



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
WEBSITE: www.amadorgov.org  
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

**Early Consultation Application Referral**

ACTC	Transportation and Public Works Department
AFPD	Waste Management Department
Amador Air District	Buena Vista Band of Me-Wuk Indians**
Amador LAFCO	Calaveras Band of Mi-Wuk Indians**
Amador Transit	Chicken Ranch Rancheria of Me-Wuk Indians**
Amador Water Agency	Ione Band of Miwok Indians**
Building Department	Jackson Rancheria Band of Miwok Indians**
Cal Fire	Nashville Enterprise Miwok- Maidu-
Caltrans, District 10	Nishinam Tribe**
CDFW, Region 2	Shingle Springs Band of Miwok Indians**
County Counsel	United Auburn Indian Community of the Auburn
Environmental Health Department	Rancheria**
Sheriff's Office	Washoe Tribe of Nevada and California**
Surveying Department	

**DATE:** February 24, 2022

**FROM:** Ruslan Bratan, Planning Department

**PROJECT:** Request from Lotus Management, Inc., for a Variance (VP-22;2-2) from County Code Section 19.36.010(a), Parking, to allow a reduction in the number of required parking spaces from 95 to 82 in conjunction with the construction of a 4-story, 79-room hotel. (APN: 044-450-027)

**Owner/Applicant:** Roman Catholic Bishop of Sacramento/Lotus Management Inc. (Rakesh Patel: Representative)

**Supervisory District:** 1

**Location:** Located on the south side of Sierra West Court, approximately 300 feet west of the intersection with Prospect Drive, immediately south of the Sutter Creek city limits.

**REVIEW:** As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for **both completeness and environmental review** during its regular meeting on **Thursday, March 10, 2022 at 10:00 a.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference. At this time staff anticipates that a Notice of Exemption will be adopted for the project per CEQA Guidelines.

\*\*In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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**PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE REQUEST**

Application for a Variance request shall include the following:

1. Letter of application explaining purpose of request, description of variance, and other pertinent information.
2. Letter of authorization if landowner is being represented by another party.
3. Submit a plot plan (max 11"x17") of parcel showing location of project in relation to property lines and any other structures that are on the property. NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan; **see plot plan guidelines attached.**
4. Copy of deed(s) to property.
5. Completed Environmental Assessment Form.
6. Filing fee of \$ 760-
7. Application Form to be signed at the time of project presentation in the Planning Department. \* **2 USLAN PERMITTED THE FARM TO BE MAILED IN.**

**NOTE:** IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.

**NOTE:** *Pursuant to County Code Section 19.52.060 B., "In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void."*



SAINT  
**KATHARINE DREXEL**  
CATHOLIC PARISH  
MARTELL, AMADOR COUNTY, CALIFORNIA

11361 Prospect Drive, Jackson, CA 95642 • PARISH CENTER OFFICE (209) 223-2970 • FAX (209) 223-1147 • RECTORY (209) 223-4463  
EMAIL [office@stkatharinedrexel.com](mailto:office@stkatharinedrexel.com) • WEBSITE [stkatharinedrexel.com](http://stkatharinedrexel.com)

February 17, 2022

Ruslan Bratan  
Amador County Planning Department  
810 Court St  
Jackson, CA 95642

RE: Parking Variance Application by Rakesh Patel  
APN – 044-450-027

Dear Mr. Bratan,

As the current owner of the subject parcel noted above and adjacent parcels, we are in support of the parking variance application submitted by Mr. Patel for his proposed hotel development on the subject parcel. Thank you.

Rev. Colin Wen  
Pastor

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THE MISSION CHURCHES OF ST. KATHARINE DREXEL CATHOLIC PARISH

Immaculate Conception • Our Lady of the Pines • Sacred Heart of Jesus • St. Bernard • St. Mary of the Mountains • St. Patrick  
Sutter Creek Pioneer lone Volcano Plymouth Jackson



Dear Amador County Planning department,

We are proposing to build a motel at 11383 Prospect Drive, Jackson, CA APN # 044-450-027. The motel will be a Fairfield Inn by Marriott, have 79 rooms, offer a free continental breakfast, an indoor pool and a fitness room for guest use only. We are requesting a variance to the Amador County hospitality parking code of 1 and 2/10 spaces per rentable guest room as listed in Section 19.36.010. Our proposed parking stall count will provide adequate parking for guest use, and motel staff, per industry standards for motels in this scenario. We are applying for a variance under section code 19.52.010 by requesting a parking variance of 82 parking stalls as shown in the table below:

Total on-site parking	74 stalls
Total off-site street parking	8 stalls
<b>Total parking</b>	<b>82 stalls</b>

*The hotel site plan attached to this page shows the stalls and will provide adequate parking per industry standards for this motel scenario.*

We cannot meet the parking requirement listed in Section 19.36.010 due to significant site constraints. The property has easements on all 4 sides of the property thus creating a specific area where in the hotel structure can be placed which in turn effects parking stall counts. A further constraint is the need of the local fire department for fire truck access to all four sides of the building for fire & life safety support. Taking these factors into account, we have maximized the area surrounding the hotel structure for permissible parking stalls and can only provide 82 stalls.

