



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: The Greens Motel
Project Number: P07-043
Project Location: 1700 DEL PASO BLVD 275-0131-022
Assessor's Parcel No.: 275-0131-022-0000
Applicant: Mark Rusconi P.O.Box 162200, Sacramento, Ca 95816

**PROJECT
DESCRIPTION:**

A request for a Special Permit to establish a motel use and a Special Permit to waive seven (7) parking spaces associated with that use in the General Commercial Special Planning District (C-2-SPD) zone. The Special Permits would allow the re-establishment of the historic motel use on this site within the Del Paso Boulevard SPD.

ACTION TAKEN: On July 26, 2007, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:


Requested Entitlement(s)	Action
Environmental Exemption per CEQA Section 15301	Approved
Special Permit-Other MOTEL USE IN EXISTING BUILDING WITHIN AN SPD	Approved
Special Permit-Parking Reduction WAIVER IN PARKING REQUIREMENT FOR MOTEL	Approved

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: 07/27/2007

By:


Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exaction imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exceptions within 90 days of the date of this

approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (SCC 18.44.140).

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before **08/06/2007**. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Attachment 1
Proposed Findings of Fact and Conditions of Approval
The Greens Motel (P07-043)
1700 Del Paso Boulevard

Recommended Findings Of Fact

A. Environmental Determination: Exemption

1. The Planning Commission of the City of Sacramento finds as follows:

The City of Sacramento's Environmental Planning Services has reviewed the The Greens (P07-043) and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

- a. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines:

CEQA Guidelines Section 15301, Existing Facilities.

- b. The factual basis for the finding of exemption is as follows:

This project consists of tenant improvements to an existing building for motel use.

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

B. Special Permit to establish a motel use in the General Commercial Special Planning District (C-2-SPD) zone within the Del Paso Boulevard SPD is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project is based upon sound principles of land use in that the proposed use is allowed in the General Commercial (C-2) zone and is compatible with the surrounding area.
2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.
3. The proposed use would not be detrimental to the public health, safety and welfare, and will not result in a public nuisance in that it has been designed to allow vehicular access and the building and

landscaping have been designed so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the project area.

4. The design and location of the facility will not contribute to increased congestion on Del Paso Boulevard or Arden Way in that Development Engineering has reviewed the project and has determined that the site will not generate enough traffic to impact adjacent streets.
5. The design and location of the facility will not create a nuisance for adjacent properties in that the design and location of the existing motel building is compatible with existing surrounding retail areas.

C. The Special Permit to reduce the required on-site parking spaces by Seven (7) spaces is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed project use is allowed in the General Commercial (C-2) zone and provides a service in an area that has full access to City utilities and infrastructure.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The existing motel is serviced by an on site parking supply;
 - b. On-street parking is available, located along Oxford way, which is east of the project site.
3. The proposed project is consistent with the General Plan and North Sacramento Community Plan which designates the site for Special Planning District.

Recommended Conditions Of Approval

B. Special Permit to reestablish a historic use is hereby approved subject to the following conditions:

GENERAL: All Projects

- B1. Unless specified by any condition below, this project shall be developed

and constructed in full compliance with the Zoning Code.

- B2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits and may result in the need for additional entitlements.

DEVELOPMENT ENGINEERING

- B3. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B4. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- B5. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- B6. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.
- B7. Bicycle parking shall be provided per City Code Section 17.64.050 and shall be located within the gated area of the motel within view of building entrances, windows or security stations.
- B8. Vehicular Gates shall remain open during normal business hours.

UTILITIES

- B9. No Pool or structures shall be constructed within the public service easement that is being retained in the process of the Calvados Avenue abandonment. Abandonment of the public service easement, or a portion of it will require separate approval by City Council.

POLICE

- B10. Landscaped areas should be planned for maximum growth while at the same time provide unobstructed observation of parking lots, buildings, and pathways; day and night. Maximum height for shrubs is 36" and lowest tree branch should be at least 6'.
- B11. Parking areas should be laid out to allow a high degree of observation. Close in employee parking for people working late should be provided adjacent to the employee entrances.
- B12. Use sidewalks, pavement, lighting and landscaping to clearly guide the public to and from entrances and exits.
- B13. Use fences, walls or landscaping to prevent and or discourage public access to or from dark and unmonitored areas.
- B14. Entrances should be clearly visible to patrol and the public and held to a minimum number.
- B15. Security lighting provided for courtyards and other outside meeting areas.
- B16. External lighting requirements should consider general lighting level of .50 - 1 foot-candle minimum maintained at ground level and fixtures should be equipped with vandal-resistant covers.
- B17. A lighting level of 1 foot-candle shall be provided in all open parking areas, roadways, and pedestrian travel areas.
- B18. All required lighting shall be equipped with vandal resistant covers/lenses.
- B19. Tire stops shall be installed in all parking spaces that do not overhang a 6-foot wide landscape or sidewalk area.
- B20. Handicapped spaces shall be clearly marked and properly sign posted.

