"



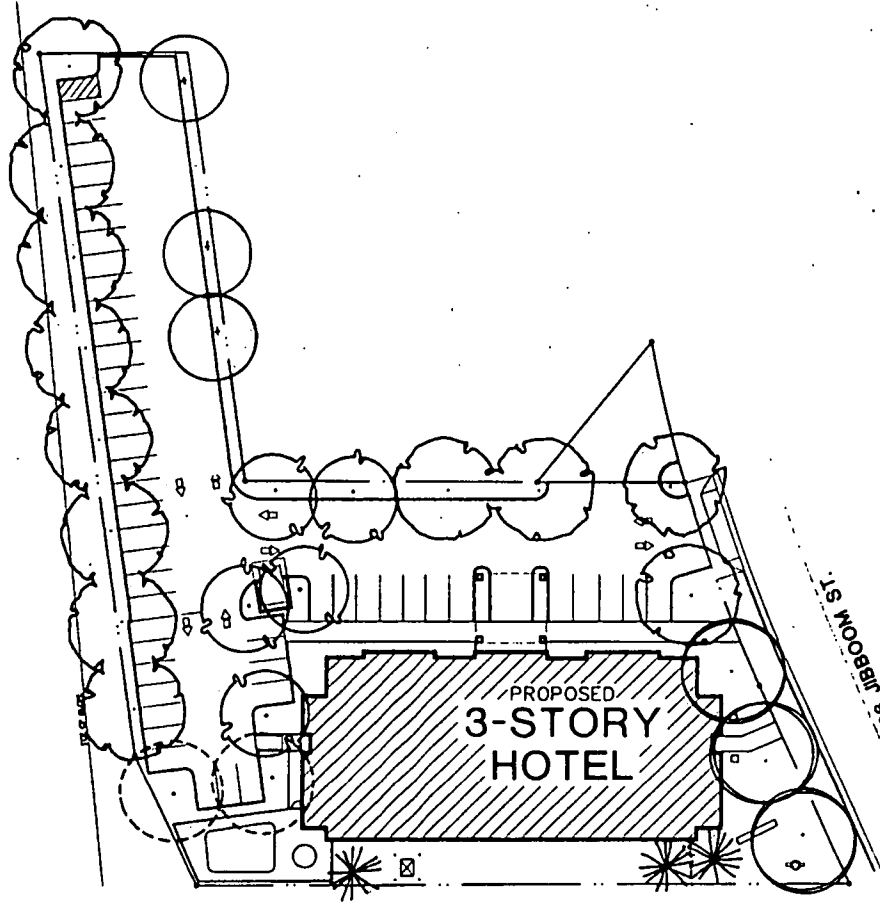
ALL CONTACT STALLS SHALL BE IDENTIFIED WITH REDUCED SIGNAGE AND/OR PAINTED MARKINGS (SEE CONTACTS)

LEVEE

1-16-91

PG 6

LEVEE



KEY AND SHADING INTENTION

	TRUCKING YARD DWARFED ASH	APN - SHADDED AREA 11 @ 454' = 4994 1 @ 140' = 140
	PEACH ORNAMENTAL GRAND OAK	14' CREDIT
	ORANGE LILY PAVING CONC.	2 @ 540' = 1080
	PELEUTERA FRAXILIMA GARDEN PLANT TREE	5 @ 594' = 2970
	FRAXILIS CLAVATA HYDRANGEA PURPLE LEAF PLUM	5 @ 540' = 2700
	ORNAMENTAL SHRUB REDWOOD	14' CREDIT <hr/> 8,305'

SHADE CALCULATION

TOTAL PAVED AREA	16,305'
NET PAVED SHADING	8,193'
CHANGING PROVIDED	8,305'

**CONCEPTUAL
LANDSCAPE
SITE PLAN**
SCALE 1" = 20'-0"



lee gage & associates
 7828 N. Highway 2716, 107
 Houston, Texas 77058
 281-461-1111
 FAX 281-461-1112

