

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Dean Stevenson, 9595 Ernwood Street, San Ramon, CA 94583		
OWNER	Ramesh Patel, 50-6th Street, Oakland, CA 94607		
PLANS BY	Dean Stevenson, 9595 Ernwood Street, San Ramon, CA 94583		
FILING DATE	8/21/87	ENVIR. DET.	8/28/87
ASSESSOR'S-PCL. NO.	001-0011-001		REPORT BY FG/vf

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to construct a 27-unit motel in the M-2 (PC) zone.
 - C. Variance to reduce parking maneuvering area from 26 to 22 feet.

LOCATION: 221 Jibboom Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 27 unit motel in the M-2 (PC) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
Existing Zoning of Site:	M-2 (PC)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: I-5 R/W; M-2 (PC)	Front:	13.5'	0'
South: Gas Station, Motel; M-2(PC)	Side(Int):	0'	0'
East : I-5 Freeway; TC	Side(St):	4'	0'
West : Motel, M-2 (PC)	Rear:	0'	0'

Parking Required:	27 spaces
Parking Provided:	27 spaces
Property Dimensions:	Irregular
Property Area:	0.37+ acre
Square Footage of Building:	9,800 sq. ft.
Height of Building:	32 feet
Topography:	Flat
Street Improvements & Utilities:	To be provided
Exterior Building Materials:	Textured Stucco
Roof Material:	Concrete tile terra cotta

PROJECT EVALUATION: Staff has the following comments:

- A. The site is a vacant 0.37+ acre lot which is zoned Heavy Industrial-Parkway Corridor (M-2 (PC)). The site is designated for industrial use by the 1974 General Plan. Surrounding uses include motels and service stations with the I-5 Freeway located along the east side of the site.

- B. The applicant is proposing to construct a 27 unit motel. Since the site is located in the American River Parkway Corridor, the motel project must be reviewed and approved by the Commission. Staff has reviewed the development plans and offers the following comments:
1. All planter strips along the street frontage must be four feet wide plus six inch curbs.
 2. The development plan indicates one parallel parking space. This space does not meet City Code and must be replaced with a standard angle parking space. If a standard space cannot be provided, then the motel must be reduced by one unit.
 3. As shown on the plan, the trash enclosure does not comply with City standards. The proposed trash enclosures must be developed in accordance with the standards setforth in Section 3.D.9 of the Zoning Ordinance.
 4. The proposed driveway location and width must be approved by the City Traffic Engineer.
 5. The planters are to small to accommodate the trees to be planted. Planters must be enlarged to appropriate dimensions.
 6. The other concern is with the south elevation of the proposed motel. As proposed, the south wall would be a 180 ft. long featureless wall having a textured stucco finish. Staff is concerned with the monotony of the south wall and suggests that some type of architectural relief feature be added. The revised elevation should be submitted to the Design Review - Preservation Director for review and approval prior to issuance of building permits.
- C. The applicant is also requesting a variance to reduce the parking maneuvering from 26 ft. to 22 ft. for parking spaces located near the driveway. The site is constrained by the lot configuration and narrow width along the westerly street frontage. The lot width limits the area which is available for back-out and maneuvering, thus creating a hardship. Staff would recommend approval of the variance and would suggest that some compact spaces be located near the driveway area instead of full size spaces.
- D. The proposed project has been reviewed by Traffic, Public Works, Fire, Police, Building Inspections, Water/Sewer, Waste Removal, Arborist and Sacramento Old City Association. The following comments have been received.

Fire

1. Covered driveway shall be a minimum of 15 feet.

2. Must provide emergency vehicle access, 40 feet inside and 56 feet outside turning radius. This looks too tight.
3. No fire hydrants shown, however, a double pumper fire hydrant shall be within 300 feet to the furthest point of this building. Due to the depth of this site, one may need to be added (depending on existing hydrant locations).
4. Fire alarm system required - U. B. C. 1985 Section 1202 (b).

Waste Removal

Solid Waste Division can give service to this motel with our present equipment.

No other comments have been received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an adverse impact on the environment subject to the following mitigation measure and has filed a Negative Declaration.

