

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	REPORT BY	FG/vf
ASSESSOR'S-PCL. NO.	001-0011-001				

- 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.

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APPLC. NO. P87-377 MEETING DATE 9/24/87 ITEM NO 21

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 set forth 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 too 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:

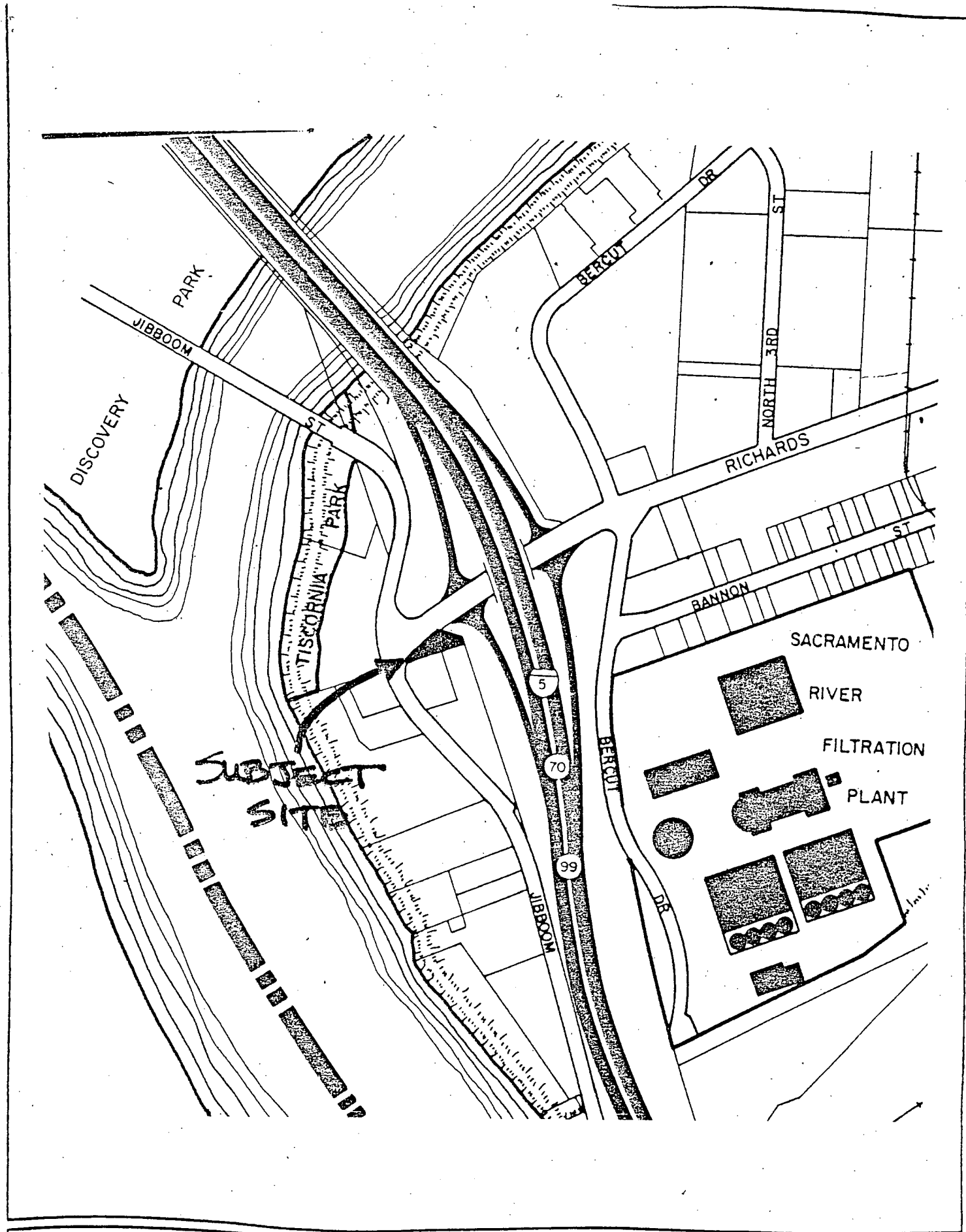
Conditions

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 gasstations.
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.

