

P98-110 - Riverfront Hotel

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Tentative Map to resubdivide 6 existing parcels into two parcels.
 - D. Major Project Special Permit to develop a project over 75,000 square feet in the C-3 zone.
 - E. Special Permit to develop a hotel over 125 rooms in the C-3 zone.

LOCATION:	Capitol Mall and Front Street APNs 006-133-12, 16, 17, 18; 006-138-01; 006-181-04 Central City Community Plan Area Council District 1
APPLICANT:	Tom Murray (901) 374-5424 Promus Hotel Corp. 755 Crossover Lane Memphis, TN 38117-4900
OWNER:	Redevelopment Agency City of Sacramento, (916) 264-8645 1030 15 th Street, Suite 200 Sacramento, CA 95814

APPLIC. FILED: September 30, 1998

STAFF CONTACT: Mark Kraft, 264-8116

SUMMARY: The applicant is requesting the entitlements necessary to develop a 249 room hotel on the Sacramento River waterfront. The project requires a tentative map to resubdivide 6 lots into 2 lots, a Major Project Special Permit to construct a structure exceeding 75,000 square feet in the C-3 zone, and a Special Permit to develop a hotel of more than 125 units in the C-3 zone.

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, Central City Community Plan designation and zoning for the site, as well as the Sacramento Riverfront Master Plan. The recommendation is also based upon the consistency of the proposed project with General Plan and Riverfront Master Plan goals and planning principles 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

Existing Land Use of Site: Vacant (Horse and Carriage Storage)

Surrounding Land Use and Zoning:

North: Commercial/Office; C-3

South: Vacant; C-3

East: Interstate 5; TC

West: Pedestrian Promenade/Sacramento River; C-3/F

Property Dimensions: Irregular

Property Area: 70,436 square feet

Proposed Building Height 90' (8 stories)

Number of Rooms: 249

Required Parking: 126

Parking Proposed: 150

Exterior Building Materials: Cast stone, EIFS, aluminum frame windows

Roofing Materials: Standing seam metal roof panels

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
Encroachment Permit	CalTrans
Driveway Permit	CalTrans
Design Review	Development Services
Alcohol Sales	ABC

BACKGROUND INFORMATION:

The City of Sacramento, in conjunction with the Redevelopment Agency has been working to bring a hotel to the riverfront for over 10 years. As part of a previous effort, on June 13, 1989, the Agency approved a proposed design for a hotel at the Agency owned project site. After review by a committee of Design Review and City Council representatives, the project was approved by Ordinance, on October 16, 1990. Due to shifts in the hotel industry, however, the project was never constructed.

More recently, in April 1997, the Agency issued a Request for Significant Interest for another hotel development on the site. The Agency received two proposals for the site, and selected Promus Corporation (Embassy Suites) for the project. The City Council approved the selection of Promus Corporation and authorized a negotiation period to complete a development agreement including conceptual project design, costs and schedule. The development agreement (Disposition and Development Agreement) was approved by the Council on February 23, 1999.

The project site is currently vacant, with no structural improvements, and is used as interim storage for the horses and carriages used in Old Sacramento. The Agency is in the process of preparing another nearby site to relocate the horses and carriages.

The proposed use for the site is a full service, Embassy Suites Hotel, with on site parking and a river oriented restaurant. With the development of the hotel, Front Street will be eliminated from Capitol Mall to Neasham Circle (the abandonment proceedings for this have already occurred). The railroad spur that currently runs parallel to the Sacramento River, between Front Street and the new promenade will remain intact. The promenade currently accommodates pedestrians and bicyclists.

The applicant proposes to construct an 8 story, 249-room, full service hotel, operated by Embassy Suites, to serve both residents of, and visitors to, Sacramento. The hotel will include approximately 201,000 square feet of total building area, excluding parking. This includes 3,500 square feet of meeting space, 2,000 square feet for a full service indoor restaurant and bar, and 1,200 square feet for outdoor dining. One level of underground parking will accommodate 150 valet parking spaces.

The architectural design objective of the hotel is to provide an attractive, site appropriate building that orients visitors to the waterfront and compliments surrounding development. Building design features include a protected drop-off (porte cochere), and terrace areas that include outdoor dining facing the Sacramento River

and Promenade.

Off-site improvements will include a left-turn pocket on Capitol Mall, which will allow partial access (left in, right in and right out), as well as pedestrian crossings and signalization. The City is working with Caltrans to design the improvements. The City will be responsible for the management of this portion of the project.

The City's Art in Public Places ordinance will be in effect for this project. The City's Metropolitan Arts staff will facilitate the selection process for the artwork. The type and location of the artwork has yet to be determined.

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. Additionally, the site is specifically designated as "Hotel/Public Facility Site" in the Sacramento Riverfront Master Plan.

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 of the Sacramento Riverfront Master Plan:

- ◆ Establish the riverfront area as an active, vibrant, urban district and public precinct
- ◆ Treat the Sacramento River and the river's edge as a focus of the riverfront area.
- ◆ Provide for alternative modes of circulation (access and linkages) to and within the riverfront, emphasizing non-automobile circulation.
- ◆ Emphasize pedestrian orientation, amenities and scale.
- ◆ Provide for visitor and community serving uses and amenities
- ◆ Provide for uses and amenities which complement uses and amenities in the area.
- ◆ Minimize traffic and parking impacts; discourage through traffic, and utilize existing parking facilities outside of the riverfront area
- ◆ Provide for a safe environment day and night, seven days a week.

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

- ◆ The assembly of land into parcels suitable for modern, integrated development

- with improved pedestrian and vehicle circulation in the Merged Project Area.
- ◆ The planning, redesign, and development of undeveloped areas which are stagnant or improperly utilized.
 - ◆ The strengthening of retail and other commercial functions in the downtown area.

B. Zoning Requirements

1. Zoning

The site is zoned Central Business District (C-3). The zoning ordinance allows hotel development in this zone. Granting of a Special Permit, by the Planning Commission, is required for hotels which exceed 125 rooms. A Special Permit is also required for any development in this zone which exceed 75,000 square feet. The project, at 249 rooms and 201,000 square feet is therefore required to obtain both entitlements.

2. Height and Area Regulations

The C-3 zone has no required setbacks, no height limit, and no maximum lot coverage requirement. The project is not located in the area which is subject to the requirements of the Capitol View Protection Ordinance. The project is located in an area which is subject to evaluation under the guidelines of the Sacramento Urban Design Plan. These guidelines are used to give direction rather than prescriptive requirements, and the Design Review Board has the authority to waive individual guidelines where it is found that such a waiver would achieve design policy objectives. The project is consistent with the massing guidelines with the exception of the fact that it does not provide a 15 foot setback, above 60 feet on the eastern elevation. The project however, does provide staggered setbacks which serve to achieve massing objectives.

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 126 parking spaces. The proposed project provides 150 spaces, thereby meeting Zoning Ordinance requirements for parking.

4. Special Permit

The project requires Special Permits for development over 70,000 square feet in the C-3 zone, and 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 planning principles of the Riverfront Master Plan.

5. Tentative Map

The project required a Tentative Parcel Map to combine 4 parcels into one parcel, and to incorporate an abandoned portion of Front Street for the hotel site. The map also combined two parcels into one parcel along the Riverfront Promenade. The map was approved unanimously by the Subdivision Review Committee on January 20, 1999. The conditions of approval are included in the attached Notice of Decision.

C. Site/Building Design

The building is oriented to front on Capitol Mall. A generously scaled porte-cochere establishes the primary building entrance, and weather protection for arriving and departing guests. As viewed from Capitol Mall, the pedestrian entrance is set up with a publicly scaled edifice, bold awnings and a grand stair transition from the public sidewalk. A row of Date Palms or London Plane trees is intended to strengthen the street edge along Capitol Mall and further define the pedestrian frontage.

The geometry of the building organizes linear guest suites along a single-loaded corridor surrounding an eight story atrium. Guest support functions and public lobby occurs on the first floor of the atrium, which is heavily landscaped and focused on a central decorative fountain. Informal gathering areas will be situated in the atrium space. Guest suites are located on the upper seven floors.

Functionally, the building orients in the following manner. The public "front door" and main entrance to the Hotel faces Capitol Mall. Spaces that offer a buffer to the interstate, like conference rooms and hotel support spaces, are oriented to the east. "Back of house" functions are grouped with the service access to the south, at the

junction of Front Street and Neasham Circle. Guest amenity spaces such as pool, spa, and restaurant, face the river and expand outdoors with the terrace. A secondary public lobby on the west lines up with the primary pedestrian access walk from the promenade. This establishes the location of the outside terrace, and strengthens the Hotel's link to the river and public access from Old Sacramento.

The architectural style of the building can be characterized as contemporary, while also incorporating traditional elements that soften the appearance for a more classic result. Elements of the design include a bold eave profile, sloped metal roofing, gable dormer elements, decorative metal railings, rusticated base, and bold colored awnings at public entrances.

The exterior of the hotel is comprised of a series of vertical planes punctuated with a pattern of simple window forms. Staggered setbacks and stepbacks provide visual interest, added verticality, and shadow pattern to the elevations. Horizontal lintels, or bands, are used to define a lower base dimension, as well as the top floor, and help define the base, shaft and cap of the building. A pattern of pilasters at the base and again at the top floor, enhances that definition. The EIFS (exterior insulated finish system) is detail with horizontal and vertical reveals providing an appearance similar to precast concrete panels.

Vertical emphasis is further enhanced with a series of roof forms that help strengthen the building's vertical geometry. A combination of flat parapet, arched parapet and sloping metal roof shapes add visual interest to the roof line.