Mitigation Measure

If unusual amounts of bones, stones or other artifacts are uncovered, within 60 meters of the area construction will cease immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures before construction resumes.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Approve the special permit subject to conditions and based on findings of fact which follow;
- C. Approve the variance based on findings of fact which follow:

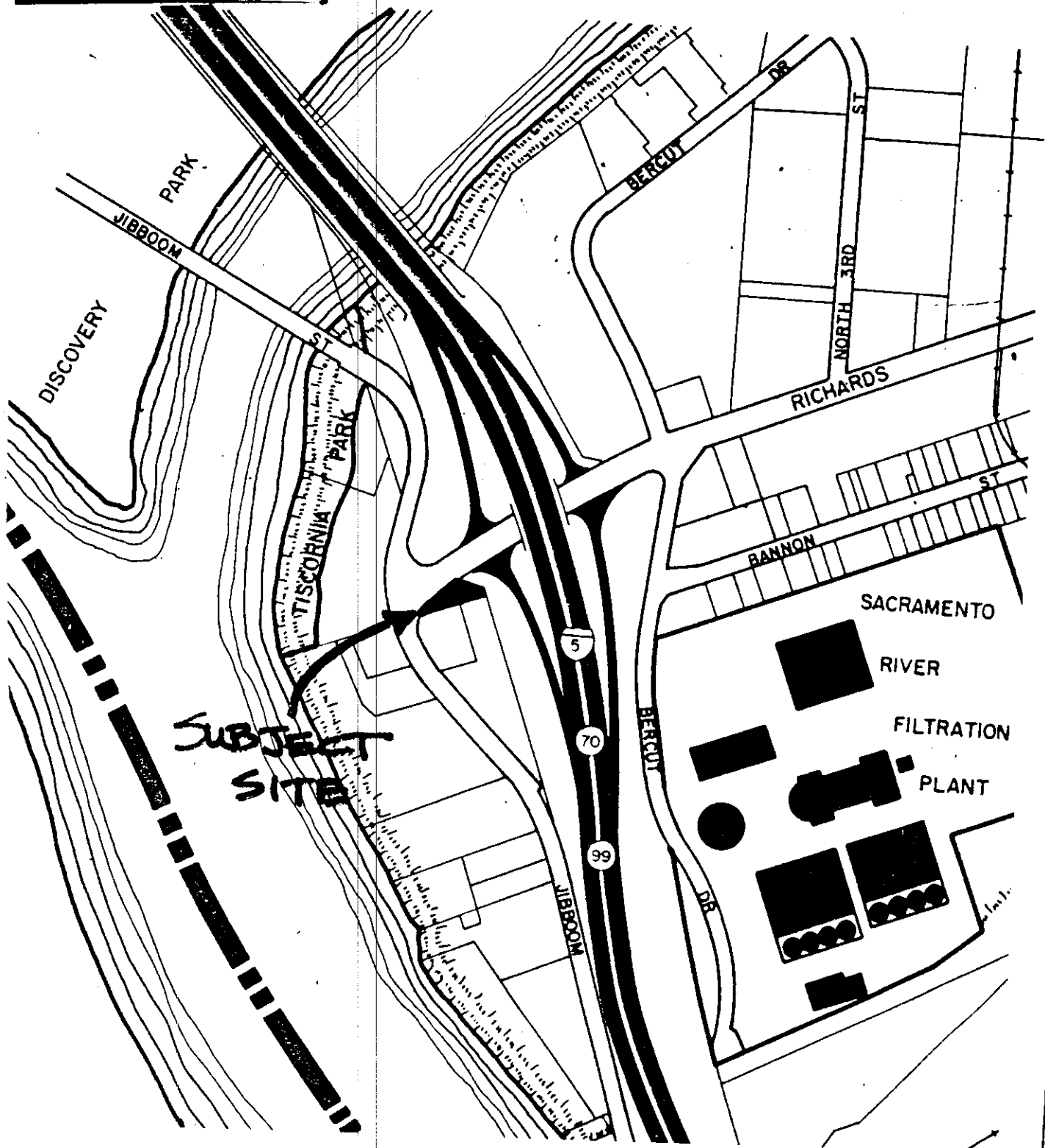
Conditions

1. The applicant shall provide four foot wide planter(s) along street frontage;
2. The applicant shall provide 27 on-site parking spaces which comply with City standards;
3. The driveway location and width shall be approved by City Traffic Engineering.

4. All on-site tree planters shall comply with City standards.
5. Emergency access and circulation shall be approved by the Fire Department.
6. The applicant shall submit a revised south building elevation for review and approval by the Design Review-Preservation Director and the Planning director prior to issuance of building permits.
7. All on-site signage shall comply with the standards setforth in the Sign Ordinance.