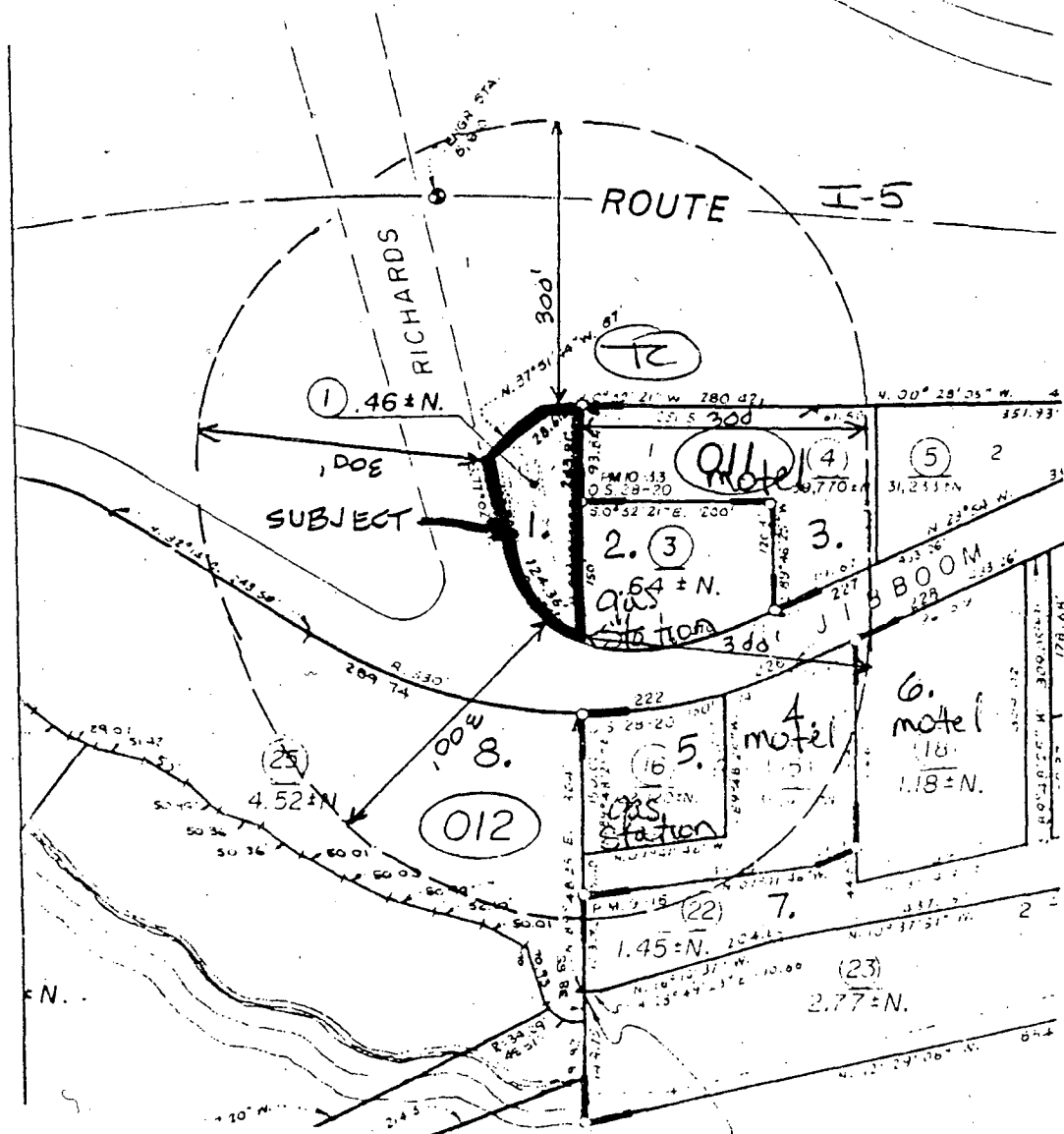


VICINITY MAP

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

LAND USE & ZONING MAP

