



# REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

**PUBLIC HEARING**  
June 12, 2008

To: Members of the Planning Commission

**Subject: Budget Inn Conversion (P07-167)**

A request for a Special Permit to convert a motel into an approximately 74 unit residential hotel and a managers' unit (also known as a single room occupancy (SRO) hotel), on approximately 2.0 acres in the Heavy Commercial, Broadway-Stockton Special Planning District (C-4 SPD).

- A. Environmental Determination: Exempt (CEQA Guidelines Section 15303);
- B. Special Permit to convert a motel into an approximately 74 unit residential hotel (SRO) and a manager's unit.

**Location/Council District:**

5321 Stockton Boulevard, Sacramento, CA 95820

Assessor's Parcel Number 023-0211-025

Council District 5

**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above, and its decision is appealable to City Council. **A community group had concerns about the project at the time this staff report was written.**

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**Applicant:** Wendy Saca  
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(916) 414-4445

**Owner:** MRVK Hospitality Group, LLC  
5321 Stockton Boulevard  
Sacramento, CA 95820



**Summary:** The applicant is requesting approval of the necessary entitlements to allow the conversion of a former motel from 101 to 75 units. The proposal includes 36 one bedroom, 37 efficiency, one studio and one manager's unit. These rental units will provide supportive housing for homeless people that are disabled by substance use, mental illness and/or HIV or AIDS and housing for extremely low income individuals. Therefore, the project is consistent with the City/County Ten Year Plan to End Chronic Homelessness, which was adopted by the City Council. Project funding would be provided by the Sacramento Housing and Redevelopment Agency and is subject to City Council approval. The project proposes to significantly renovate the streetscape landscaping, building materials and roof, parking lot, add secured perimeter fencing, a new community building and outdoor recreational area. Improvements and investment in this project would transform the Stockton Boulevard area and contributes to the further revitalization of a blighted corridor. Staff is supportive of the request in that the use is permitted by zoning and concerns regarding safety and nuisances are mitigated by project conditions, which include the establishment of a Good Neighbor Policy between the applicant and their staff and the Police Department.

Staff notified all property owners within 500 feet of the site for this public hearing and received no opposition from the surrounding neighborhood. The applicant has also done extensive community outreach (please see Attachment 2 for more information). Staff received a comment card from the Stockton Boulevard Partnership expressing concern that the proposed use of the site may not be the highest and/or best use of the property.

Table 1: Project Information
<b>General Plan designation:</b> Community/Neighborhood Commercial and Offices
<b>Existing zoning of site:</b> C-4 SPD (Broadway/Stockton Special Planning District)
<b>Existing use of site:</b> Motel
<b>Property area:</b> 2.0 acres

**Background Information:** There is no record of prior planning applications affecting this property.

**Public/Neighborhood Outreach and Comments:** The project was routed to the following neighborhood groups and associations: Sacramento Housing Alliance, Lawrence Park Neighborhood Association, Tallac Village Neighborhood Association, Fruitridge Manor Neighborhood Association, Stockton Boulevard Partnership, Oak Park Neighborhood Association, Oak Park Neighborhood Multi-Service Center, Oak Park Business Association, Stockton Boulevard Redevelopment Advisory Committee, and the Colonial Park Arts and Recreation Effort Neighborhood Association. Additionally, all property owners within five hundred (500) feet of the proposed site received a public hearing notice for this project. City staff received comments from two community groups about this project, which are show below.



**Tallac Village Neighborhood Association**

"At the October TVNA meeting, at the point in the project, we thought it looked okay. We do not believe that this will be detrimental to our neighborhood."

**Stockton Boulevard Partnership**

"The board is concerned that this will be the highest and best use of Boulevard property: being a positive image and contribute toward the further improvement of the Boulevard, the occupancy will not contribute negatively."

**Environmental Considerations:** The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Class 3, Section number 15303, which consists of the construction and location of limited numbers of new, small structures or facilities, installation of small new equipment and facilities in small structures and the conversion of existing structures from one form to another where only minor modifications are made to the exterior of the structure.

**Project Description**

The Budget Inn motel is located on an L-shaped two acre parcel. Surrounding land uses are vacant land zoned, C-4 SPD (north), single family homes (east) zoned R-1, neighborhood commercial (south) zoned C-4 SPD, and a large commercial shopping center (west) zoned C-2 SPD.

Operated as a motel since its construction in 1961, the Budget Inn is a two story walk-up building, configured in an L-shape to match the parcel. There are currently 99 motel rooms plus two manager's apartments, for a total of 101 rental units. As with the majority of the motels in its vicinity, the rooms are typically rented on a daily, weekly, and monthly basis to a local and transient resident base. There is a lobby for the motel check-in located at the front of the building. There are no recreational facilities such as a swimming pool, spa, patio or green belts. Although one of the motel units was converted to a laundry room it is currently not in use. In the center of the parking lot is the former pool location, which has been filled in with concrete. An electronically controlled metal gate controls access to the parking area.

The exterior walls of the motel are wood frame clad with cement plaster. All portions of the roof are flat, with at least two layers of roofing. Most of the windows and doors appear to be original to the building. The overall appearance of the building is dated. The rooms are heated and cooled by through wall units. The office/lobby area is heated and cooled by a packaged rooftop unit. The majority of the site is paved with asphalt and is currently not handicapped accessible. Landscaping is minimal.

Mercy Housing proposes to substantially renovate the property and convert the 101 rooms into approximately 74 permanent supportive housing units, one manager's unit, and one studio (reducing the project's units by 25 percent). The development would consist of 37 one-bedroom units of approximately 462 square feet, created by

combining 3 adjacent motel units into two one-bedroom units. The one-bedroom units would include a full apartment-sized kitchen and one bathroom. There would be 37 efficiency units of approximately 308 square feet with minimal kitchen features and one bathroom. One of the two existing manager's units would be remodeled and converted to a two-bedroom unit. All of the proposed dwellings will have a wall unit air conditioning and heating system, blinds, carpet, stove and refrigerator.

Proposed rehabilitation work includes the removal and replacement of the existing roofing, stucco, windows and doors. New roof trusses with standing seam metal roofing will be installed. The roof will consist of two different roof pitches to avoid a continuous ridge line. The existing carport will be removed and a new entry tower will be constructed. A combination of new fiber-cement siding and stucco with brick accents will be installed. New energy efficient windows and new six-panel entry doors will be installed. The existing stairs will be replaced with new stair towers. Building design and elevations are subject to Design Commission approval, which is scheduled for June 18, 2008.

The total development is 37,246 square feet including construction of a new 1,536 square foot community building. Approximately eight of the motel units in the front of the building would be remodeled to create additional community space for the residents. This would include incorporation of a computer room, a lounge, central laundry room and counseling offices. The lobby would be remodeled and expanded to include a manager's office, a reception area, service offices, service check-in, a workroom, storage, a bathroom and a lobby area.

Proposed site improvements include enhancing landscaping along Stockton Boulevard as well as enhancing landscaping within the project site. The deteriorated asphalt parking lot will be replaced. The new parking lot will include additional landscape planters, shade trees and a basketball court/recreation area. All of the perimeter fencing will be replaced with a combination of wrought iron and masonry or wood fencing.

All apartments are rental units and would be affordable to extremely low-income (ELI) residents. Rent restrictions will be enforced through a Regulatory Agreement with the Agency for a term of 55 years.

**Policy Considerations:** Staff finds that generally, the proposed project complies with the Ten Year Chronic Homelessness Plan and Program, General Plan including the Housing Element, Broadway-Stockton Special Planning District, and Zoning Code requirements.

City and County Ten Year Chronic Homelessness Program: The proposed project is consistent with the mission of the City and County Ten Year Plan to End Chronic Homelessness, which is to "prevent, and eventually eliminate chronic homelessness by providing permanent housing and coordinated services to help individuals achieve maximum self sufficiency." The plan incorporates a Housing First Model as the central strategy, that is intended to offer people who are chronically homeless the opportunity to move directly from shelters, the streets and river camps into permanent housing. Once

housed, individuals will be offered supportive services that will help them avoid becoming homeless again, such as courses on how to find a job and create a budget. Housing First reduces the number of homeless people on the streets and promotes integration of these individuals into communities. Additionally, the Ten Year Plan promotes preventing homelessness by rehabilitating existing Single Room Occupancy (SRO) hotels in downtown Sacramento and by developing affordable efficiency apartment housing for extremely low-income individuals throughout the City.

