

REPORT AMENDED BY STAFF 9-22-92
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Meyer-Trettin LTD, 1540 River Park Dr, Ste 208, Sacramento, CA 95815				
OWNER	Oates & Massie, A Ltd. Partnership, 8615 Elder Creek, Sacramento, CA 95828				
PLANS BY	Holcomb & Associates Architects, 2395 N. Bechelli Lane, Ste. C, Redding, CA 96002				
FILING DATE	July 1, 1992	ENVIR. DET.	Negative Declaration	REPORT BY	SLY
ASSESSOR'S PCL. NO.	118-0131-028				

APPLICATION:

- A. Negative Declaration
- B. Plan Review of a three-story, 66 unit motel totaling 31,300 square feet and a future 18 unit, 8,000 square foot motel on 1.56± vacant acres in the General Commercial-Review (C-2-R) zone.

LOCATION: North side of Massie Court, 310 feet west of Stockton Boulevard
(Council District 8)

PROPOSAL: The applicant is requesting the necessary entitlements to construct a three-story, 66 unit motel totaling 31,300 square feet and a future three story 18 unit, 8,000 square foot motel on 1.56± vacant acres in the General Commercial-Review (C-2-R) zone.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood Commercial and Offices
1986 South Sacramento
Community Plan Designation: General Commercial
Existing Zoning of Site: C-2-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Vacant, C-2-R	Front:	15'	13'
South:	Motel and Commercial, C-2-R	Side(Int):	0'	0'
East:	Vacant, C-2-R	Side(St):	5'	15'
West:	Roller Skating Rink, C-2-R	Rear:	0'	5'

Parking Required: 84 spaces
Parking Provided: 86 spaces
Property Dimensions: Irregular
Property Area: 1.56± acres
Square Footage of Buildings: Proposed Motel- 31,300 square feet
Future Motel- 8,000 square feet
Total- 38,300 square feet
Height of Buildings: 35 feet

APPLC. NO. P92-191

MEETING DATE September 24, 1992

ITEM NO. 8

Topography:	Flat
Street Improvements:	Existing and to be provided
Utilities:	Existing
Exterior Building Materials:	Metal and wood
Roof Material:	Built up roof

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is an irregularly shaped parcel totaling 1.56± acres in the General Commercial-Review (C-2-R) zone. The site is vacant. The General Plan designates the subject site as Community Neighborhood Commercial and Offices. The 1986 South Sacramento Community Plan designates the site as General Commercial. The surrounding land use and zoning for the subject site are vacant, zoned (C-2-R) to the north and east; a motel and commercial, zoned (C-2-R) to the south; and a roller skating rink, zoned (C-2-R) to the west.

B. Applicant's Proposal

The applicant is proposing to construct a three-story, 66 unit motel totaling 31,300 square feet and a future three story 18 unit, 8,000 square foot motel on 1.56± vacant acres in the General Commercial-Review (C-2-R) zone (see Exhibits A-F). The site is in a Review zone which requires Planning Commission review of new structures to be built or located on the site.

C. Site Plan Design

The site consists of one large irregularly shaped commercial parcel which currently fronts on Massie Court to the south. There is an 58 foot I.O.D. along the west property line that will be a future road. The applicant proposes to construct the proposed road section along the site. The access to the site will be off of Massie Court and there will also be an entrance off of the newly constructed road. The 66 unit motel will be constructed along the northern part of the parcel and the future 18 unit motel is proposed to be located in the southeast corner. The proposed 18 unit motel is located thirteen feet from the front property line. The Zoning Ordinance requires a fifteen foot front setback for any structure over 26 feet in height in the (C-2) zone. Staff recommends the building be relocated out of the front setback. The 66 unit motel has a proposed fifteen foot future street side setback. There is a five foot rear yard setback and a portion of the 18 unit motel is on the interior side yard setback. These setbacks meet the Zoning Ordinance requirements for street side, rear, and interior side yard setbacks for the (C-2) zone. Staff recommends the front and future street side yard setbacks be landscaped with screening trees, shrubs, groundcover, and have an automatic irrigation system. The landscaping will provide additional screening of the large parking area from the street view.