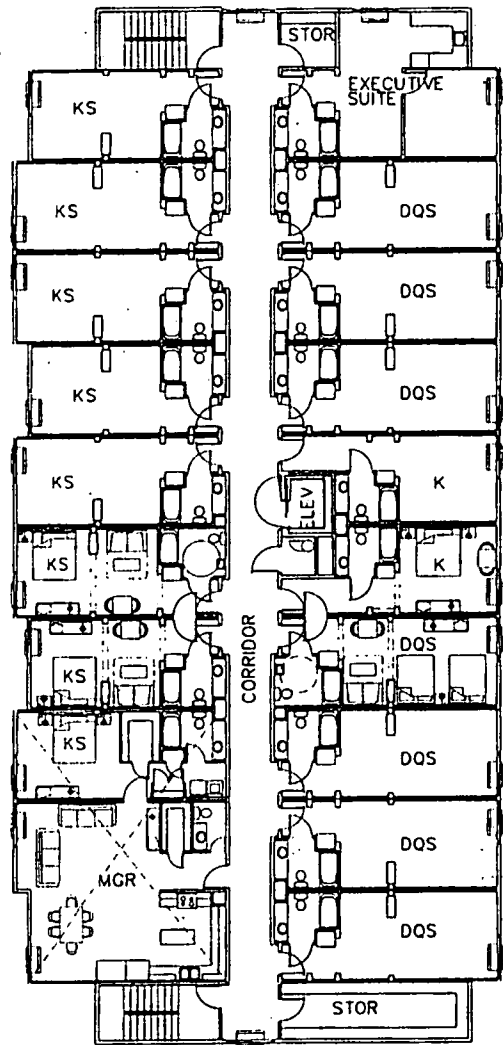
COMFORT SUITES HOTEL
 2800 W. Loop West
 Houston, TX

PH 11/11/97
 SHEET NO. 11 OF 12
 PROJECT NO. 97-1111
 CLIENT: COMFORT SUITES HOTEL
 DATE: 11/11/97
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