A pallet of earth tones for the EIFS, gray metal roofing, and verde-green decorative metal screens and railings comprise the majority of exterior building materials. Cast stone accents will be used at the porte-cochere, building entrance, and exterior terrace areas where a higher quality finish is desired. The exterior colors are complimentary with the Tower Bridge as well as the office building at 111 Capitol Mall, which faces the project to the north.

The project has been reviewed by the Design Review/Preservation Board at a workshop (June 1998) and has been further reviewed by an Ad Hoc Committee of the Board (October 1998). The Ad Hoc Committee recommended that the project proceed to the full board for hearing and approval. This hearing is scheduled to occur on March 17, 1999.

PROJECT REVIEW PROCESS

A. Environmental Determination

Redevelopment Agency of the City of Sacramento served as the lead agency in the preparation of the environmental document for the project. Redevelopment Agency of the City of Sacramento, as lead agency, has reviewed the project and determined that it will not have a significant effect on the environment, and has prepared a Negative Declaration pursuant to Section 15070 of the CEQA Guidelines. A Mitigation Monitoring Plan was also prepared. The City Council and Redevelopment Agency of the City of Sacramento adopted the Negative Declaration and Mitigation Monitoring Plan on February 23, 1999. This Mitigation Monitoring Plan is included as Exhibit C-2.

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 Old Sacramento Merchants Board. 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 following summarizes the comments received:

1. Public Works Department

Public works comments have been incorporated, as conditions, into the attached Notice of Decision.

2. Utilities Department

Utilities comments have been incorporated, as conditions, into the attached Notice of Decision.

3. Building Department

Occupancy groups for this proposed project will be classified as follows:

A. Hotel will be classified as R1.

B. Meeting space, indoor dining areas, lobby connected to the atrium will be mixed occupancies as A2.1 and A3.

C. Parking Garage will be classified as occupancy group S3.

Due to the building area and occupancy group R1, the Type of Construction shall be Type I-FR building. All the outdoor structures at the terrace on the west and porte cochere on the north shall be of non-combustible materials.

Since the human occupancy floor located more than 75 feet above the lowest level of fire department access, the building design shall be in compliance with the City Ordinance No.91-050 for high-rise life safety requirements.

Guest rooms shall be provided with at least 7 fully accessible rooms plus 3 additional

rooms with roll-up shower.

Vertical Clearance at entrance to and within parking structure is minimum 8'2"

Access to the barge and Old Sacramento and site shall meet accessibility requirements.

4. Fire Department

The applicant must ensure that adequate fire flow is available to the site. The building must be sprinklered. Adequate access for emergency vehicles must be maintained. The garage area, if gated, must have fire access. Knox Box hardware must be provided for emergency entrance. Porte cochere must be at least 13'6" in height. West side access must be able to handle 70,000 pound fire equipment.

5. CalTrans

The planned hotel entrance and exit access to State route 275 will require an encroachment permit.

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 Finding of Fact approving the Negative Declaration
- B. Adopt the attached Notice of Decision and Finding of Fact approving the Mitigation Monitoring Plan
- C. Adopt the attached Notice of Decision and Finding of Fact approving the Tentative Map to resubdivide 6 existing parcels into two parcels.
- D. Adopt the attached Notice of Decision and Finding of Fact approving the Major Project Special Permit to develop a project over 75,000 square feet in the C-3 zone.
- E. Adopt the attached Notice of Decision and Finding of Fact approving the Special Permit to develop a hotel over 125 rooms in the C-3 zone.

Report Prepared By,

Report Reviewed By,



Mark Kraft
Associate Planner

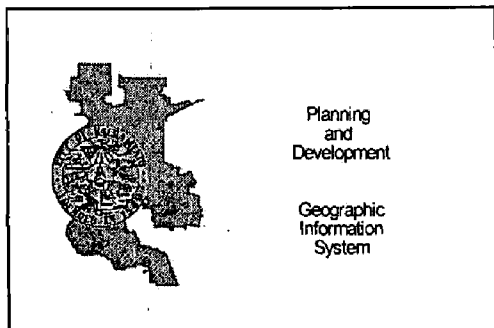
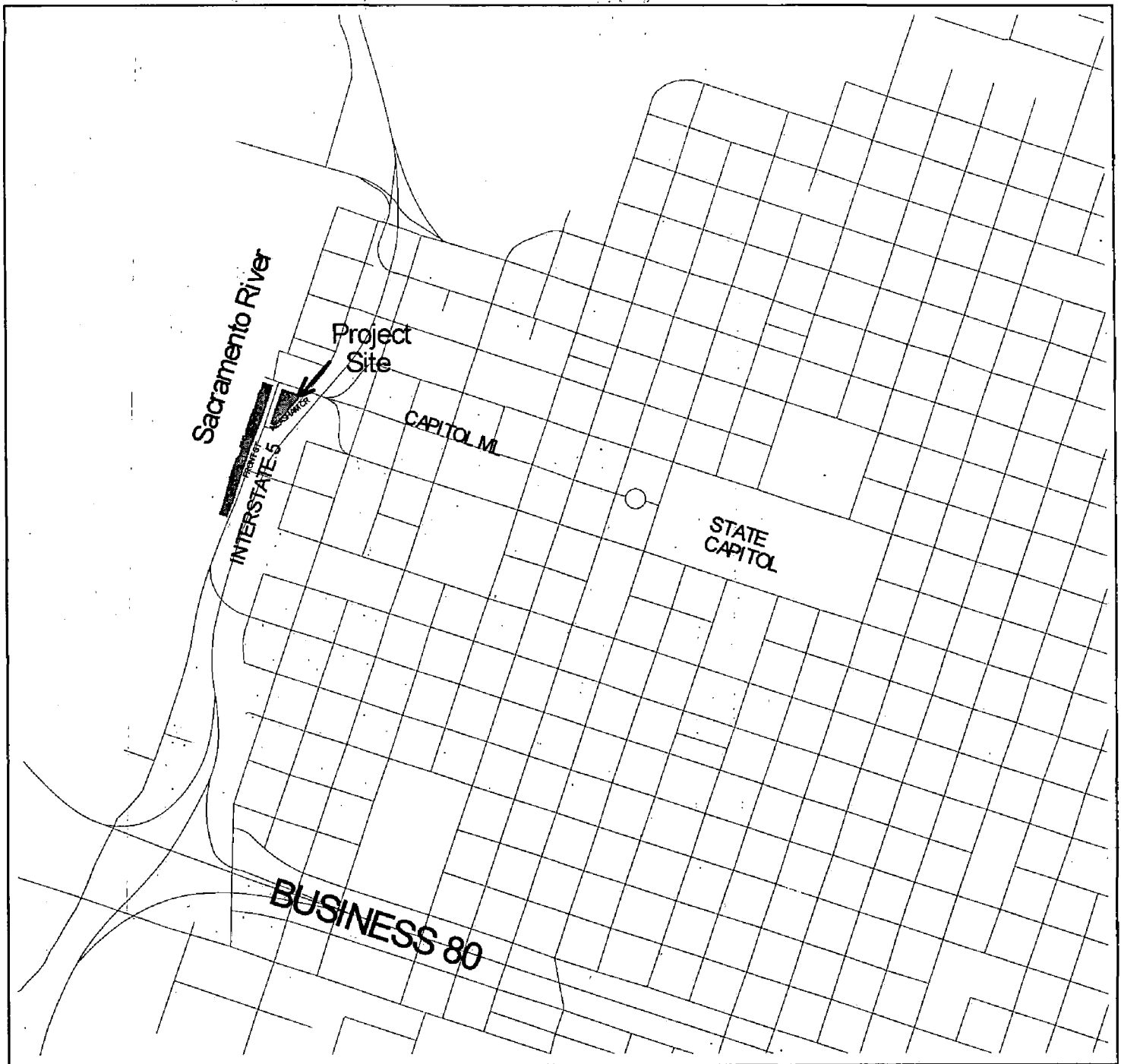


Steve Peterson
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision
Exhibit C-1	Site Plans/Elevations
Exhibit C-2	Mitigation Monitoring Plan

