

CITY PLANNING COMMISSION

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

APPLICANT Robert Hesselstine, 2830 Lucierhaga Street, Carlsbad, CA 92008
OWNER Jay-Cal LTD, 3111 Camino del Rio N. #710, San Diego, CA 92018
PLANS BY Hedenkamp & Associates, 1331 India Street, San Diego, CA 92101
FILING DATE 8-1-85 ENVIR. DET. Exempt 15311(b) REPORT BY JP:bw
ASSESSOR'S-PCL. NO. 006-052,18,20,21

APPLICATION: Special Permit to locate 20 of the required 50 parking spaces off site for the development of a 99-room hotel in the C-3 zone (Sec. 6-D-1-d)

LOCATION: 1209 'J' Street

PROPOSAL: The applicant is requesting the necessary entitlement to locate 20 required parking spaces for a 99-room hotel off site on an adjacent parcel developed with a parking garage.

PROJECT INFORMATION:

1974 General Plan Designation:	Central Business District
1980 Central City Community Plan Designation:	Multi-use/General Commercial
Existing Zoning of Site:	C-3
Existing Land Use of Site:	Vacant office/commercial building

Surrounding Land Use and Zoning:

North:	General Commercial; C-3
South:	Office, General Commercial; C-3
East:	City Parking Garage; C-3
West:	Office, General Commercial; C-3

Parking Required:	50 spaces
Parking Provided:	50 spaces; 30 on site; 20 off site
Property Dimensions:	80' x 160'
Property Area:	12,800± square feet
Square Footage of Building:	50,778
Height of Building:	124 feet; 13 levels
Exterior Building Colors:	Off white
Exterior Building Materials:	Concrete

STAFF-EVALUATION: Staff has the following comments regarding this proposal:

- A. **Land Use and Zoning:** The subject site is an 80' x 160' interior lot located in the Central Business District (C-3) zone. A 12,800± square foot one-story building is located on the site. The building was originally constructed as a retail commercial building and was most recently used as an office building. The structure is currently vacant. Surrounding land uses include commercial and office uses to the north, south and west and a five level City-owned and operated parking garage to the east. The General Plan and 1980 Central City Community Plan designate the site as multi-use. 002738

The applicant proposes to demolish the existing one-story building and construct a 13-level (including basement and lobby level) 99-room hotel on the site. In addition, the ground floor will consist of a coffee shop with kitchen, a cocktail lounge and leasable office space.

The proposed use is consistent with the General Plan and community plan designations for the site and compatible with surrounding land uses. The site is also within a half block of the Community Center and it is probable that the hotel would be used frequently by people attending events at the Center.

- B. Parking: Fifty parking spaces are required for the proposed hotel use. The applicant proposes to locate 30 of the spaces on the subject site (basement) and is requesting a special permit to locate the remaining 20 required parking spaces off site in the adjacent City-owned parking garage (Lot E). The applicant has contacted the City Manager's office and it has been determined that 20 parking spaces could be made available in Lot E for the proposed use. According to the proposed agreement drafted by the Parking Division, a minimum of 20 spaces adjacent to an elevator waiting area would be posted "For hotel guests after 4 p.m. daily." The City would not be responsible for patrolling these spaces, but would allow the hotel to patrol the spaces. The hotel would validate the parking tickets of hotel guests, and the City, in turn, would bill the hotel for the time used by hotel guests. Hotel guests would also be able to use other parking spaces in Lot E if they were available and have their parking tickets validated by the hotel. At times when Lot E is fully occupied, the City will make available to the hotel no more than 20 parking spaces in another City-owned lot providing the hotel gives notice to the City that such an arrangement is necessary.

Staff has inspected Lot E several times and found that more than 20 parking spaces are available on the upper three levels of the parking garage during the hours from 8 a.m. to 5 p.m. Staff of the City Parking Division has indicated to Planning staff that there are 876 parking spaces in the garage and the average number of vehicles that use the garage are 820 per day. The Parking Division has indicated that Lot E would be able to accommodate the 20 lease spaces. The agreement drafted by Parking Division staff is similar to the one in effect between the City and Holiday Inn. They have indicated that this agreement has worked well for both parties. Planning staff recommends that the term of this agreement be for a minimum of 30 years.

- C. Site Plan and Building Design: The applicant proposes to construct the 13 level hotel out of off-white concrete. As the subject site is located in the Central City area, the proposed building design and materials will be reviewed and approved by the City's Design Review/Preservation Board prior to issuance of building permits.

The proposed site plan was submitted to the Traffic Engineering Division for review. They have indicated that the ramp to the basement parking level must be a minimum of 24 feet wide and at least 20 feet of flat approach (not more than four percent slope) to the alley. It appears that these revisions can be accommodated by converting some of the standard size spaces into compact car spaces (30% maximum).

