

**CITY OF SACRAMENTO
DEPARTMENT OF DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 15, 2004, the Zoning Administrator approved with conditions a special permit modification to expand an existing hotel facility in the Light Industrial, Point West PUD (M-1-S-R) zone for the project known as (File Z04-137). Findings of Fact and conditions of approval for the project are listed on pages 3-5.

Project Information

Request:

Zoning Administrator Special Permit Major Modification to expand an existing hotel facility on 7.2 developed acres in the Light Industrial, Point West PUD (M-1-S-R) zone. The current hotel facility is 121,305 square feet in size with 212 guest rooms and five buildings. The new hotel campus will be 170,400 square feet in size with 345 guest rooms, three buildings, and hotel amenities. The hotel amenities total 19,500 square feet and include lobby areas, meeting rooms, a restaurant, and pools and spas.

Location: 1780 Tribute Road (D3, Area 4)

Assessor's Parcel Number: 277-0285-005

Applicant: LBL Architects {Contact: Fernand Banna}
4223 Glencoe Ave, C200
Marina Del Rey, CA 90292

Property Owner: Tarsadia Hotels / DKN Hotels
621 Newport Center Drive, 14th Floor
Newport Beach, CA 92660

Project Planner: Lindsey Alagozian

General Plan Designation: Regional Commercial & Offices
Existing Land Use of Site: Hotel
Existing Zoning of Site: Light Industrial, Point West PUD (M-1SR-PC-PUD)

Surrounding Land Use and Zoning:

North: M-1-SR; Commercial
South: M-1-SR; Commercial
East: M-1-SR; Commercial
West: M-1-SR; Commercial

Property Dimensions: Irregular
Property Area: 7.2+ acres
Existing Square Footage of Hotel Facilities: 121,305 square feet
Existing Number of Guest Rooms: 205 guest rooms

Proposed Square Footage of Hotel Facilities: 170,400 square feet
 Proposed Number of Guest Rooms: 344 guest room
Square Footage of Proposed Demolition: 22,680 square feet including existing restaurant, conference meeting center, and the gateway main lobby and pool amenities.

Proposed Buildings:

- Towne Place:** 119 guest rooms; 58,003 square feet, 4 story building, 52 feet high
 Amenities: TV lounge area, laundry and exercise room, outdoor pool.
- Fairfield:** 70 rooms, 33,623 square feet, 3 story building, 34.5 feet high
 Amenities: TV lounge area, breakfast room, laundry and exercise room, outdoor pool.
- Courtyard Marriot:** 144 guest rooms, 78,773 square feet, 3 story building, 34.5 feet high
 Amenities: 5,000 square foot conference room, 41 seat restaurant, lobby lounge and bar, outdoor pool and gardens.

Exterior Building Materials: Stucco
 Roof Materials: Composition Shingles
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A through P

Previous Files: P97-086, Z03-039

Background Information: The site contains an existing hotel facility with 205 guest rooms. On October 23, 1997 the Planning Commission approved a Variance to allow an 80 foot high, 240 square foot pole sign within 660 feet of a freeway (P97-086). On February 19, 2003 the Zoning Administrator approved a Special Permit Minor Modification to allow a 4,600 square foot lobby expansion. Any future change to the existing site requires a Zoning Administrator Special Permit Modification.

Additional Information The applicant is proposing to renovate and expand an existing hotel facility located in the Point West PUD, Light Industrial zone. The site contains five hotel buildings. The applicant is requesting to demolish two structures totaling 26,896 square feet. The buildings to be demolished include a three-story hotel building, the hotel lobby / pool bathrooms, and the restaurant with meeting rooms. The other three hotel buildings contain guest rooms and are proposed to be remodeled. In addition, two buildings are proposed to be constructed which include a four story hotel building containing 119 guest rooms and a three story hotel building with 144 guest rooms, an adjoining restaurant, and conference rooms.

The project will create a Marriott Hotel Campus containing three different Marriott products including: Fairfield, New Towne Place, and Courtyard by Marriott. Different amenities and services will be provided for each type of hotel. Overall, the project will increase the number of guest rooms from 216 to 344. Each hotel establishment provides a swimming pool area and

resident parking. The parking lot will be modified to accommodate the hotel expansion and will not affect the existing 25-foot landscape setback. The project is located within the Del Paso Heights and Woodlake Neighborhood Associations. Staff sent the plans and early notification of the project to the association but did not receive any comments. The site was posted and neighbors within 100 feet of the subject site were notified of the hearing. Staff received two phone calls requesting additional information. No opposition to the project was expressed.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Development Engineering and Finance, Fire, Police, and the Building Division. The comments received pertaining to the project have been included as conditions of approval.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332, Infill Development Projects.

Conditions of Approval:

Planning

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The applicant shall obtain a demolition permit prior to the demolition of the existing buildings.
3. The project shall be constructed in compliance with approved plans. Any modification to the project shall require Planning review and approval.
4. A minimum of 345 parking spaces are required.
5. A minimum of 17 bicycle parking spaces are required. Fifty-percent of the required bicycle parking spaces shall be Class 1 facilities.
6. The applicant shall meet the requirements of the Zoning Ordinance and the Water Conservation Ordinance for the landscaping. Additionally, all parking and newly paved areas must comply with the 50% shading requirement of the Zoning Ordinance.
7. The trash enclosures shall meet the requirements of the Zoning Ordinance.
8. The project is allowed one monument sign per the Point West PUD guidelines, in addition to the previously approved pole sign located at the northeast corner of the property. Should the applicant desire additional signage than the allowed number of signs, an amendment to the Point West PUD Guidelines is required to be granted by the Planning Commission.
9. Should new mechanical equipment be placed on the roof, the equipment shall be screened and not visible from any views. Any necessary vents shall be painted to match the roof color.

10. The project shall be constructed with the building materials and colors reflected in the materials and color board for the hotel project dated August 12, 2004.

Building

11. A water flow test shall be obtained from Utilities and the fire flow calculated. With the flow fire calculated the applicant shall determine if the proposed building area and construction type complies with the Fire Code. If not, the building area shall be reduced or a change in construction type will be needed.

Fire

12. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
13. Provide appropriate Knox access for site.
14. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
15. Locate and identify Fire Department Connections (FDCs) on the address side of the building within 40 feet of a fire hydrant.
16. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

Development Engineering & Finance

17. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
18. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.
19. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division.
20. The minimum throat distance for all site driveways shall be 30' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
21. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

22. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
23. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.
24. The Monument sign proposed at the second driveway east of Tribute Road shall be relocated to allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle).

Utilities

25. Only one domestic water service per parcel is allowed. If a larger domestic water service is required for the proposed project, the existing water services shall be abandoned and larger services shall be purchased.
26. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements.
27. If the project disturbs greater than 1 acre of property, the project will be required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of persons responsible for SWPPP, 6) certification by property owner or authorized representative.
28. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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.
29. 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 1 acre, both source controls and on-site treatment control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor

loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. On-site treatment control measures are also required and may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures and on-site treatment control measures.

ADVISORY COMMENT:

1. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Findings of Fact (Special Permit Modification)

1. Granting the Special Permit Major Modification is based upon sound principles of land use in that:
 - a. the proposed project will not impose negative impacts upon the surrounding commercial properties; and
 - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
2. Granting the Special Permit Major Modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. amenities for the hotel patrons are provided on-site; and
 - b. adequate parking for the hotel use is provided.
3. The project is consistent with the General Plan which designates the site as Regional Commercial & Offices.


 Joy D. Patterson
 Zoning Administrator

A use for which a Plan Review is granted must be established within two years after such permit is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Plan Review use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder

physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

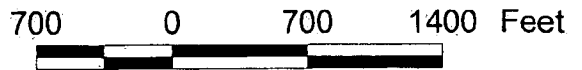
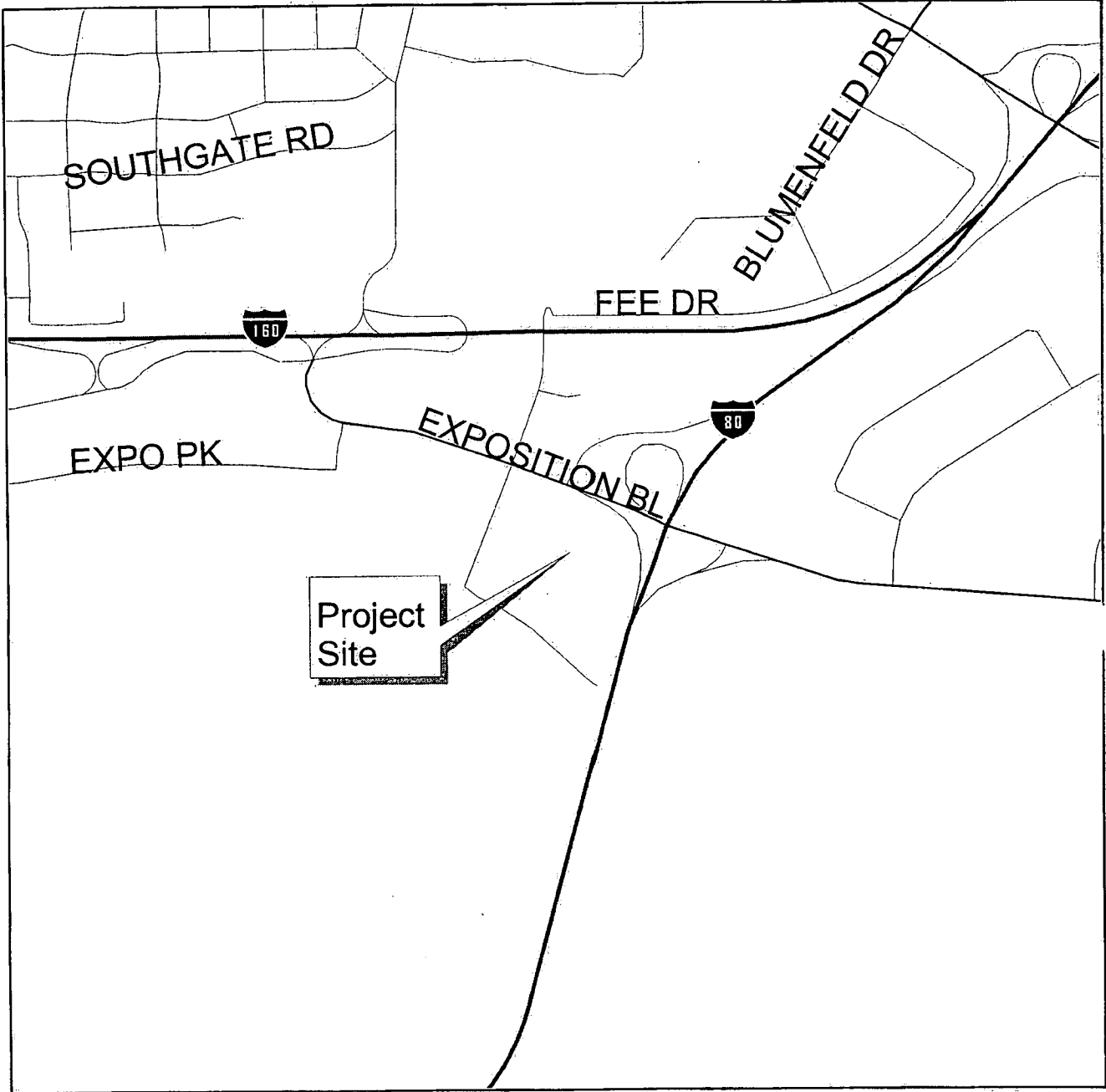
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.


cc: File (original)

ZA Log Book

Applicant

Tarsadia Hotels / DKN Hotels, 620 Newport Center Drive 14th Floor, Newport Beach, CA 92660

