

P05-041 – Sacramento Marriot Residence Inn

- REQUEST:
- A. Environmental Determination: Previous Environmental Impact Report
 - B. Mitigation Monitoring Plan
 - C. Special Permit to construct a 255 room hotel in the C-3(SPD) zone;
 - D. Special Permit to locate 150 parking spaces off-site on an adjacent parcel;
 - E. Special Permit Modification to P00-115 to modify conditions of approval of for the proposed parking garage.

LOCATION: 1501 L Street
APN ~~0060122-010~~
Central City Community Plan Area
Council District 1

APPLICANT: Anthony R. Giannoni, (916) 561-4500
Allen Development Sacramento
2300 River Plaza Drive
Sacramento, CA 95833

OWNER: 15th and L Investors, a California LLC
1415 L Street
Sacramento, CA 95814

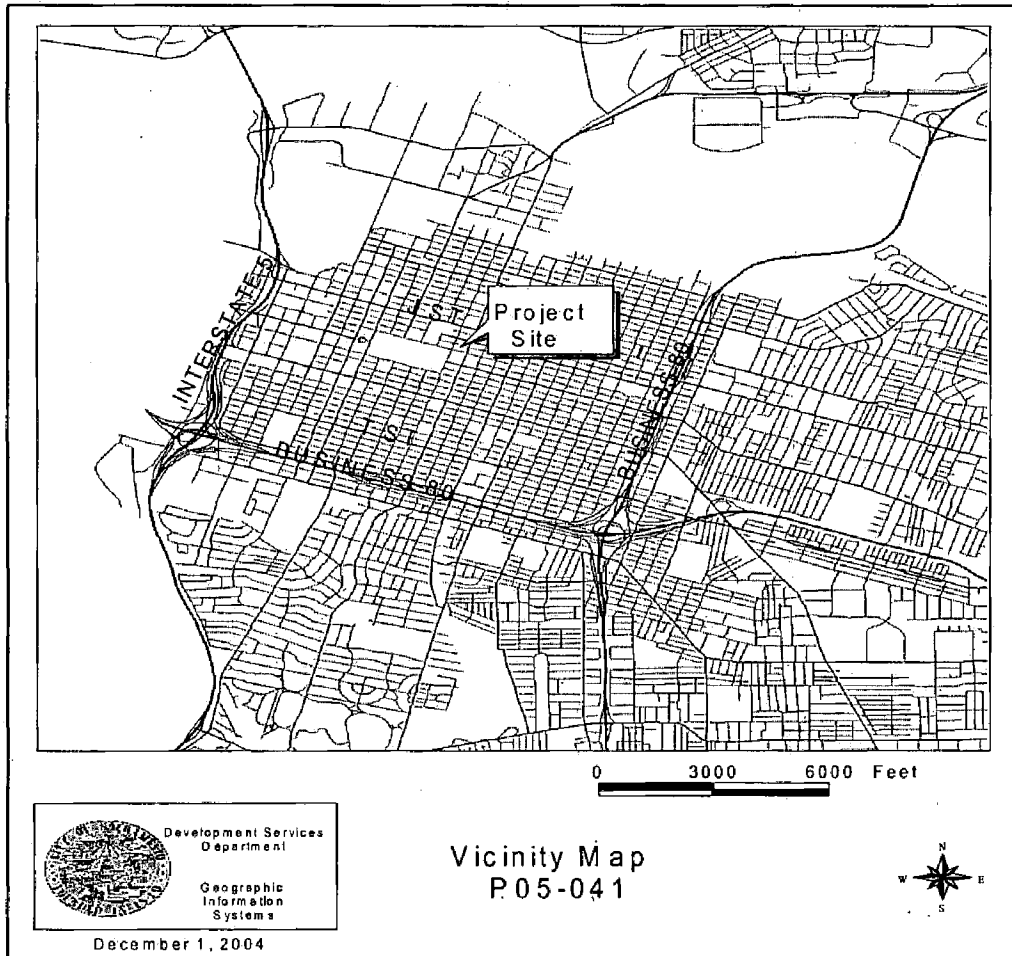
APPLIC. FILED: March 16, 2005

STAFF CONTACT: Mark Kraft, 264-8116

SUMMARY:

The applicant is requesting the entitlements necessary to develop a 255 room hotel in the Central Business District (C-3(SPD) zone. The project requires a Special Permit to develop a hotel of more than 125 units in the C-3 zone, a Special Permit to locate 150 parking spaces off-site on an adjacent parcel, and a

Special Permit Modification of project P00-115, conditions E/F 9-10 for the off-site parking garage.