- B21. The entrance to the parking areas and other highly visible locations on-site shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner/manager's request.
- B22. The applicant shall post the property "No Trespassing" and must include on the sign (602 k pc and the Sac. City Code).
- B23. No public telephone shall be installed or maintained on the exterior of the premises.
- B24. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent roperties and streets.
- B25. All dumpsters must be kept locked.
- B26. The applicant shall agree to a "good neighbor policy." The "good neighbor policy" shall require that if any significant problems arise and the city receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.
- B27. Restrict access to roofs by way of dumpsters, loading docks, stacked items, etc.
- B28. Bicycle security racks must be installed and should be well lit.
- B29. Use interior shelving and displays no higher than five feet and even less in front of windows.
- B30. Windows shall not be covered with signage to allow passing patrol officers visibility and employees visibility of the exterior.

C. The Special Permit to reduce the required on site-parking from 27 spaces to 20 is approved subject to the following conditions of approval;

REGIONAL TRANSIT

- C1. Transit information shall be displayed in prominent locations in the motel for both patrons and employees. Please contact Devra Selenis, Marketing Department at (916) 321-2859.
- C2. Project construction shall not impact transit service or pedestrian

access to transit stops.

- C3. Connectivity of clearly, defined pedestrian ways with amenities such as pavers, vertical curbs, tree shading, lighting and trellises should be provided to encourage walking to transit.
- C4. Provide bicycle parking facilities at building entrance.
- C5. The applicant shall join the Point West Area Transportation Management Association.

ADVISORY NOTES:

BUILDING

- 1. Additional handicap accessible requirement maybe required per CBC Section 1134B.

URBAN FOREST SERVICES

Specific Comments:

- 1. All existing trees can be saved or removed at the owner's discretion. The 3/30/07 site plan does not provide adequate planter space for parking lot shade trees.
- 2. The existing planter in the south portion of the parking lot is approximately 8' wide but is shown reduced to a width of less than 3' on the 3/30/07 site plan. The proposed planter is too narrow for any shade tree. Revise plan to retain existing planter and plant w/ a medium or large canopy shade tree per species comments.
- 3. Revise plan to widen parking lot planter on east side of lot from 5', 6" to 7' and plant w/ one medium or large canopy shade tree per species selection comments.
- 4. Olive tree in courtyard area has Bacterial gall, (Olive knot) and is in poor condition. Revise plan to remove this tree and replace w/ a large canopy species tree per species selection comments.
- 5. Extend planter shown south of common rooms 5', 9" quarter circle radius to the west, (see red lined site plan).

6. Revise plan to show one tree per species comments in triangular planter north of handicapped parking stall.
7. Eliminate one parking stall near mid point of row east of building B to create a peninsula planter. Plant one tree per species comments. This will reduce the total number of parking stalls to 19.
8. Planter strip along Calvados Ave. is suitable for large columnar or semi columnar species trees, (see species selection comments).
9. Planter strip along Oxford Street is suitable for small to medium columnar species trees, if adequate soil volume is present, plant this strip with trees at a 20' spacing from the alley north to Calvados Ave. (See species selection comments).

Species Selection:

10. In parking lot planters 7' or wider plant 15gallon or 24" box *Quercus shumardii*, (Shumared Oak).
11. In parking lot planters narrower than 7' plant 15 gallon *Nyssa sylvatica* (Tupelo) or *Chionanthus retusus*, (Chinese Fringe Tree).
12. Along Calvados plant 15 gallon or 24" box *Tilia x flavescens*, (Glenleven Linden) or *Ginkgo biloba* 'Colonnade', (Golden Colonnade Ginkgo).
13. Along Oxford plant 15-gallon *Tilia cordata* 'Chancole' (Chancellor Linden) or *Ginkgo biloba* 'Princeton Sentry', (Princeton Sentry Ginkgo).

Irrigation:

14. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line.

Planting notes:

15. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".
16. No turf, groundcover or shrubs can be planted within 3' of any tree trunk.

Protection of Trees: Not Applicable if existing trees are to be preserved.

17. 12.56.060 Protection of trees.