Housing Element: The City's 2002-2007 Housing Element also identifies a need and desire for supportive housing. Specifically, Section 3.0 of the Element identifies a growing need for supportive housing and services for the homeless and persons with disabilities. Furthermore, program 7.2 of the Housing Element states that the City will support transitional and permanent housing programs that enable homeless persons to deal with the issues that led to homelessness and to move them forward to self-sufficiency.

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

- The project utilizes existing assets of infrastructure and public facilities to promote site re-use while maintaining important qualities of community character (pg. 3).
- The project promotes designs that are compatible with the scale and character of the surrounding area (pg. 3).

The proposed project complies with the above guiding principles and is not contrary to any of the proposed policies.

Sacramento General Plan Smart Growth Principles: The proposed project will be located on a heavy commercial site and provide a use and services that are in need in the community. The project promotes a number of the General Plan Smart Growth Principles in that the project enhances an existing heavy commercial site in a manner that is compatible with existing uses near the project site.

Broadway-Stockton Special Planning District: The project promotes a number of policies in the Broadway-Stockton Special Planning District guidelines, such as promoting aesthetic improvements to the area by implementing the development standards for consistent building setbacks and appropriate fencing and by creating a project that improves the design and appearance of the existing structure.



## Project Design

### Land Use

The proposed project raised public safety concerns from a community group and the Police Department. Additionally, concerns were raised regarding whether or not the proposed use is appropriate in an area where safety is a concern and is already home to several social service providers, such as transitional housing and emergency shelters. Staff believes that the recommended Good Neighbor Policy and project conditions would mitigate such concerns. The Good Neighbor Policy agreement would foster a close relationship between management staff at the site and the Police Department, establish close monitoring and enforcement of house tenant rules, and require video surveillance. Staff is supportive of the request because the use is permitted by zoning and proposed improvements would help transform the site into an attractive and well managed permanent housing development. It would also contribute towards the further revitalization of the blighted Stockton-Broadway corridor.

The request for a residential hotel is consistent with the Heavy Commercial Broadway-Stockton Special Planning District (C-4 SPD) zone. The proposal satisfies the Zoning Code definition in that it contains six or more units intended to be used, rented or occupied for sleeping or living purposes as the primary or permanent residence. A separate closet, kitchen, appliances and bathroom are provided.

According to the Zoning Code, a Special Permit is required for a residential hotel when the building will serve as a primary residence for the occupants. In evaluating **Special Permit** proposals of this nature, the Commission is required to make the following findings:

**A. A special permit shall be granted upon sound principles of land use.**

Residential hotels are permitted under the zoning designation for the site and the prior residential motel use is similar to the proposed residential hotel use. In addition, staff finds that the proposed project is appropriate because it provides for a housing type not found in this area of the City and helps the City address homeless issues by creating supportive housing in accordance with the Housing Element identified housing needs and goals.

**B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.**

The proposed project has been designed to include measures to minimize impacts of the residential hotel operations on adjacent uses. The applicant and staff worked diligently with the Police Department, community groups, and residents adjacent to the project site in order to insure that it is properly designed, conditions are imposed relating to its operations, and the property is properly managed with an on-site manager to ensure that its residents will have a minimal impact on adjacent properties.

**C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.**

- a. The proposed project is consistent with the land use policies of the General Plan and the Broadway-Stockton Special Planning District,
- b. The proposed project is consistent with the objectives of the City of Sacramento General Plan Housing Element to provide supportive housing and services for the homeless and persons with disabilities.
- c. The proposed project is consistent with the City and County Ten Year Plan to End Chronic Homelessness because it will provide affordable housing for extremely low income and homeless people.

In addition to the findings above, footnote 50 of the Land Use Chart, which is located in section 17.24.050 of the Zoning Code requires that residential hotels in the Heavy Commercial (C-4) zone meet specific criteria, which are outlined below.

**a. Minimum Floor Size.** Floor size of individual residential hotel units shall be no smaller than one hundred (100) gross square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area. Units accommodating two persons shall be no smaller than one hundred fifty (150) square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area.

The unit plan show that the proposed project fulfills this requirement (please see Exhibit 1E).

**b. Occupancy.** Residential hotel units shall be occupied by no more than two people, subject to the minimum floor sizes described above.

The project has been condition to meet this requirement. Please see condition B6.

**c. Common Dining, Lounge and Meeting Room Facilities.** All residential hotels shall provide one or several common dining, lounge and meeting room facilities. The minimum total amount of common space provided shall be ten (10) square feet per unit with a minimum of one hundred fifty (150) square feet.

The proposed project includes an approximately 1,536 square foot community building (that is well above the minimum total amount of common space required, which is 750 square feet) that will include space for meetings, a kitchen and bathrooms.

**d. Density.** In the C-4 zone, the maximum amount of units in a residential hotel shall not exceed one hundred twenty-five (125), excluding the manager's quarters; however, a special permit may be obtained to exceed the one hundred twenty-five (125) unit maximum.



The project proposes approximately 74 permanent supportive housing units. Therefore, the density for the site is 37 dwelling units (du) per net acre (na) (74 du/2.0 na).

**e. Security.** Security shall be provided in residential hotels by means of a separate dead bolt and latch lock.

The project has been condition to meet this requirement. Please see condition B7.

**f. Manager's Office.** Residential hotels with twelve (12) or more units shall be required to have an on-site manager in the form of a resident manager or twenty-four (24) hour desk service. An office for the manager shall be provided and shall be located near the entry to the residential hotel and have full view of the entry area.

The project includes an on-site manager and it has been condition to meet this requirement. Please see condition B52.

**g. Parking.** Off-street parking shall be provided in the ratio of one space for every ten (10) units, plus an additional space designated solely for the manager. Parking requirement waivers may be sought through the standard variance procedure outlined in Chapter 17.216 of this title. All tenant parking is required to be on site.

This provision requires that the applicant provide eight (8) parking spaces (74 units/10 units per space + 1 space for the manager = 8.4 spaces = 8 spaces). The applicant is proposing 48 spaces. The applicant is proposing the additional spaces to accommodate the support staff that will provide services to the residents onsite.

**h. Setbacks, Height Limitations, Landscaping and Signage.** Setbacks, height limitations and signage shall be provided as required in other sections of this title.

These issues are addressed in the Height, Bulk and Setback and the Building Design, Fencing, Signage and Landscaping section of this report.

**i. Adhere to Building Code.** Applicant shall adhere to all other construction standards for residential hotels of the city building code.

The applicant is required to adhere to all appropriate standards in the building code.

**j. Design and Preservation Review.**

All residential hotels shall be subject to design review under Chapter 17.132, unless the project is otherwise subject to preservation review under Chapter 17.134, prior to issuance of building permits.

**Design Review:** The Broadway/Stockton Special Planning District guidelines require that the proposed project undergo formal design review. At the time this report was written, the proposed project was scheduled to be heard by the Design Commission on June 18, 2008.

**Access, Circulation and Parking**

The proposed project includes one driveway access point at Stockton Boulevard. Footnote 50 of the Land Use Chart, which is located in section 17.24.050 of the Zoning Code requires that the applicant provide eight (8) parking spaces (74 units/10 units per space + 1 space for the manager = 8.4 spaces = 8 spaces). The applicant is proposing 48 spaces. The applicant is proposing the additional spaces to accommodate the support staff that will provide services to the residents onsite.

The Zoning Code indicates that the calculation of bicycle parking facilities shall be based on the off-street vehicle parking spaces required prior to consideration of any vehicle parking reduction measures. The Zoning Code states that one bicycle parking facility is required for every twenty (20) off-street vehicle parking spaces required. Because the Zoning Code only requires eight parking spaces, the applicant is not required to provide any bicycle parking. However, the applicant is proposing to provide 16 bicycle parking spaces to help promote alternative modes of travel. The bike rack will be located near the manager's office, to help prevent theft (the rack will be visible from the office).

**Height, Bulk and Setbacks**

The following table shows required and proposed height and setbacks and whether there are any deviations.

<b>Table 3: Height and area standards</b>			
<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Deviation?</b>
Height	35'	19-23'	No
Front setback	20'	28-67'	No
Side setback	N/R	5'	No
Rear setback	20'	14'	Yes
Courtyard	N/A	N/A	N/A
Lot coverage	N/R	N/R	N/R

N/R = No Requirement

As indicated above, the project meets or exceeds all applicable height and area requirements except for the rear yard setback. Because the building is existing and no further encroachments are proposed into the rear yard setback, a Variance is not required.