RECOMMENDATION:

Staff recommends approval of the project, subject to conditions. This recommendation is based on the proposed use, which is consistent with the General Plan, and Central City Community Plan designation and zoning for the site, as well as the Urban Design Plan. The recommendation is also based upon the consistency of the proposed project with General Plan and Urban Design Plan goals encouraging the development of visitor service and cultural and entertainment uses.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood Commercial/Office
 Community Plan Designation: Commercial
 Existing Zoning of Site: C-3(SPD)
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Parking Garage; C-3
 South: Office; C-3
 East: Office; C-3
 West: Office/Retail; C-3

Property Dimensions: 106' x 160'
 Property Area: 25,600
 Proposed Building Height: 138'
 Number of Rooms: 255
 Required Parking: 129
 Parking Proposed: 150
 Exterior Building Materials: Pre-cast concrete, glass
 Roofing Materials: Single ply membrane

Setbacks	<u>Required</u>	<u>Proposed</u>
Front	9'	9'
Rear	0'	0'
Street Side	0'	0'
Int. Side	0'	0'

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Requirement</u>	<u>Agency</u>
Building Permits	Development Services
Design Review	Planning Division

BACKGROUND INFORMATION:

This project was originally approved on December 12, 2002, however, the entitlements for the project have expired since the applicant did not initiate construction within two years of the date of approval, nor request a time extension. Therefore, the applicant has resubmitted a request to construct the

same project. The applicant is seeking entitlements to construct a 187,600 square foot, 14-story, 138 foot high, 255 room hotel. The 150 parking spaces for the project will be provided in an off-site parking garage located directly to the north of the project site. In addition to the hotel room space, the project will contain 2,500 square feet of office area, 2000 square feet of sales area, 300 square feet of loading area, and 250 square feet of storage area. The project will provide retail space at the corner of 15th and L Streets. Pedestrian entrance to the building is provided from both L and 15th Streets, with a vehicle entrance (Porte Cohere) and loading/unloading area access from 15th Street.

The project site is currently vacant. The site was previously occupied by a one-story building which was originally an office building but which last operated as a church.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed use is consistent with the General Plan designation of Community Neighborhood Commercial/Office, and the Central City Community Plan designation of Commercial. The Central Business District (C-3) zone allows hotel development subject to granting of a Special Permit by the Planning Commission.

The project is consistent with General Plan policy promoting the development of visitor service and cultural/entertainment uses.

The project is also consistent with the following goals and policies of the Merged Downtown Redevelopment Plan:

1. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicle circulation in the Merged Project Area.
2. The planning, redesign, and development of undeveloped areas which are stagnant or improperly utilized.
3. The strengthening of retail and other commercial functions in the downtown area.

B. Zoning Requirements

1. Special Permit for a 255 Room Hotel

The site is zoned Central Business District (C-3[SPD]). The zoning ordinance allows hotel development in this zone. Staff supports a hotel use at this site, due to the proximity of the Convention Center and State Capitol.

The project requires a Special Permit for development of a hotel over 125 rooms in the C-3 zone. Pursuant to the City's Zoning Ordinance, a finding must be made that a proposed project must be based on sound principles of land use, must not be detrimental to the public welfare nor result in the creation of a public nuisance, and must comply with the objectives of the general or specific plan for the area.

It is staff's position that these findings can be made for this project, for the following reasons:

- 1) The proposed use is compatible with surrounding uses.
- 2) The massing, scale, and height of the building are compatible with its surroundings.
- 3) Sufficient parking is provided so as not to negatively impact parking supply.
- 4) The project is consistent with General Plan, Community Plan and zoning designations, and is consistent with the goals and policies of the Merged Downtown Redevelopment Plan.
- 5) The proposed project supports visitor oriented uses established in the immediate area (i.e., the Convention Center, State Capitol, and the East End project)

2. Height and Area Regulations

The C-3 zone has no required setbacks, no height limit, and no maximum lot coverage requirement. However, the project is located in the area which is subject to the requirements of the Capitol View Protection Ordinance. The project complies with these requirements, as the building, at 138 feet in height (measured to the plate line of the building), is below the height limit of 150 feet.

Furthermore, the project provides a 9 foot setback along L Street, which increases to 15 feet at 30 feet in height, consistent with Capitol View protection Ordinance regulations. Also, the project is limited to two stories in height at the northeast corner of the project, consistent with Capitol View Protection Ordinance language which states that the project is in an area which requires sensitive transition to adjacent Neighborhoods.

3. Parking

The Zoning Ordinance requires one parking space for every two rooms, plus one space for the manager, for hotel uses. The project would therefore be required to provide 128 parking spaces. The proposed project provides 150 spaces, to be located in a garage directly adjacent to the project site to the north. The parking

spaces dedicated to the hotel use will be clearly marked for this purposed within the parking garage. Staff is supportive the request to locate parking off-site.