The 66 unit motel is three stories totaling 31,300 square feet. The future 18 unit motel will be three stories totaling 8,000 square feet. Staff recommends the area of the site designated for the future 16 unit hotel and the associated parking be fenced off or have a six inch concrete

curb or other suitable barrier constructed around the perimeter until it is developed. This will prevent the undeveloped area from being used for parking, driving, or storage. The 15 foot setback area in front of the future motel should be landscaped at the same time the 66 unit motel is constructed. This landscaped area should also include screening shrubs and/or trees. The parking is located in front of both motels for security and safety considerations. The City Police Department supports this site plan design in order to provide better surveillance of the site.

The trash enclosure is located on the southeast portion of the parcel between the two motel buildings. The trash enclosure does not show any receptacles for recycling. Staff recommends the trash enclosures meet the requirements of the Zoning Ordinance to include providing receptacles for recycling and a recycling program.

There is a pool and spa proposed for the northeast corner of the site. The area will be fenced with a six foot decorative wrought iron fence.

D. Building Materials and Design

The proposed 66 unit motel building is a rectangular three story structures that is 35 feet high to the top of the decorative fencing. The building consists of 65 rooms plus the manager's quarters, a laundry facility, an indoor sauna, an exercise room, a 1,200 square feet of office, and a breakfast room. The 18 unit motel is a square three story structure that is the same height and design as the larger building. Both buildings incorporate various design elements which enhance the building appearance such as decorative railing along the parapet, porch overhangs at the entrances, and column corner pieces on the building corners. The exterior building materials are proposed to be alcoa metal with wood trim with a built up roof. The proposed colors for the buildings are gray and white. Staff finds the two buildings to have an acceptable design and does not recommend any modifications to the proposed elevations.

E. Parking and Circulation

There are 86 parking spaces proposed for the project. The required parking for the site according to the Zoning Ordinance is 84 spaces. The parking requirements are based upon a ratio of one space for every motel room. The applicant is proposing to construct 73 parking spaces initially and the remaining 15 spaces with the future 18 unit motel. The parking area will have entrance/egress off of both Massie Court and the future street segment along the west side of the site.

There were no bicycle parking spaces shown on the proposed site plan. The Zoning Ordinance requires one bicycle parking space for every 50 parking spaces for motel uses. The proposed project requires two bicycle parking spaces and one of the spaces is required to be a Class I locker. Staff recommends the required bicycle parking facilities be provided.

F. Signage

The applicant proposes one pole sign, four directional signs, and one attached sign with this

application. There were no elevations of the signs submitted with the application. The pole sign is proposed to be 200 square feet in area per side and 35 feet high located in the southwest corner of the site. The sign is located within 660 feet of Highway 99 and is limited by the Sign Ordinance to 200 square feet per side. The site plan indicates an entry directional sign at the Massie Court entrance. The directional signs must be low profile signs with no business logos or identification and cannot exceed four square feet in area. The attached sign will be located 20 feet high on the east side of the larger motel building and will be 70 square feet in area. All signage must meet all the requirements required by the Sign Ordinance and have a sign permit.

Staff supports the approval of the Plan Review to construct a three-story, 66 unit motel totaling 31,300 square feet and a future three story 18 unit, 8,000 square foot motel on 1.56± vacant acres in that adequate parking, landscaping and setbacks are provided.

G. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, the Fire Department, the Police Department, the Air Quality Maintenance District, and the South Sacramento Area Chamber of Commerce. The following comments were received:

1. Traffic Engineering staff comments:

- a. Dedicate and construct standard improvements within the 58 foot I.O.D. adjacent to the westerly boundary of the site. ~~The developer shall enter into an agreement with the City to be reimbursed for a portion of the required improvements. Amount of the reimbursement shall be based on previously approved Tentative Map conditions for the parcels adjacent to the northerly boundary (P89 282) and the parcel adjacent to the westerly boundary (P88 329). (Amended by staff 9-22-92)~~
- b. Dedicate round corner at the intersection of Massie Court and the I.O.D. to a 20 foot radius.
- c. All parking spaces shall have adequate maneuvering room behind the stalls (specifically, stall 74). Stall 73 must be designated as a "compact" parking space.
- d. Trash enclosure shall be designed to provide adequate visibility at the intersection of parking aisles.
- e. Parking spaces on entrance aisles to the site shall be a minimum of 25 feet from the street right-of-way.