**Building Design, Fencing, Signage and Landscaping**

The applicant worked extensively with Design Review, Planning, and Police Department staff on the design of the project to ensure that the appearance of the existing building was enhanced and designed to increase the safety and security of the site.

The Police Department conditioned the project so that the entire site is fenced. Section 17.76.060 of the Zoning Code states that a Special Permit shall not be required to establish gates on a Sacramento Housing and Redevelopment Agency (SHRA) project

or on projects where the requirement for gates is initiated by the City Council or a City department. Therefore, a Special Permit to establish gates is not required.

The project has been conditioned so that the applicant is required to obtain all necessary sign permits. In addition, staff has determined that the landscape plan meets the City's Parking Lot Tree Shading Design and Maintenance Guidelines.

**Summary**

Staff finds that the proposed project is an appropriate use for the subject site. The site has been designed to provide the appropriate setbacks and landscaped screening along the shared property lines, and will provide additional services to the community. For these reasons, staff recommends that the Planning Commission approve the request based on the findings of fact and subject to the conditions of approval listed in Attachment 1.



June 12, 2008

Respectfully submitted by:



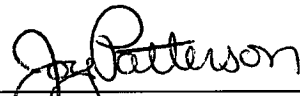
STEPHANIE HOCKMAN  
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Approved by:



NEDZLENE FERRARIO  
Senior Planner

Recommendation Approved:



JOY PATTERSON  
Principal Planner

Attachments:

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	Site Plan
Exhibit 1B	First Floor Plan
Exhibit 1C	Second Floor Plan
Exhibit 1D	Enlarged Floor Plan
Exhibit 1E	Unit Plans
Exhibit 1F	Building Elevations #1
Exhibit 1G	Building Elevations #2
Exhibit 1H	Landscape Plan
Exhibit 1I	Roof Plan
Exhibit 1J	Streetscape
Attachment 2	Mercy Housing Outreach Efforts for the Budget Inn
Attachment 3	Land Use & Zoning Map
Attachment 4	List of Matrix Team Members

**Attachment 1  
Recommended Findings of Fact and Conditions of Approval  
Budget Inn Conversion (P07-167)  
5321 Stockton Boulevard**

**Findings Of Fact**

**A. Environmental Determination: Exemption**

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under **Section number 15303, New Construction or Conversion of Small Structures** of the California Environmental Quality Act Guidelines as follows:

This project consists of a request for a Special Permit to covert a motel into an approximately 74 unit residential hotel and a managers' unit, on approximately 2.0 acres in the Heavy Commercial, Broadway-Stockton Special Planning District (C-4 SPD).

This project consists of the construction and location of a limited numbers of new, small structures or facilities (community building and tower entry), installation of small new equipment and facilities in the existing and new small structures, and the conversion of an existing structure with a similar use and structures from one form of residential occupancy to another with a reduction in the total number of individual units where only minor modifications are made to the exterior of the structure.

**B. The Special Permit** to convert a former motel into an approximately 74 unit residential hotel and a manager's unit is approved subject to the following findings of fact:

1. The project is based upon sound principles of land use in that Residential hotels are permitted under the zoning designation for the site and the prior residential motel use is similar to the proposed residential hotel use. In addition, staff finds that the proposed project is appropriate because it provides for a housing type not found in this area of the City and helps the City address homeless issues by creating supportive housing in accordance with the Housing Element identified housing needs and goals.
2. The proposed use would not be detrimental to the public health, safety and welfare, nor result in a public nuisance because the proposed project has been designed to include measures to minimize impacts of the residential hotel operations on adjacent uses. The applicant and staff worked diligently with the Police Department, community groups, and residents adjacent to the project site in order to insure that it is properly designed, conditions are imposed relating to its operations, and the property is properly managed with an on-site manager to ensure that its residents will have a minimal impact on adjacent properties.

3. The proposed use is consistent with the land use policies of the General Plan and the Broadway-Stockton Special Planning District, and the objectives of the City of Sacramento General Plan Housing Element to provide supportive housing and services for the homeless and persons with disabilities.
4. The proposed project is consistent with the City and County Ten Year Plan to End Chronic Homelessness because it will provide affordable housing for extremely low income and homeless people.

**Conditions Of Approval**

**B.** The **Special Permit** to convert a motel into an approximately 74 unit residential hotel and a managers' unit is hereby approved subject to the following conditions:

**General**

- B1.** The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- B2.** The project shall be constructed in substantial conformance to the approved plans.
- B3.** Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- B4.** The applicant shall obtain all necessary sign permits.
- B5.** The proposed project shall meet all of the Design Review conditions from file DR07-405.
- B6.** Residential hotel units shall be occupied by no more than two people.
- B7.** A separate dead bolt and latch lock or a commercial-grade lockset connected to a card-key system shall be provided for all units.

**Development Engineering**

- B8.** 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 Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.



- B9.** The existing driveways shall be reconstructed (if necessary) to City Standards to the satisfaction of the Development Engineering Division. Round corners are not standard for driveways within the City.
- B10.** The minimum throat distance for all site driveways shall be 25' (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).
- B11.** The site plan shall conform to A.D.A. requirements in all respects.
- B12.** 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 Division.

**Utilities**

- B13.** Only one domestic water service is allowed per parcel. Any new domestic water service shall be metered. Excess domestic water service shall be abandoned to the satisfaction of the Department of Utilities. (Note: There is an existing 8" water main in Stockton Blvd.)
- B14.** The proposed project is located within the County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.
- B15.** The lot shall be graded so that drainage does not cross property lines.
- B16.** 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.
- B17.** If there is grading and the total paved area is greater than 6000 square feet, then an onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- B18.** If there is grading and the total impervious area is greater than one acre, then both source control and an onsite treatment control measure is required for the project. Onsite treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages. Refer to the "Guidance Manual for On-Site Stormwater Quality design

Manual", dated May 2007, for appropriate source control and onsite treatment control measures.

**Fire**

**B19.** A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access. If the property currently has one in place, provide proof.

**B20.** Vehicle gates shall have a minimum clear access width of 20' for single and 16' each side for split gates. Electrically operated gates shall be equipped with a Key override (Knox) and Radio operated controller (click to enter). Man gates shall be a minimum of 4' in width.

**Sacramento Area Sewer District (Formerly County Sanitation District 1)**

**B21.** Connection or reconnection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction.

**B22.** Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line.

**B23.** Sewer service shall continue to be provided by District infrastructure to the existing sewer service laterals. Required modifications, if any, shall be to the satisfaction of the District.

**Police***Lighting*

**B24.** Exterior lighting levels of the parking lot, corridors and common areas shall minimally be maintained at 1.0 f/c. In any case where IESNA security lighting standards are higher, lighting levels shall be increased to meet those standards. All other interior and exterior areas shall minimally meet IESNA security lighting standards.

**B25.** Exterior lighting shall minimally have a minimum to average uniformity ratio of 4:1.

**B26.** All exterior lighting fixtures shall be vandal resistant.

**B27.** Fixtures in parking lots, along walkways, in common exterior areas and around buildings shall be a full cut-off design to eliminate glare and light trespass. These exterior lights shall be either Metal Halide or Induction lamps that provide for accurate color rendition and clear recognition of threats. Incandescent or compact fluorescent bulbs may be used for individual porches.

- B28.** The lighting plan shall be coordinated with the landscaping plan to ensure that there are no conflicts. The lighting plan shall be capable of meeting the minimum lighting level standards from the time of planting through the time of landscaping maturity.
- B29.** All exterior lighting shall be controlled by a photocell and remain on during all hours of darkness or diminished light.

*Landscaping*

- B30.** The landscaping plan must be coordinated with the lighting plan and video surveillance plan in order to ensure that lighting standards are met and the video cameras are not blocked from the time of initial planting through complete landscape maturity. There also must be an ongoing landscape maintenance plan.
- B31.** 3-8 Rule: Shrubs shall be maintained to a height no taller than three feet and trees shall be brushed up to at least eight feet. To avoid additional maintenance, trees and shrubs that naturally meet these requirements should be considered.