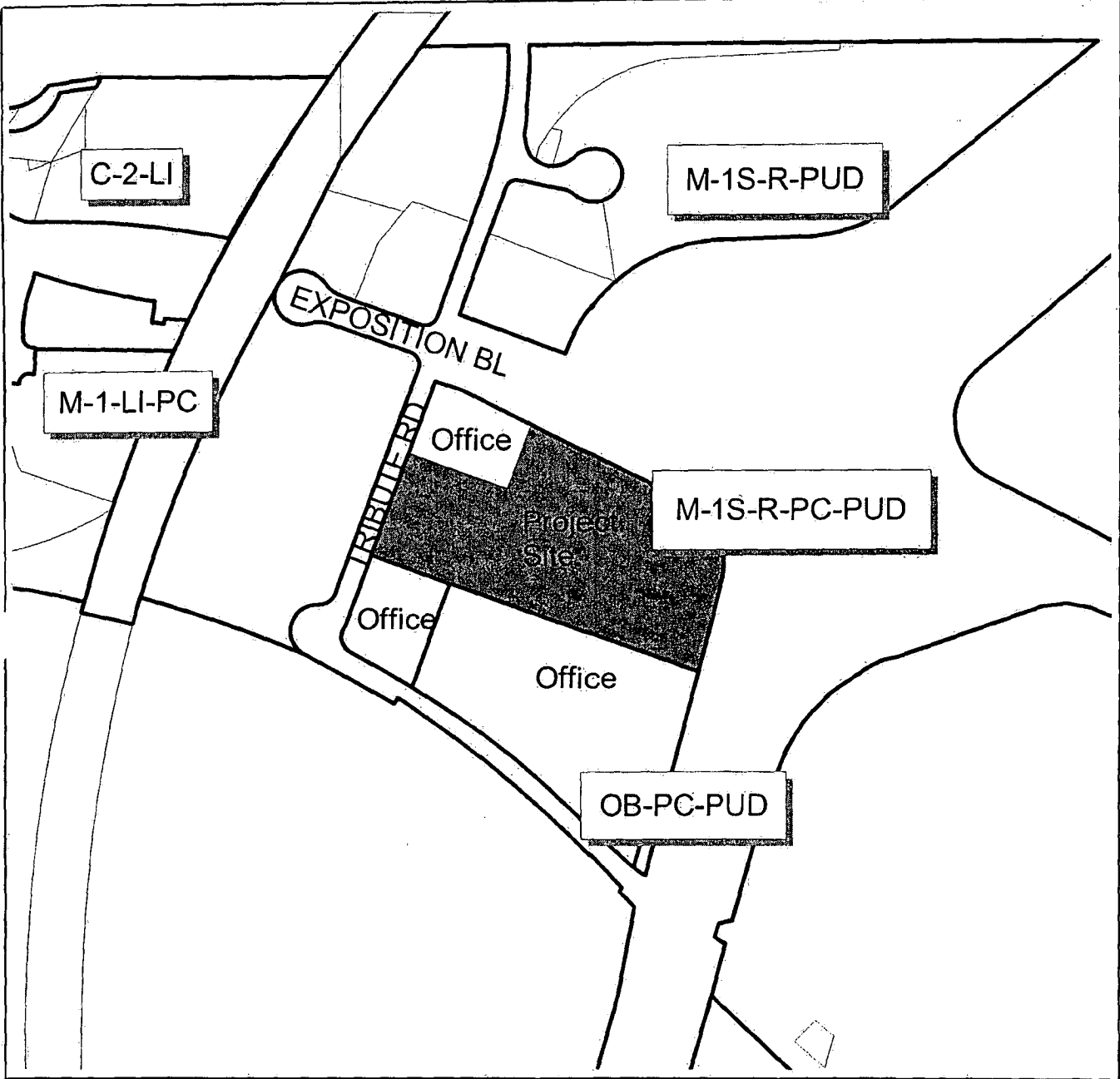



 Development Services
Department

Geographic
Information
Systems

Vicinity Map



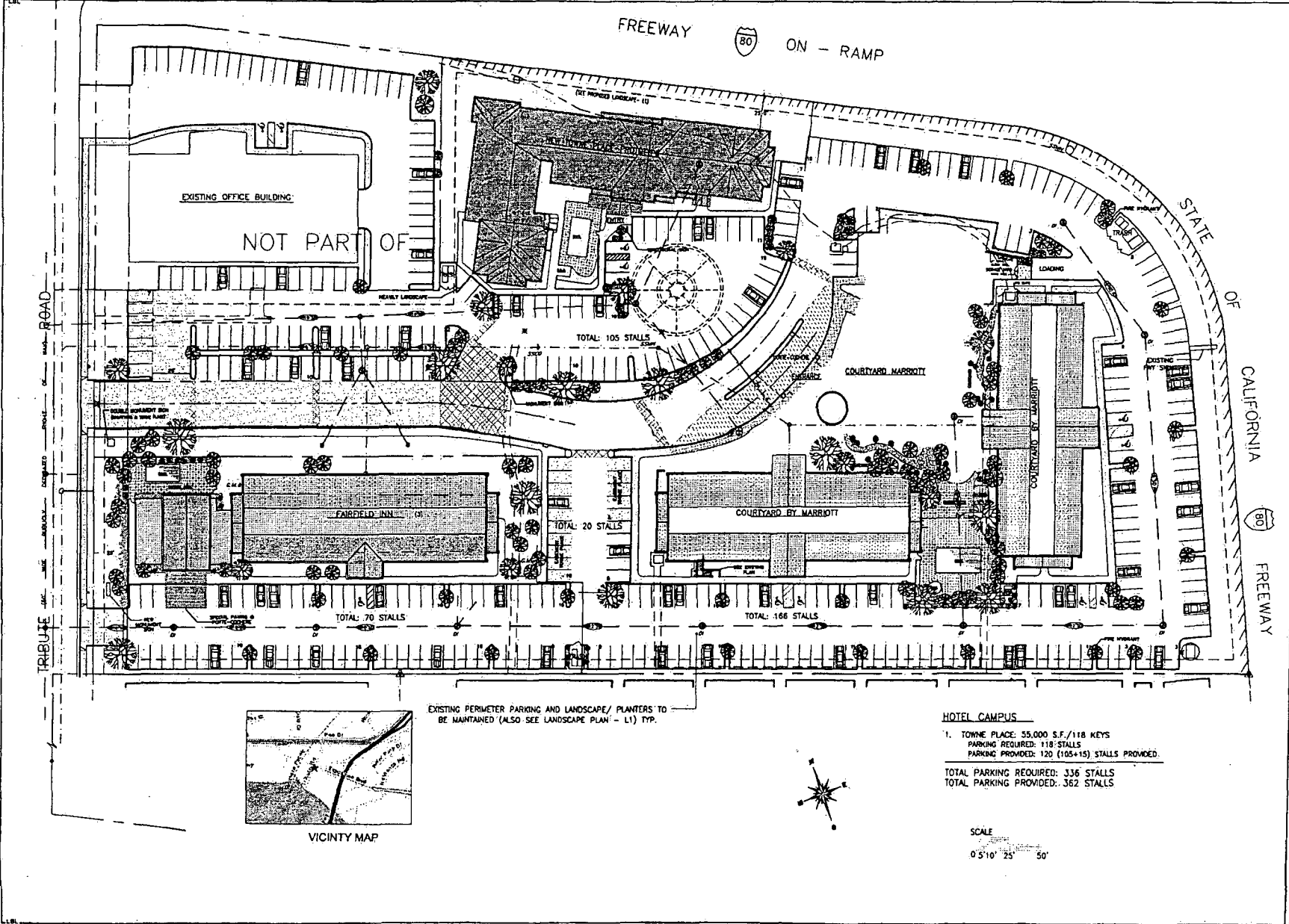
Development Services
Department

Geographic
Information
System

Land Use & Zoning



EXHIBIT B



EXISTING PERIMETER PARKING AND LANDSCAPE/ PLANTERS TO BE MAINTAINED (ALSO SEE LANDSCAPE PLAN - L1) TYP.

HOTEL CAMPUS
 1. TOWNE PLACE: 35,000 S.F./118 KEYS
 PARKING REQUIRED: 118 STALLS
 PARKING PROVIDED: 120 (105+15) STALLS PROVIDED.
 TOTAL PARKING REQUIRED: 336 STALLS
 TOTAL PARKING PROVIDED: 362 STALLS


 Item 6

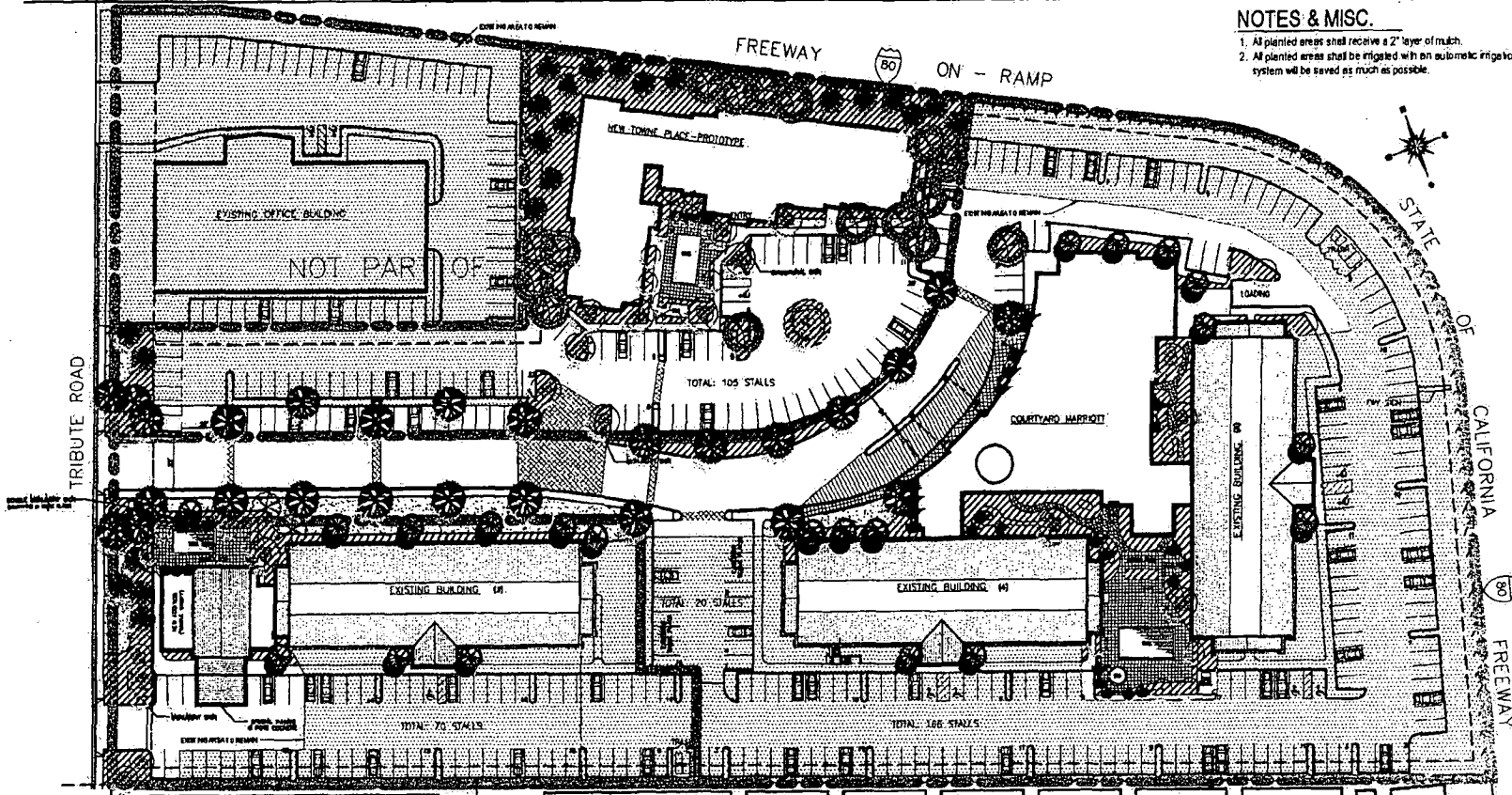
HOTEL CAMPUS
 TOWNE PLACE
 SACRAMENTO, CA
September 15, 2004

SITE PLAN

A0T **Z04137**

NOTES & MISC.

1. All planted areas shall receive a 2" layer of mulch.
2. All planted areas shall be irrigated with an automatic irrigation system. Existing system will be saved as much as possible.



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	<i>Magnolia grandiflora</i>	Magnolia	24' & 36' box (Multi-trunk)
	<i>Cinnamomum camphora</i>	Camphor tree	24' & 36' box (Multi-trunk)
	<i>Pinus edulis</i>	Mondel pine	36' box
	<i>Podocarpus gracilis</i>	Fern pine	24' box
	<i>Pyrus calleryana</i>	Bird and pear	24' box
	<i>Pyrus lewisiana</i>	Evergreen pear	24' box
	<i>Eucalyptus nicholii</i>	Nicholii gum	24' box
	<i>Pinus caroliniana</i>	Carway old and pine	24' box
	<i>Eucalyptus microtheca</i>	Coolibah	24' box
	<i>Platanus 'Bloodgood'</i>	London plane tree	24' box (Multi-trunk)
	<i>Lagotis indica</i>	Crape myrtle	24' box (Multi-trunk)
	<i>Rhopilepis Mojettei Beaudy</i>	Indian Hawthorne	24' box
	<i>Photinia serrulata</i>	Photinia	24' box
	<i>Liquidambar styraciflua</i>	Sweet gum	24' box
	<i>Trachycarpus fortunei</i>	Windmill palm	24' box multi

SHRUBS - 1, 5, & 15 gallon sizes

	<i>Agapanthus africanus</i>	Lily-of-the-rain
	<i>Ligustrum Teuratum</i>	Texas Privet
	<i>Buxus m. japonica</i>	Japanese Boxwood
	<i>Hemerocallis species (Mixed colors)</i>	Day Lily
	<i>Rosmarinus officinalis</i>	Rosemary
	<i>Nandina domestica</i>	Heavenly Bamboo
	<i>Pittosporum tobira</i>	Mock Orange
	<i>Pithecolobium lobata 'Whodunnit'</i>	Wheeler's Dwarf Tabebuia
	<i>Abelia 'Edenland Glouch'</i>	Abelia
	<i>Rhopilepis 'Ercherstris'</i>	Indian Hawthorne
	<i>Xylocopa congestum</i>	Xylocopa
	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Rhapilepis 'Springtime'</i>	Indian Hawthorn
	<i>Photinia 'Frazer'</i>	Photinia
	<i>Nerium 'Falls pink'</i>	Pettie pink oleander
	<i>Nerium 'Falls salmon'</i>	Pettie salmon oleander
	<i>Juniper</i>	Juniper
	<i>Purple Hopsseed bush</i>	Purple Hopsseed bush
	<i>Pennisetum s. 'Cupreum'</i>	Purple Fountain Grass
	<i>Moraea imodes</i>	Fortnight Lily
	<i>Baccharis species</i>	Coyote bush
	<i>Phorium c. 'Morrow red'</i>	Dwarf fax
	<i>Phorium 'Moon Chief'</i>	Moon Chief fax
	<i>Phorium 'Flamingo'</i>	Dwarf fax
	<i>Rosa floribunda</i>	Flowering bush roses