2. Engineering Development staff comments:

- a. The parcel is encumbered by a P.U.E. for a 21 inch drain line and a 58 foot wide I.O.D. along the west property line for a future road to the north.

- b. Coordinate sewer with the County Sanitation District.
 - c. The frontage road along the west property line shall be constructed with this project.
 - d. On-site grading, paving, and drainage shall be approved by Public works prior to issuance of a building permit.
3. Police Department staff comments:

The site plan design is good for security and tends to discourage out of town drug dealers and gang members who prefer a more isolated parking area.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Plan Review of three-story, 66 unit motel totaling 31,300 square feet and a future 18 unit, 8,000 square foot motel subject to the conditions and based upon the findings of fact which follow.

Conditions:

- 1. The applicant shall submit a revised site plan to Planning staff for review and approval prior to the issuance of building permits that includes the following:
 - a. the relocated 8,000 square foot building that is at least fifteen feet from Massie Court;
 - b. trash enclosure plans which includes items indicated in condition 2 of this report;
 - c. bicycle parking facilities; and
 - d. the front and future street side yard setbacks landscaping (including setback area in front of the future 18 room hotel) to include screening trees, shrubs, turf, groundcover, and an automatic irrigation system.
- 2. The trash enclosures shall meet the requirements of the Zoning Ordinance to include providing receptacles for recycling. A recycling program shall be submitted for Planning staff review and approval prior to the issuance of building permits. Trash enclosure shall be designed to provide adequate visibility at the intersection of parking aisles.
- 3. The applicant shall provide at least two bicycle parking spaces and at least one space shall

be a Class I facility.

4. Dedicate and construct standard improvements within the 58 foot I.O.D. adjacent to the westerly boundary of the site. ~~The developer shall enter into an agreement with the City to be reimbursed for a portion of the required improvements. Amount of the reimbursement shall be based on previously approved Tentative Map conditions for the parcels adjacent to the northerly boundary (P89 282) and the parcel adjacent to the westerly boundary (P88 329). (Amended by Staff 9-22-92)~~
5. Dedicate round corner at the intersection of Massie Court and the I.O.D. to a 20 foot radius.
6. All parking spaces shall have adequate maneuvering room behind the stalls (specifically, stall 74). Stall 73 must be designated as a "compact" parking space.
7. Parking spaces on entrance aisles to the site shall be a minimum of 25 feet from the street right-of-way.
8. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of building permits.
9. Coordinate sewer improvements with the County Sanitation District.
10. All signage shall meet the requirements of the Sign Ordinance and have a sign permit. The directional signs shall be low profile signs with no business logos or identification and a maximum of four square feet in area. The pole sign shall be limited to 200 square feet in area.
11. No parking, driving, or storage shall be allowed on the undeveloped area of the site designated for the future 16 unit hotel and the associated parking. A fence or a six inch concrete curb or other suitable barrier subject to review and approval of Planning staff shall be provided along the area left undeveloped.
12. Size, design, and materials of the building shall conform to plans submitted.
13. This Plan Review applies to the proposed project. Any changes to the proposed future motel or further development of the site shall require additional review and approval.