*Fencing & Gates*

- B32.** The entire property shall be fenced and gated, maximum height of the fence shall not exceed 7' inclusive of security topping (i.e. wrought iron spikes). Fencing along the north south and west shall be wrought iron, however, fencing that separates adjacent residential properties (east) shall be masonry and not exceed 7' in height inclusive of security topping (i.e. wrought iron spikes). In the event that construction of a masonry wall is not feasible (due to an easement, water main or other event that is out of the applicant's control), a solid wood fence may be installed subject to the satisfaction of the Planning Director. All iron fencing shall be of commercial grade.
- B33.** No type of privacy screening shall be attached to wrought iron fencing.
- B34.** A Knox Box shall be provided at the front entrance that contains gate keys for Police and Fire Department personnel.
- B35.** All gate emergency exit systems shall be approved by the Fire Department.

*Addresses*

- B36.** There shall be positioned at the vehicular entrance to the complex an illustrated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. It shall also include location of all common spaces such as laundry rooms, recreation rooms, computer lab etc. The illuminated diagrammatic representation shall be protected by the use of a vandal resistant cover and shall be maintained in good working order.
- B37.** The numerals on the main building shall be a minimum of 6" in height and easily visible to all approaching vehicular and pedestrian traffic.



**B38.** Each individual unit within the complex shall display a prominent identification number on or adjacent to the front door. Numbers shall not be less than 4" in height.

**B39.** All address numbers shall be illuminated during hours of darkness and shall be of a contrasting color to the background to which they are attached.

*Identification, Directional, and Informational Signage*

**B40.** The property shall be properly posted per 602(k) PC allowing the Sacramento Police Department to be an authorized agent to assist in enforcing trespassing violations.

**B41.** The property shall be properly posted per 22658 CVC which allows agents of the property to remove / tow unauthorized vehicles.

**B42.** The manager's apartment and office shall be clearly identified with a sign.

**B43.** All common rooms / buildings shall have a unit number and be identified with a sign indicating what the function of the room or building is.

**B44.** Signs shall be posted at the main office that display basic facility rules such as business hours and visitor policies.

**B45.** A sign that states that no cash is kept on site shall be posted at the main office.

*Alcove Staircases*

**B46.** The two existing staircases that are in recessed alcoves shall be illuminated minimally to a foot candle level that is at least double to that of the adjacent area.

*Alarm System*

**B47.** A monitored and City permitted alarm system shall be installed at the facility. Minimally, the system shall include:

a. Burglary alarming of all facility office areas and all facility common areas such as the laundry room, storage rooms, recreation rooms, computer lab, etc.

b. Panic alarms at the front office where residents & visitors check in.

c. Locally monitored audible alarms shall be installed on any and all emergency exit gates located on the facility's perimeter. These audible alarms shall always be active.

*Video Surveillance*

**B48.** A Digital Video Recording (DVR) system shall be installed that has a minimum recording capacity of 30 days. The DVR system and all archived video shall be located in a locked and secure area that is accessible only to management staff.

**B49.** The system shall be capable of copying hard drive images to DVD's without taking the system off-line.

**B50.** Minimum archiving of DVD's shall be one year.

*Management and Maintenance Requirements*

**B51.** Per Section 17.24.050 (75) (D), buildings and premises, including paint, siding, roofs, windows, fences, parking lots and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris and abandoned vehicles.

**B52.** The project shall have management staff that resides onsite that has training consistent with the good neighbor policy.

**B53.** The owner/operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff. The signage shall be subject to review by the Planning Director.

**B54.** The owner/operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.

**B55.** The owner/operator shall establish and conduct a regular program of routine maintenance for the property. Such a program includes common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuously. The owner/operator repaints or retreats all painted or treated areas at least once every eight years, provided that the planning director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program is subject to review and approval by the Planning Director.

**B56.** The owner/operator shall keep landscaping and irrigation in a healthy and serviceable condition.

**B57.** The owner/operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforces rules related thereto.

*Payphones*

**B58.** No payphones shall be allowed on the premises.

*Good Neighbor Policy*

**B59.** The applicant shall work cooperatively and collaboratively with the Police Department to develop a Good Neighbor Policy to help ensure that the project is managed and operated professionally and effectively to maintain a positive and mutually beneficial interface with surrounding neighborhood and minimize conflicts and nuisance-producing activities. The applicant shall provide the Planning Director with the Good Neighbor Policy or a status report on the development of the Good Neighbor Policy prior to the issuance of building permits. If the Good Neighbor Policy is not

complete prior to the issuance of building permits, the applicant shall provide the Planning Director with monthly status reports. The Good Neighbor Policy shall be in place prior to the issuance of the Certificate of Occupancy.

The Good Neighbor Policy shall address, at a minimum, the following issues:

1. Access, fencing, and vehicle and pedestrian gates.
2. Adequate bicycle parking facilities to meet demand.
3. Operation and supervision of laundry room, computer lab, and other common areas.
4. Safety and security measures, including:
  - a. Video recording and monitoring of common areas, including timely Police Department access to recordings relevant to an on-going investigation;
  - b. Use of uniformed private security guards: If the Police Department determines that significant negative and/or criminal activity is occurring at the site, the Police Department may recommend to the applicant that one or more security guards be employed at the site. If the applicant disagrees with this recommendation, the Special Permit shall be set for hearing before the Planning Commission for consideration of a condition to require the owner/operator to employ uniformed security guards as needed to address the negative/criminal activity. Uniformed security guards shall meet the requirements of section 7582 of the Business & Professions Code and be on the approved City of Sacramento list.
5. Management policies, such as:
  - a. Training of management staff - All on-site managers, and any assistant managers who fill in, shall minimally meet the standards of the Rental Housing Association (RHA) of Sacramento as is outlined in their 5 day "Apartment Management Training Program". This comprehensive training includes detailed instruction on: tenant screening (i.e.: criminal history checks, credit checks & background checks), rental agreements, fair housing laws, customer service, rents & deposits, and dealing with problem tenants, dealing with criminal activity and processing evictions.
  - b. Management staff availability;
  - c. Written "Management Rules and Procedures" for management and staff, including a plan for prompt response to disturbances and nuisance activities, cash management, and an emergency plan;



d. Written "House Rules" for tenants;

e. Vehicles.

6. Initial tenant move-in shall be spread over a period of no less than four months.

### **Advisory Notes**

#### **Parks**

1. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$12,664. This is based on 37,246 sq. ft at the commercial rate of \$0.34 per sq. ft. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

#### **Building**

2. This project is change of occupancy from occupancy group R-1 to occupancy group R-2 as defined by 2007 CBC, Chapter 3, Section 310. According to section 3406, this building is required to comply with the requirements of 2007 CBC for R-2 occupancy group such as:
  - a. Fire Resistance Rating for building elements based on Fire Separation Distance,
  - b. Maximum Allowable Area for existing building
  - c. Maximum Area of Exterior Openings.
  - d. Fire Partitions are required per section 708.1(2).
3. Based on available information this project is going to be publicly funded and according to section 1111B.5, is required to comply with 1134B for Accessibility of Existing Buildings.

#### **Utilities**

4. 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 fire suppression systems.
5. The proposed project is located in the Flood zone designated as Zone X on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within Zone X, there are no requirements to elevate or flood proof.

**Fire**

6. All turning radii for fire access shall be designed as 35' inside and 55' outside.
7. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
8. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (503.2.3)
9. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
10. Timing and Installation. 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.
11. Provide a water flow test. (Make arrangements at 300 Richards Blvd., 3<sup>rd</sup> Floor, Sacramento, CA 95811)
12. Provide appropriate Knox access for site.
13. 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.
14. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. City Code that will provide Amendments to Article 9, Section 903, is forthcoming.
15. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.

**Police**

*Landscaping*

16. Vines, shrubs or other materials should be placed on the wall along the east side of the property to deter graffiti.
17. Hostile Plants: Certain plants (such as those with thorns) can be used to defend space and discourage trespassing. These hostile plants should be considered along some of the perimeter fencing and the trash enclosures.

*Public Art*

18. Public art should be utilized to enhance the atmosphere of the facility and create a positive perception. By involving the residents or people from the local neighborhood in the design and/or application, ownership of the project is created and the area will be better maintained.

19. Murals or other art should be considered to cover large blank walls that often attract graffiti.
20. Murals should also be considered to cover objects like utility cabinets that often get tagged.