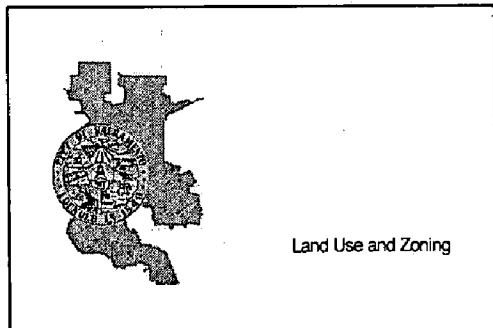
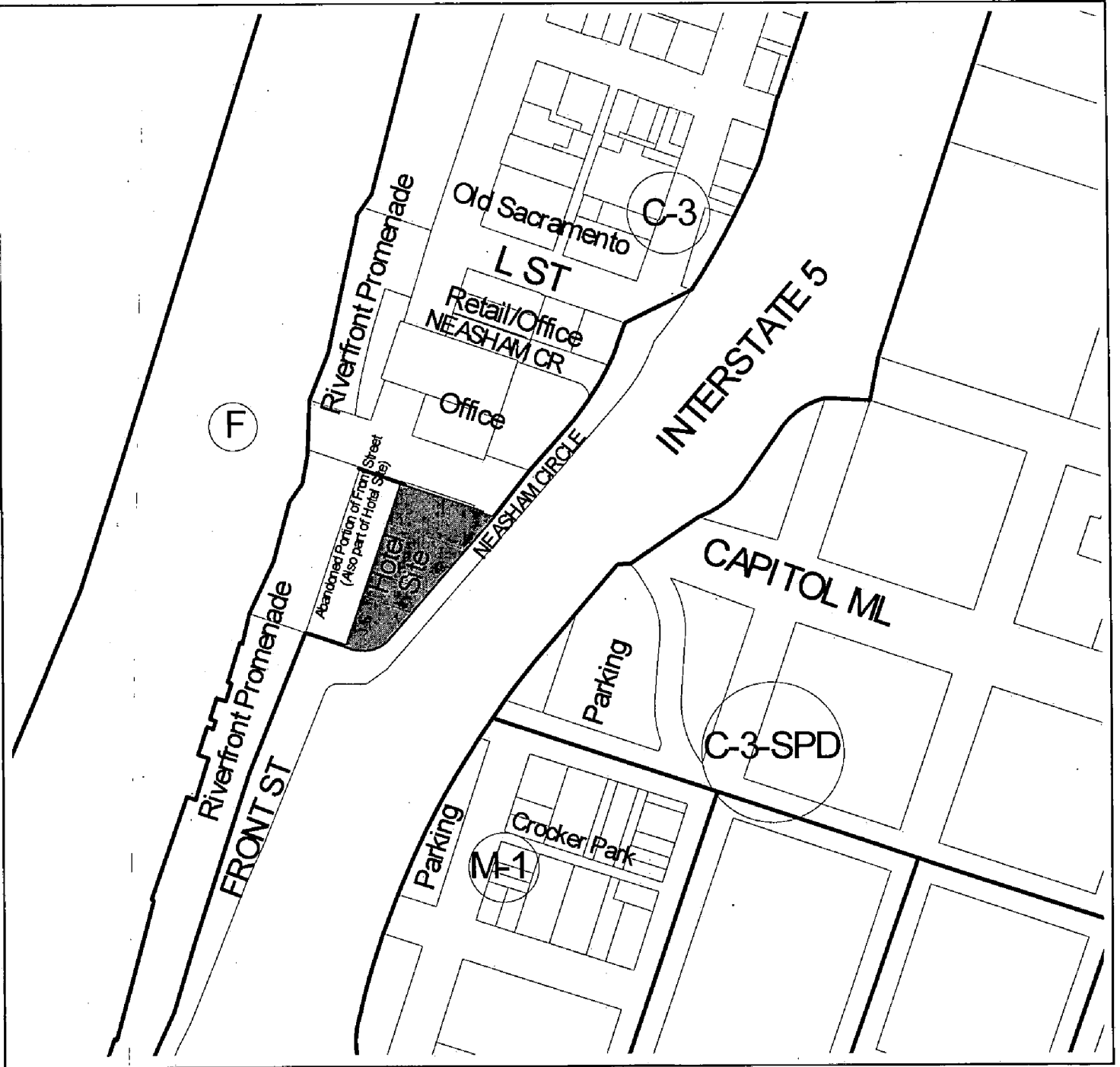
Attachment A- Vicinity Map
P98-110 Riverfront Hotel



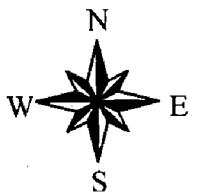
1000 0 1000 2000 Feet



Attachment B
Land Use and Zoning Map
P98-110



200 0 200 Feet



ATTACHMENT C
NOTICE OF DECISION AND FINDINGS OF FACT FOR
***(Riverfront Hotel)*, LOCATED AT FRONT STREET**
AND NEASHAM CIRCLE
SACRAMENTO, CALIFORNIA IN THE
CENTRAL BUSINESS DISTRICT (C-3) ZONE (P98-110)

At the regular meeting of February 25, 1999 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Negative Declaration
- B. Approved the Mitigation Monitoring Plan
- C. Approved the Tentative Map to resubdivide 6 existing parcels into two parcels.
- D. Approved the Major Project Special Permit to develop a project over 75,000 square feet in the C-3 zone.
- E. Approved the Special Permit to develop a hotel over 125 rooms in the C-3 zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Negative Declaration:** The City Planning Commission approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. **Mitigation Monitoring Plan:** The Mitigation Monitoring Plan is approved based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit C-2;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. The Tentative Map to resubdivide 6 existing parcels into two parcels is hereby approved, based upon the following findings:
1. The City Planning Commission, on February 25, 1999, held a public meeting on the request for approval of a Tentative Map at the property located at the above described location.
 2. All government and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond.
 3. The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.
 4. The Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision.
- D-E. The Special Permit to develop a project over 75,000 square feet in the C-3 zone and the Special Permit to develop a hotel over 125 rooms in the C-3 zone are hereby approved, based upon the following findings:
1. The project is based upon sound principles of land use in that the proposed use is compatible with existing development.
 2. The project will not be detrimental to the public health, safety and welfare in that the proposed has adequate off-street parking and will not result in significant noise, traffic, or parking impacts to the surrounding area.
 3. The project is consistent with the General Plan and Central City Community Plan, as well as the Sacramento Riverfront Master Plan.

CONDITIONS OF APPROVAL

- C. The Tentative Map to resubdivide 6 existing parcels into two parcels is hereby approved, subject to the following conditions:

Conditions:

- be limited to striping, restriping, and signage. All work shall be done to the satisfaction of the City's Bicycle Coordinator and Traffic Engineer;
- C11. Prepare a tree preservation plan for the review and approval of the City Arborist, if necessary;
- C12. The 12-inch drainage main in Front Street shall be abandoned to the satisfaction of the Department of Utilities;
- C13. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned. The Department of Utilities' field crews will abandon the excess water services. The applicant shall pay (City Council Resolution 98-272) to the Department of Utilities for each water service to be abandoned. The applicant should be advised that the tap record research and verification of tap locations by the field crews, prior to sign-off of this condition, may take a considerable amount of time, therefore, all requests should be submitted in a timely manner;
- C14. Fire access shall be provided along the abandoned portion of Front Street. This may require some form of paving between and adjacent to the California State Historic Railroad rails. All work shall be done to the satisfaction of, but not limited to, the City's Fire Department, the California State Historic Railroad, and the California Public Utilities Commission;
- C15. Capitol Mall, Neasham Circle, and Front Street shall be dedicated and improved to City standards.
- D-E. The Special Permit to develop a project over 75,000 square feet in the C-3 zone and the Special Permit to develop a hotel over 125 rooms in the C-3 zone are hereby approved, subject to the following conditions:

The following are conditions for the Special Permit that shall be satisfied prior to the issuance of any building permit:

- D-E1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
- D-E2. Submit a soils test prepared by a registered engineer to be used in street design;
- D-E3. Design street sections to provide for stabilized subgrades and pavement sections under high groundwater conditions;

- D-E4. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards;
- D-E5. Provide street lights. Coordinate street light design with the City's Public Works Electrical Section;
- D-E6. Provide for a Class 2 bicycle lane on the south side of Capitol Mall and Class 3 bicycle routes on Parcel 2 or that portion of abandoned Front Street and Neasham Circle. This may include but not be limited to striping, restriping, and signage. All work shall be done to the satisfaction of the City's Bicycle Coordinator and Traffic Engineer;
- D-E7. Prepare a tree preservation plan for the review and approval of the City Arborist, if necessary;
- D-E8. Fire access shall be provided along the abandoned portion of Front Street. This may require some form of paving between and adjacent to the California State Historic Railroad rails. All work shall be done to the satisfaction of, but not limited to, the City's Fire Department, the California State Historic Railroad, and the California Public Utilities Commission;
- D-E9. Capitol Mall, Neasham Circle, and Front Street shall be dedicated and improved to City standards;
- D-E10. On Capitol Mall, a westbound left turn pocket and a pedestrian crossing are being considered as part of this project. Applicant/developer shall provide for all aspects of the construction of these features including but not limited to the funding, design, construction, and coordination/permitting with other agencies. Coordination shall include but not be limited to CALTRANS, the California Public Utilities Commission, the California State Historical Railroad, the City of West Sacramento, and the City's Downtown Enterprise Department. All work shall done to the satisfaction of the City's Public Works Department. The applicant/developer shall change the current site plan as necessary to accommodate the final design of the above features;
- D-E11. Comply with requirements in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P98-110). These requirements may include but not be limited to modifications to the 3rd Street and L Street intersection and restriping the eastbound right turn lane on Capitol Mall;
- D-E12. The storm drainage flows from this site shall be routed to a separate

storm drainage system and not to Sump 107;

D-E13. Sanitary sewer flows from this project will have an adverse impact to the combined sewer system (CSS). The applicant will be required to enter into an CSS impact mitigation fee agreement with the City;

D-E14. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

D-E15. **GROUNDWATER DISCHARGE PERMIT**

All new groundwater discharges to the Combined or Separated Sewers must be regulated and monitored by the Department of Utilities (City Council Resolution #92-439). Groundwater discharges to the City's sewer system are defined as follows:

1. Construction dewatering discharges
2. Treated or untreated contaminated groundwater cleanup discharges
3. Uncontaminated groundwater discharges

Foundation or basement dewatering discharges to the CSS are not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.

Groundwater discharges may contain toxic and/or explosive chemicals that could be harmful to the environment and to service workers working in the City's sewer system. Prior to discharging any ground water to the City's sewer system, chemical analysis must be performed to determine if the groundwater contains toxic or explosive chemicals in concentrations of concern.