P87-377

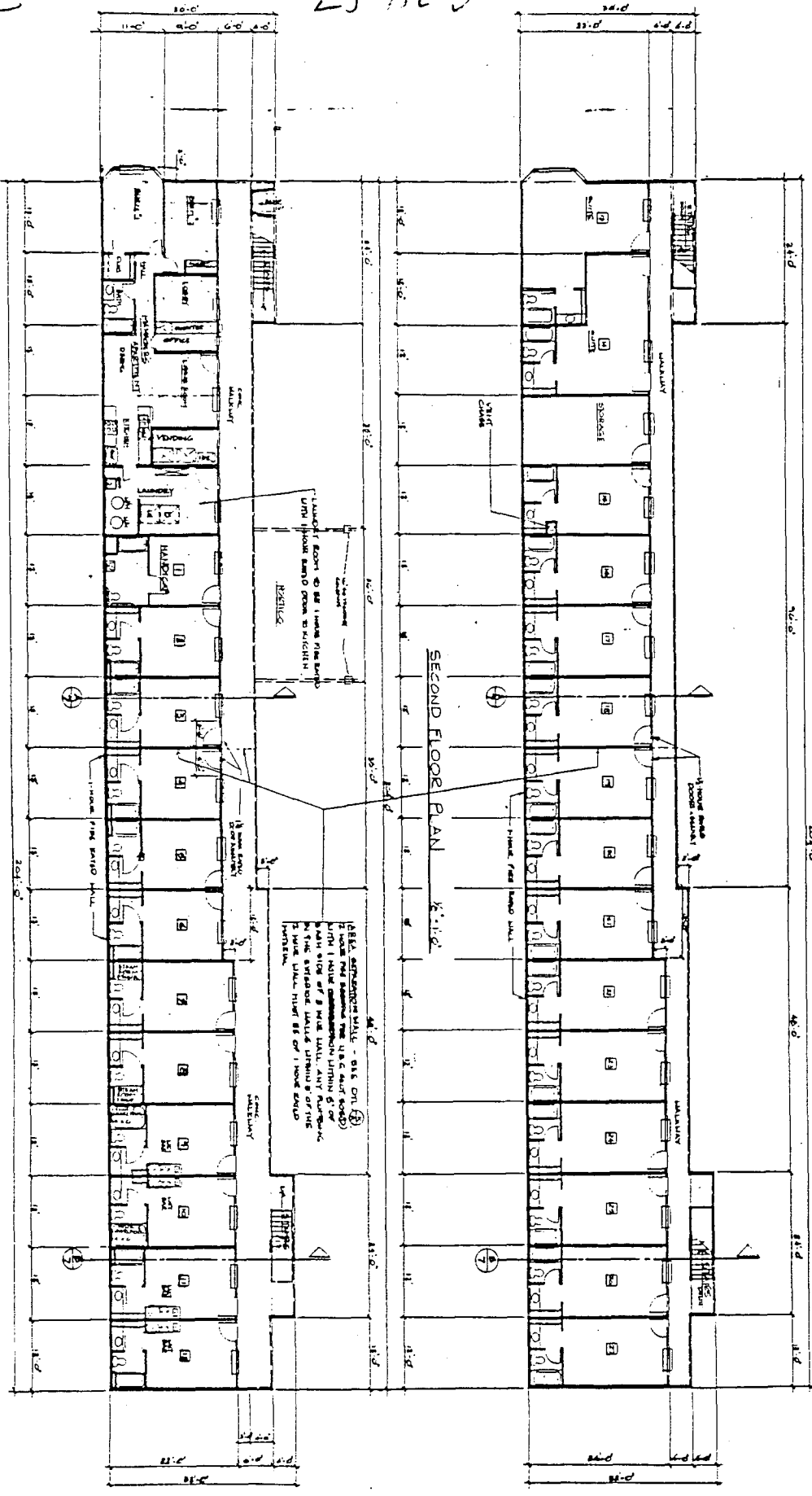
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FIRST FLOOR PLAN 1/8" = 1'-0"