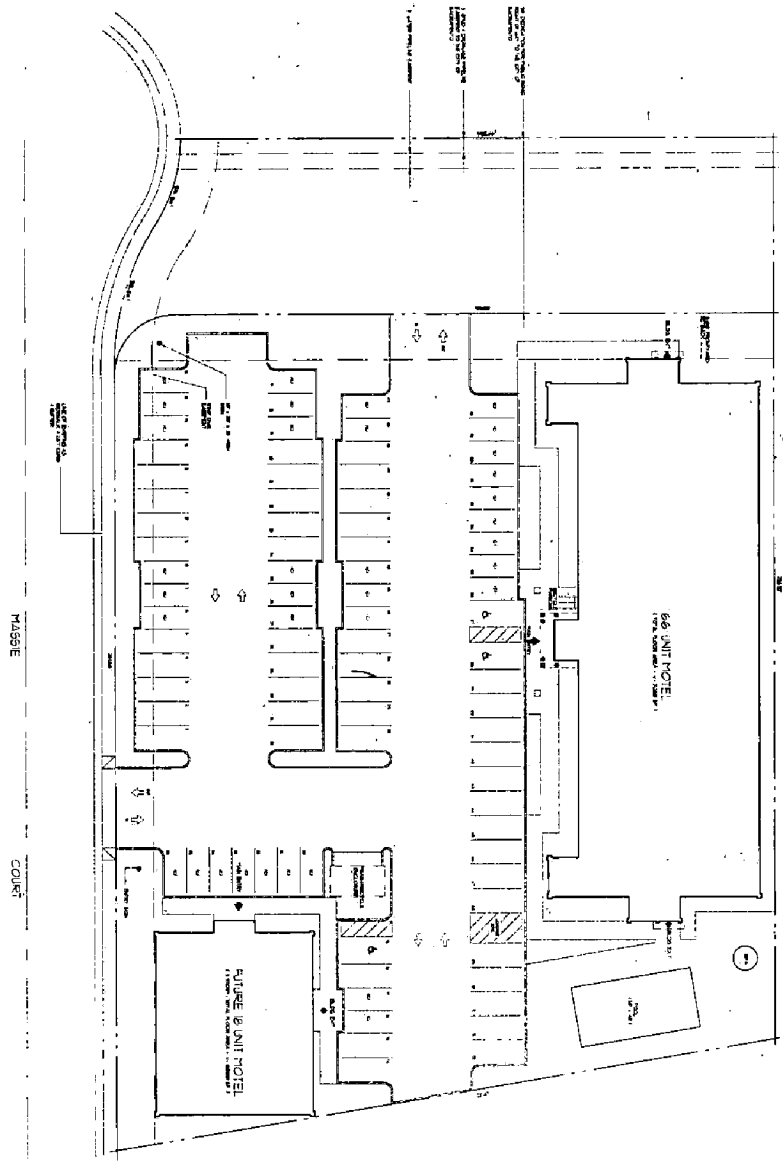
Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed building is compatible with surrounding commercial and other motel uses in the area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:

- a. the building materials and design are compatible with the existing buildings in the area;
 - b. adequate on-site parking, landscaping, and setbacks will be provided; and
 - c. adequate amenities will be provided; and
 - d. the future motel area that will be left undeveloped at this time will be fenced or barricaded to prevent parking or storage in the unimproved area.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the site as Community Neighborhood Commercial and Offices and General Commercial respectively.

EXHIBIT A

SCHEMATIC SITE PLAN



REVISED

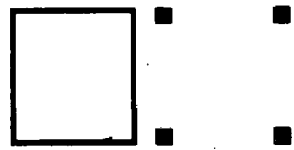
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DR.	RANDY
CR.	
DT.	JULY 82
BC.	AS NOTED
NO.	MOTELS