Findings of Fact

1. The project is based upon sound principles of land use in that it is compatible with the other highway-oriented commercial uses in the area which consist of motels, restaurants and gas stations.
2. The proposed project, as conditioned, will not be injurious to the surrounding property or be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that adequate on-site parking will be provided.
3. Granting the variance request does not constitute a special privilege extended to one property owner in that, the lot is of an irregular shape which limits the parking maneuvering area on-site.
4. Granting the variance does not constitute a variance in that motels and parking lots are allowed in the M-2 (PC) zone subject to securing a special permit.
5. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for industrial use by the 1974 General Plan and the proposed motel use conforms with the plan designation.

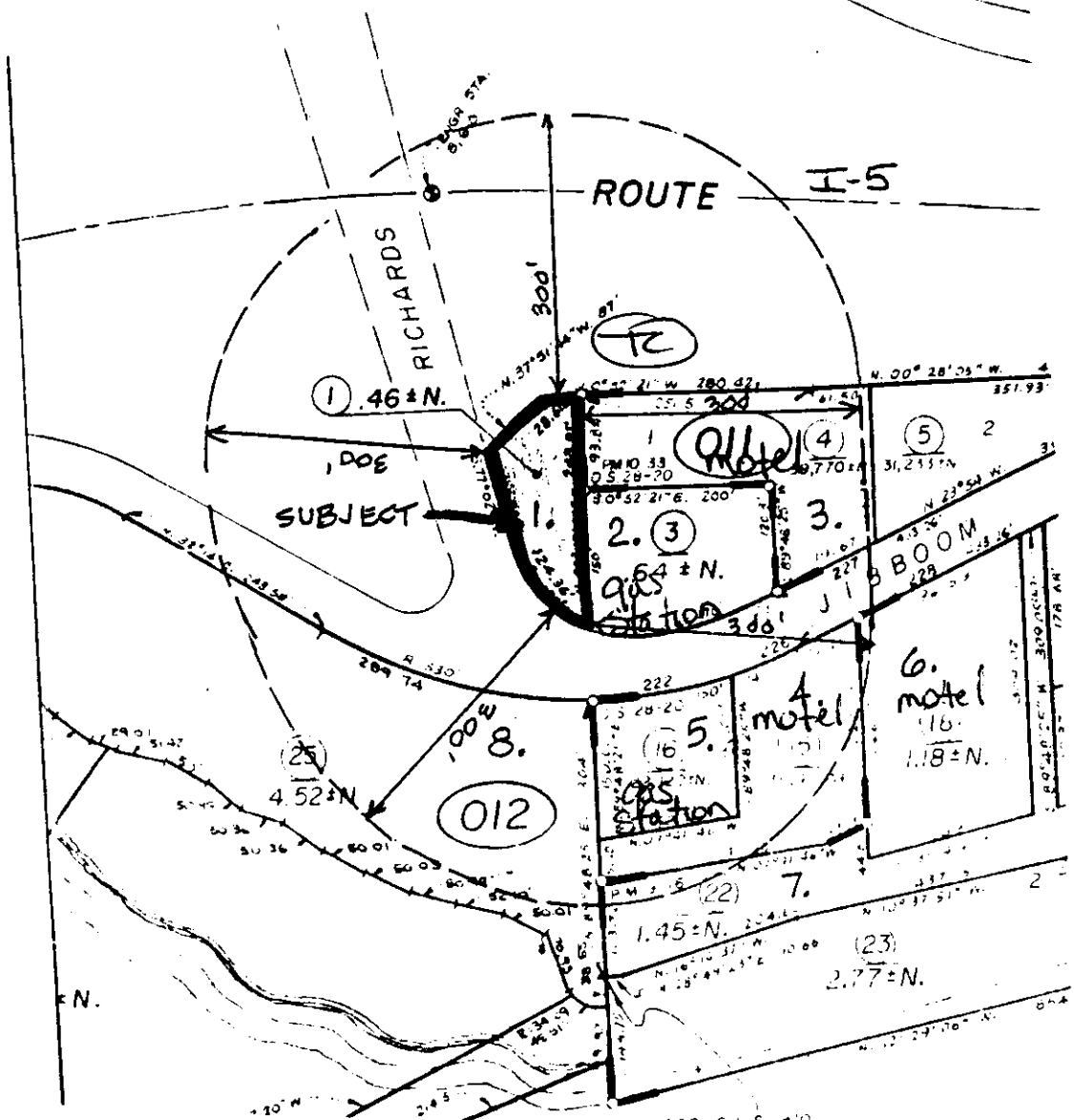


VICINITY MAP

PF7-377

9-24-87

Item 21



All lots zoned M-2 (Pc) except as noted

LAND USE & ZONING MAP

Pf7-377

7-24-87

Item 21

PH-317

9-24-57

Item 21

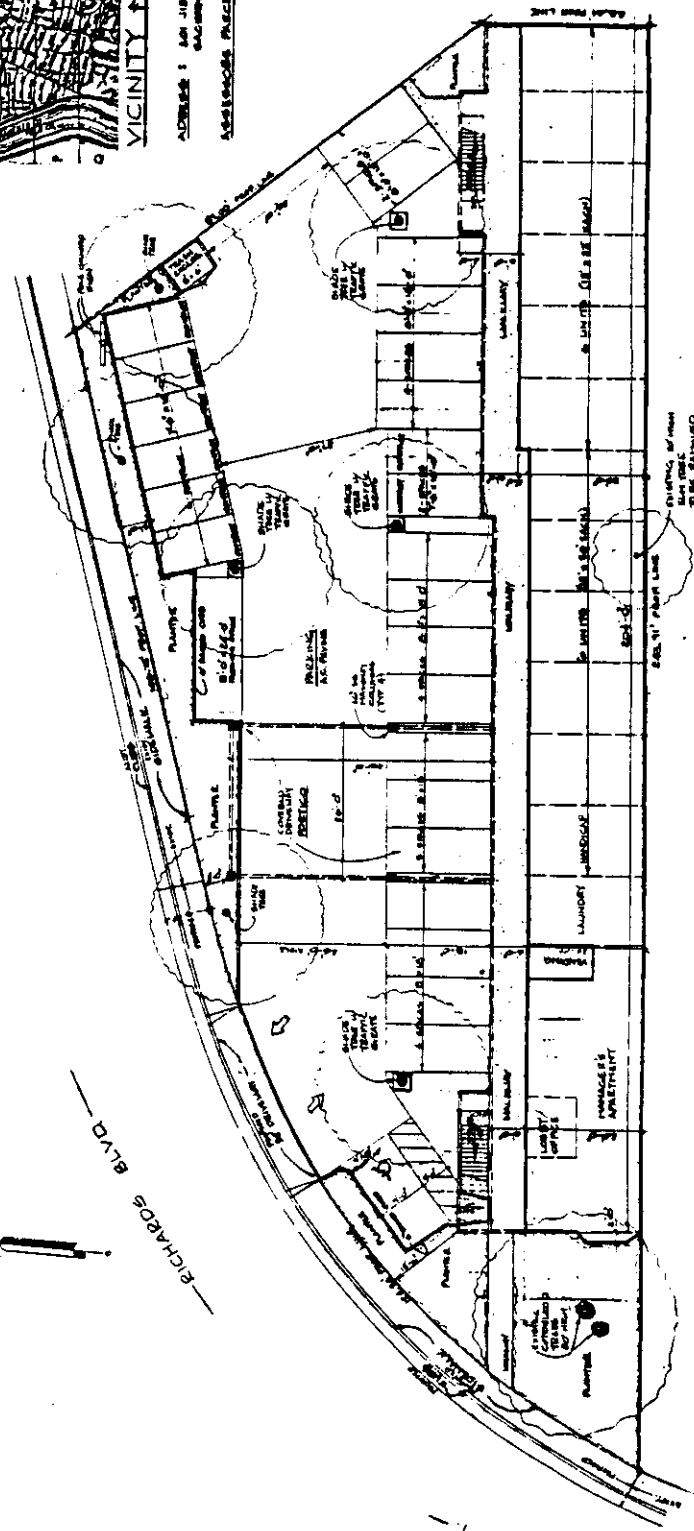


VICINITY MAP
 ADDRESS: 20 JIBOOM ST.
 SACRAMENTO, CALIF.
 ASSessor'S PARCEL NO. 001-011-001

CODE INFORMATION

1. APPLICABLE CODES: UMC 82, UMC 82, UMC 82, UMC 82, UMC 82
2. BUILDING TYPE: FIVE V-TM
3. OCCUPANCY GROUP: 5-1

LOT AREA	16,158 sq. FT.
BUILDING AREA	4,414 sq. FT.
FRESH FLOOR AREA	8,032
TOTAL BUILDING AREA	12,466 sq. FT.
(NOT INCLUDING DRIVEWAY)	
NO. UNITS	27
PARKING PROVIDED:	
STANDARD SPACES	18
COMPACT SPACES	6
HANDICAP SPACES	1
TOTAL PARKING	25