SECOND FLOOR PLAN 1/8" = 1'-0"

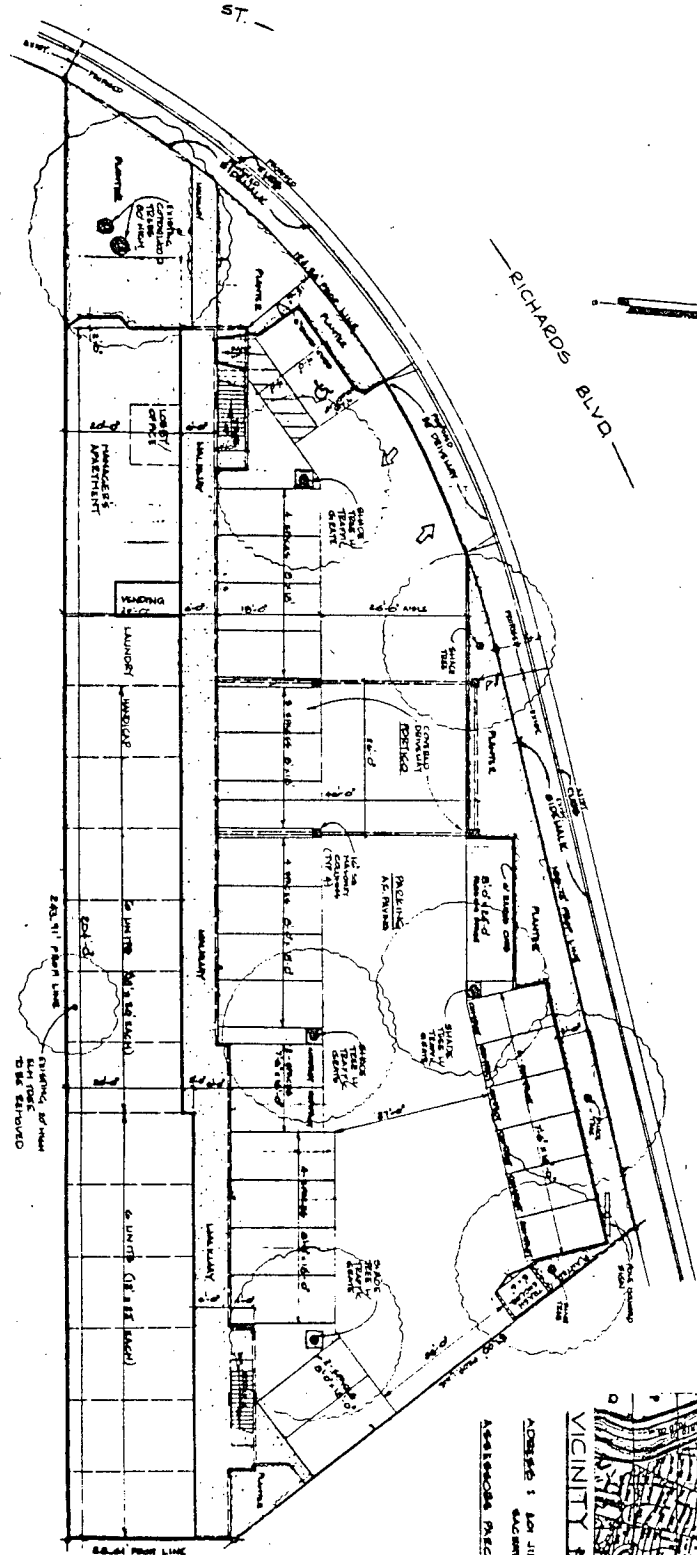
SEEK APPROVED STATE - GAS ON (1)
 2 HOUR RATED DOOR TO KITCHEN (2)
 1 HOUR RATED DOOR TO KITCHEN (3)
 1 HOUR RATED DOOR TO BATH (4)
 1 HOUR RATED DOOR TO LAUNDRY (5)
 1 HOUR RATED DOOR TO SERVICE (6)
 1 HOUR RATED DOOR TO STAIR (7)
 1 HOUR RATED DOOR TO ELEVATOR (8)
 1 HOUR RATED DOOR TO ENTRY (9)
 1 HOUR RATED DOOR TO CORRIDOR (10)