**SACRAMENTO
MOTEL
THE JOHN JAY**
MASSEIE COURT SACRAMENTO, CA

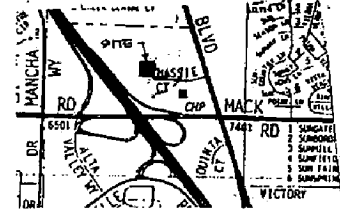
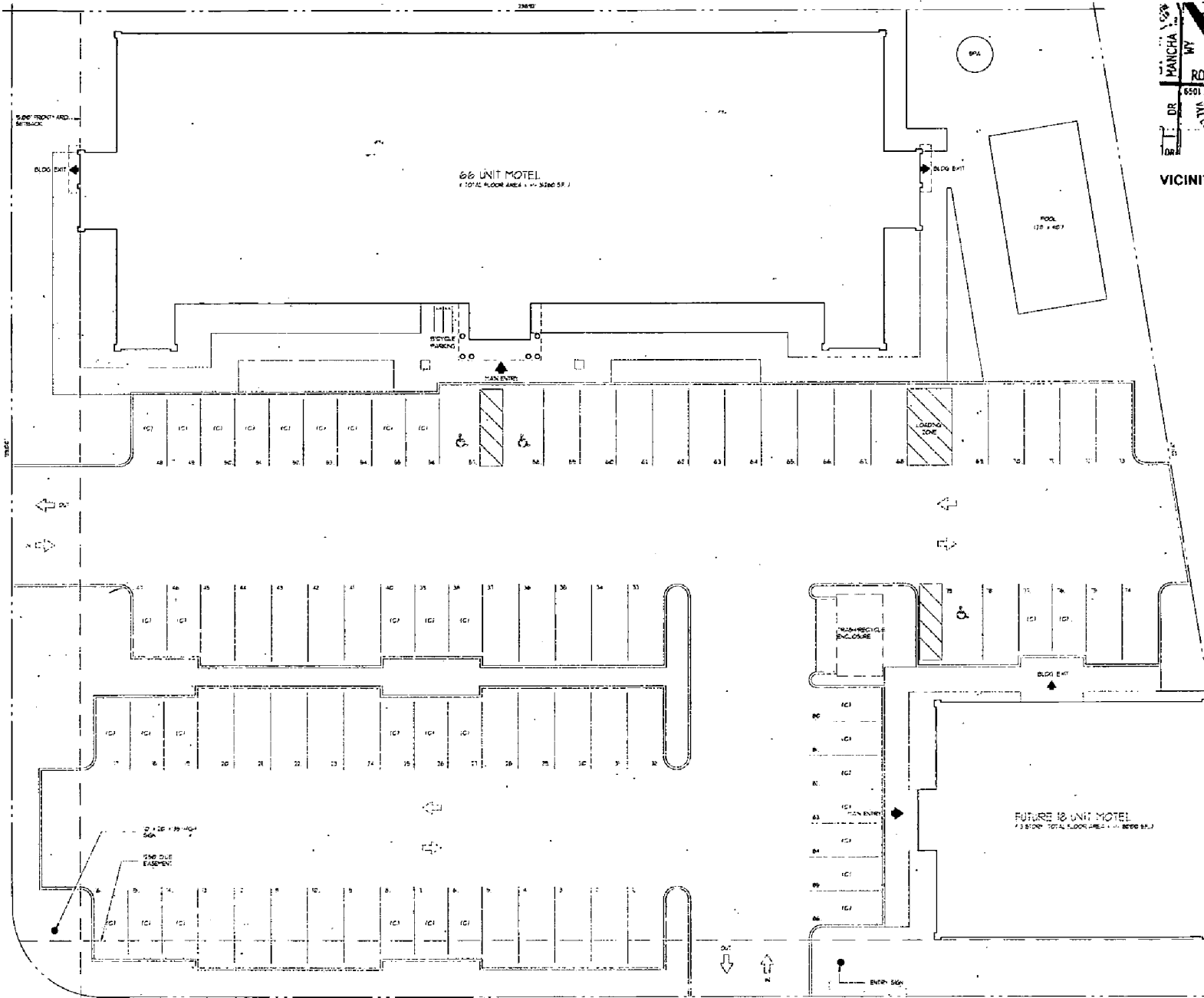
HOLCOMB & ASSOCIATES A.I.A.
ARCHITECTS
2306 N. BICHELLI LANE, SUITE C REDDING, CA 96002 TELE (978) 824-8433



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SEPTEMBER 24, 1992

ITEM B



VICINITY MAP



HOLCOMB & ASSOCIATES AIA
ARCHITECTS
 228 N. BERTHELLE AVE. SUITE C. SACRAMENTO, CA 95807
 TELE (916) 241-1415

SACRAMENTO
 MOTEL
 THE JOHN JAY
 HASSE COURT SACRAMENTO, CA

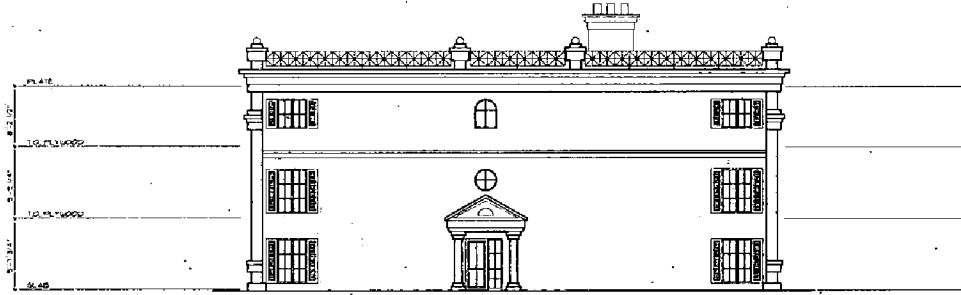
DR.	RANDY
CK.	
DT.	JUNE '82
SC.	AS NOTED
NO.	MOTELS