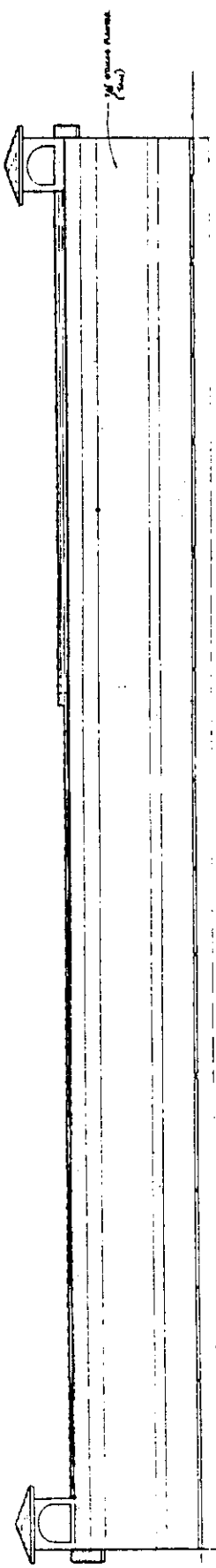


SITE PLAN No. 2

P87-377

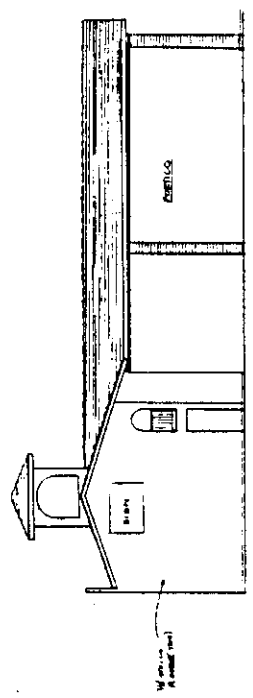
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Item 21

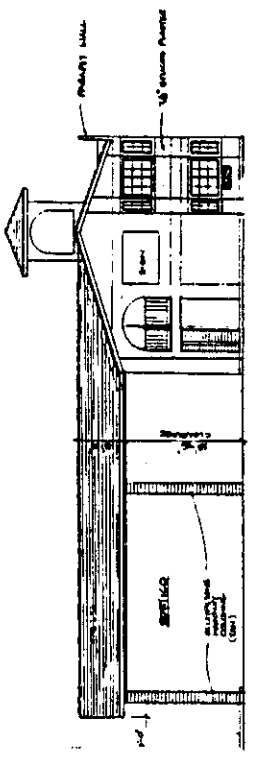


REAR ELEVATION 1/8" = 1'-0"

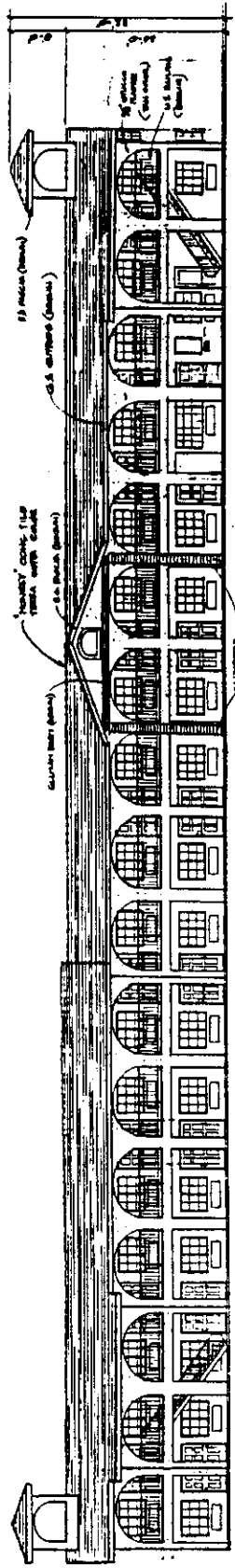
NOTE: ALL ROOF FINISHES TO BE 4:1:1



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION 1/8" = 1'-0"