- D. Conclusion: Staff finds that the proposed 99-room hotel is an appropriate land use for the subject site. It is consistent with the community and general plan designations for the site and is within walking distance of the Community Center. Adequate parking will be provided on an adjacent parcel for a minimum 30-year term.

The site plan and building design will be reviewed by the Design Review/Preservation Board for compatibility with surrounding land uses. Staff, therefore, recommends approval of the special permit request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(b)).

STAFF RECOMMENDATION: Staff recommends approval of the special permit request, subject to conditions and based upon Findings of Fact which follow.

Conditions

1. The final parking agreement between the City of Sacramento and the applicant shall be submitted for the review and approval of the City Attorney and Planning Director and shall be signed by both parties prior to issuance of building permits. The minimum term of the agreement shall be for 30 years.
2. The site plan for the parking spaces on the subject site shall meet the requirements of the City Traffic Engineering Division.
3. Subject to review and approval of the Design Review/Preservation Board.

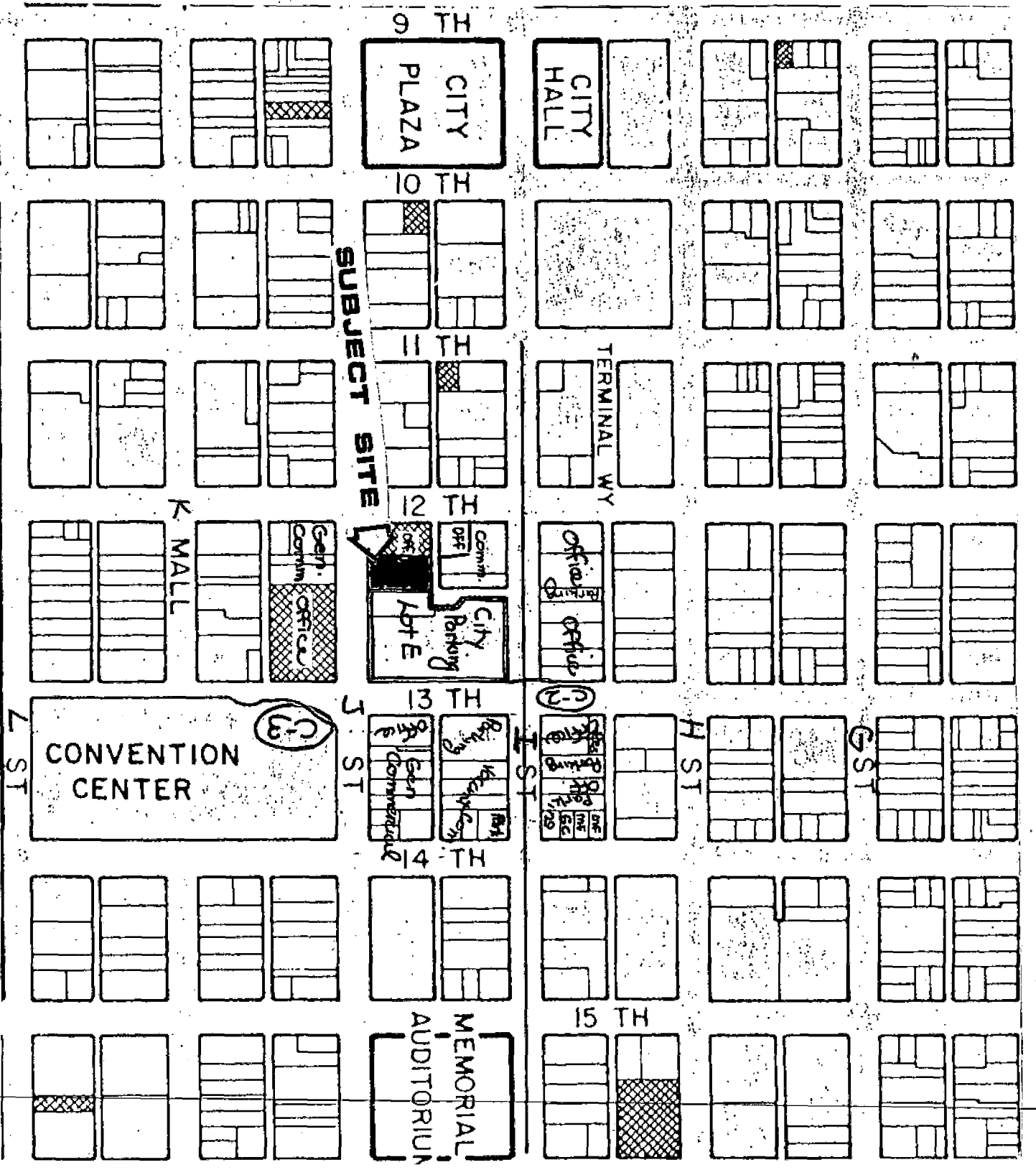
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. off-site parking for the hotel use is located on an adjacent lot and is within a quarter of a mile of the subject site;
 - b. the term of the parking agreement will be for a minimum of 30 years.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that adequate parking spaces will still be provided in the parking garage to downtown visitors who are not guests of the hotel.
3. The project is consistent with the 1974 General Plan and 1980 Central City Community Plan which designate the site as the Central Business District and for multi-uses.