*Public Bathrooms*

21. Inside Buildings: Bathrooms should be located as near the main public entrance as possible. Entrances to the bathrooms should be in constant view of employees when possible. If unable to be within constant view, they should be in high activity areas. The required bathroom design is a maze entry that has no doors or doors that remained locked open during operational hours.
22. Exterior: Bathrooms should be located as near the main public entrance as possible. Entrances to the bathrooms should be in constant view of employees when possible. If unable to be within constant view, they should be in high activity areas. The required bathroom design is a maze entry that has doors that are locked open during business hours. Exterior privacy screens shall not be used.
23. Stand Alone: Bathrooms should be located in areas of high activity. Doors shall be oriented to face the areas that provide the most eyes-on. The required bathroom design is a maze entry that has exterior doors that are locked open during business hours. Exterior privacy screens shall not be used. Bathrooms that are self locking and self cleaning should be considered.

*Safe*

24. A drop safe should be installed at the main office that has minimum rating of "TL-15" or class "C".

**Urban Forest Services**

25. To improve tree canopy coverage west of new community building and the hotel, consider revising lawn area shown west of existing hotel building and eliminating three accent trees near new community building to make space for two large canopy trees.
26. Consider eliminating Platanus; this genus is over planted and susceptible to anthracnose, canker stain and powdery mildew). Good replacements would be October Glory Maple or Shumard Oak.
27. Specifying Pistacia chinensis 'Keith Davey' cultivar will reduce the likelihood of verticillium wilt problems.
28. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads with 3' radius nozzles installed 30" to 40" from center trunk line. Other irrigation designs may be approved pending City Landscape Architecture

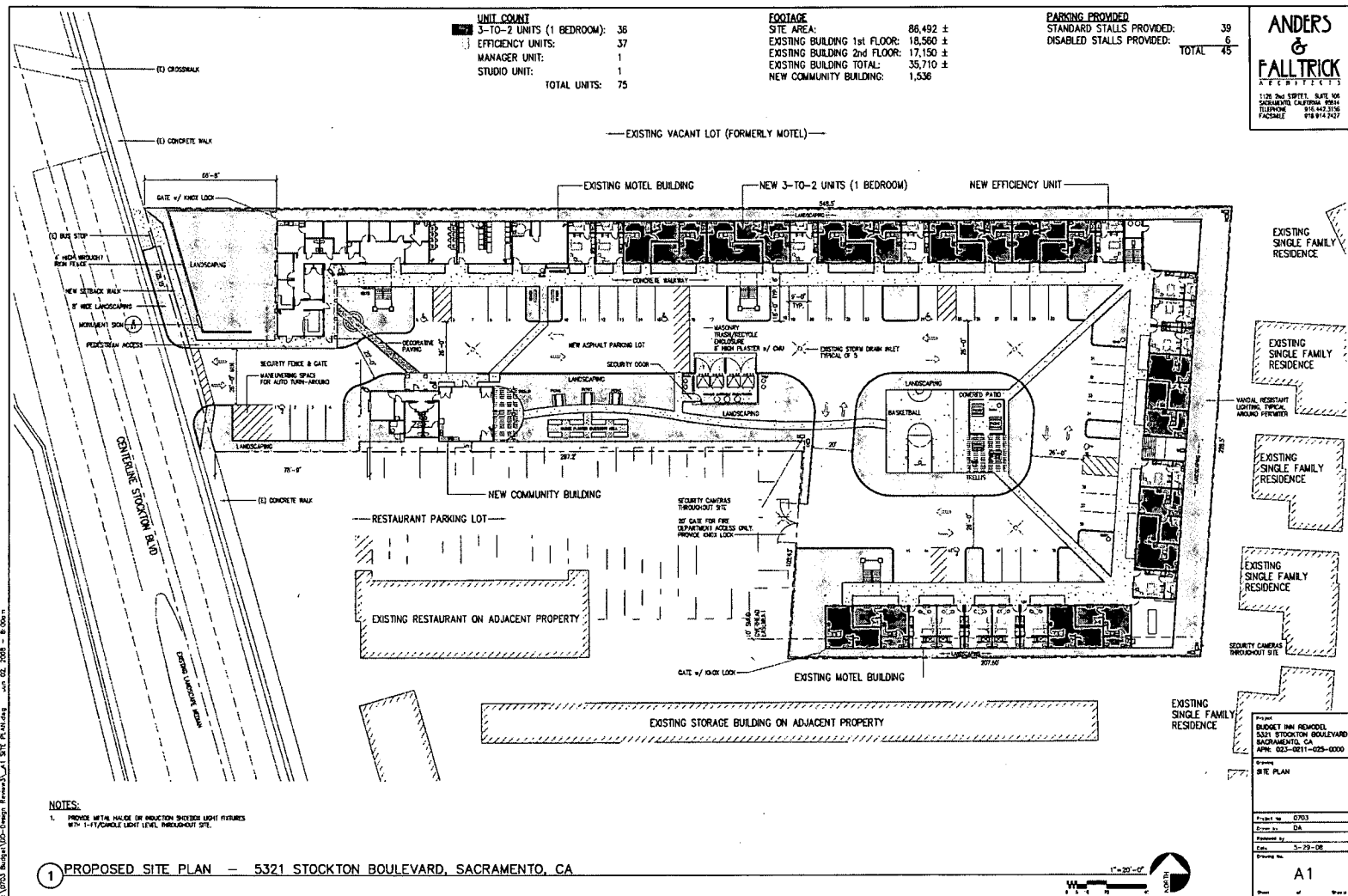
department and Urban Forest Service review.

29. All trees are to be planted in a gradual mound 2" to 3" above the surrounding grade and mulched with wood chips (playground fiber or coarser) to a depth of approximately 3". The plans should be revised to show turf, groundcover or shrubs planted within 4' of any parking lot or City tree trunk.
30. Consider revising the plan to show a 12' to 15' long turf free planter section for each park strip tree along Stockton Blvd.

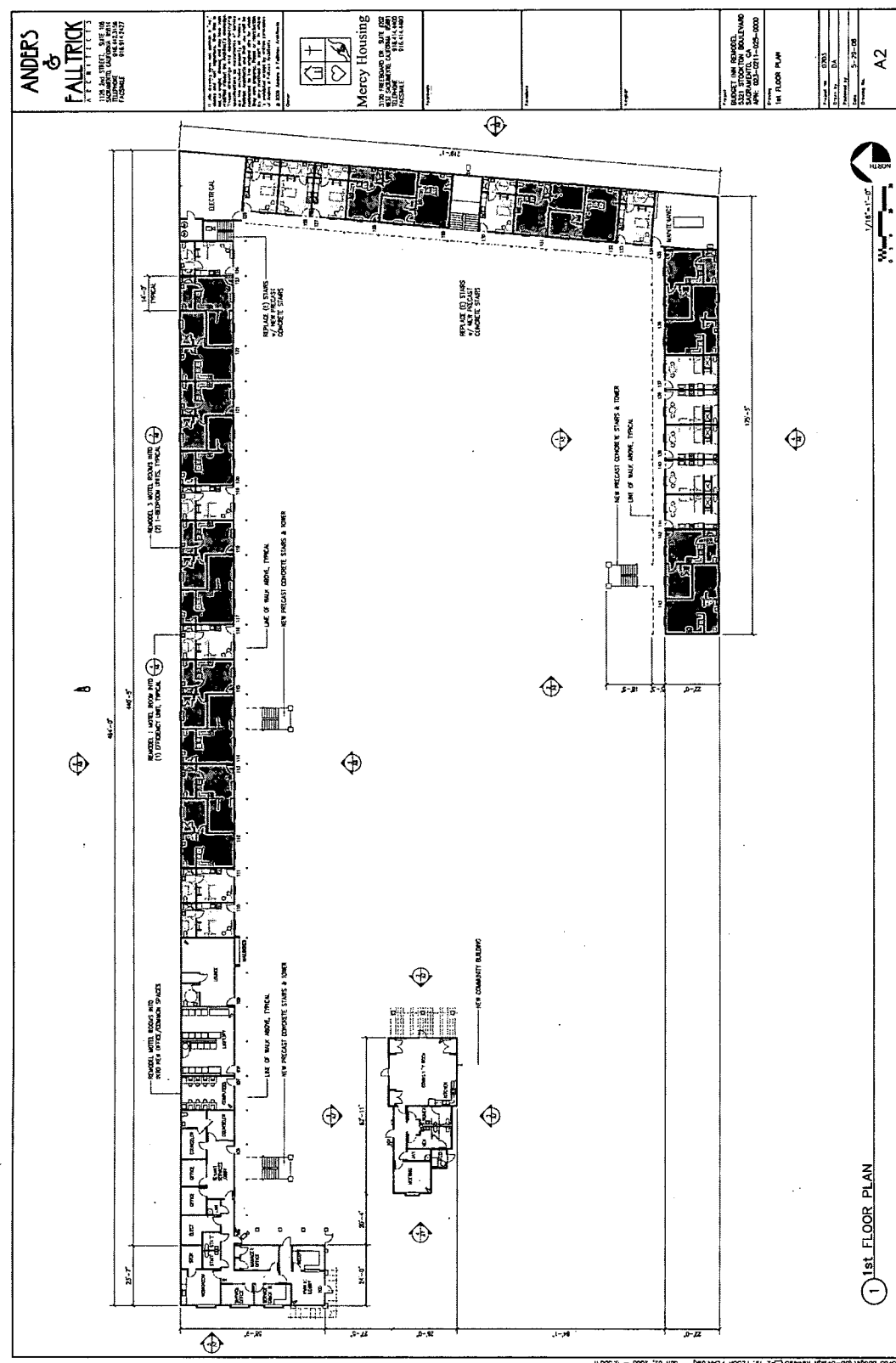
**Sacramento Area Sewer District (Formerly County Sanitation District 1)**

31. Developing this property may require the payment of sewer impact fees. The applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.



