

REPORT TO THE PLANNING COMMISSION



DATE: June 13, 2017

TITLE: Design Review Application No.01-16 and Development Permit No 01-16 for Demolition, Remodel and a 9,840 Square Foot Major Addition to the Existing Starlite Lodge Motel Located at 13105 Palm Drive in the Commercial General (C-G) Zoning District

Prepared by: Scott Taschner, Senior Planner

Reviewed by: Daniel Porras, Community Development Director

RECOMMENDATION

- 1) Staff Report;
- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Take Testimony from Applicant;
- 5) Take Public Testimony;
- 6) Opportunity for Applicant Rebuttal;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) Continue the Public Hearing to a date certain of July 11, 2017.

DISCUSSION

Staff is working with the applicant to make a few minor changes to the project prior to the next public hearing.

BACKGROUND

The Applicant, Victor Munoz, has filed a Design Review application (DR 01-16) and Development Permit application (DP 01-16) for demolition, renovation, and major additions to the Starlite Motel. The existing site has one small, single-story motel located on one 0.24 acre site. The proposed project would be on two adjacent sites and would require a lot merger or a reciprocal access agreement.

The lot to the south is currently vacant and is where the applicant is proposing the new two-story building. The lot to the north has an existing single-story motel which will be remodeled and expanded. The applicant is also proposing to add a new pool, parking areas, landscaping, lighting as well as other site improvements.



The Zoning, General Plan Land Use designations, and current land uses for surrounding properties are as follows:

Zoning & General Plan Designations

North = Commercial General (C-G)
 West = High Density Residential (R-H)
 South = Commercial Neighborhood (C-G)

East = Commercial General (C-G)

Current Land Use

Vacant
 Alley, Single-Family Residential
 Auto Repair Shop/Liquor Store

Stater Bros Shopping Ctr.
 (Across Palm Drive)

Development Permit & Design Review Analysis

Size, Coverage, Setbacks and Height – The proposed project will be conditioned to make minor changes to bring the project into conformance for lot coverage (the proposed project is at 36.6%, and the maximum for the C-G zone is 35%).

Development Standards		
Standard	C-G Zone	Proposed
Height	35 feet	34 feet 8 inches
Front Setback	10 feet	15 feet
Side Setbacks	Zero	Zero (south side) Zero and 8 feet (north side)
Rear Setback	Zero 10 feet abutting a street	Zero (abutting an alley)
Parking Stall Dimensions	9 x 18	9x18

Site Circulation/ Off-Street Parking – Section 17.48.010-060 of the DHS Zoning code requires 1.1 parking space for each bedroom, plus 1 space for each 250 square feet of office area, plus two spaces for the manager's unit. square feet of gross floor area plus 1 lane for each-drive up window with stacking for 6 vehicles before the menu board. The project allows for stacking of 7 vehicles, but not before the presale menu board. Staff believes the intent of the code is being met in that presale menu boards and the design of drive thru restaurants has changed since the code was originally written. That being said the proposed project conforms to the required 24 parking spaces, (providing 23 spaces + 1 ADA accessible space). The proposed project utilizes access on Palm Drive and Hacienda Avenue and has been reviewed by the Fire, Engineering, and Planning Departments regarding access, drive aisles, circulation, etc.

Parking Calculation		
Use	Ratio/Requirement	Number of Spaces Provided
Managers Unit	2	1
Office Area	1 space per 250 sq ft	1
Motel Rooms 18+9 = 27 required	1 space per bedroom	26
Total	30 Required	28 provided See Minor Exception Exhibit No. 12

Landscaping

The project is proposing using a combination of drought-tolerant shrubs and trees. Most of the proposed landscaping will be along the Palm Drive frontage, which will include Palms, Chitupa, White Blooms, Purple Coneflower, and other varieties as well as 2-4 foot accent borders and desert gold decomposed granite. The proposed trees at installation will be 24 inch boxes of Palm and Chitlapa, and 30" and 36" boxes of White Bloom and Chitlapa Tashkentensis. The shrubs and other landscaping will utilize 5-gallon installation sizes. Staff has conditioned revisions to the proposed Cypress varietal proposed in the parking areas. The proposed tree grows to 30-40 feet in height and 30 feet in width. Staff will review the revisions to make sure that the landscaping will be more suitable for the parking area in size, canopy, shade, etc. Drip irrigation will be utilized throughout the site incorporating solar/rain sensors and a variety of other water saving features. The final landscape plan will be reviewed by the City Planning Department & Mission Springs Water District and City staff prior to issuance of building permits.

Architecture

The exterior of the building proposes using a color palette of natural earth tones utilizing a stucco finish. The variety of exterior treatments helps to increase visual interest and point out the architectural features. This is accomplished using custom molding, decorative windows, custom pilasters, a red tile roof, decorative light fixtures, decorative railing, and variety of natural tone colors. Staff believes this is important, considering the relative simple massing of the building.