3	11/11/87	1/8" = 1'-0"	A 27 UNIT MOTEL FOR MR. RAMESH D. PATEL RICHARDS BLVD. SACRAMENTO, CALIF.	FLOOR PLANS 1/8" SCALE	STEVENSON DEVELOPMENT, INC. 14281 CORR LANE P.O. BOX 234 BURSON, CA. 95225	DATE	07/2/87
						BY	

PL-317

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CODE INFORMATION

1. APPLICABLE CODE I USC B2
 USC B3
 USC B4
 USC B5
 USC B6
 USC B7
 USC B8

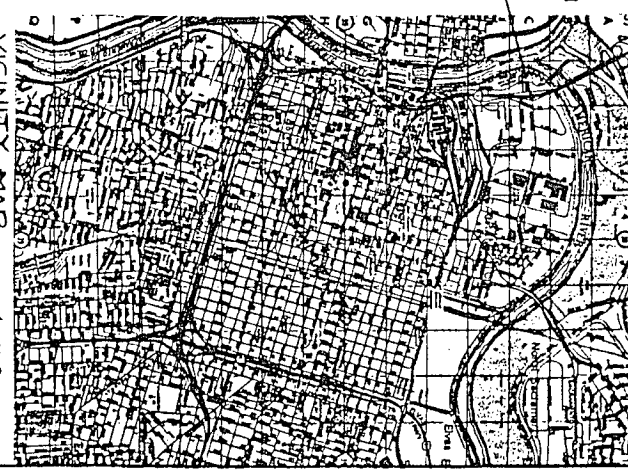
2. BUILDING TYPE - TYPE V-1

3. OCCUPANCY GROUP - B-1

LOT SIZE - 16,128 sq. ft.
 BUILDING AREA - 4,574 sq. ft.
 First Floor - 5,082
 Second Floor - 5,082
 TOTAL BUILDING AREA - 10,164 sq. ft.
 (Net Building Volume) 7,156 cu. ft.

NO. UNITS - 27

PARKING PROVISIONS:
 PARKING SPACES - 18
 CARPORT SPACES - 2
 MOTORCYCLES - 1
 TOTAL PARKING - 27



VICINITY MAP

ADDRESS: 100 JIBBOON ST.
 SACRAMENTO, CALIF.

ASSISTED BY: RCEL NO. J 001-011-001

SITE PLAN

1" = 10'-0"