002740

VICINITY - LAND USE - ZONING

002743



SUBJECT SITE

(C)

(C)

No. 24

9-12-85 085-345

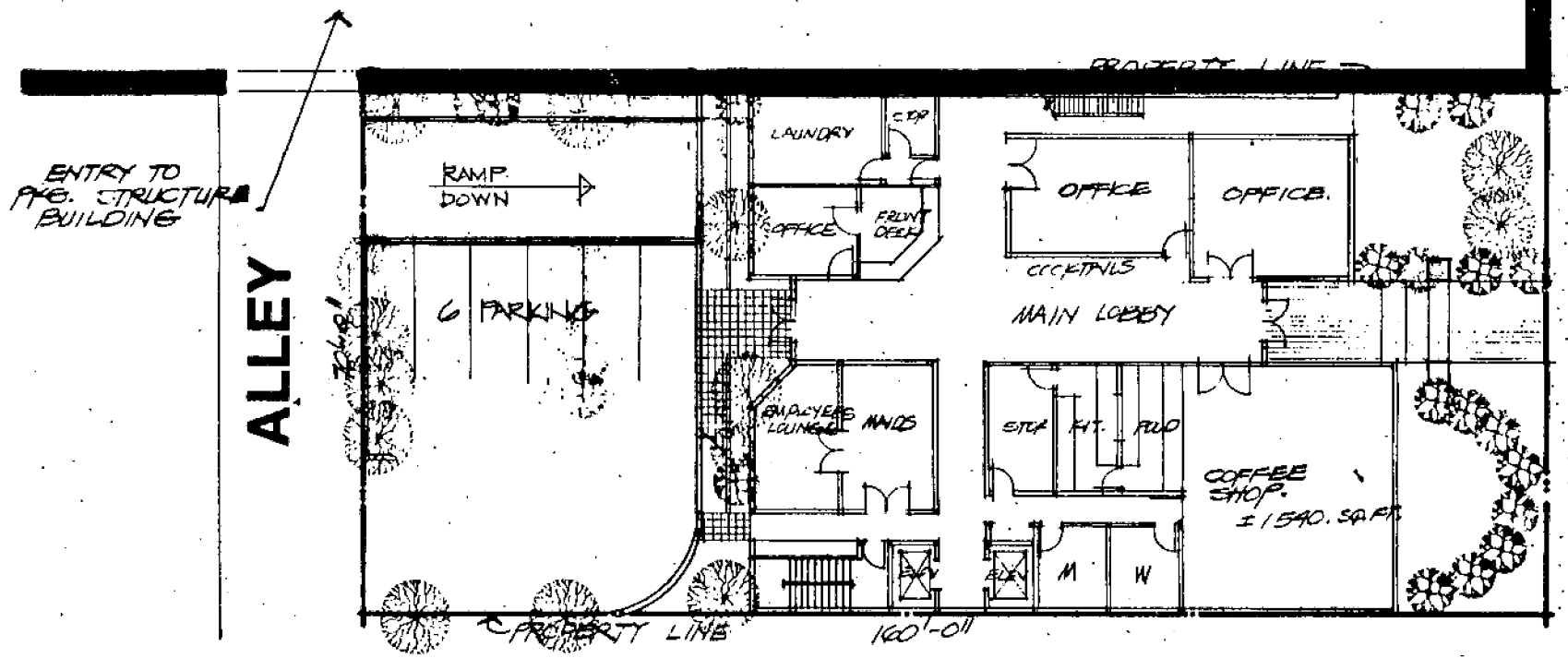
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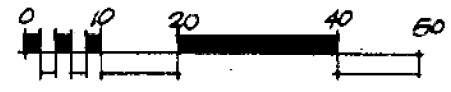
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002744

EXISTING PARKING BLD'G. STRUCTURE.