SCHEMATIC SITE PLAN
 SCALE 1" = 50'

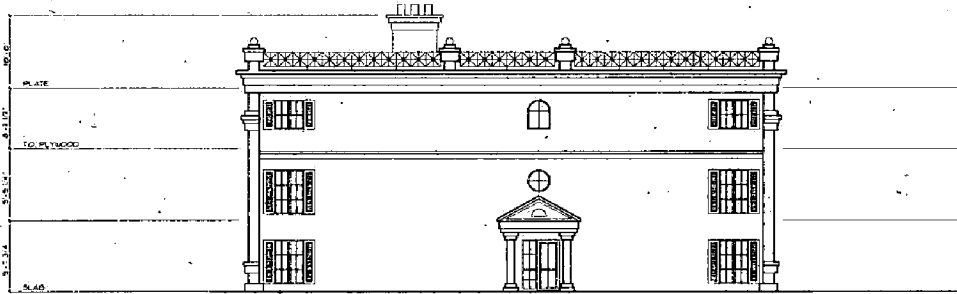


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EXHIBIT C



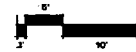
WEST



EAST

SCHEMATIC EXTERIOR ELEVATIONS

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



992-191 SEPTEMBER 24, 1992 ITEM 8

SACRAMENTO
MOTEL
THE JOHN JAY
MARBIE COURT SACRAMENTO, CA

DR	RANDY
PR	
DT	JUNE 92
SC	AS NOTED
NO	MOTEL8

HOLCOMB & ASSOCIATES
ARCHITECTS
A.L.A.
208 N. BERCHELLI LANE, SUITE C, FOLSOM, CA 95630
TEL: (916) 261-8400

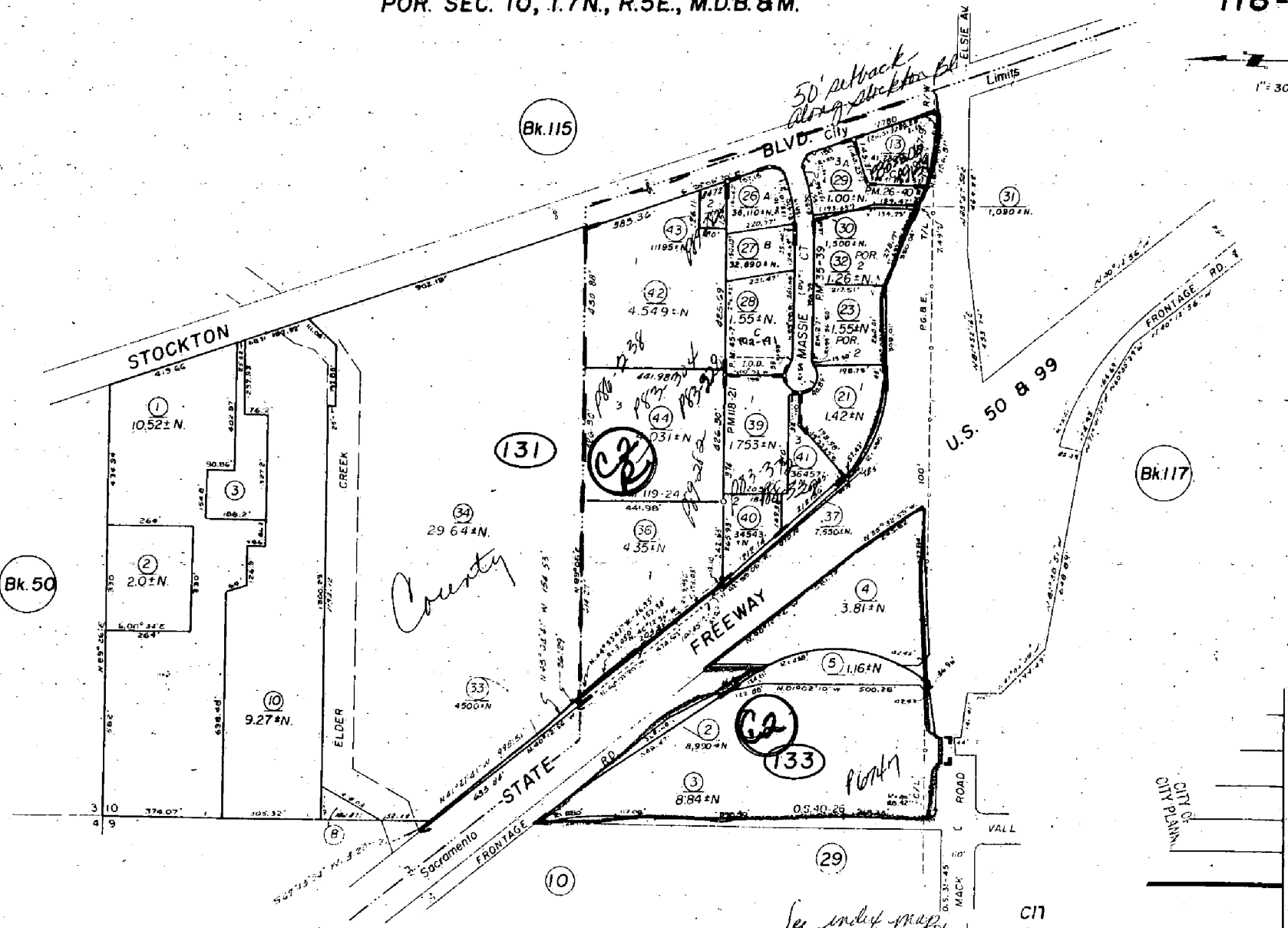
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POR. SEC. 10, T.7N., R.5E., M.D.B. 8M.