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

SITE PLAN

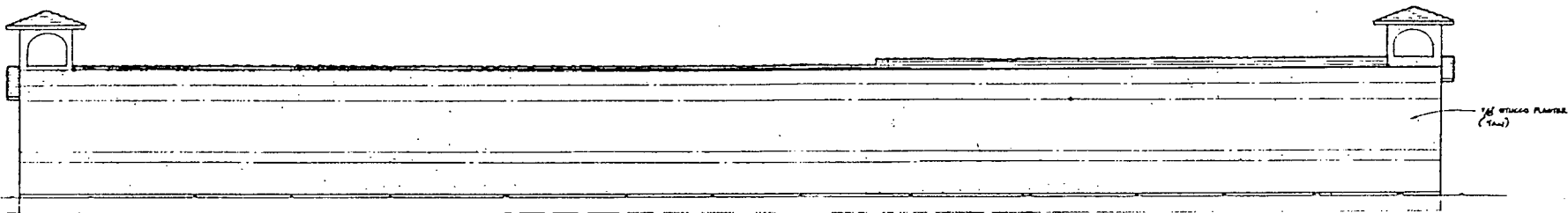
STEVENSON DEVELOPMENT, INC.
 14281 COBB LAKE P.O. BOX 234 BURSON, CA. 95228

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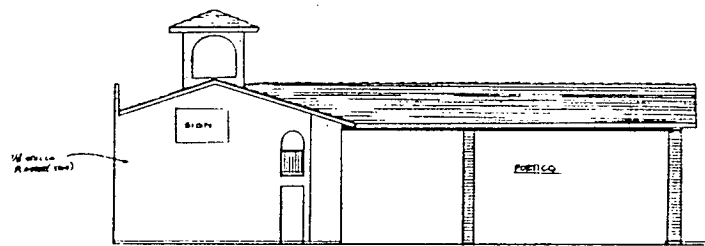
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Item 21

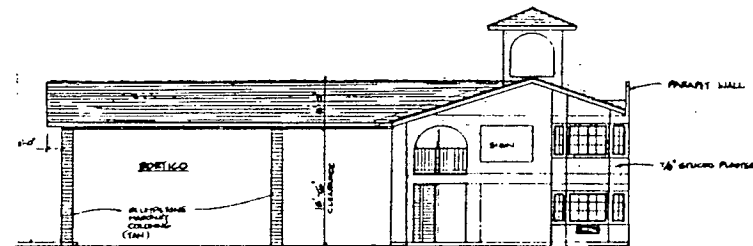


REAR ELEVATION 1/8" = 1'-0"

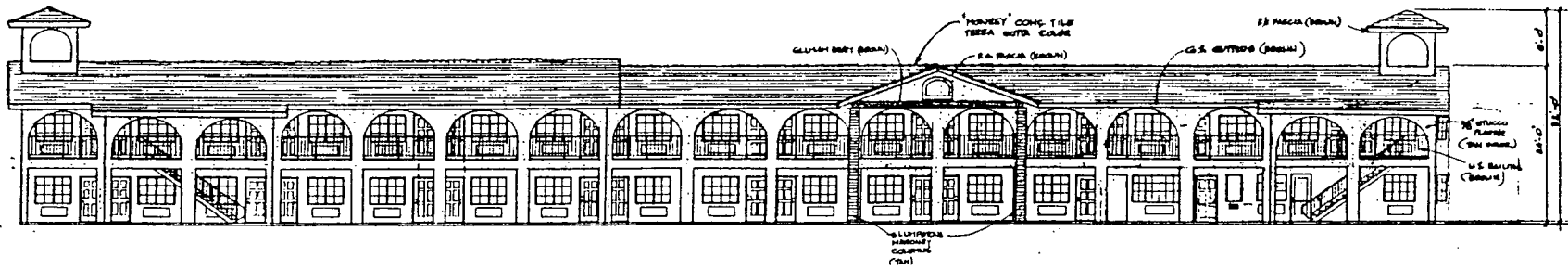
NOTE: ALL ROOF PITCHES TO BE 4:12.



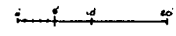
LEFT ELEVATION



RIGHT ELEVATION



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



NOTE: ALL EXTERIOR COLORS TO BE BATH TONES TO COMPLY WITH AMERICAN RIVER PARKWAY CORRIDOR. ACTUAL COLORS TO BE SUBMITTED TO PLANNING DEPT. FOR APPROVAL.