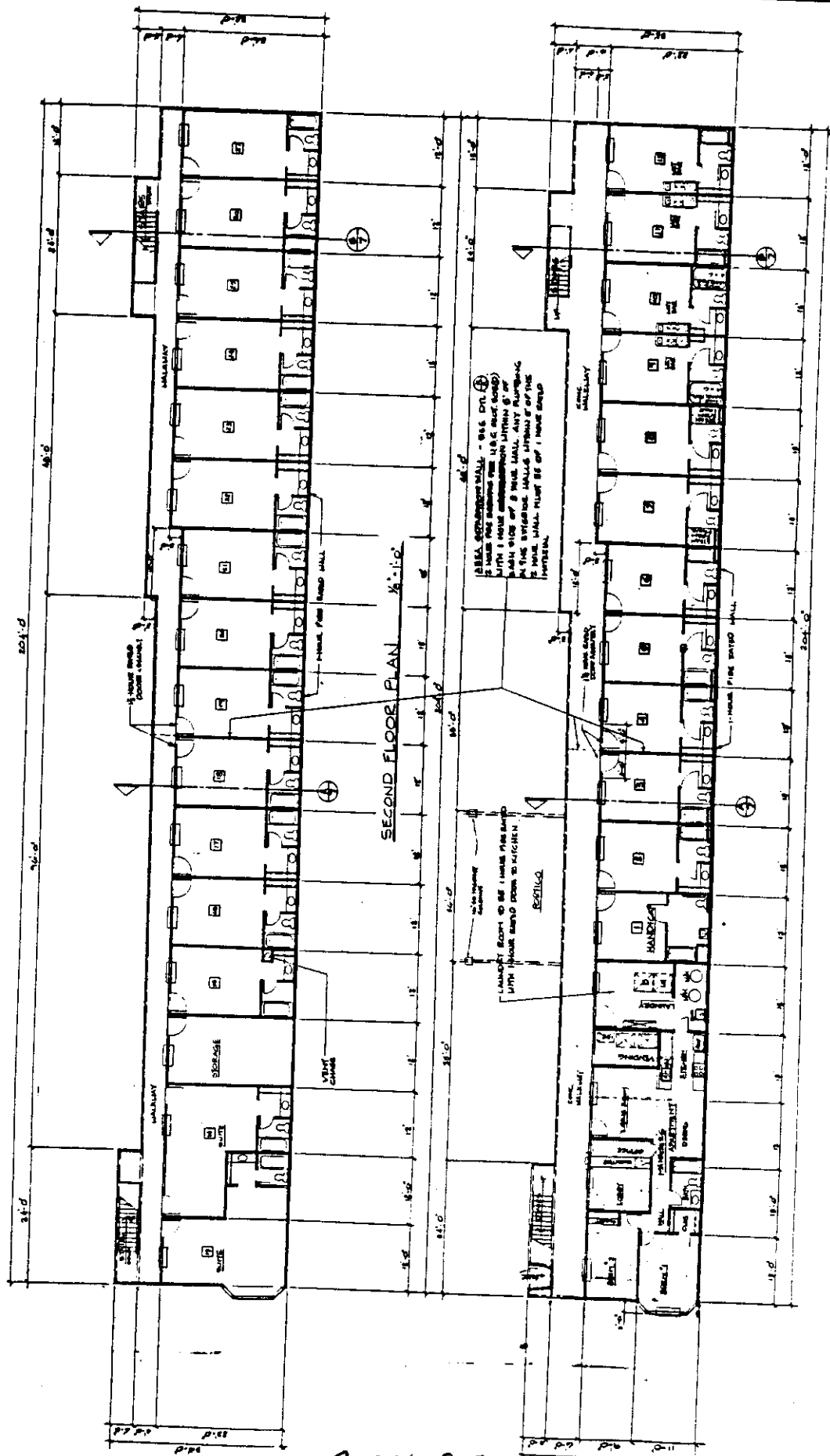
NOTE: ALL EXTERIOR COLORS TO BE BATH TONES TO COMPLY WITH ANTIQUA STREET PAVEMENT CODES. ACTUAL COLORS TO BE SUBMITTED TO PLANNING DEPT FOR APPROVAL.

STEVENS DEVELOPMENT, INC.
14851 COM LANE, SUITE 204, BURBANK, CA 91523

ELEVATIONS

A 27 UNIT MOTEL FOR
MR. RAMESH D. TEL
RICHARDS BLVD. SACRAMENTO, CALIF.

DATE: 7-14-87
DRAWN BY: [Signature]
SCALE: 1/8" = 1'-0"
SHEET NO. 2



PA-377

9-24-57

Item 21