VINES - 5 & 15 gallon sizes

	<i>Mactledera unguis-cati</i>	Claw (Yellow)
	<i>Diastylis buxifolia</i>	Blond - Red Trumpet Vine
	<i>Pyracantha 'Santa Cruz'</i>	Santa Cruz fire thorn
	<i>Boston ivy</i>	Boston ivy
	Ground covers - including 2" of mulch on flat areas	
	<i>Sagina subulga</i>	Irish moss
	<i>Gazania species</i>	Gazania
	<i>Pachysandra terminalis</i>	Japanese spurge
	<i>Rosmarinus o. 'Prostratus'</i>	Prostrate rosemary
	<i>Oxypappus sparsus</i>	Mondo grass
	Annual color, flowering bush roses, etc.	
	Indicates Marathon Sod	
	Indicates screen/barricade hedge of <i>Ligustrum Teuratum</i>	

EXISTING PLANT MATERIAL

	Indicates existing plants to remain - trees will be pruned, weeds removed, dead or missing shrubs and ground cover replaced, additional plants added as needed.	
TREES		
	<i>Liquidambar styraciflua</i>	Sweet gum
	<i>Platanus acerifolia</i>	London plane tree
	<i>Rhopilepis microphylla</i>	Yew pine
	<i>Pinus caroliniana</i>	Carway old and pine
	<i>Pyrus kawakana</i>	Evergreen pear
	<i>Eucalyptus species</i>	Eucalyptus
	And misc. others	
SHRUBS		
	<i>Agapanthus africanus</i>	Lily-of-the-rain
	<i>Acacia species</i>	Acacia
	<i>Juniperus species</i>	Juniper
	<i>Pittosporum species</i>	Pyracantha
	<i>Pyracantha species</i>	Firethorn
	<i>Rhopilepis species</i>	Indian Hawthorne
	And misc. others	
VINES		
	<i>Ficus pumila</i>	Climbing fig
	<i>Pyracantha species</i>	Boston ivy
GROUND COVER		
	<i>Hebe species</i>	by African daisy
	<i>Oxypappus species</i>	Juniper
	Annual color and misc. others	

CONCEPTUAL LANDSCAPE PLAN

DATE: 09/15/2004

PROJECT: HOTEL CAMPUS

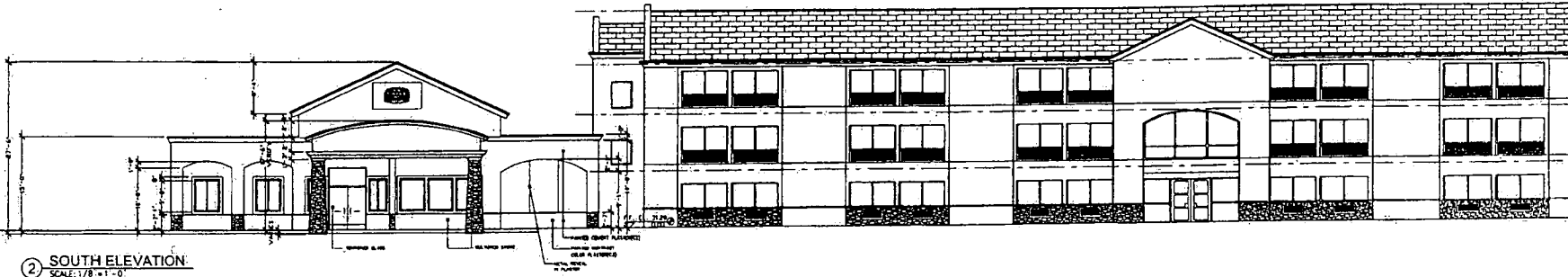
ITEM 6

SEPTEMBER 15, 2004

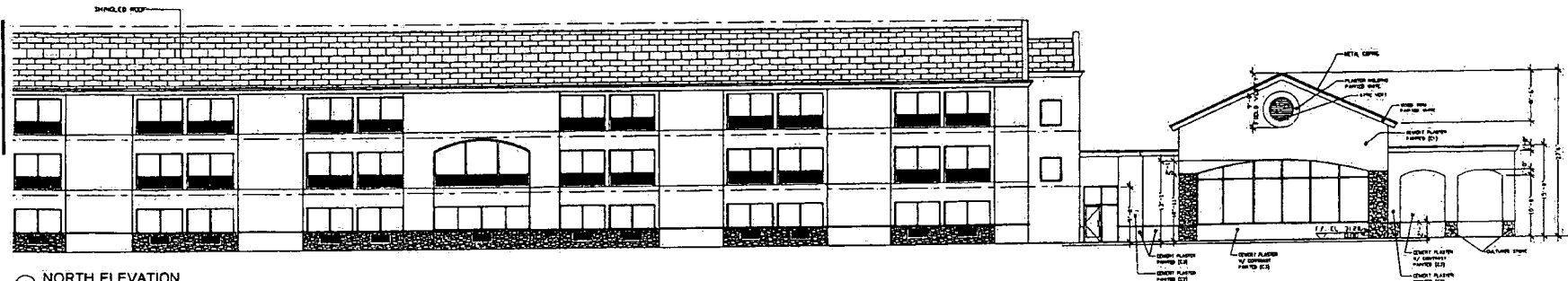
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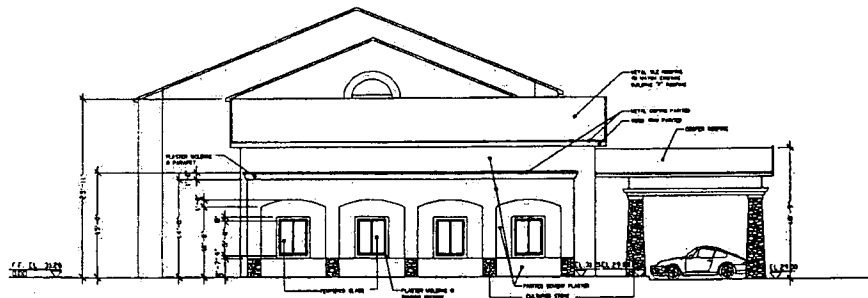
EXHIBIT E



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

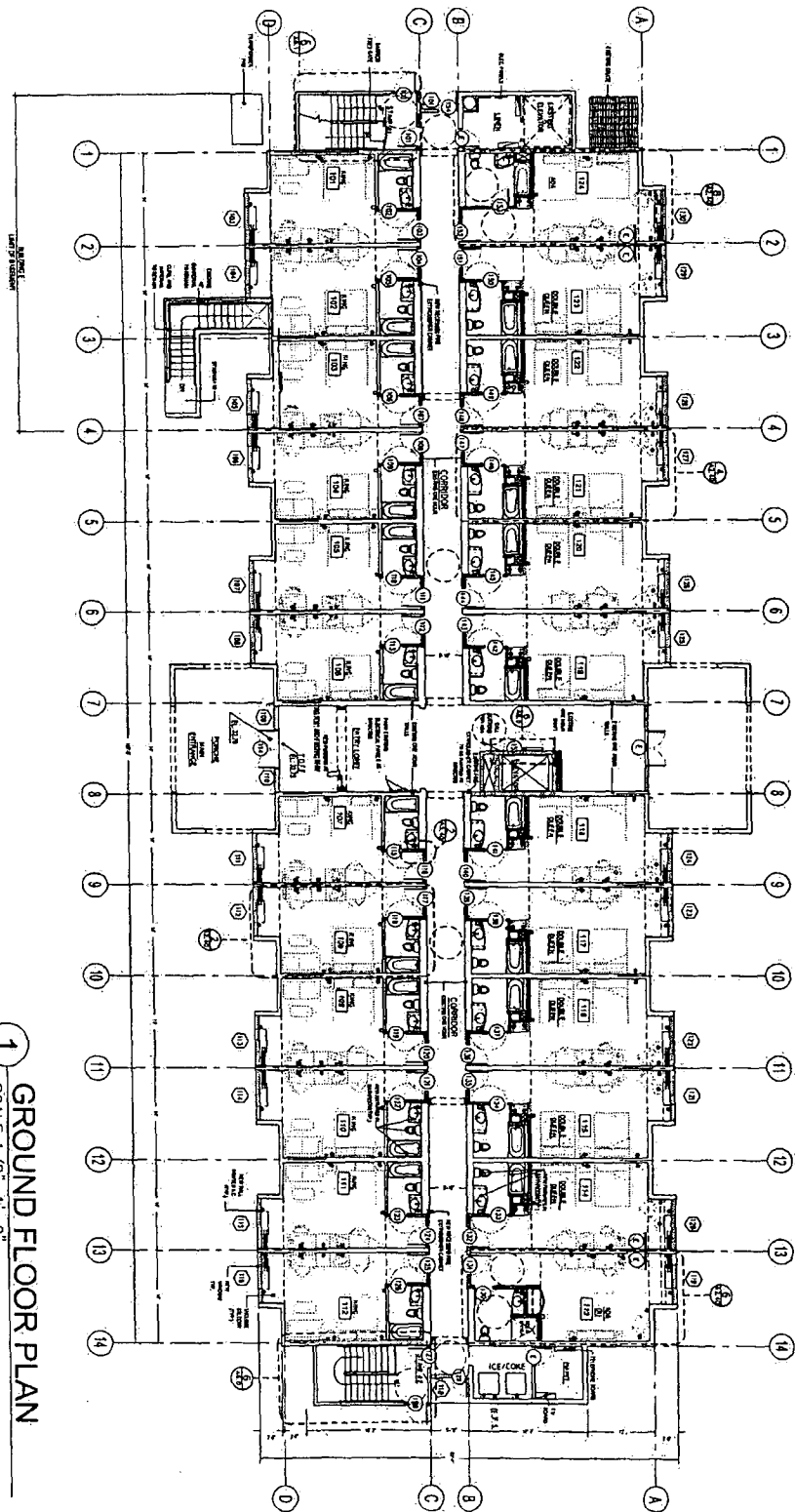
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architects
item 6