Currently, two types of groundwater discharges are recognized by the Department of Utilities; limited discharges and long-term discharges. These types of discharges are described as follows:

- A. "limited discharges" are short groundwater discharges of 7-days duration or less. Limited discharges must be approved through the Department of Utilities by acceptance letter.
- B. "long-term discharges" are groundwater discharges of greater duration than 7-days. Long-term discharge must be approved through the Department of Utilities and the City Manager through a Memorandum of Understanding (MOU) process.

The Groundwater MOU has a term of one year and requires the discharger to:

- a. Provide a description of the groundwater discharge,
- b. Obtain a Regional Sanitation District permit,
- c. Obtain approval from the Regional Water Quality Board if discharge is part of groundwater cleanup or contains contaminants above MCLs,
- d. Pay fees based on flow amounts when a fee schedule is established by ordinance,
- e. Comply with any new pertinent laws,
- f. Assess and repair sewer lines if the discharge exceeds MCLs,
- g. Suspend discharges during storm events or at City request,
- h. Provide shut-off switches accessible to the City, and
- i. Indemnify the City against all claims related to the MOU.

D-E17. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than one acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.

The following are advisory notes regarding the Special Permit:

1. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
2. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

CHAIRPERSON

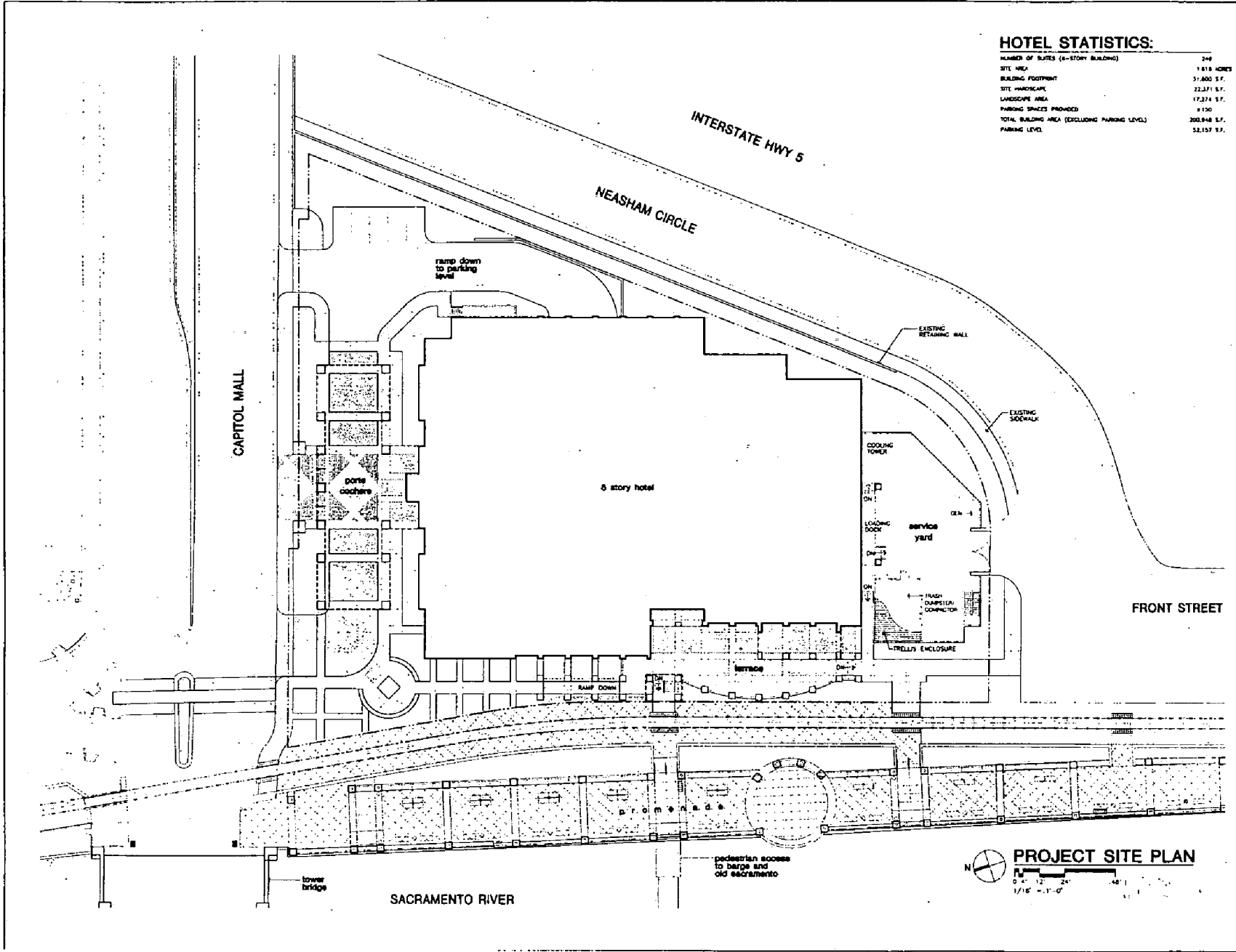
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P98-110)

ITEM 3
Pg 21

EXHIBIT C-1



HOTEL STATISTICS:

NUMBER OF SUITES (4-STORY BUILDING)	249
SITE AREA	1.818 ACRES
BUILDING FOOTPRINT	31,800 S.F.
SITE HARDSHIP	22,271 S.F.
LANDSCAPE AREA	17,274 S.F.
PARKING SPACES PROVIDED	#130
TOTAL BUILDING AREA (EXCLUDING PARKING LEVEL)	200,948 S.F.
PARKING LEVEL	52,157 S.F.

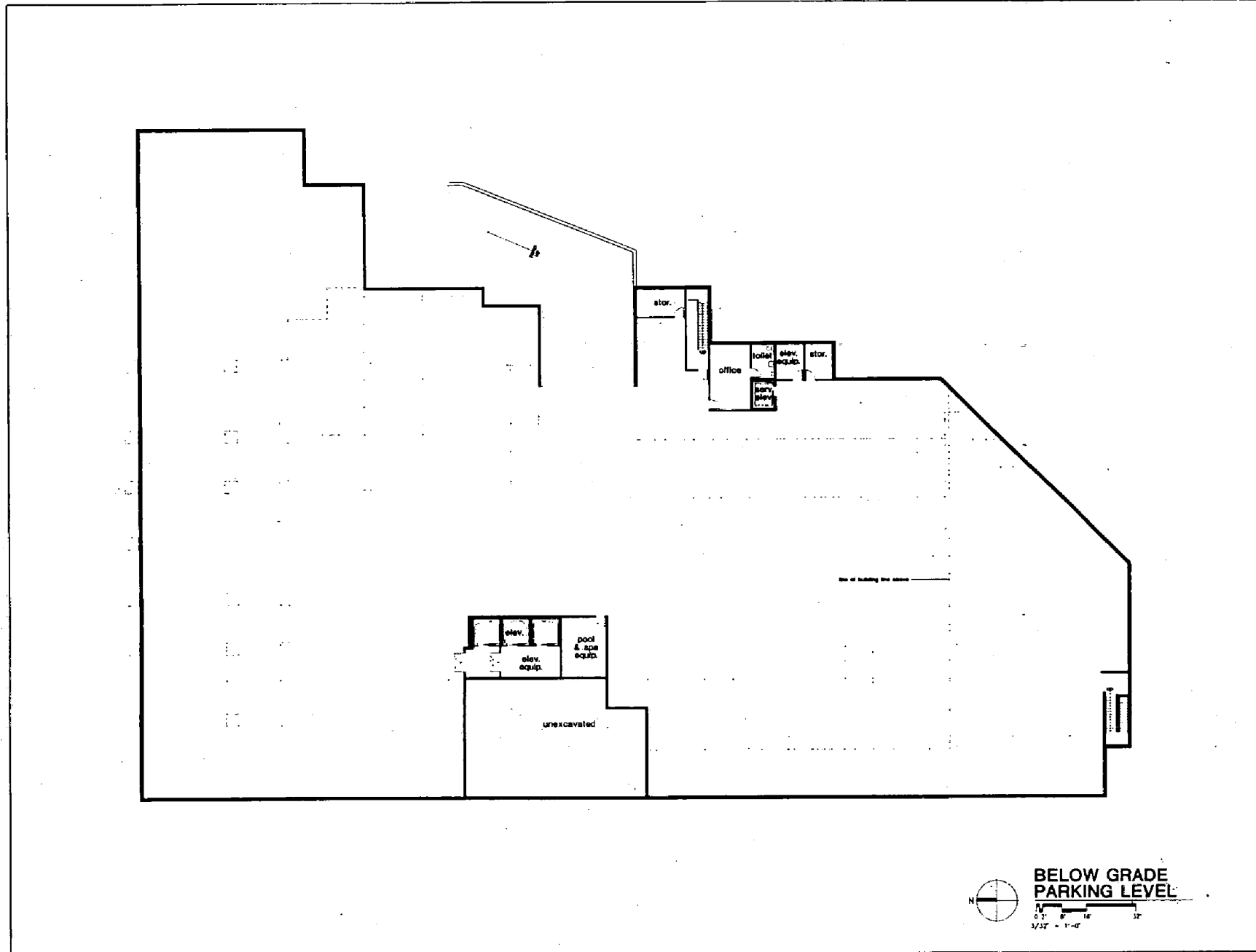
PROJECT SITE PLAN
 SCALE: 1/16" = 1'-0"

Promus Hotels, Inc.
EMBASSY SUITES
 THE DOCKS - CAPITOL MALL
 Sacramento, California