We attempted to meet the code requirement for parking by presenting multiple solutions to the current parcel owner. Unfortunately, they did not find them acceptable. These solutions are as follows:

- A “shared used parking agreement” with the office building parking lot that is connected to the east side of the property in question.
- A “shared used parking agreement” with the church building parking lot that is connected to south / south east side of the property in question.
- Purchase of the dirt lot that belongs to the church located at the south side of the property in question.

This parking variance determines this project’s financially viability as we need a minimum of 79 guest rooms. Our financial proforma model has taken into account two key factors:

- a) Today’s realistic construction cost as we are currently building a motel in Hollister, Ca
- b) This motel falls into the “premier motel product” category and associated operational costs.

*The proforma findings are supported an independent feasibility study by produced by HVS.*

Please note, there is no large conference facility, a bar or restaurant for non-guest/general public use at this motel to generate additional non guest traffic. Typical motel projects without services for non-guests, use a one parking stall to one guest room ratio. We also find that in the motel realm of hospitality, a property of this size will average up to 8 guest rooms where in vehicular transportation is shared, thus further reducing the demand on parking stalls. Motel staff parking lot usage will occur



LOTUS  
MANAGEMENT  
INC

when most guests are not at the motel property. For clarification, guests leave the motel property typically from 700 am to 900 am with their vehicles and return after 500 pm. That is same time frame when the majority of motel staff arrive for work and then leave to go home.

We hope that we have been able to demonstrate practical difficulties coupled with unnecessary hardships in requesting this variance. With a variance, we hope to bring this project to fruition with a beautiful well operated motel that Amador County will be proud of.

Sincerely,

Rakesh Patel



Written Project Description:

1. 1.56 Acres
2. 52,000 square feet
3. Four floors of construction
4. 7 parking stall for off street parking
5. Water source is on site
6. Sewer connection is on site
7. Plans attached
8. Construction start August 2022 completion February 2024
9. No phased development
10. No associated projects
11. No subdivision or land division projects
12. Non residential project
13. Motel, 12 employees, regionally orientated – hard to calculate square footage of sales area, unloading of supplies will take place in the parking lot and then rolled into the motel.
14. Non industrial
15. Non institutional
16. Parking Variance required.

**ENVIRONMENTAL INFORMATION FORM**

To be completed by applicant; use additional sheets as necessary.  
Attach plans, diagrams, etc. as appropriate.