FAIRFIELD MARRIOTT ADDITION
September 15, 2004

NEW ADDITION
ELEVATIONS

204-137
DATE: AUGUST 31, 2004
SCALE: 1/8" = 1'-0"
A3.01

EXHIBIT F



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

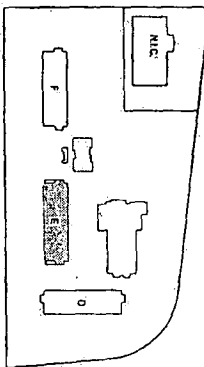
NOTES

1. PROVIDE LOW LEVEL EXIT LIGHTS PER CBC SECTION 1007.8.2

LEGEND

- 01 EXISTING WALL
- 02 NEW EXISTING WALL
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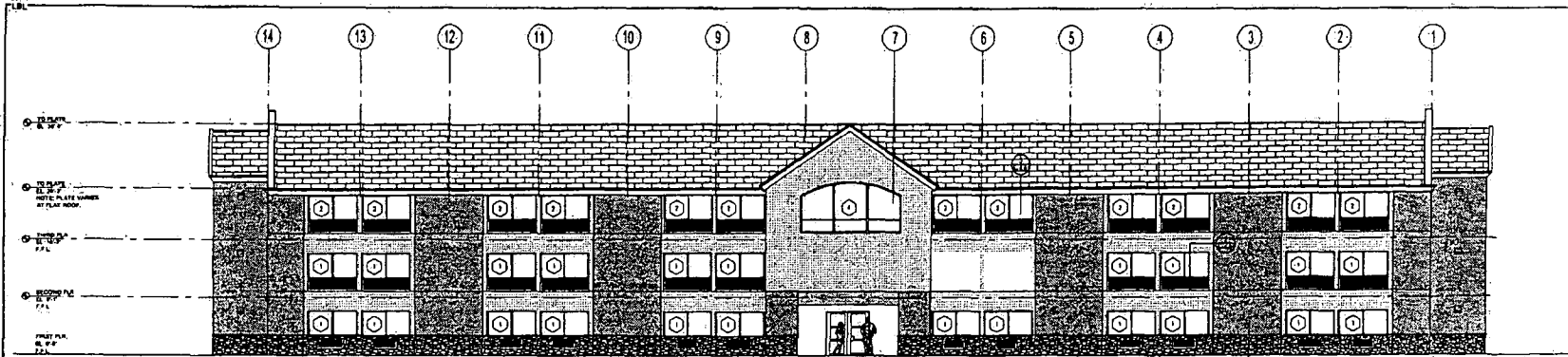
KEY PLAN



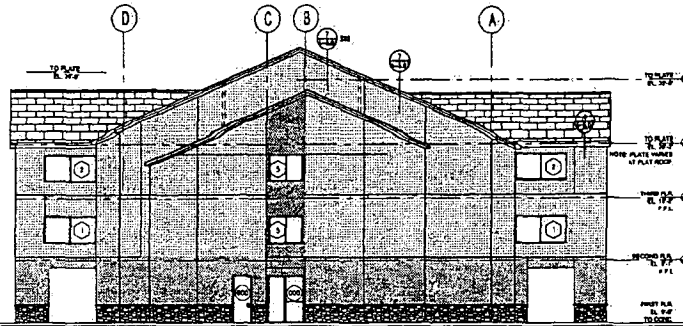
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204-137
GUEST ROOMS 1ST FLOOR PLAN
BLDG "E"

HOTEL CAMPUS
COURTYARD BY MARRIOTT
September 15, 2004

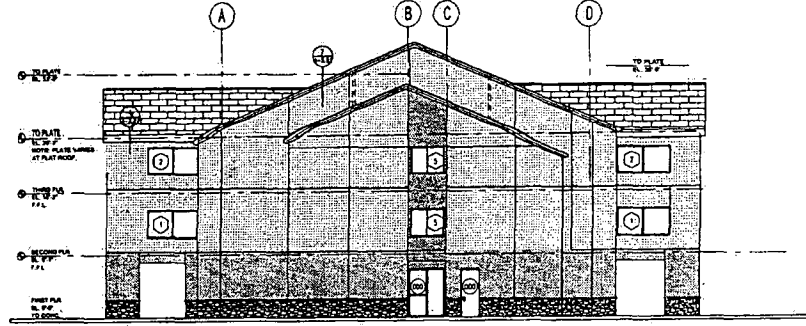
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LRI
Architectural
September 15, 2004



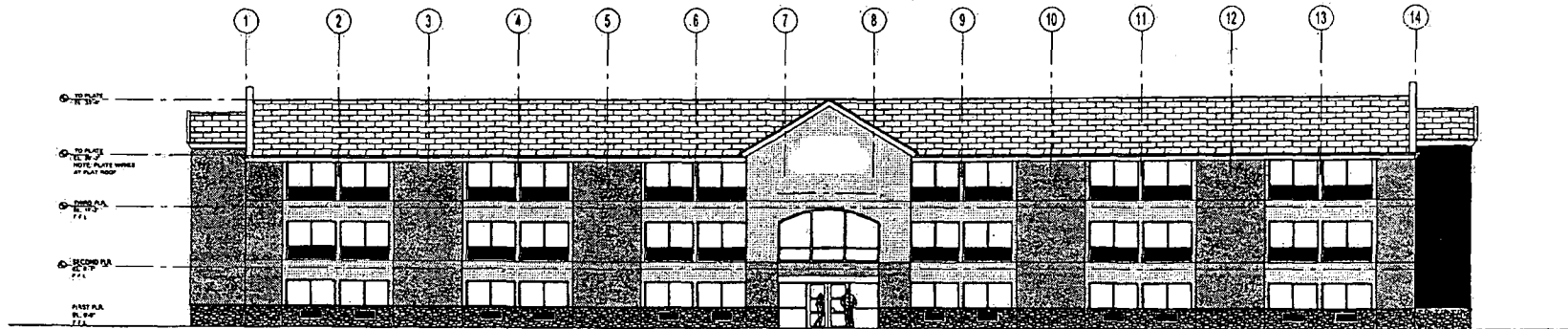
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SCALE: 1/8" = 1'-0" (NORTH AND WEST)



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



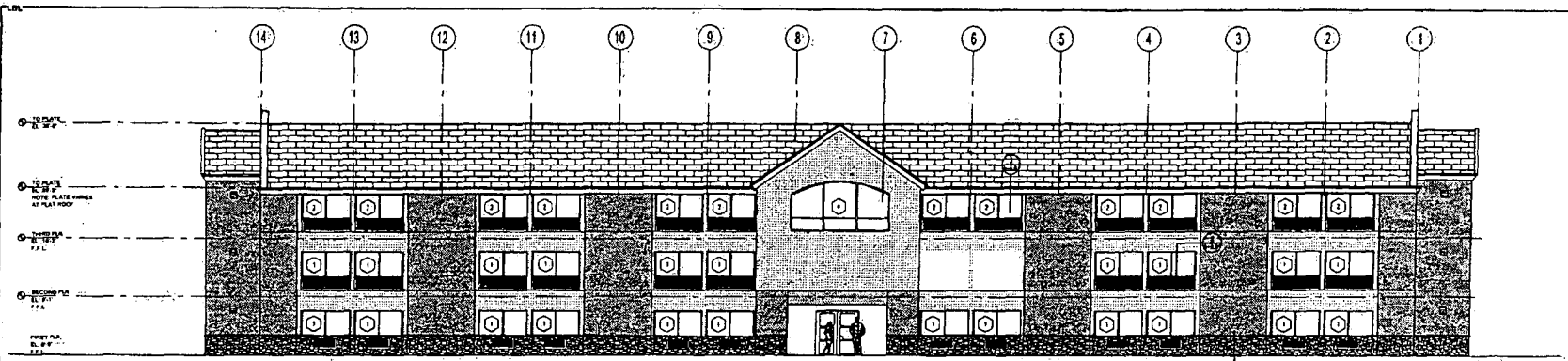
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SCALE: 1/8" = 1'-0"