MTDDB
 ARCHITECTS

ITEM 3
P922

EXHIBIT C-1

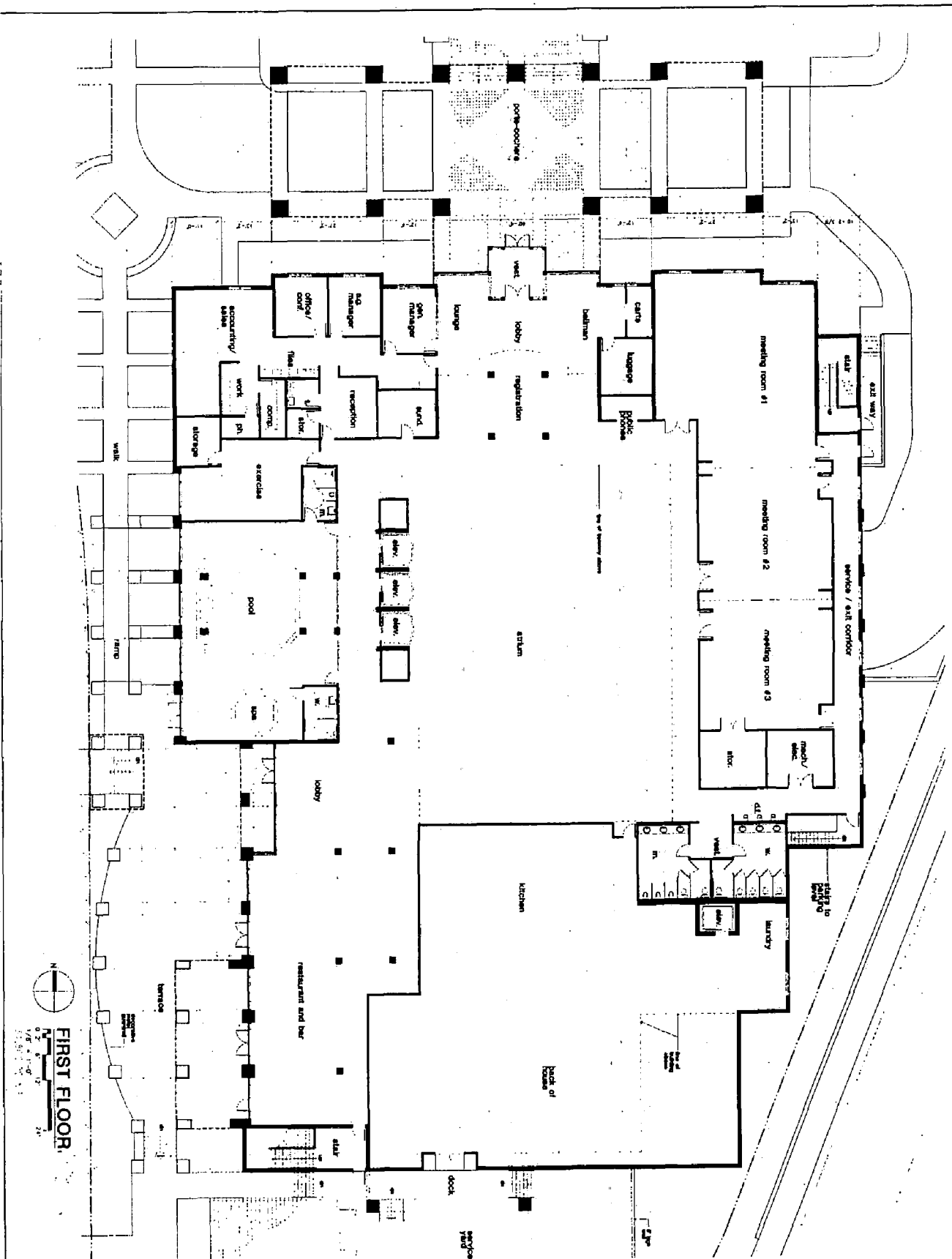




**BELOW GRADE
PARKING LEVEL**
 0' 3" 6" 9" 12" 15" 18" 21" 24" 27" 30"
 1/32" = 1'-0"

Plans, Specifications, Reports & Related Documents
MEEDB
 ARCHITECTS

Promiss Hotels, Inc.
EMBASSY SUITES
 THE DOCKS - CAPITOL MALL
 Sacramento, California

SHEET
 1 OF 12
A2

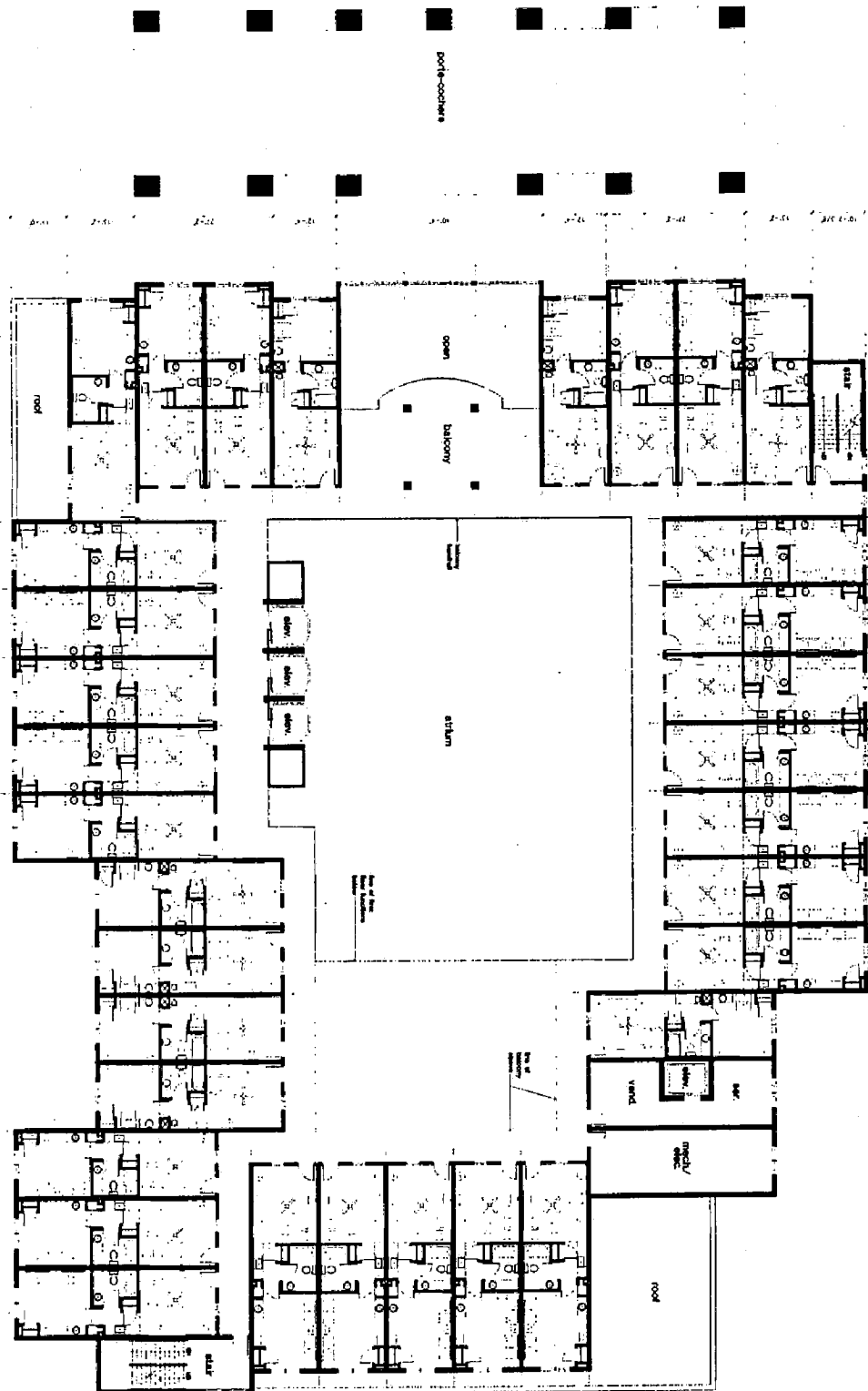



 FIRST FLOOR
 0' 2" = 1'

Promise Hotels, Inc.
EMBASSY SUITES
 THE DOCKS - CAPITOL MALL
 Sacramento, California

DESIGN, DEVELOPMENT, CONSTRUCTION & INTERIOR ARCHITECTURE
WEDB
 ARCHITECTS
 1000 Capitol Mall, Sacramento, CA 95833
 TEL: 916.441.1100 FAX: 916.441.1101
 WWW.WEDBARCHITECTS.COM