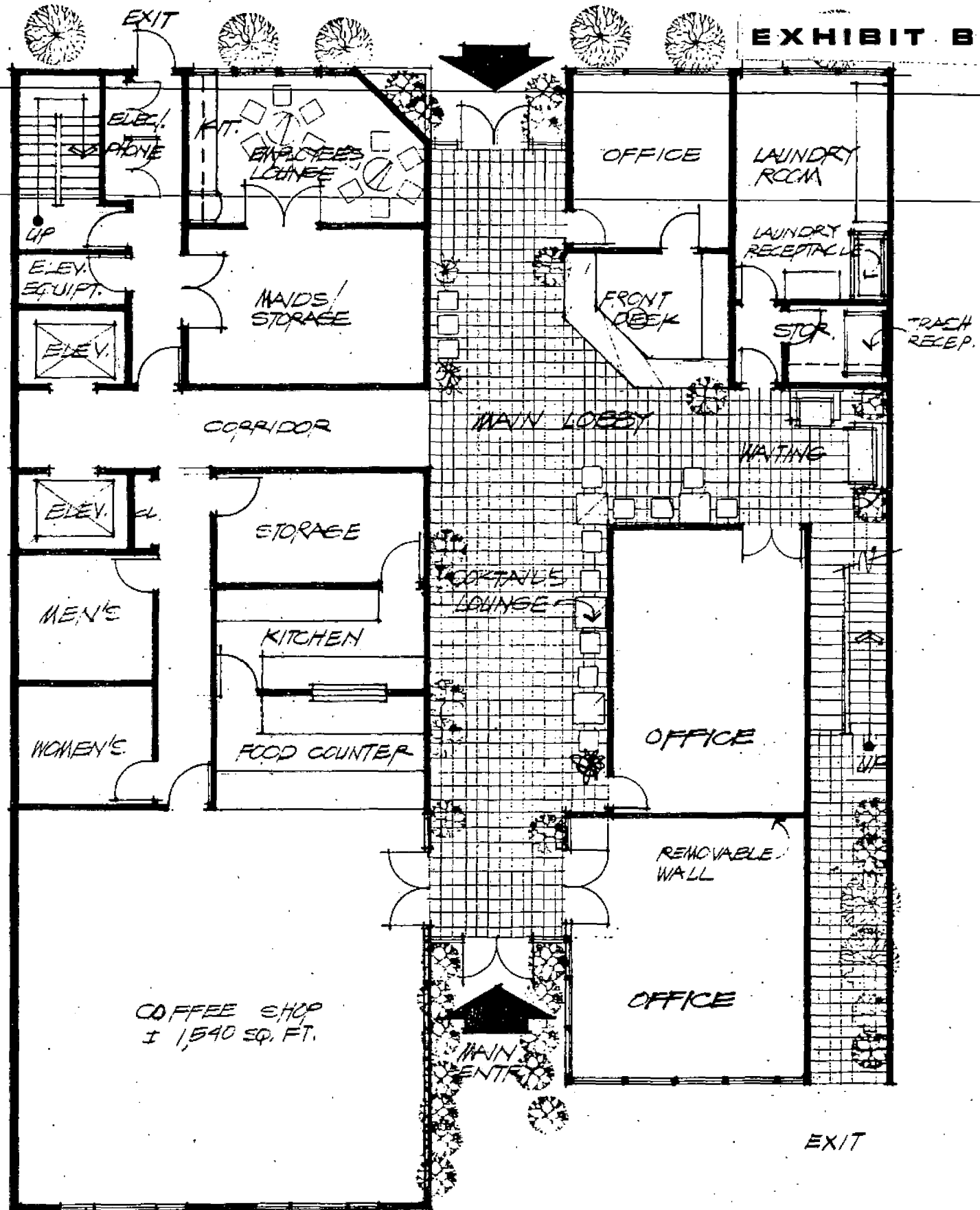


SITE PLAN



"J" STREET

EXHIBIT A
SITE PLAN



002745

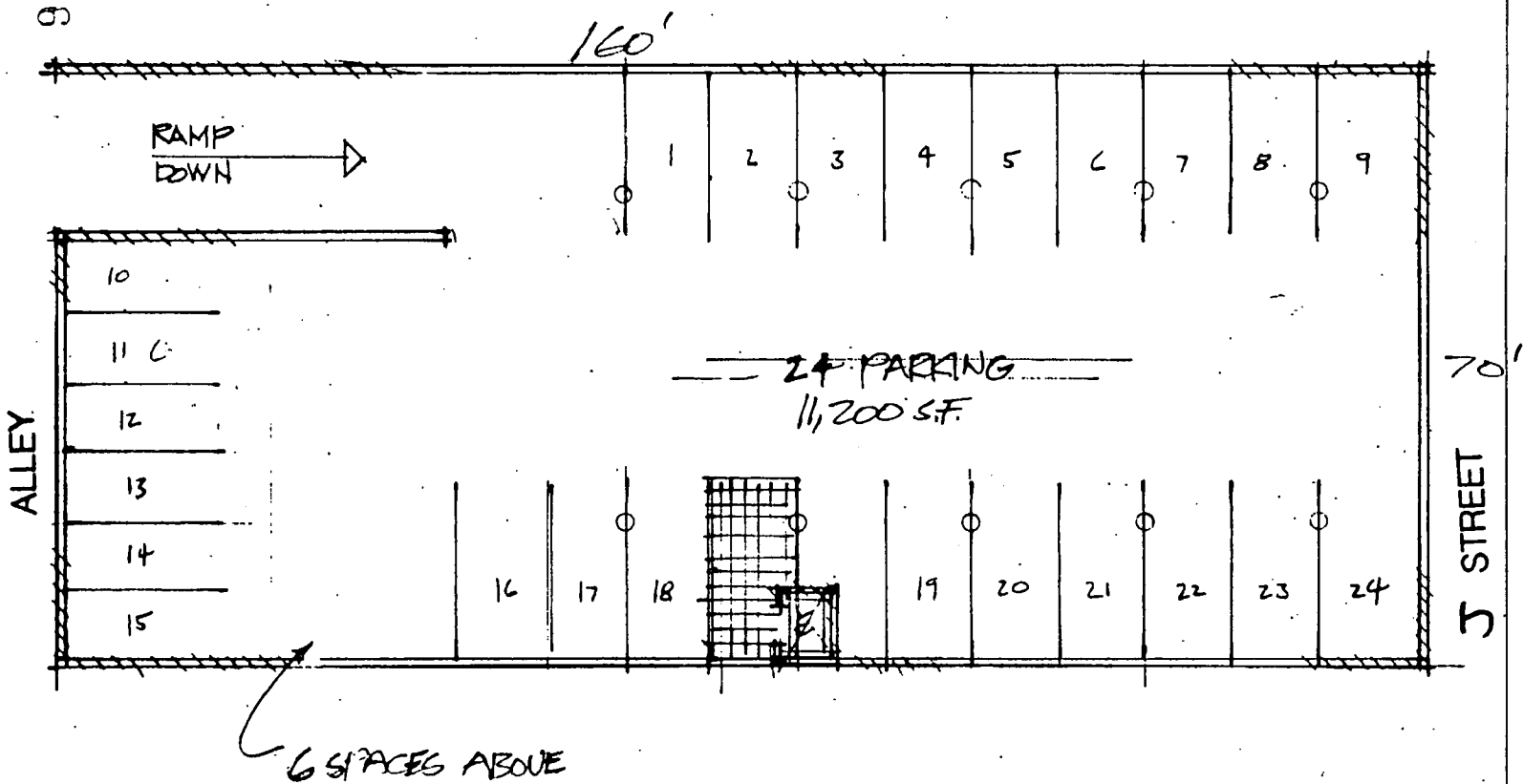
GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