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EXHIBIT G

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Record of Survey, O.S. Bk. 47, Pg. 9 (12-6-59)
 Record of Survey, O.S. Bk. 40, Pg. 26 (1-2-36)

*See index map
 for additional info
 for acquisition*

CIT
 Ass.
 Coun

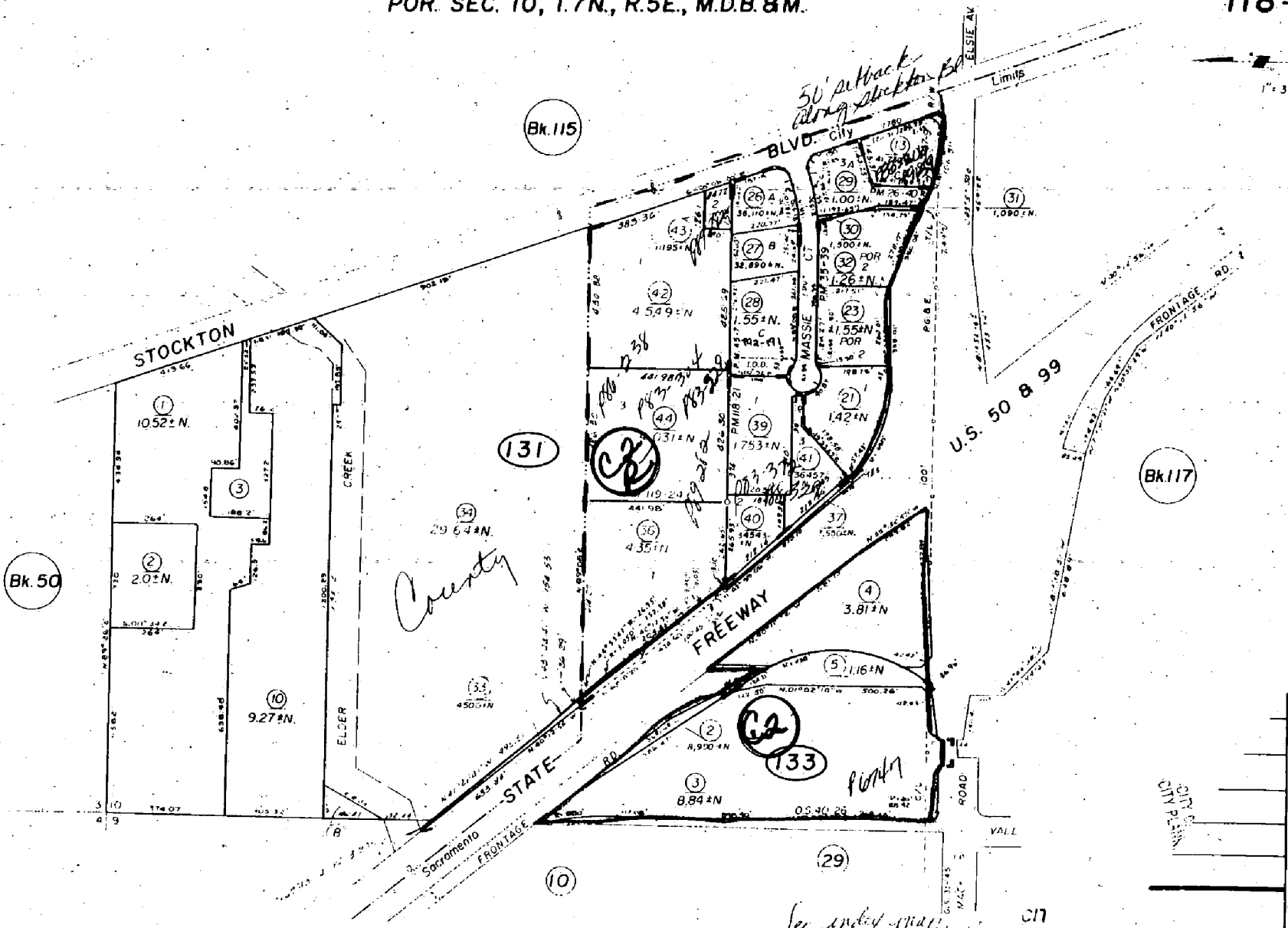
AVATION BOARD

POR. SEC. 10, T.7N., R.5E., M.D.B. & M.

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EXHIBIT G

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Bk. 50

Bk. 115

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Bk. 117