A3



SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

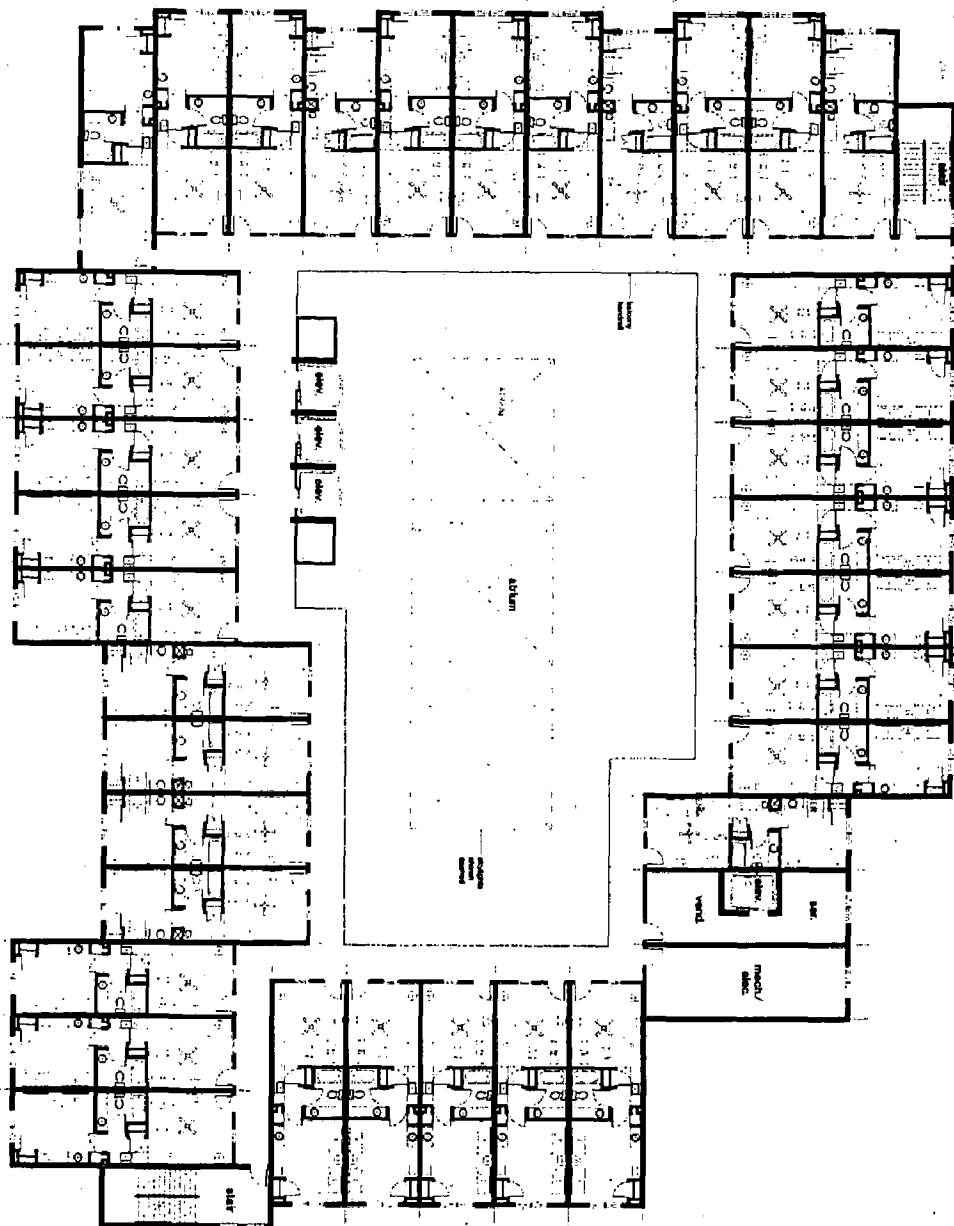
A4

Promus Hotels, Inc.
EMBASSY SUITES
 THE DOCKS • CAPITOL MALL
 Sacramento, California

Redwood, Hartman, Pomeroy & Birkhoff Architects

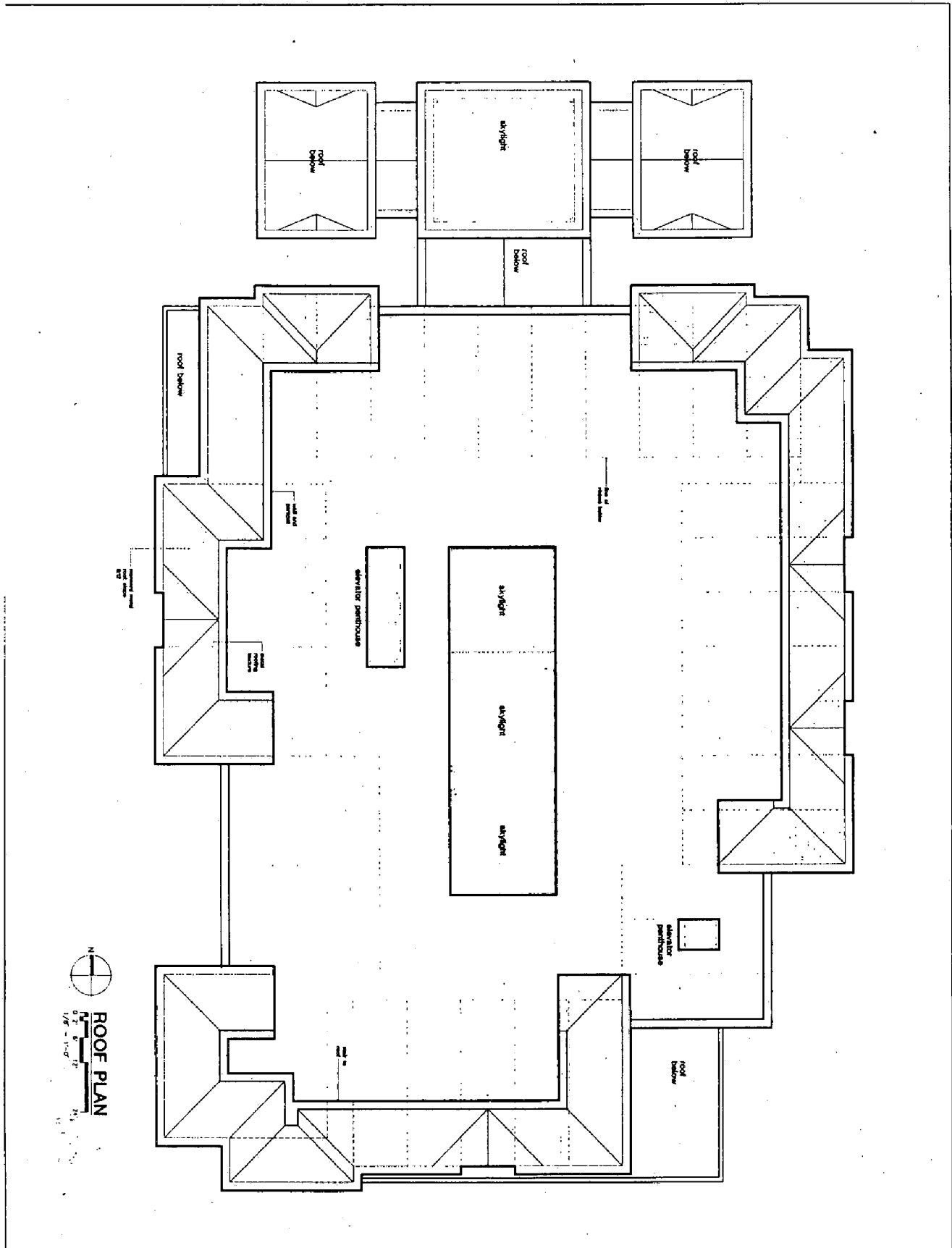
MEFB
 ARCHITECTS

2000 Capitol Mall
 Sacramento, California 95814
 Phone (916) 441-1111 Fax (916) 441-1112



**THIRD THRU EIGHTH
FLOOR PLANS**

DATE: 07-10-07
 DRAWN BY: [Name]
 CHECKED BY: [Name]




ROOF PLAN
 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 3/4" = 9'-0"
 1" = 12'-0"