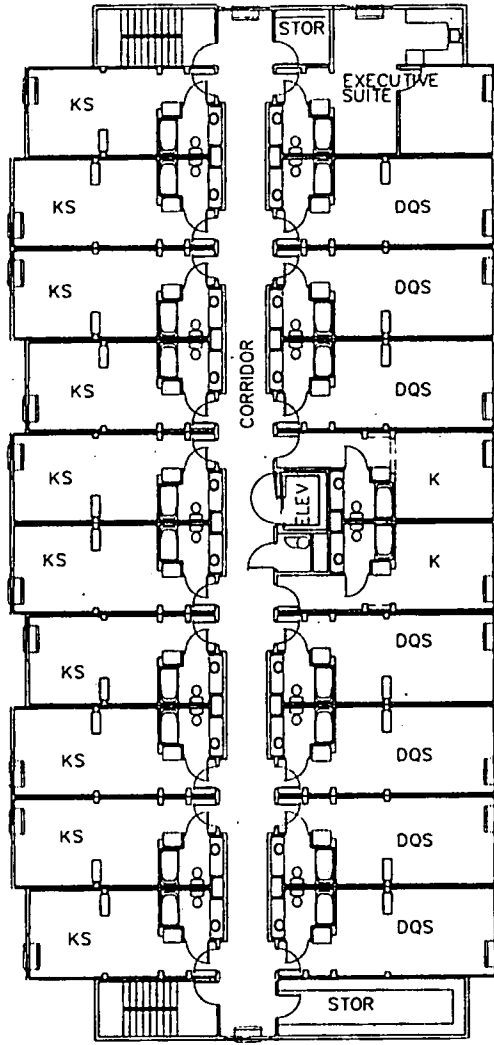


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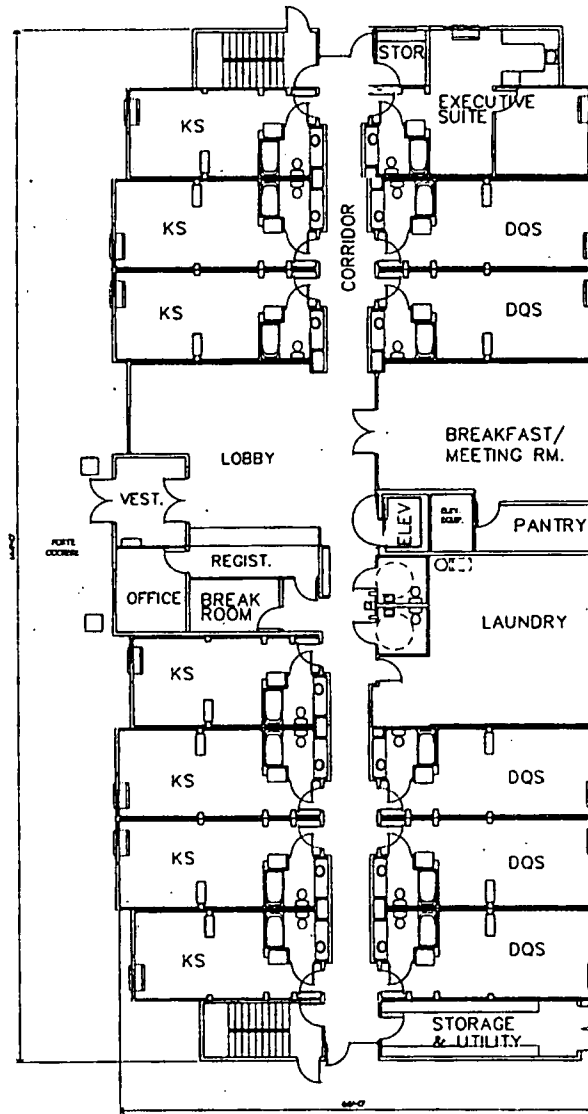
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PG 7