Signage

Signage will be reviewed under a separate permit.

ENVIRONMENTAL ANALYSIS

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 *et seq.*, and the CEQA Guidelines, Title 14, Chapter 3 of California Code of Regulations, the project is found to be Categorical Exempt from further environmental review as a Class 31 (In-Fill Development Projects) Categorical Exemption of Section 15332 of CEQA.

FISCAL IMPACT

Improvements to the existing building will generate one-time revenues to the City in the form of building permit fees to defray plan check and inspection costs. In addition, the City will receive on-going revenue from taxes.

Design Review Findings

The Director shall determine that the project adequately meets adopted City performance standards and design guidelines, based upon the following findings:

- A. *The design of the proposed project would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, textures, and colors that will remain appealing and will retain a reasonably adequate level of maintenance.*

The proposed project will be an improvement to the neighborhood and to the existing site. The project will provide a desirable location for visitors to stay. The use of materials, colors, decorative features creates aesthetically pleasing structures that will fit well into the neighborhood characteristics.

- B. *The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards; and*

The proposed development, as conditioned, will not unreasonably interfere with the neighbor's ability to use and enjoy their properties and will not result in vehicular and/or pedestrian hazards.

- C. *The architectural design of the proposed project is compatible with the character of the surrounding neighborhood and will maintain the harmonious, orderly and attractive development contemplated by this Zoning Ordinance and the General Plan. (Prior code § 159.38.040)*

The proposed project will be an improvement to the neighborhood and to the existing site. The project will provide a desirable location for visitors to stay. The use of materials, colors, decorative features creates aesthetically pleasing structures that will fit well into the neighborhood characteristics.

Development Permit Findings

The review authority may approve and/or modify a Development Permit in whole or in part, and shall impose specific development conditions. These conditions shall relate to both on- and off-site improvements that are necessary to mitigate project-related adverse impacts, and to carry out the purpose and requirements of the respective land use district. The review authority may approve a Development Permit, only if all of the following findings are made:

- A. *That the proposed use is permitted within the subject land use district and complies with all of the applicable provisions of this Zoning Ordinance, including prescribed development standards and design guidelines;*

The proposed use is allowed with review and approval of a development permit and, as conditioned, will be consistent with the development standards of the Zoning Code.

- B. *That the subject site is physically suitable for the type and intensity of the land use being proposed;*

The subject site has an existing motel. The proposal is to remodel and expand the motel. The site is well situated for the type of development being proposed and, as conditioned will be within the density limitations allowed in the zone.

- C. *That the proposed development would be compatible with existing and future developments within the land use district and general area;*

The proposed development will be compatible with the present use and adjacent uses as well as other existing uses in the C-G zoning district.

- D. *That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;*

Public Utilities already serve the site, and the project has been conditioned for the expansion of the use and of the site.

- E. *That there is adequate public access and roadway capacity to serve the subject proposal;*

A public street and alleyway already existing to serve the project. Adequate access will be provided and staff has conditioned the project to meet all other requirements for access and safety.

- F. That there are no significant harmful effects upon environmental quality and natural resources;*

The proposed remodel and expansion will have no significant effects on the environment. Staff has deemed the project to be exempt from CEQA review as an -in-fill project. Class 31 (In-Fill Development Projects) Categorical Exemption of Section 15332 of CEQA.

- G. That any negative impacts of the proposed use can and shall be mitigated;*

The negative impacts of the project have been mitigation and/or conditioned to be mitigated as part of the City approval. The project will also have to comply with all 2016 California Fire and Building Codes.

- H. That the proposed use is consistent with the General Plan; and*

The proposed use, a motel, is consistent with the goals and policies of the City's general Plan

- I. That the proposed location, size, design, and operational characteristics of the planned use are not detrimental to the public interest, health, safety, convenience, or welfare of the City. (Prior code § 159.44.060).*

The proposed project, as conditioned, will meet the requirements and development standards of the City's Zoning Code and General Plan and will not be detrimental to the public health, safety, convenience, or the general welfare of the City's residences and visitor's welfare.

RECOMMENDATION

Staff finds that the proposed project is substantially consistent with the Goals and Policies of the City's General Plan and meets the development standards of the C-G (Commercial General) zoning district. Staff recommends that the Planning Commission approve Design Review 01-16 & Development Permit 01-16 subject to the Conditions of Approval and findings contained herein.

EXHIBIT(S)

1. Recommended Conditions of Approval
2. Site Plan
3. Existing Floor Plan & Building Elevation
4. Proposed First Floor Plan – Building B
5. Proposed Second Floor Plan - Building B
6. Floor Plans Building B
7. Color Building Elevations / Landscape Plan
8. Color Landscape Plan
9. Planting Details
10. Irrigation Details
11. Photometric / Lighting Plan
12. Minor Exception (Parking)
13. North and South Building Elevations – Black and White
14. Other Elevations and Roof Plan – Black and White
15. Landscape Plan – Black and White