ITEM 3
PS 27

EXHIBIT C-1



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

ITEM 3
79 28

EXHIBIT C-1



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

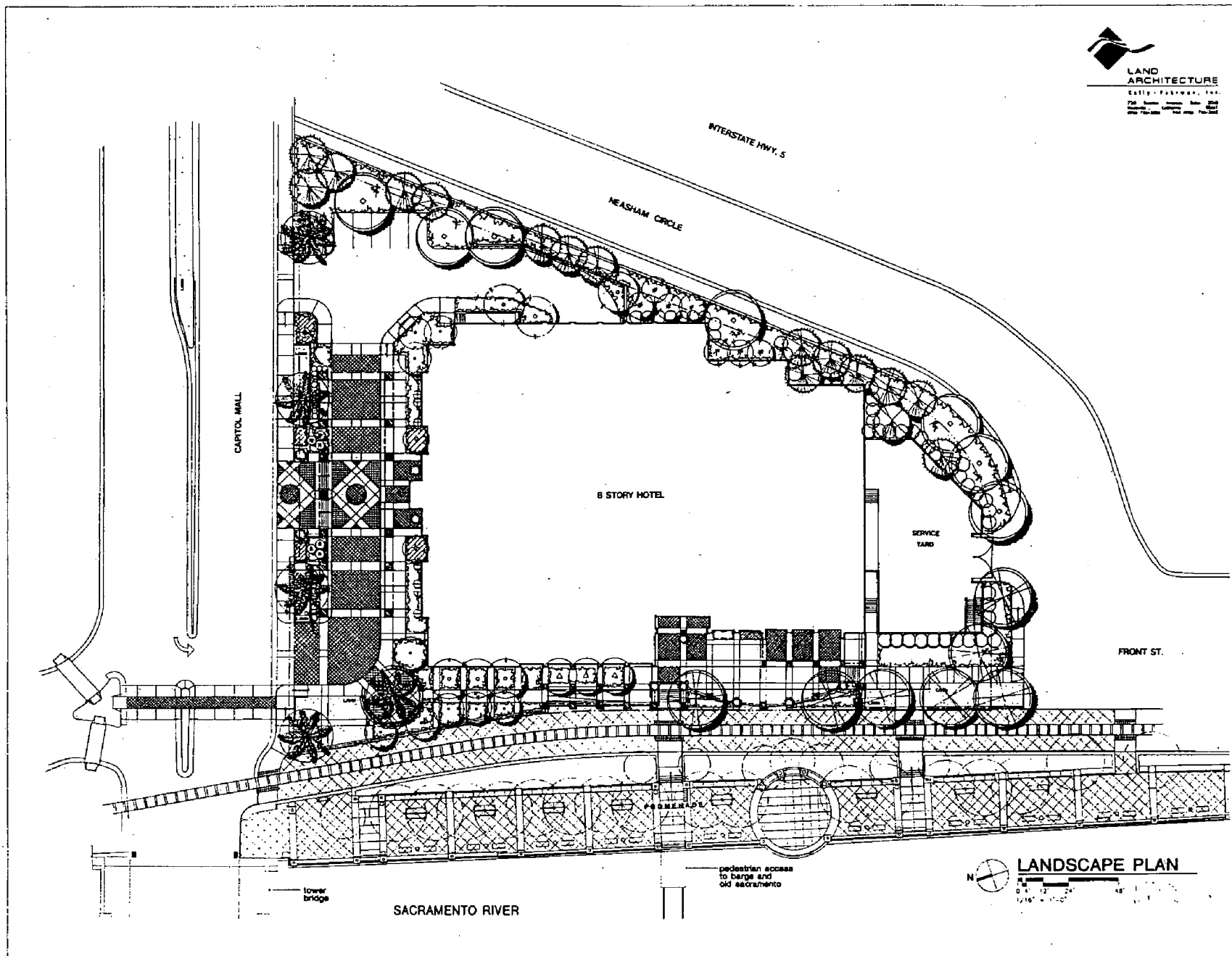


EAST ELEVATION

SCALE: 1/8" = 1'-0"

TRM 3
PS 30

EXHIBIT C-1



LAND ARCHITECTURE
 Emily + Partners, Inc.
 2200 Capitol Mall, Suite 200
 Sacramento, CA 95814
 Tel: 916.441.1111
 Fax: 916.441.1112
 www.landarchitecture.com

Project: Embassy Suites & Capitol Mall
 Date: 10/10/08
 Scale: 1/8" = 1'-0"
EMDB
 ARCHITECTS

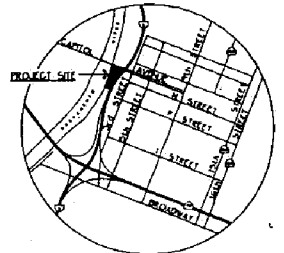
Promus Hotels, Inc.
EMBASSY SUITES
THE DOCKS - CAPITOL MALL
 Sacramento, California

LANDSCAPE PLAN
 N
 0' 10' 20' 40' 80'
 1/8" = 1'-0"

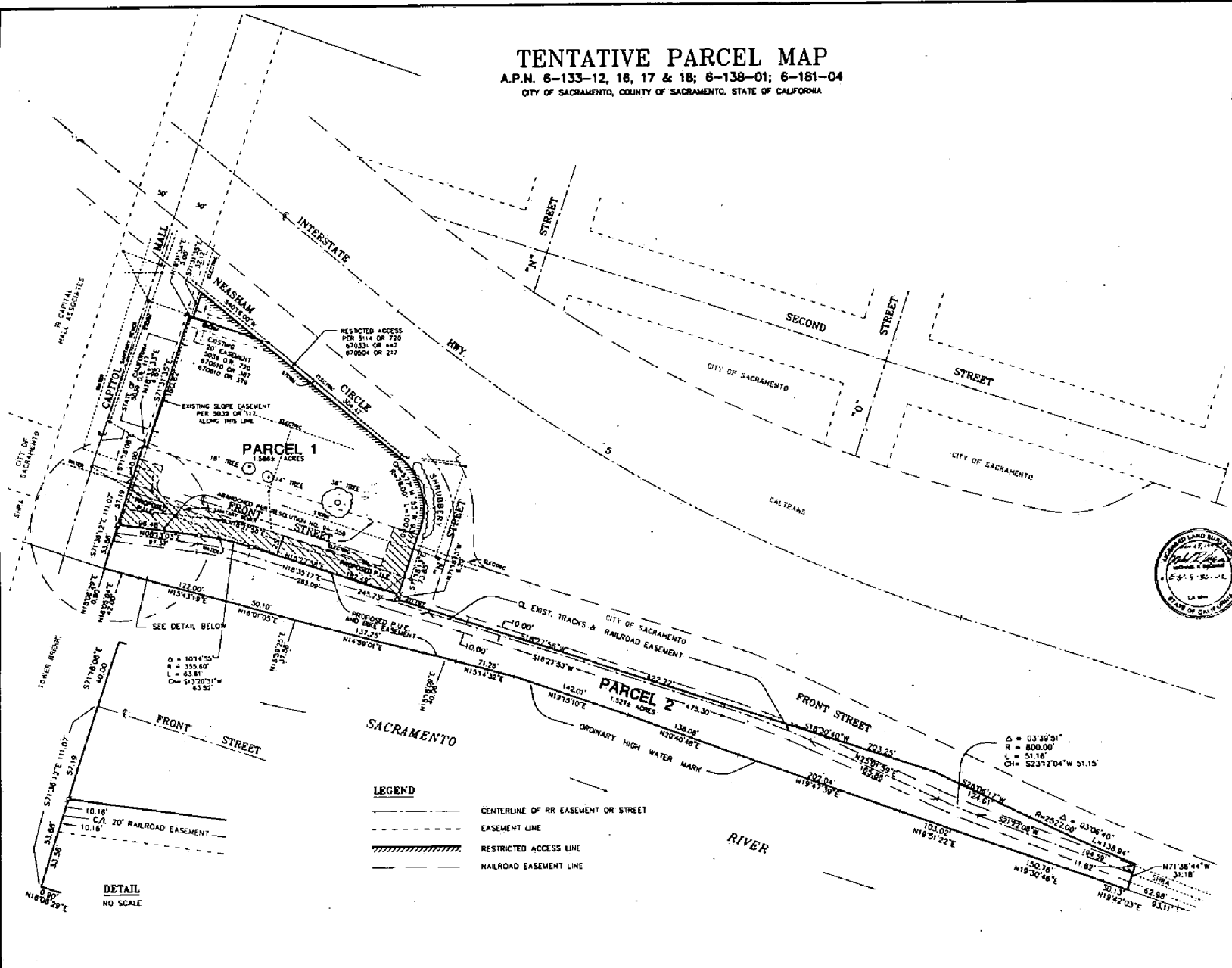
L-1

931

TENTATIVE PARCEL MAP
 A.P.N. 6-133-12, 16, 17 & 18; 6-138-01; 6-181-04
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



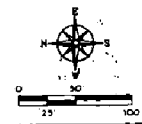
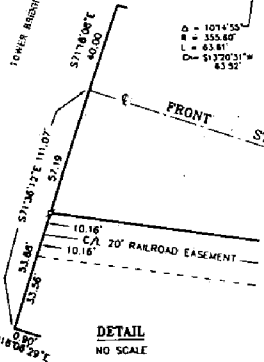
PROJECT LOCATION
NO SCALE



- RECORD OWNER:**
 CITY OF SACRAMENTO
 1323 FRONT STREET
 SACRAMENTO, CA 95814
- REDEVELOPMENT AGENCY:**
 CITY OF SACRAMENTO
 630 I STREET
 SACRAMENTO, CA 95814
 CONTACT: TRACY MICHEL 264-0645
- SURVEYOR:**
 V&E ENGINEERING CORPORATION
 2033 HOME AVENUE, STE. 220
 SACRAMENTO, CA 95825
 CONTACT: MICHAEL BEDARNE 929-1323
- PRESENT ZONING:**
 M-14 C-3
- PROPOSED ZONING:**
 M-14 C-3
- PRESENT USE:**
 RAILROAD & PARKING LOT
- PROPOSED USE:**
 HOTEL & RECREATION AREA
- NO. OF PARCELS:**
 2
- NET 4 GROSS AREA:**
 3.116 ACRES
- SCHOOL DISTRICT:**
 SACRAMENTO CITY UNIFIED
- SANITARY FACILITIES:**
 CITY OF SACRAMENTO
- FLOOD CONTROL:**
 CITIES OF SACRAMENTO
- DRAINAGE:**
 CITY OF SACRAMENTO
- WATER:**
 CITY OF SACRAMENTO



- LEGEND**
- CENTERLINE OF RR EASEMENT OR STREET
 - EASEMENT LINE
 - RESTRICTED ACCESS LINE
 - RAILROAD EASEMENT LINE



DATE: 08/20/2014 10:51:04 AM PROJECT: 1301

5.0 DRAFT MITIGATION MONITORING AND REPORTING PLAN

RIVERFRONT HOTEL PROJECT

CITY OF SACRAMENTO and the REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

The California Environment Quality Act (CEQA) as amended by Chapter 1232 (California 1988: implementing AB 3180, 1988) provides that a decision making body "shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment".

The purpose of this mitigation monitoring and reporting plan is to ensure compliance with and effectiveness of the mitigation measures set forth in the adopted Mitigated Negative Declaration for the Riverfront Hotel Project. This MMRP identifies the impact as it relates back to the Mitigated Negative Declaration, what the mitigation is, the monitoring or reporting action for the mitigation measure, the responsible party for the action, the timing of the monitoring or reporting action, and how the action will be verified.

The requirements of this MMRP run with the real property that is the subject of the project and successive heirs, and assigns of this real property are bound to comply with all of the requirements of the adopted MMRP. Prior to any lease, sale, transfer, or conveyance of any portion of the real property that is the subject of the project, the Developer shall provide a copy of the adopted MMRP to the prospective lessee, buyer, transferee, or one to whom the conveyance is made. The Developer shall not be relieved of its obligations under the MMRP if the Developer conveys any interest in the site unless the Agency agrees in writing to relieve the Developer's obligations.