LBL
architectural
Item 6

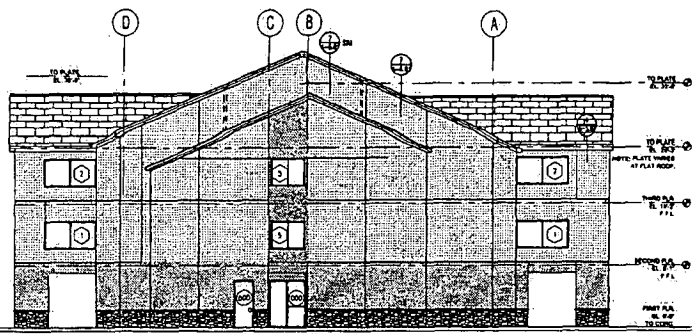
HOTEL CAMPUS
COURTYARD BY MARRIOTT
September 15, 2004

ELEVATIONS
BLDG "E"

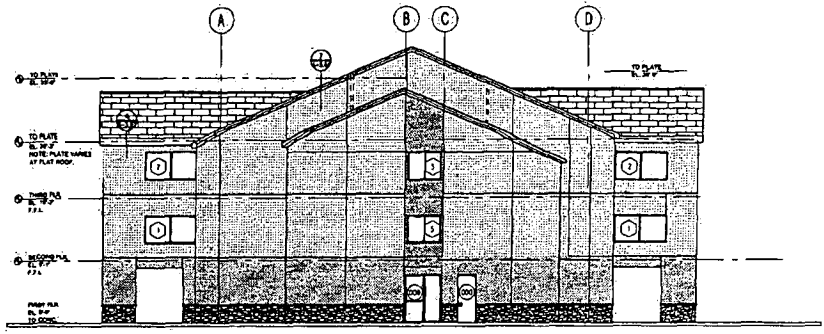
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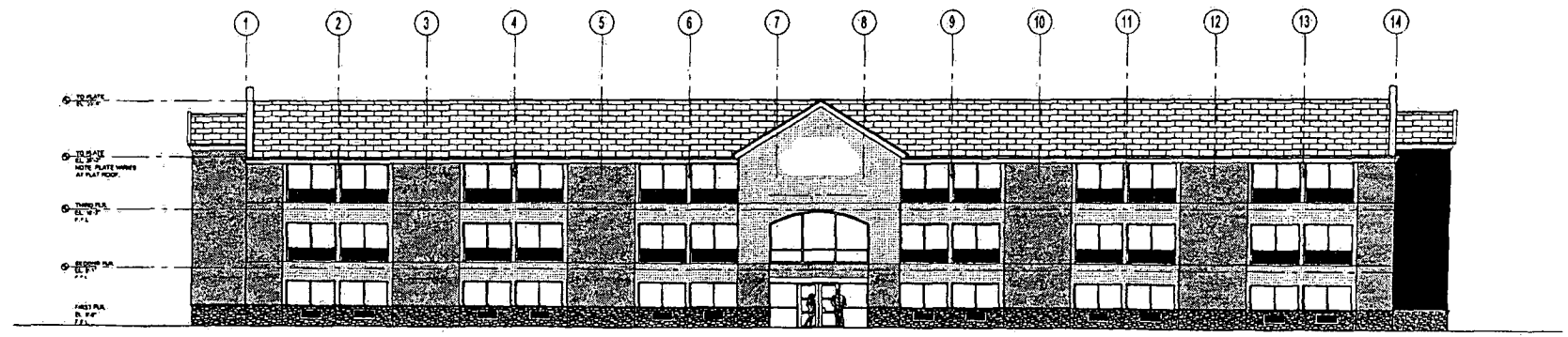
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0" (NORTH AND WEST)



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

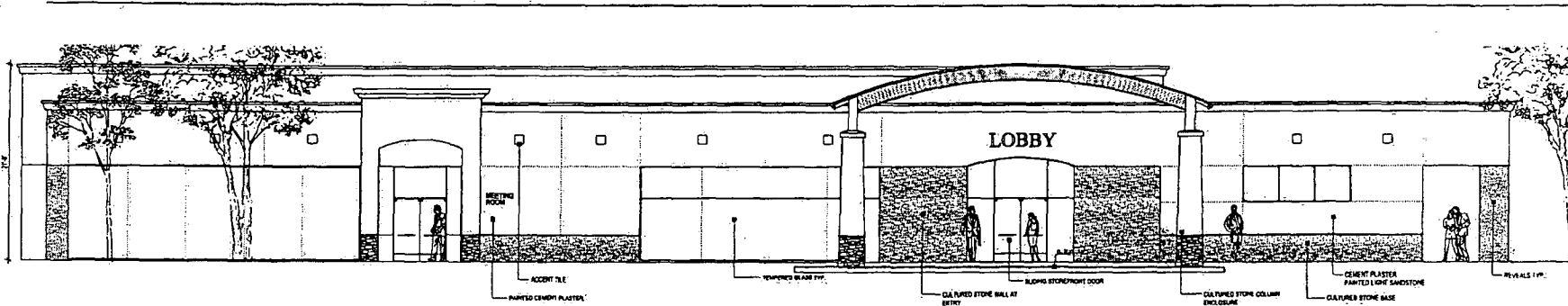
LBL
architects llc
1111

HOTEL CAMPUS
COURTYARD BY MARRIOTT
THE MARKS BY
September 15, 2004

ELEVATIONS
BLDG "E"