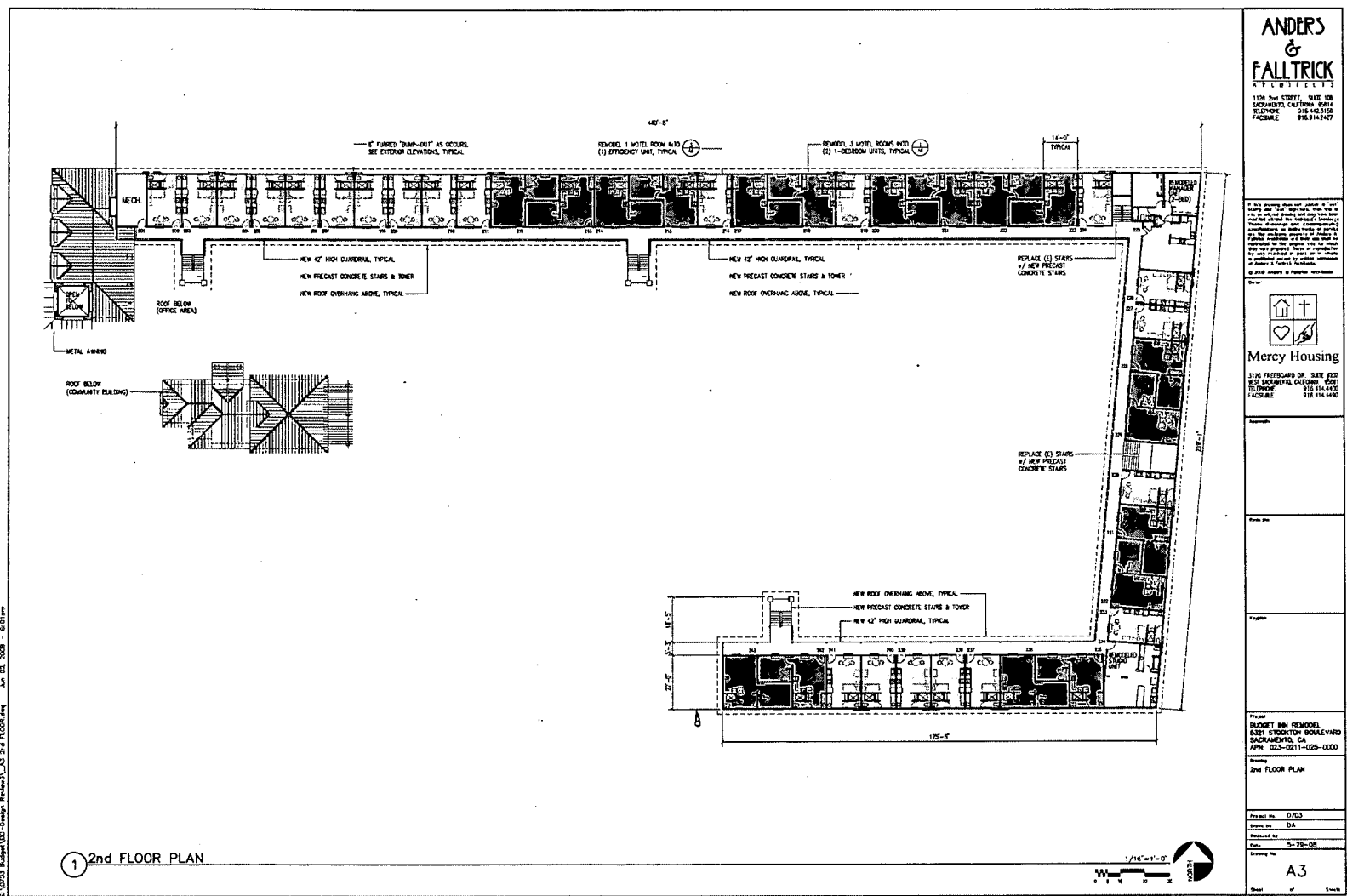


### Exhibit 1B – First Floor Plan

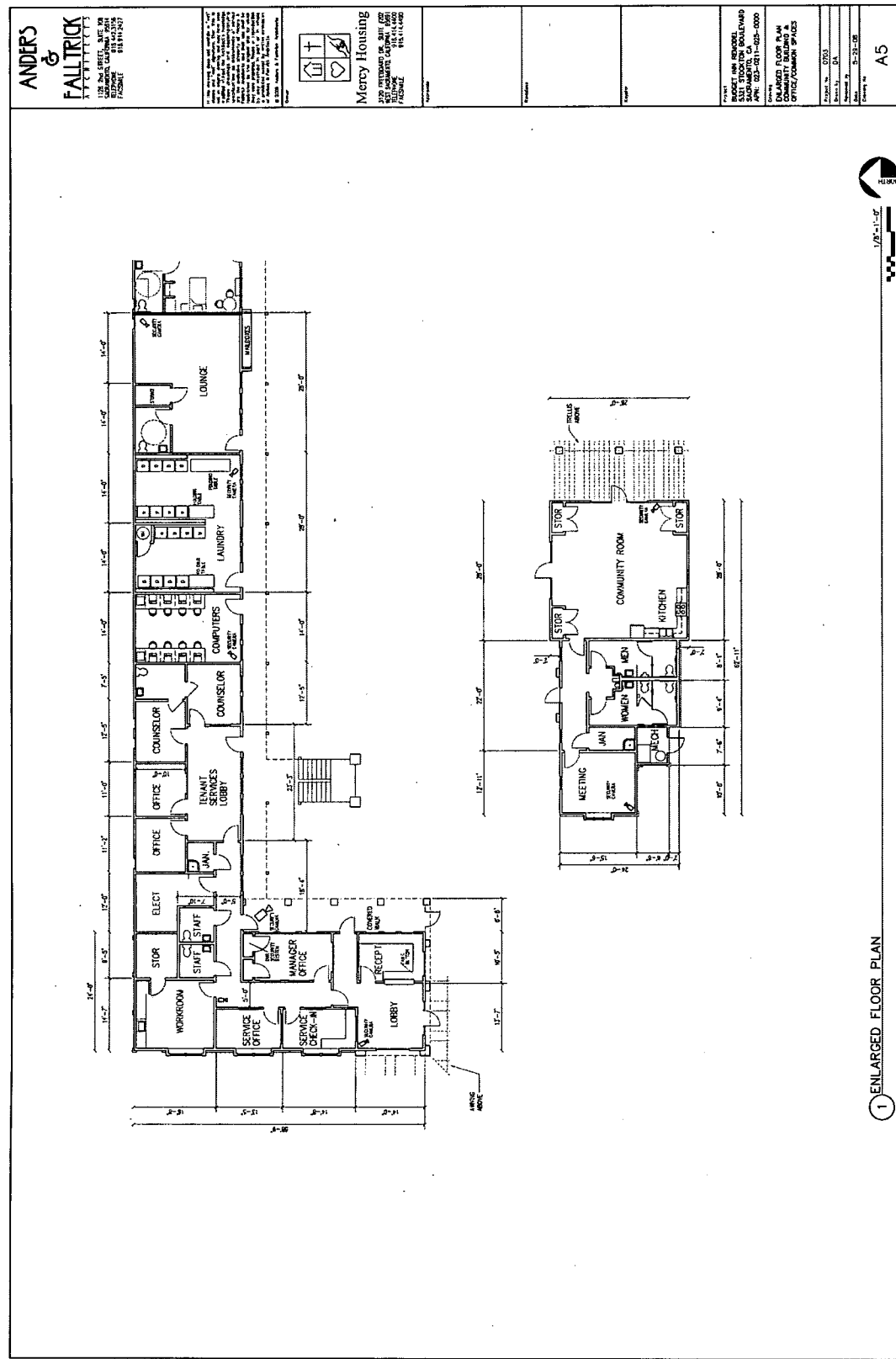


June 12, 2008

## Exhibit 1C – Second Floor Plan



### Exhibit 1D – Enlarged Floor Plan





## ans



### Elevations #1

**ANDERS & FALLTRICK ARCHITECTS**  
1726 ONE STREET SUITE 300  
SACRAMENTO, CALIFORNIA 95811  
TELEPHONE 916-412-1216  
FACSIMILE 916-414-5027

Project Name: BUDGET PARK REMODEL  
3221 STOCKTON BOULEVARD  
SACRAMENTO, CA  
APN: 023-0211-025-0000

EXTERIOR ELEVATIONS

Project No. 0703  
Client No. DA  
Architect No.  
Date 5-29-08  
Drawing No.