85-345

9-12-85

002746

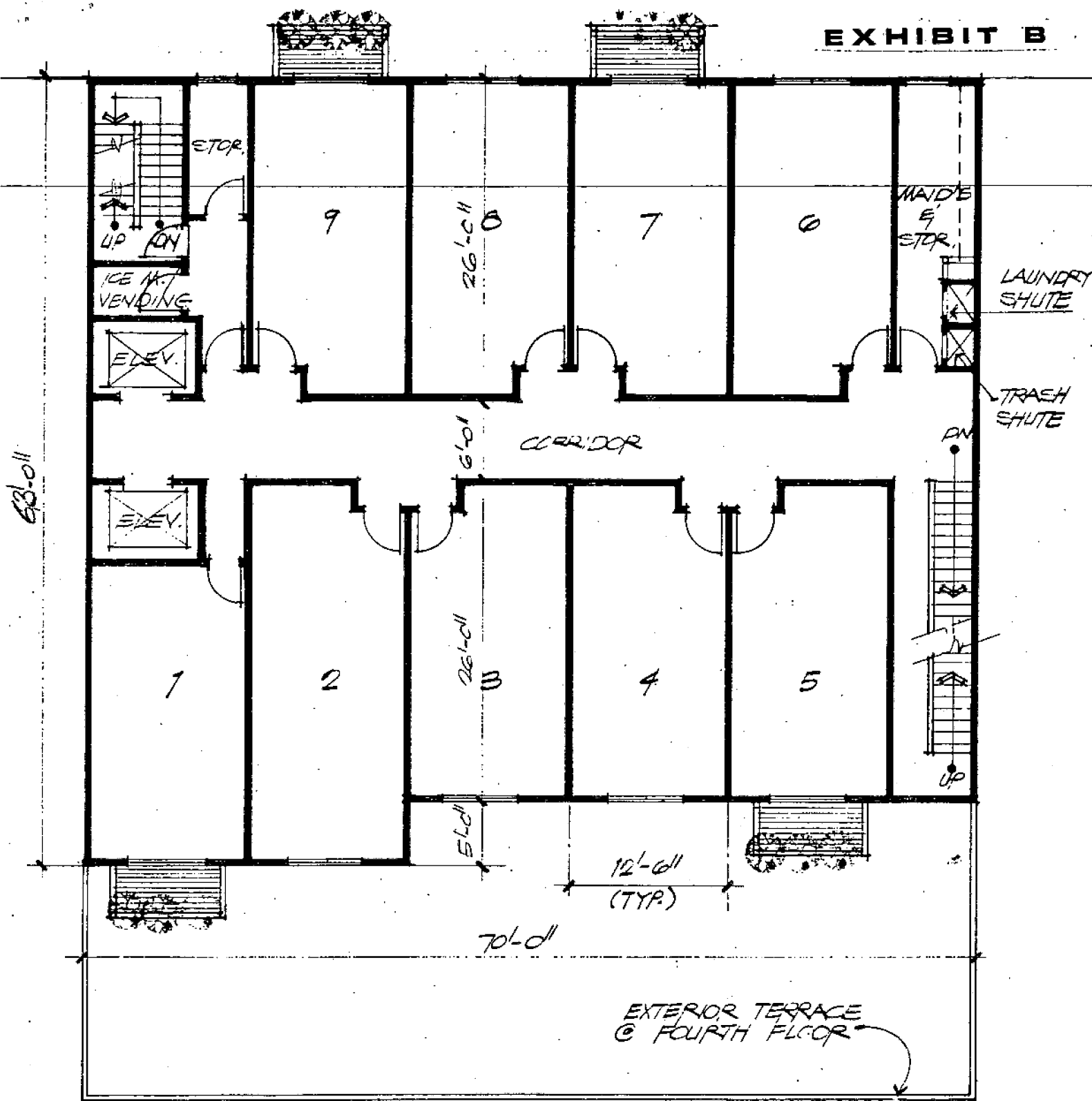


BASEMENT PARKING GARAGE Sacramento Hotel



**EXHIBIT B
FLOOR PLANS**

Ho-34



002747

TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