The Environmental Coordinator of the Sacramento Housing and Redevelopment Agency will be responsible maintaining records of compliance with this program for the Redevelopment Agency of the City of Sacramento, and the Neighborhoods, Planning and Development Department of the City of Sacramento will be responsible maintaining records of compliance with this program for the City of Sacramento. Where specified, the developer shall provide the appropriate documentation necessary to comply with this MMRP.

CULTURAL AND HISTORIC RESOURCES

Impact 4.5.1 Loss or degradation of undiscovered prehistoric and historic resources

Mitigation:

4.5.1a Prior to any excavation activities on the site, the project proponent shall retain a qualified archaeologist to prepare a detailed historical context and research design using Bird's-eye views, tax records, old maps, etc.

4.5.1b Based on information found during the context phase, conduct archaeological excavations just prior to construction, if indicated by the research. The archaeologist shall determine, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction commences. Such measures could include, but are not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. The curator for the Sacramento History Museum and Archives Center shall determine whether, how, and where any historical features shall be salvaged and retained off-site.

4.5.1c During construction activities on the site:

Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but are not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION / REPORTING PROCEDURE	VERIFICATION PROCEDURE
Downtown Enterprise Department shall provide a copy of the archaeologist' report and letter of agreement from the curator for the Sacramento History Museum and Archives Center to the Environmental Coordinator of SHRA.	Include copy of OPA and archaeologist' report and letter of agreement in MMRP file.
Checked: (initials) _____ (date) _____ comments: _____	Checked: (initials) _____ (date) _____

TRANSPORTATION/CIRCULATION

Impact 4.15.1 Acceptable Gap Availability

Mitigation:

4.15.1 The location of the egress driveway shall be constructed such that the exclusive right turn lane on Capitol Mall leading to 3rd Street begins at the hotel's egress driveway.

MITIGATION PROCEDURE	VERIFICATION PROCEDURE
<p>Engineered drawings shall be provided to the City Engineer and completed to the satisfaction of Caltrans prior to the issuance of occupancy permits.</p>	<p>Applicant shall submit copy of these plans identifying compliance with these measures to the Environmental Coordinator. Include copy of the engineered drawings signed off by Caltrans and the City Traffic Engineer, the OPA and construction conditions in MMRP file.</p>
<p>Checked: (initials) _____ (date) _____ comments: _____ _____ _____</p>	<p>Checked: (initials) _____ (date) _____</p>

Item 3
Pg 35

Impact 4.15.2 Pedestrian Facilities, Circulation and Crossings

Mitigation:

4.15.2 The project driveway shall be signalized, with an accompanying pedestrian cross-walk with pedestrian push buttons at both the north and south ends of the crosswalk, and within a pedestrian refuge area within the median. This traffic signal will need to be coordinated with the signal at Capitol Mall/3rd Street, and additional improvements to avoid the trapping of vehicles on the Tower Bridge.

To avoid the potential trapping of vehicles on the Tower Bridge, the installation of a traffic signal at the project driveway shall be accompanied by one or both of the following improvements:

- Installation of a traffic signal at the western edge of the Tower Bridge which is coordinated with the proposed signal; and/or
- Coordination of the proposed signal with the Tower Bridge gates, and preemption timing that provides for an adequate clearance interval for eastbound traffic.

MITIGATION PROCEDURE	VERIFICATION PROCEDURE
Engineered drawings shall be provided to the City Engineer and completed to the satisfaction of Caltrans prior to the issuance of occupancy permits.	Applicant shall submit copy of these plans identifying compliance with these measures to the Environmental Coordinator. Include copy of the engineered drawings signed off by Caltrans and the City Traffic Engineer, the OPA and construction conditions in MMRP file.
Checked: (initials) _____ (date) _____ comments: _____ _____ _____	Checked: (initials) _____ (date) _____

Impact 4.15.3 Intersections - Cumulative

Mitigation:

4.15.3 The signal timing shall be modified, and the cycle length shall be increased to 120 seconds. Additionally, the westbound approach should be widened from the intersection back to the existing exclusive right turn lane which currently turns into the City parking garage. The right turn lane shall be extended west to the intersection and the existing channelization and striping shall be reconfigured such that the single exclusive right turn lane will be relocated one lane north. Geometrics for the remaining lanes should be restriped such that the existing right-turn lane is restriped as an exclusive through lane to the northbound I-5 on-ramp. The next lane to the south would remain an exclusive through lane also leading to the northbound I-5 on-ramp. The next lane to the south, which currently is a combined through-movement to both northbound I-5 and Capitol Avenue, shall be restriped to eliminate the through movement to the northbound I-5 ramp and to permit a left turn to 3rd Street in addition to Capitol Mall. The exclusive left turn lane would remain. Additional modifications to the entrance of the northbound I-5 on-ramp would be necessary to align the new through lane.

MITIGATION PROCEDURE	VERIFICATION PROCEDURE
Off-site improvement plans and signal modification shall be prepared to the satisfaction of the City Traffic Engineer.	Include copy of improvement plans, OPA and signal modification plans in MMRP file.
Checked: (initials) _____ (date) _____ comments: _____ _____ _____	Checked: (initials) _____ (date) _____

Impact 4.15.4 Acceptable Gap Availability

Mitigation:

4.15.4 Signalize the intersection to provide a protected left-turn movement into the project at the intersection, and reduce any potential queuing to a level which can be readily accommodated by a 200 ft. long left-turn bay.

MITIGATION PROCEDURE	VERIFICATION PROCEDURE
Off-site improvement plans and signalization plans shall be prepared to the satisfaction of the City Traffic Engineer.	Include copy of improvement plans, OPA and signalization plans in MMRP file.
Checked: (initials) _____ (date) _____ comments: _____ _____ _____	Checked: (initials) _____ (date) _____

NOISE/VIBRATION

Impact 4.11.1: Increased noise levels during construction.

Mitigation:

The following mitigation measures are required for the proposed project:

- 4.11.1a** Construction activities shall comply with the City of Sacramento Noise Ordinance. Demolition and pile driving activities shall be coordinated with adjacent land uses in order to minimize these noise impacts.
- 4.11.1b** To further mitigate pile driving noise impacts, holes will be pre-drilled to the maximum feasible depth. This will reduce the number of blows required to seat the pile, and will concentrate the pile driving activity closer to the ground where noise can be attenuated more effectively by the construction/noise barrier.
- 4.11.1c** Locate fixed construction equipment such as compressors and generators as close to the eastern (freeway) boundary as possible. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment.
- 4.11.1d** Designate a disturbance coordinator and conspicuously post this person's number around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint, and implement any feasible measures to be taken to alleviate the problem.

MITIGATION PROCEDURE	VERIFICATION PROCEDURE
The City of Sacramento will include the conditions in the project's construction permits. Compliance with all city conditions and mitigation measures will be required in the OPA. Applicant shall submit copy of construction conditions to the Environmental Coordinator.	Include copy of OPA and construction conditions in MMRP file.
Checked: (initials) _____ (date) _____ comments: _____ _____ _____	Checked: (initials) _____ (date) _____

ITEM 3
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Impact 4.11.2 Construction-Induced Vibration

Mitigation

The following mitigation measures are required for the proposed project:

- 4.11.2a Implement Mitigation Measure 4.11.1b.
- 4.11.2b Examine all adjacent buildings during construction for the occurrence of new cracks or signs of distress.
- 4.11.2c If fire sprinkler failure failures are observed in surrounding office buildings, monitoring shall be conducted during construction and repairs to sprinkler systems shall be provided.
- 4.11.2d Should damage occur despite the above mitigation measures, construction operations shall be halted and the problem activity shall be identified. Once the problem activity is identified, the activity shall be modified to eliminate the problem and protect the adjacent buildings.

MITIGATION PROCEDURE	VERIFICATION PROCEDURE
<p>The applicant shall provide verification that the pre-existing condition of adjacent and sensitive buildings has been assessed and recorded prior to the issuance of construction permits. The City of Sacramento will include conditions in the project's construction permits. Compliance with all city conditions and mitigation measures will be required in the OPA. Applicant shall submit copy of construction conditions to the Environmental Coordinator.</p>	<p>Include copy of verification and plans in MMRP file. Include copy of OPA and construction conditions in MMRP file.</p>
<p>Checked: (initials) _____ (date) _____ comments: _____ _____ _____</p>	<p>Checked: (initials) _____ (date) _____</p>

UTILITY AND SERVICE SYSTEMS

Impact 4.16.1 Substantial increases to CSS flows.

Mitigation:

4.16.1 The project developers shall enter into an Impact/Mitigation Agreement with the City. The agreement would include, but is not limited to, the following:

1. Agreement to pay associated CSS impact fees and a waiver of all rights to protest fees, assessment districts, or Mello Roos districts.
2. Consent to all conditions by any lienholder.
3. Indemnification of the City in implementing the Agreement.

The mitigation plan or Impact/Mitigation Agreement is required by local regulations to be reviewed and approved by the City of Sacramento Department of Utilities prior to the issuance of building permits.

MITIGATION PROCEDURE	VERIFICATION PROCEDURE
The applicant shall a copy of the Impact/Mitigation Agreement and provide verification of payment of fees to the Environmental Coordinator.	Include copy of verification, OPA and management agreement in MMRP file.
Checked: (initials) _____ (date) _____ comments: _____ _____ _____	Checked: (initials) _____ (date) _____