**GENERAL INFORMATION**

Project Name: FAIRFIELD INN & SUITES BY MARRIOTT

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/

Developer LOTUS MANAGEMENT INC Landowner ROMAN CATHOLIC BISHOP OF SACRAMENTO

Address 6030 KELLYE AVE #150, SAN JOSE, CA Address 2110 BROADWAY, SACRAMENTO, CA

Phone No. 408 912 5118 x109 Phone No. \_\_\_\_\_

Assessor Parcel Number(s) 044-450-027

Existing Zoning District M, MANUFACTURING

Existing General Plan SPA, SPECIAL PLANNING AREA

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies \_\_\_\_\_

**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

**ADDITIONAL INFORMATION:** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

**ENVIRONMENTAL SETTING**

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

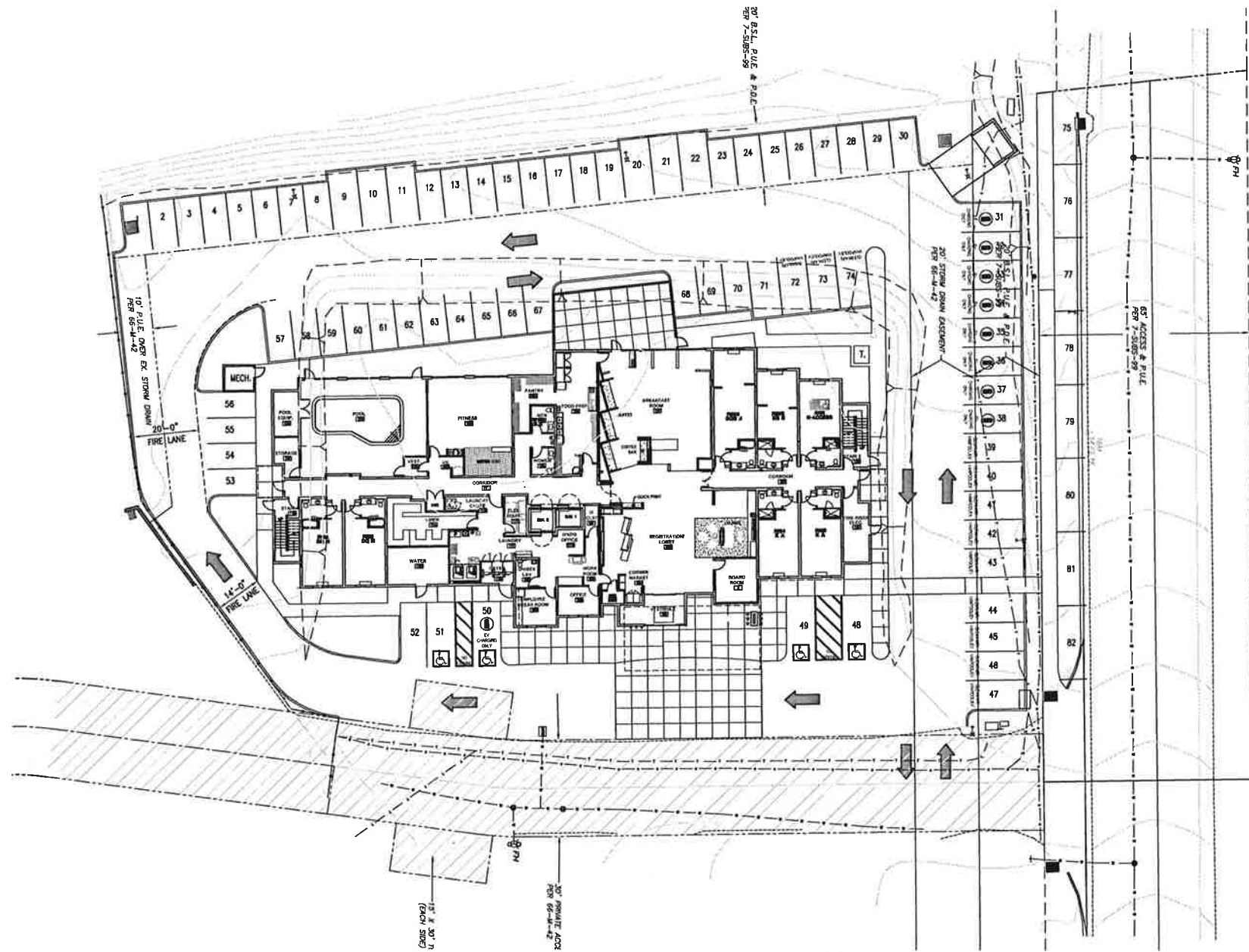
Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 2/9/22

  
\_\_\_\_\_  
(Signature)

For RAJESH PATEL





**SITE DEVELOPMENT PLAN**  
 1" = 20'- 0"  
 File Name: 0320-Archap.dwg  
 Edit Date: 02-08-22 (12:13:30)

<b>GUEST ROOMS COUNT:</b> NO. OF ROOMS: 1ST FLOOR 7 2ND FLOOR 24 3RD FLOOR 24 4TH FLOOR 24 <b>TOTAL 79</b> (INCLUDES 5 REQUIRED ACCESSIBLE ROOMS AND 9 ROOMS FOR HEARING IMPAIRED)	<b>LAND UTILIZATION:</b> NEW BUILDING FOOTPRINT: 13,084 SQ/FT = 17%
<b>BUILDING DATA:</b> PRIMARY USE R-1 TYPE VA, FULLY SPRINKLERED - NFPA 13 4 STORES SQUARE FEET PER FLOOR: FIRST FLOOR 13,084 SECOND FLOOR 12,850 THIRD FLOOR 12,850 FOURTH FLOOR 12,850 <b>TOTAL SQUARE FEET: 51,634</b>	<b>PARKING:</b> 43 COMPACT SPACES 27 STANDARD SPACES (INCLUDES 8 EV STALLS & 12 CLEAN/AIR VAN POOL STALLS) 8 STANDARD PARALLEL SPACES (OFF-SITE PARKING) 4 ACCESSIBLE SPACES INCLUDING 2 VAN ACCESSIBLE SPACES (INCLUDES 1 EV STALL) <b>82 TOTAL SPACES PROVIDED, PROPOSE A VARIANCE FOR 13 SPACES (79 ROOMS x 1.2 = 95)</b> 5 (3X) SHORT TERM BICYCLE PARKING 1 MINIMUM LONG TERM BICYCLE PARKING (INSIDE BUILDING)

REVISIONS	DATE

**dra** PLLC  
 DESIGN RESOURCES ARCHITECTS  
 1014 S. LA POINTE STREET  
 SUITE 10400, JACKSON, MISSISSIPPI 39201  
 601.343.9511  
 www.dra-pllc.com  
 admin@dra-pllc.com

**FAIRFIELD INN & SUITES**  
**Marriott**  
 JACKSON, CALIFORNIA

DRAWN TJM  
 CHECKED GDE  
 DATE MARCH 15, 2021  
 DRAWING TITLE AS NOTED  
 JOB NO. 21-103  
 SHEET  
**A0.1**  
 OF SHEETS

**COMMENTS**



Planning Department <planning@amadorgov.org>

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## TAC Project Referral - V-22;2-2 Lotus Management Inc - Completeness and Environmental Review

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Dave Sheppard <dsheppard@amadorgov.org>

Thu, Feb 24, 2022 at 4:15 PM

To: Amador County Planning Department <planning@amadorgov.org>

The Airport requests an Avigation Easement for this project.

The Avigation Easement will be similar to the one that is on the Catholic Center, the shopping center and McDonald's.

Dave

[Quoted text hidden]

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David Sheppard  
Amador County Airport  
Manager  
(209) 223-2376