THIRD FLOOR

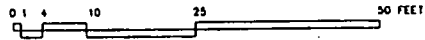


SECOND FLOOR



MAIN FLOOR

FLOOR PLANS



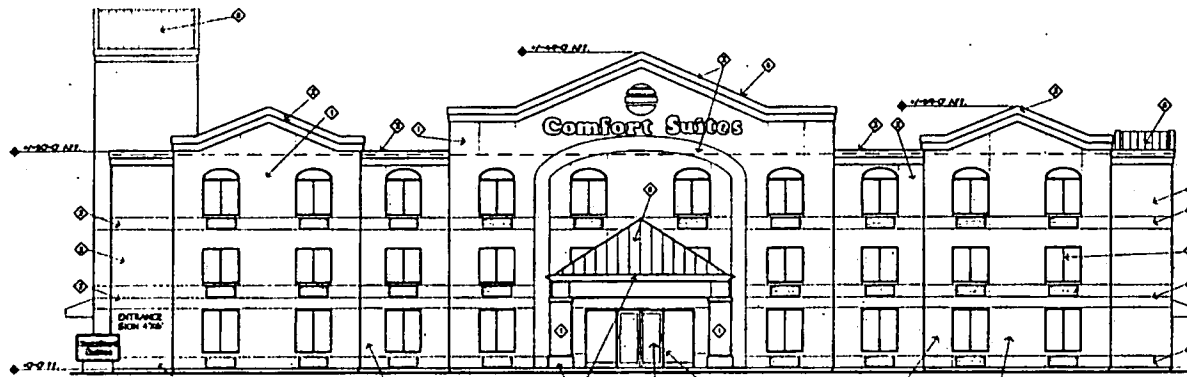
LEE GAGE C-8718

lee gage & associates
ARCHITECTS • ENGINEERS • PLANNERS

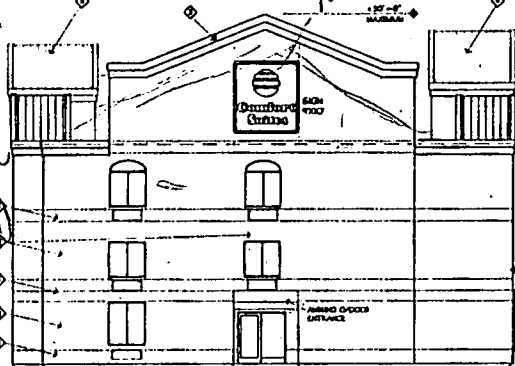
CHARAN PATEL
ARCHITECT

A1
ARCHITECT

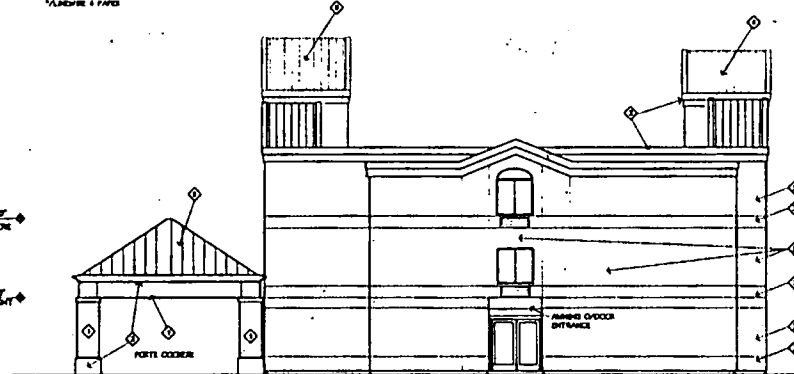
1-4/9/22
8 PG 3
3 W/L



NORTH ELEVATION



JIBBOOM ELEVATION



LEVEE ELEVATION



SOUTH ELEVATION

Shadow lines
Symmetry
Small changes
over door
Choice of window system
Access numbers

not of character

EXTERIOR FINISH SCHEDULE		
SYMBOL	MATERIAL	COLOR
◇	GEN. PLASTER WALLS	EGG CAMEL
◇	GEN. PLASTER WALLS	EGG SCORRA SAND
◇	GEN. PLASTER CORNICE & ORNAMENT	EGG MAUIE
◇	PRE-FINISHED ALUMINUM STOREFRONT ENTRANCE METAL	WHITE
◇	WINDOWS	WHITE
◇	METAL ROOF	FOREST GREEN



EXTERIOR ELEVATIONS

LEE GAGE C-6710

1/11/11
 1/21/11
 pg 9

1116141

ITEM 3
16-11

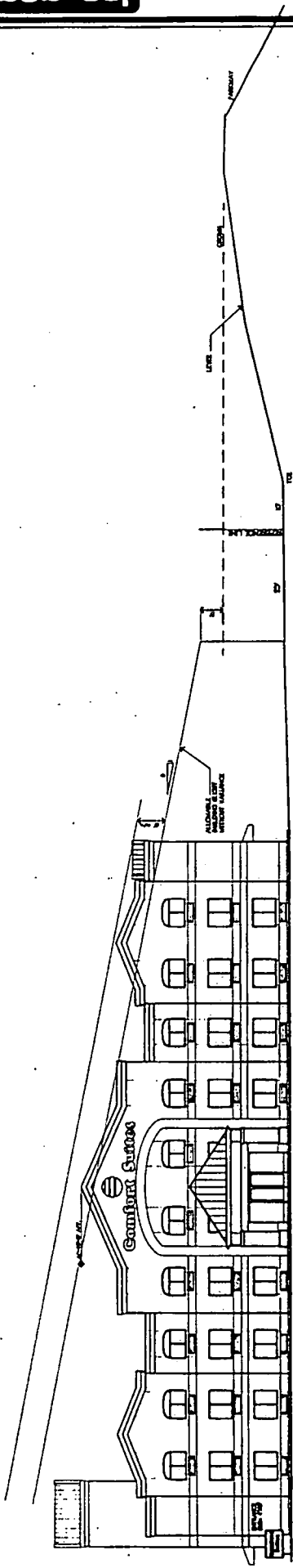
lee gage & associates
architects - engineers - planners
1000 ...
1977

50 ROOM HOTEL
14 ...
1977

A3B
REV. NO.



LEE GAGE C-9718



NORTH ELEVATION
LOOKING SOUTH



EXTERIOR ELEVATION

Curved sign

Reduction in ht of gable

raise monument sign

Street deserves front not a service entrance.
monument structure - smooth as possible