REVISION	BY
02187	

STEVENSON DEVELOPMENT, INC.
14551 COBB LANE P.O. BOX 234 BURBANK CA 91526

ELEVATIONS

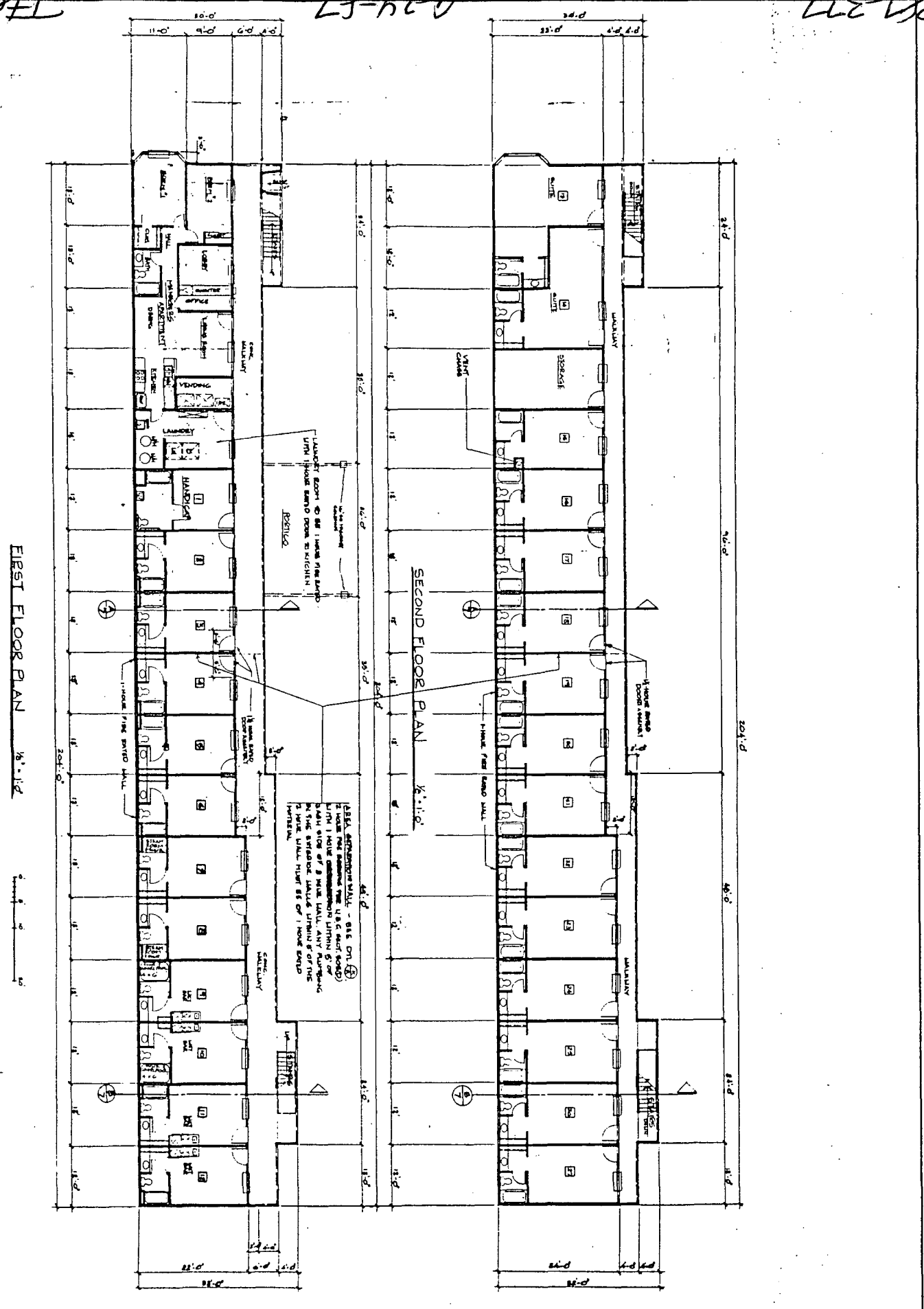
A 27 UNIT MOTEL FOR
MR. RAMESH D. PATEL
RICHARDS BLVD. SACRAMENTO, CALIF.

DATE	7-14-87
SCALE	1/8" = 1'-0"
DESIGNER	HKG
CHECKER	
DATE	
NO.	2

Item 21

9-24-87

7/13/87



10	A 27 UNIT MOTEL FOR MR. RAMESH D. PATEL		FLOOR PLANS 1/8" SCALE	STEVENSON DEVELOPMENT, INC. 14281 COSS LAKE P.O. BOX 234 BURSON, CA. 94228	REVISIONS
	DATE	BY			NO.
	7-14-87				1
	8-11-87				2
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