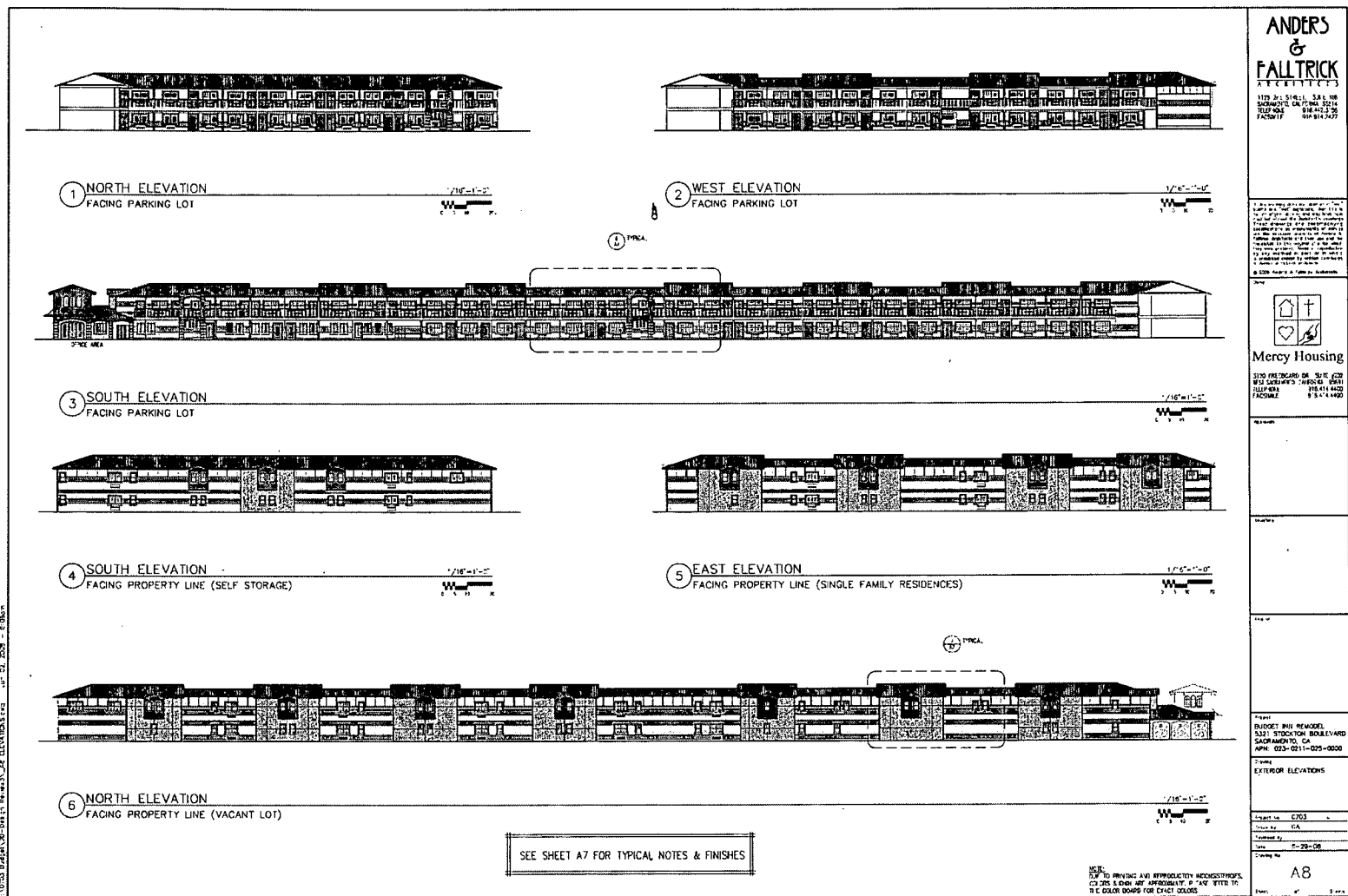
Sheet of 17

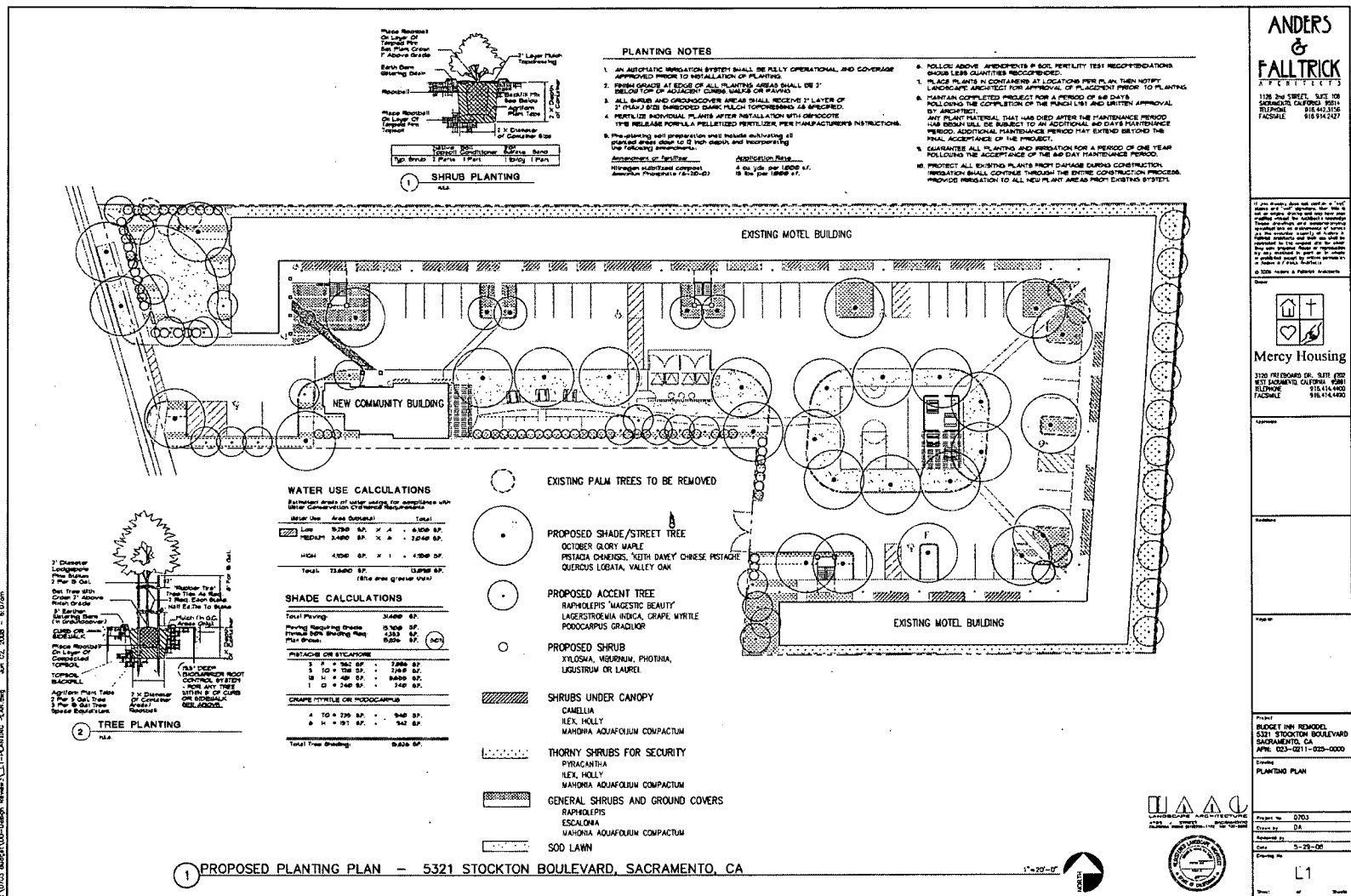
A7

Budget Inn Conversion (P07-167)