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Record of Survey, O.S. Bk. 47, Pg. 9 (12-6-89)
Record of Survey, O.S. Bk. 40, Pg. 26 (1-2-30)

See index map for additional info for acquisition

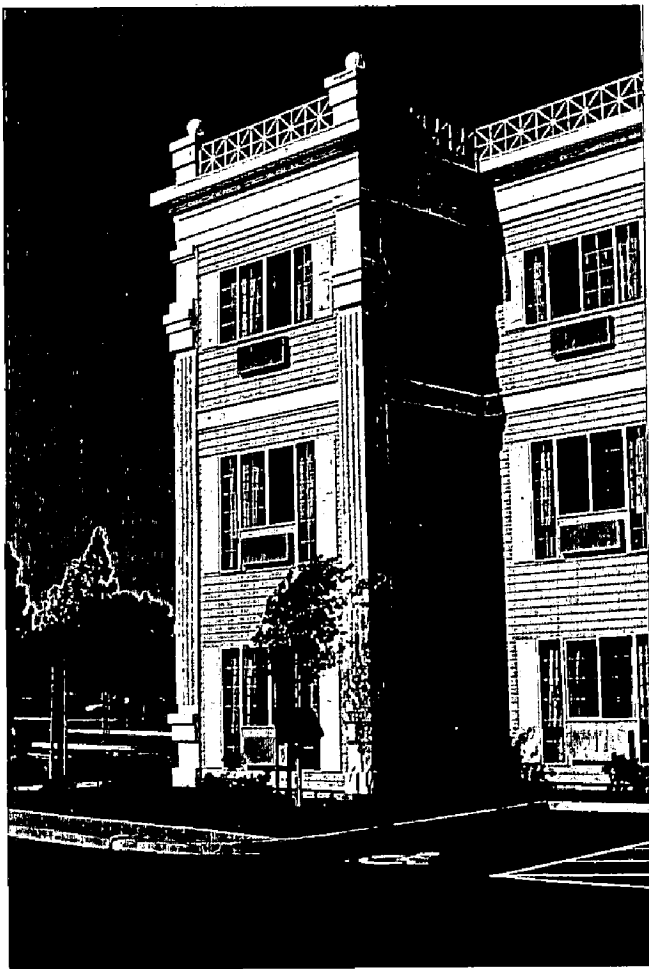
CITY Ass. Coun

AVIATION BOARD

APPLICATION
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TYPICAL ELEVATION

EXHIBIT E



544

JOHN JAY INN, SELMA, CALIFORNIA

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EXHIBIT F



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