**EXHIBIT C
ELEVATIONS**

TOP OF BLD'G.

TOP OF PARAPET

11TH FLR.

10TH FLR.

9TH FLR.

8TH FLR.

7TH FLR.

6TH FLR.

5TH FLR.

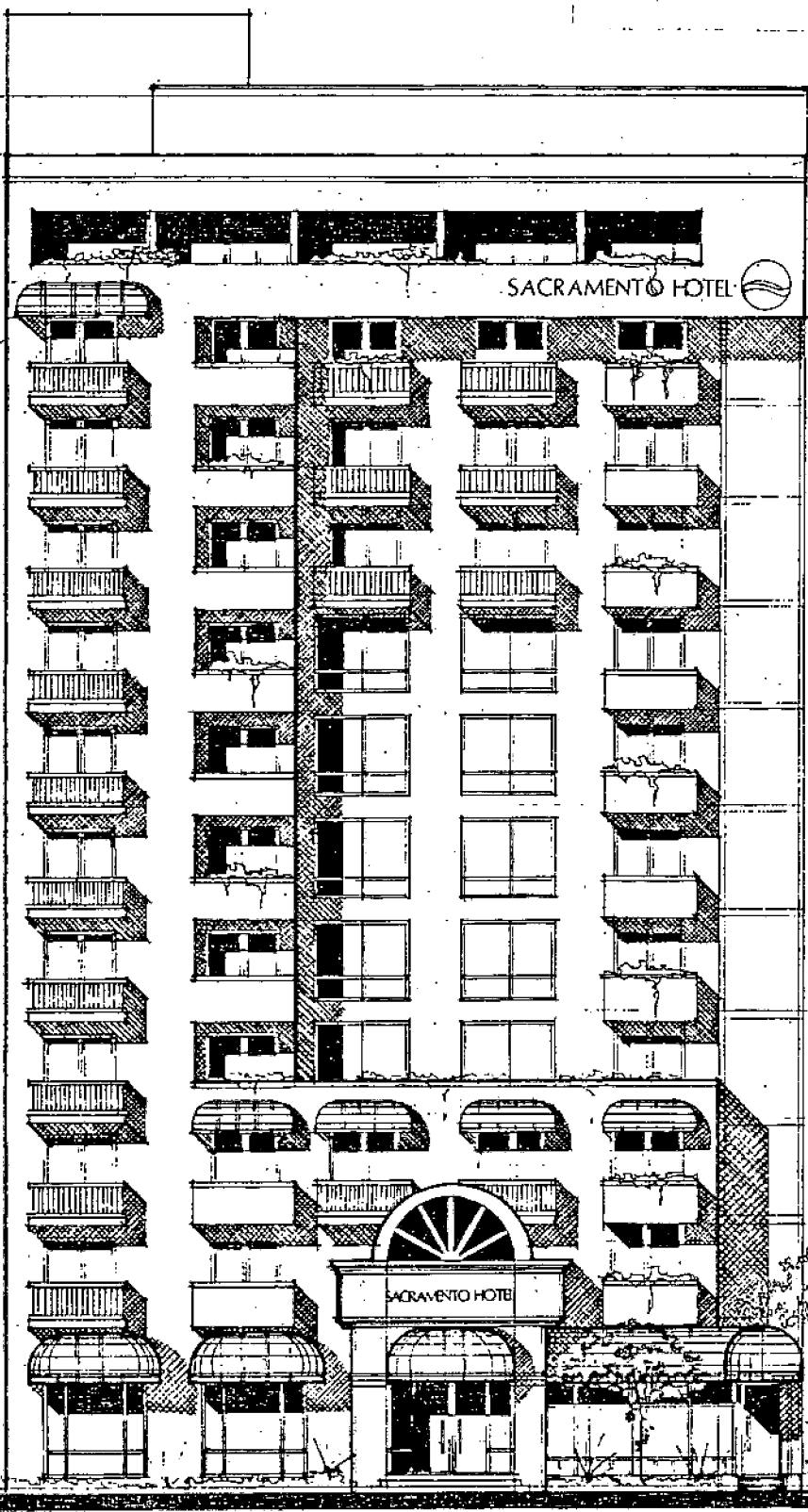
4TH FLR.