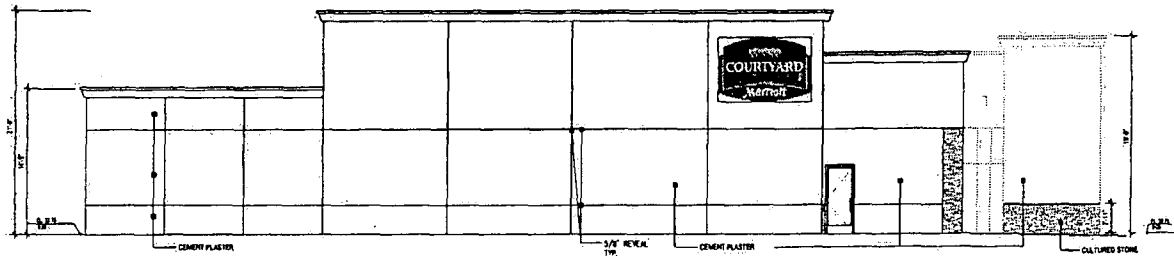
204-137
A3.01

EXHIBIT 1



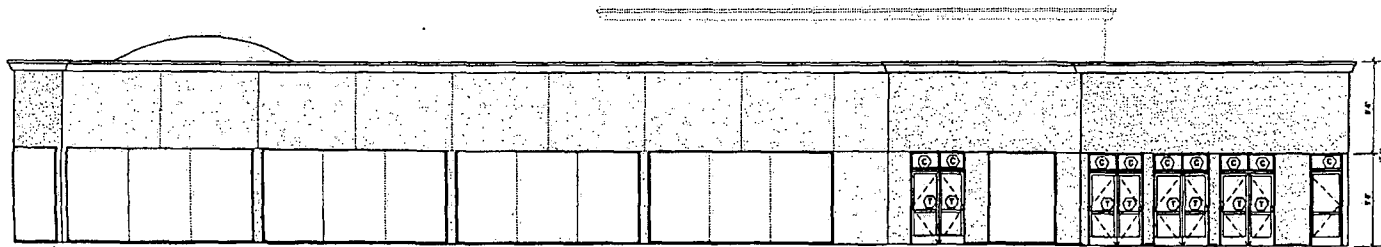
NORTH WEST ELEVATION

SCALE 3/16"=1'-0" 3



NORTH EAST ELEVATION

SCALE 3/16"=1'-0" 2



SOUTH ELEVATION

SCALE 3/16"=1'-0" 1



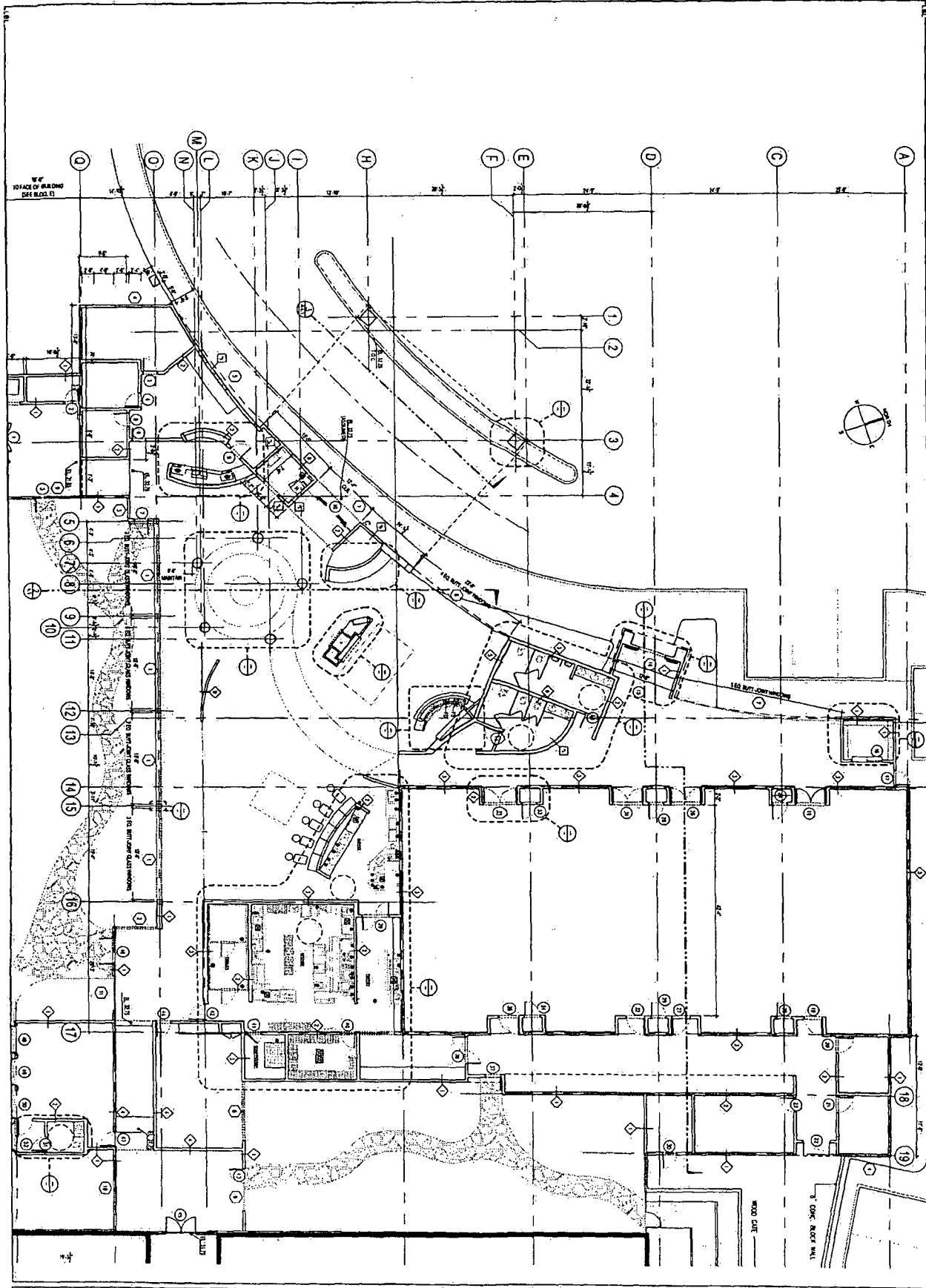
COURTYARD MARIOTT
September 15, 2004

ELEVATION

204-137

A3.1

EXHIBIT J



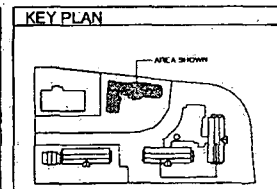
<p>A2.0</p>	<p>COMMON AREA FLOOR PLAN 16,000 SINGLE STORY ADDITION Z04-137 COURTYARD ADDITION</p>	<p>HOTEL CAMPUS COURTYARD BY MARRIOTT SEPTEMBER 15, 2004</p>	<p>181 Item 6</p>
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EXHIBIT K



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

	SDFA STUDIO	DOUBLE QUEEN STUDIO	ADA STUDIO	1 BEDROOM UNIT	BEDROOM UNIT	ADA 2 BEDROOM	TOTAL
1ST FLOOR	16		3	1	4		24
2ND FLOOR	16	7	1	3	4		31
3RD FLOOR	16	7	2	3	4		32
4TH FLOOR	16	7		3	4	1	31
TOTAL	64	21	6	10	16	1	118