The project also requires the Modification of a condition of approval for the Meridian Plaza project (P00-115), a project which included the parking garage which is being utilized to provide parking for the proposed hotel. Condition E/F9-10 stated that, prior to issuance of building permits the applicant shall enter into an agreement with the City of Sacramento, subject to review and approval of the Parking Division and the Planning Director, that identifies the operation of the 200 excess parking spaces for short term use, or the applicant shall be required to submit a plan for review and approval of the Parking Division and Planning Director demonstrating how the excess parking spaces will be operated as short term parking. Given that 150 spaces will now be dedicated to hotel use, the excess parking spaces will decrease to 50. Therefore this condition needs to be amended.

C. Site/Building Design

The building, in plan form, is two rectangles, with a curved glass wall located at the intersection of the two rectangles at the corner of 15th and L Streets, the building has two major entrances, one on L Street and one on 15th Street. The facades of the building feature recess section of contrasting material colors as well as extended balconies and canopies to provide for a pedestrian-friendly facade. The exterior wall material is an earth tone EIFS system with stone tile accents on the first floor. The building is composed of two colors, which breaks up the facade and promotes the verticality of the building.

The landscaping at the entry areas, as well as along the L Street edge will consist of groundcover and shrubs adjacent to the building to prove users and pedestrians a pleasing view. Streetscape shade trees will be maintained.

The project is subject to Design Review, and was reviewed and approved by the Design Review/Preservation Board on November 20, 2002.

PROJECT REVIEW PROCESS

A. Environmental Determination

Environmental Planning Services has determined that the project, as proposed, will fall within the analysis of the approved 15th and L Hotel Environmental Impact Report (P01-118) (Attachment 3). The City of Sacramento prepared an Environmental Impact Report (EIR) for the Original submission of the 15th and L Street Hotel project (P01-118) in accordance with the California Environmental Quality Act (CEQA). The EIR addressed the potential impacts of the 15th and L Street Hotel project. Significant impacts analyzed in the EIR included aesthetics, cultural and historical resources, traffic and circulation, air quality,

micro-climate, noise and vibration, and wastewater drainage.

In accordance with CEQA Guidelines Section 5105, the Draft EIR was circulated for a forty-five (45) day public review period from July 19, 2002 to September 3, 2002. A total of three comment letters were received on the Draft EIR during the public comment period. Comments on the Draft EIR focused on air quality and bicycle access and parking. The Final EIR, which provides responses to the written comments on the Draft EIR, was prepared in accordance with Section 15089 and 15132 of the CEQA Guidelines. Revisions and corrections on the Draft EIR are also included in Section 2 of the Final EIR. The Final EIR was released on October 24, 2002 and sent to all persons who commented in writing on the Draft EIR. The Final EIR was also noticed to the Draft EIR mailing list.

Mitigation Measures were identified to reduce most of the significant impacts to a less than significant level and are included in the Mitigation Monitoring Plan (MMP). Significant unavoidable impacts are identified in the Statement of Findings of Fact and Overriding Considerations and include impacts to the Combined Sewer System (CSS), since even with mitigation measures, the Impacts to the CSS would be significant and unavoidable.

On December 12, 2002, the Planning Commission certified the Environmental Impact Report for the originally proposed project (P01-118). The proposed project was analyzed in this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an additional Environmental Impact Report need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available.

B. Public/Neighborhood Association Comments

The proposed project application was routed to the Sacramento Old City Association, the Central City Alliance of Neighborhoods, and the Downtown Sacramento Partnership. Land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received regarding the project.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The comments received are incorporated into the attached Notice of Decision.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny items A-E. The Planning Commission action may be appealed to the City Council. The appeal must

occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact reaffirming the approved Environmental Impact Report for the 15th and L Hotel and the approved Findings of Fact and Statement of Overriding Considerations;
- B. Adopt the attached Notice of Decision and Findings of Fact reaffirming the approved Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Finding of Fact approving the Special Permit to construct a 255 room hotel in the C-3(SPD) zone;
- D. Adopt the attached Notice of Decision and Finding of Fact approving the Special Permit to locate 150 parking spaces off-site on an adjacent parcel;
- E. Adopt the attached Notice of Decision and Finding of Fact approving the Special Permit Modification to P00-115 to modify conditions of approval of for the proposed parking garage.

Report Prepared By,



Mark Kraft
Associate Planner

Report Reviewed By,



Jeanne Corcoran
Senior Planner

Attachments

- Attachment 1 Notice of Decision
Attachment 2 Land Use and Zoning Map