3RD FLR.

2ND FLR.

GROUND FLR.

9'0" (TYP.)



002748

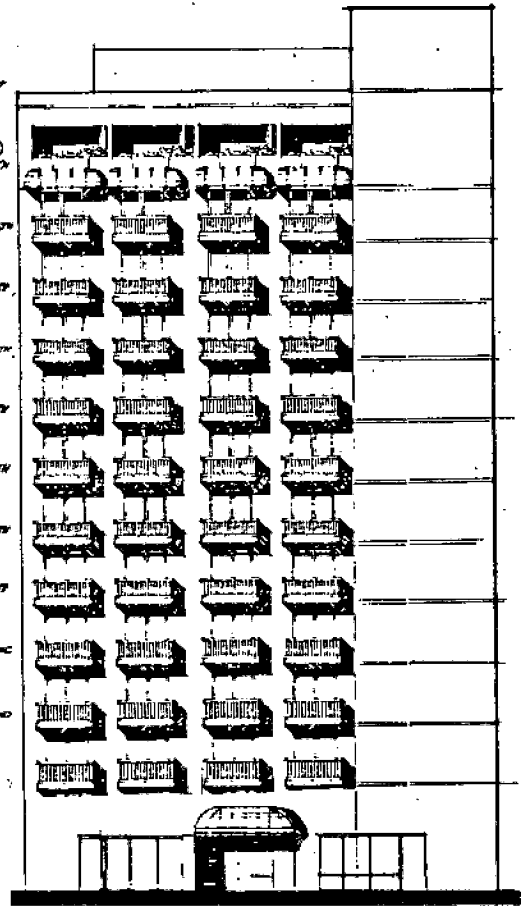
FRONT ELEVATION - "J" STREET

1/8" = 1'-0"

085-345

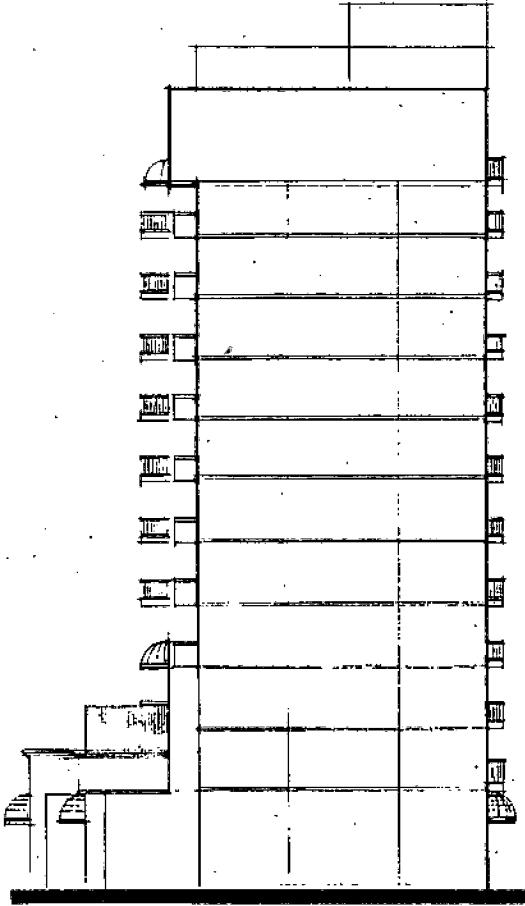
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3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