- A. No person shall remove, trim, prune, cut or otherwise perform any maintenance on any city street tree without first obtaining a permit from the director pursuant to Section 12.56.070 of this chapter.
- B. No person shall interfere or cause any person to interfere with any tree related work being done pursuant to this chapter by any employee of the city or any person or firm doing work for the city.
- C. No person shall injure or destroy any city street tree by any means, including but not limited to the following:
 - 1. Constructing a concrete, asphalt, brick or gravel sidewalk, or otherwise filling up the ground area around any tree so as to shut off air, light or water from its roots, unless ordered or authorized to do so by the city.
 - 2. Piling building material, equipment or other substance around any tree so as to injure the tree.
 - 3. Pouring any deleterious matter on or around any tree or on the surrounding ground, lawn or sidewalk.
 - 4. Posting any sign, poster, notice, or similar device on any tree, tree stake or guard, or by fastening any guy wire, cable, rope, nails, screws, or other device to any tree, tree stake or guard for any purpose other than supporting the tree.
 - 5. Causing any fire or burning near or around any tree.
 - 6. Cutting roots with a diameter of two inches or greater for sidewalk repair or any other purpose; provided, however, that roots with a diameter of two inches or greater may be cut if authorized in advance by the director.
- D. The director of public works and the planning director shall notify the director of any applications for new subdivisions, curb, gutter, sidewalk, street light or driveway installations, or

other proposed improvements which might require the removal of or cause injury to, any city street tree, or interfere with the fulfillment of the maintenance easement private street tree plantings. (Prior code § 45.01.006)

POLICE

Doors:

18. Employee / pedestrian, unit entry, storage, linen, laundry, mechanical, electrical, maintenance, and roof access doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1 ¾ inches and shall be secured by a deadbolt lock with a minimum throw of one inch.
19. A 180 degree viewing device (or peephole) shall be installed in office, administration, delivery, and registration area entry doors to screen persons before allowing entry.
20. Outside hinges on all exterior doors shall be provided with non-removable pins when pintype hinges are used or shall be provided with hinge studs, to prevent removal of the door.
21. Exterior doors into hallways and doors leading into stairwells shall have self locking (dead latch) devices allowing egress to the exterior of the building or stairwell but requiring a key to be used to gain access to the interior of the building from the outside or into the hallway from the stairwell.
22. Exterior doors into buildings and doors leading into stairwells shall be equipped with self-closing devices.
23. Locate door locks a minimum of 40 inches from adjacent windows where possible.
24. All exterior doors must be equipped with their own light source. The light must be controlled by photo cell and remain on during times of darkness.

Windows:

25. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame (sliding).
26. The sliding portion of a sliding glass window shall be on the inside track.

27. Window locking devices shall be capable of withstanding a force of 200 pounds in any direction.
28. Secondary locking devices are required on ground floor windows and any windows accessible from outside connecting balconies.

Numbering:

29. The address number of every commercial building (exterior) shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than ten inches in height and of a color contrasting with the background.
30. Each individual unit within the building shall display a prominent identification number not less than six inches in height, which is easily visible to pedestrian traffic on site.

Interior Lighting:

31. Stairwell, hall, and elevator lighting shall be equipped with vandal-resistant lenses and shall remain on at all times.

Alarms:

32. The alarm systems must be approved by the Sacramento Police Department's Alarm Unit.
33. Commercial establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15 or class "C".
34. The cash on hand in the registers shall be limited, and frequent drops into the safe should be made. The safe should be equipped with duress alarm capability.
35. The cash register area shall be covered by a CCTV system with a recorder.



SACRAMENTO CITY PLANNING DIVISION
915 I Street, Suite 300, New City Hall, Sacramento, CA 95814
(916) 808-5656 x3

Application taken by: S. Sandoval/ Date: 03-30-07

Project Location: 1700 Del Paso Blvd.
Assessor's Parcel No.: 275-0131-022
Owner: Dan Friedlander
Address: 290 Townsend Street, San Francisco, CA 94107
Applicant: Mark Rusconi/Mark Rusconi Architects
Address: P.O. Box 162200, Sacramento, CA 95816

**REQUESTED
ENTITLEMENT(S):**

Item A: Environmental exemption per CEQA guidelines section 15301 (existing facilities);
Item B: Special permit to establish a motel use;
Item C: Special permit to waive seven (7) parking spaces associated with that use in the General Commercial Special Planning District (C-2-SPD) zone.

ACTIONS TAKEN:

Items A-C were approved.

Sent to Applicant: _____ By: Renee Enos (copy)
Date: 09-20-07

Customer Service Representative

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant
Copies: File & Permit Book

P07-043



Development Services
Department

CITY OF SACRAMENTO
CALIFORNIA

New City Hall
915 I Street, Suite 300
Sacramento, CA 95814
Phone: 916/808-5656 x3

Date: September 19, 2007

Sacramento County Assessor
Real Property Support
3701 Power Inn Road #3000
Sacramento, California 95826-4329

RE: 275-0131-022

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

Special permit to establish a motel use;
Special permit to waive seven (7) parking spaces associated with that use in the General Commercial Special Planning District (C-2-SPD) zone.

Yours truly,

Renee Enos
Customer Service Representative

Cc: Dan Friedlander(OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.