 HOTEL CAMPUS
 TOWNE PLACE
 THE TRISTAR CO.
 SACRAMENTO, CA

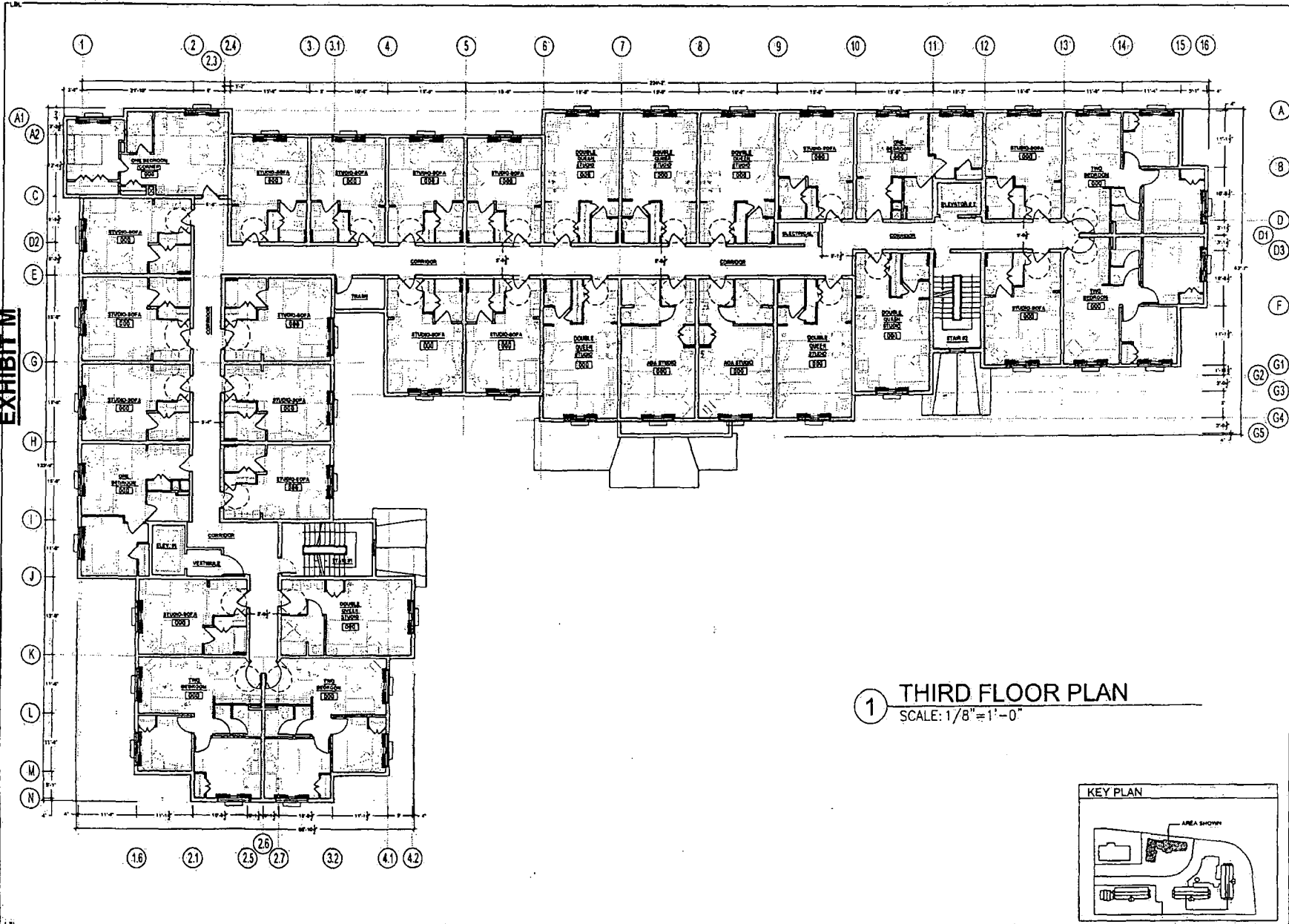
GROUND FLOOR PLAN
 (COMMON AREA & GUEST ROOMS)
 Z04-137

September 15, 2004

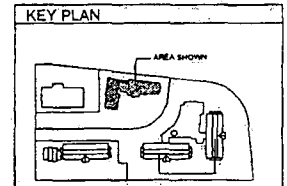
Item 6

A1T

EXHIBIT M



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

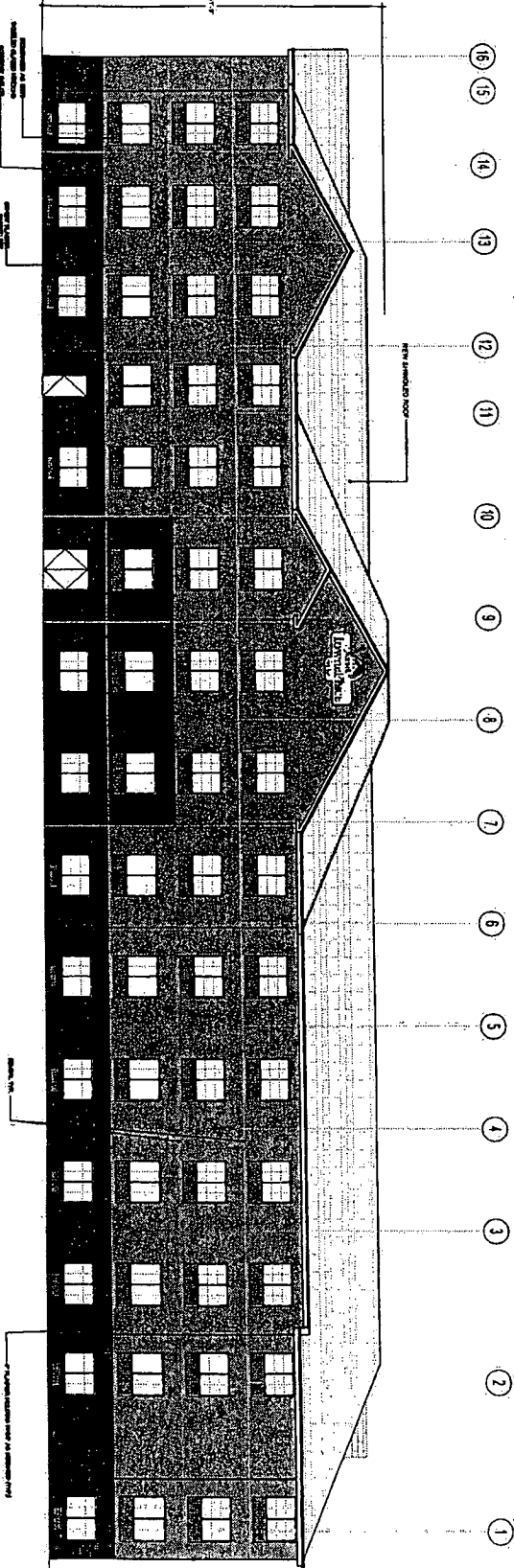


LBL
 architecture & interiors
 HOTEL CAMPUS
 TOWNE PLACE
 SACRAMENTO, CA
 September 15, 2004
 THIRD FLOOR PLAN
 Z04-137
 S.H.
 AUGUST 31, 2004
 1/8" = 1'-0"
 A3T

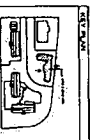
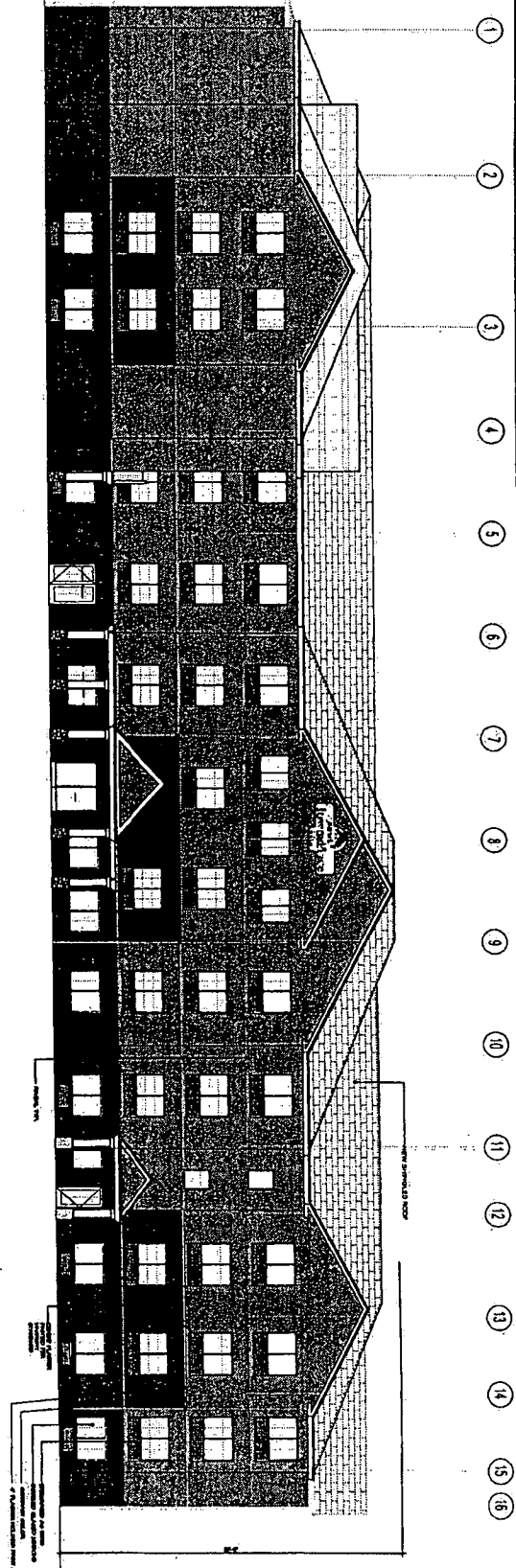
Item 6

EXHIBIT O

② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A7T

FRONT & REAR
ELEVATIONS

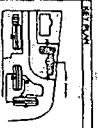
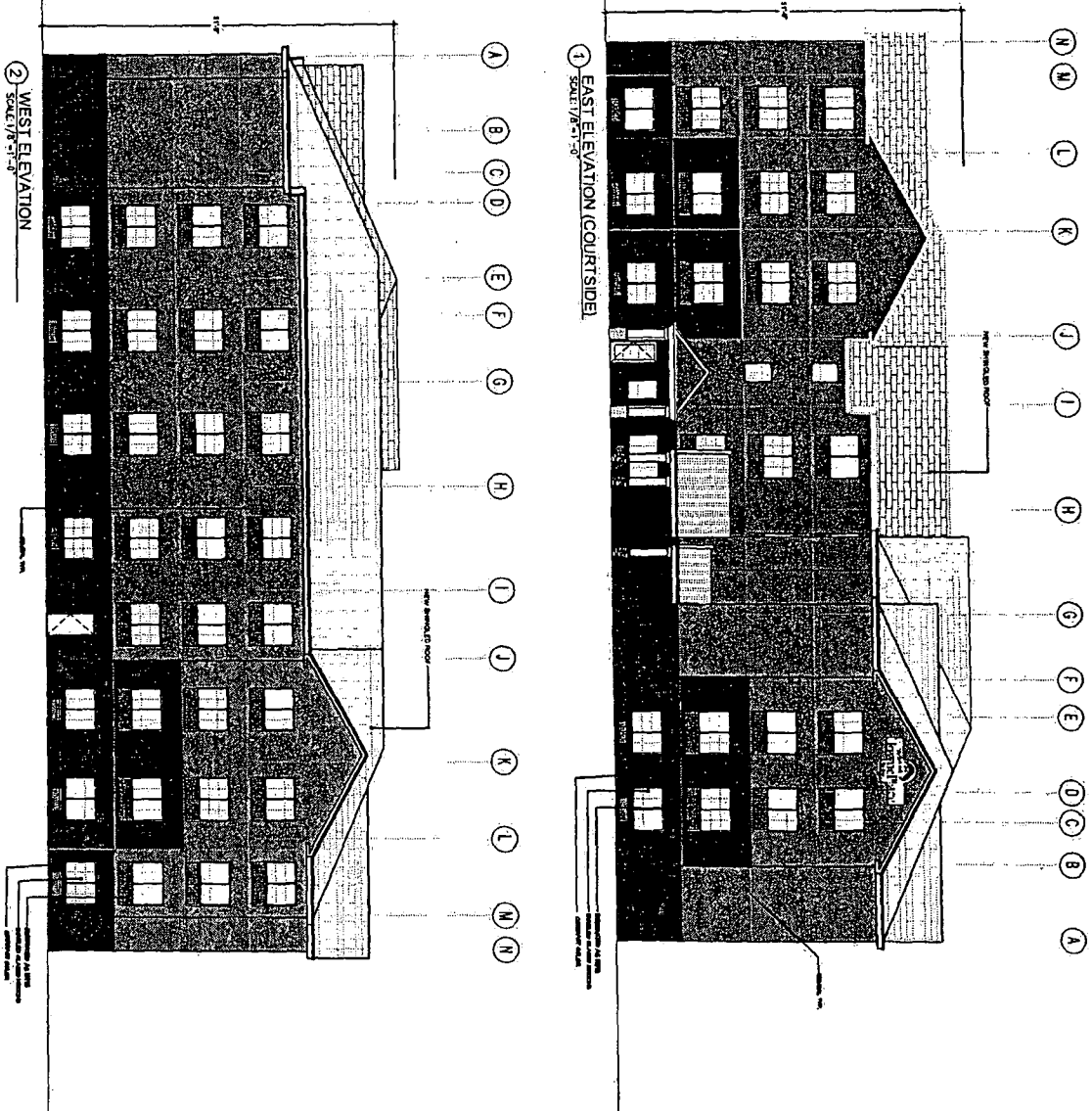
204-137

HOTEL CAMPUS
TOWNE PLACE

September 15, 2004

Item 6

EXHIBIT P



<p>A8T</p>	<p>EAST AND WEST ELEVATIONS</p> <p>204-137</p>	<p>HOTEL CAMPUS TOWNE PLACE</p> <p>1700 TREMULE RD. BUCKLEHEAD, GA</p> <p>September 15, 2004</p>	<p>LIBRARY</p> <p>Item 6</p>
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