REAR ELEVATION

18.10



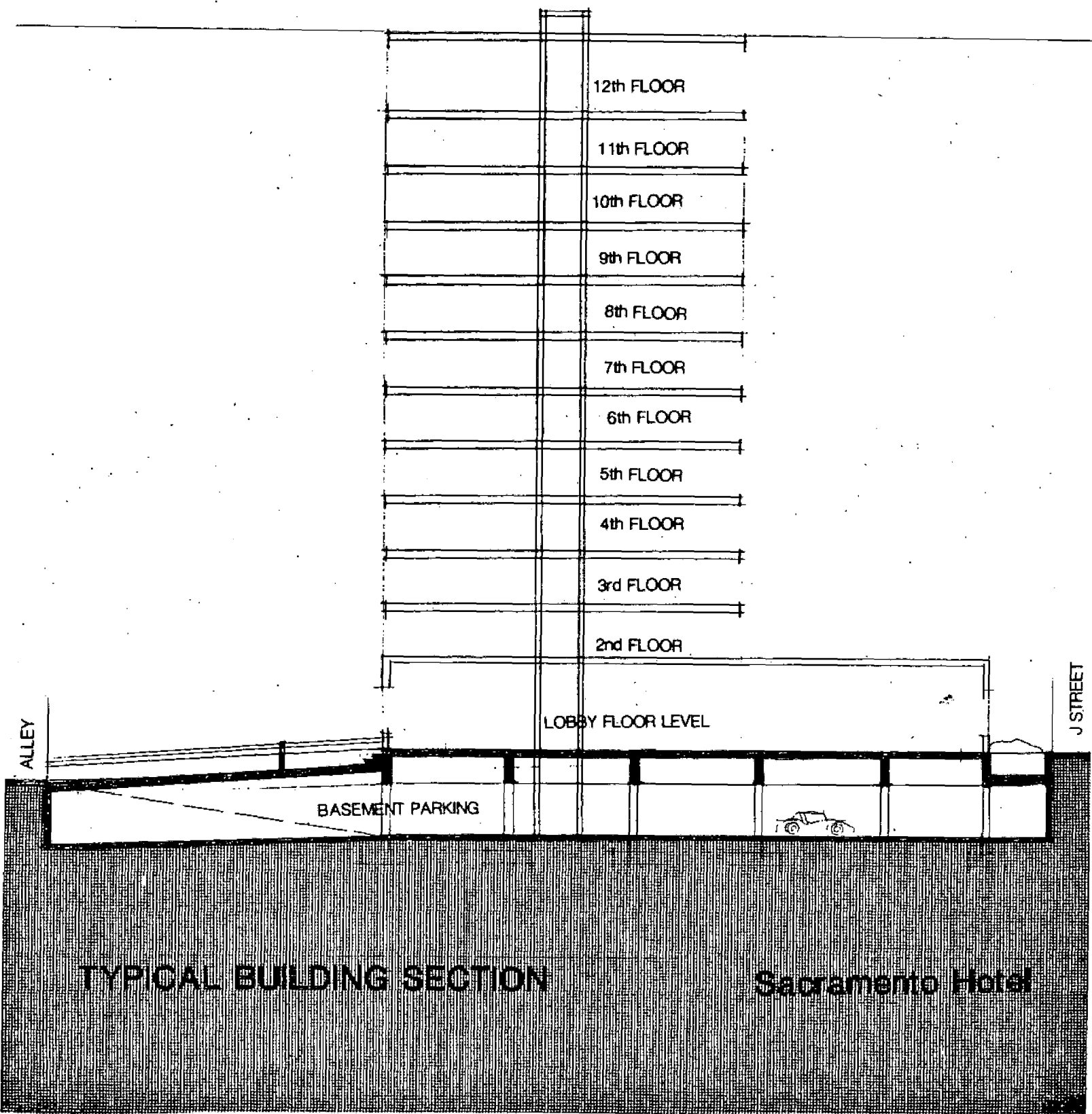
EAST
SIDE ELEVATION

18.10

3

EXHIBIT C

No. 24



TYPICAL BUILDING SECTION

Sacramento Hotel

002750