June 12, 2008

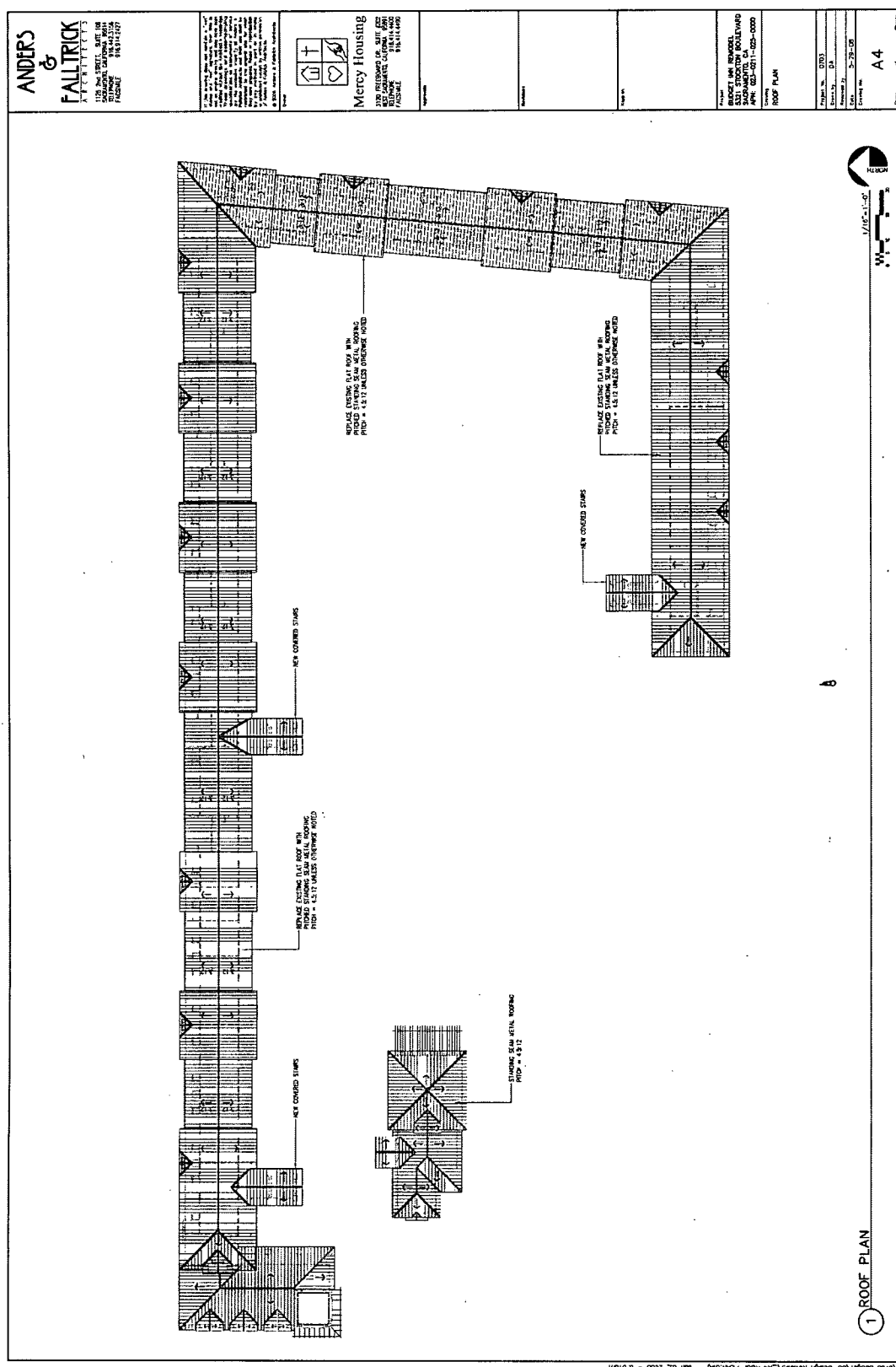
Exhibit 1G - Elevations #2

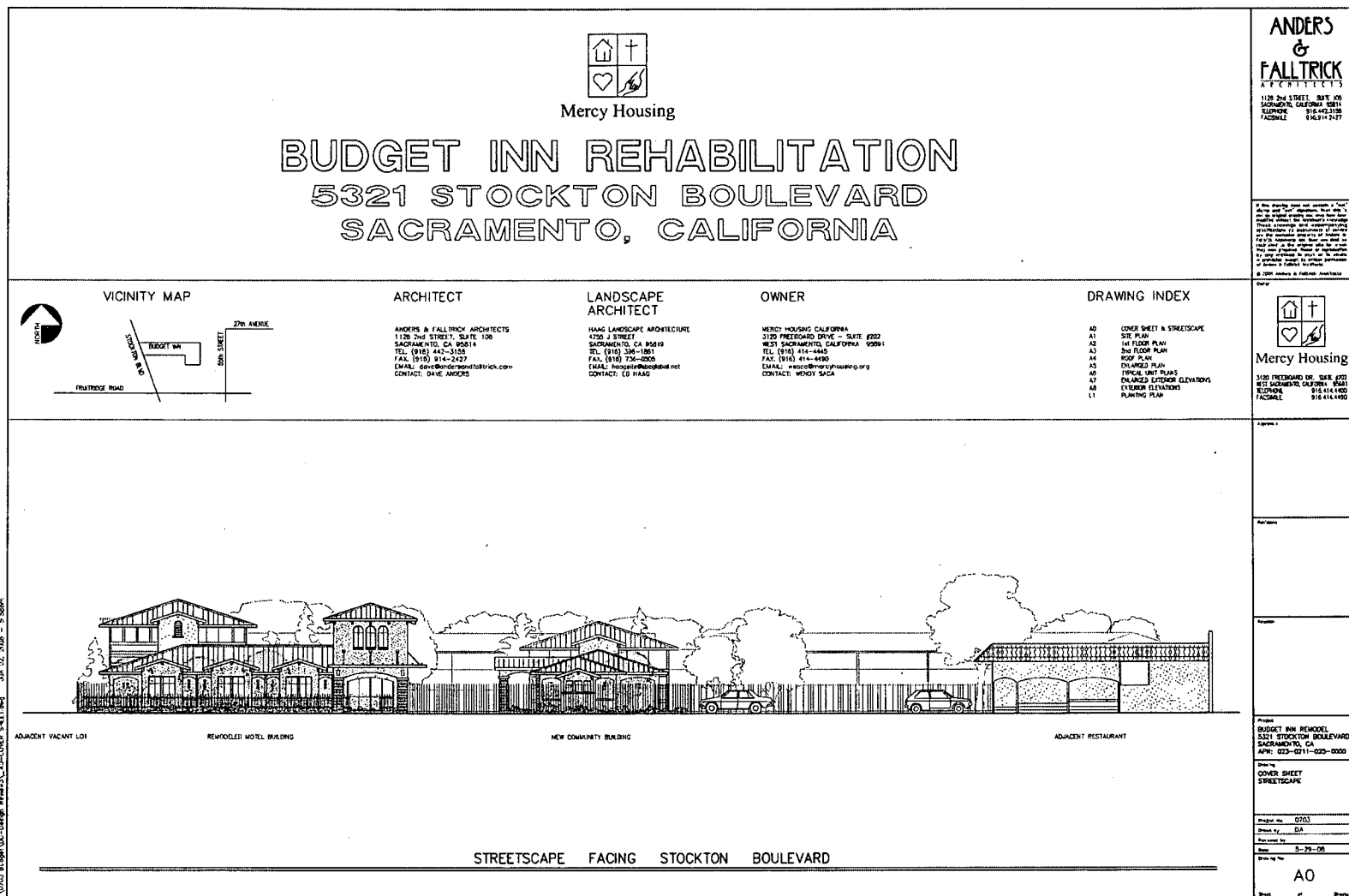






### Exhibit 1I – Roof Plan



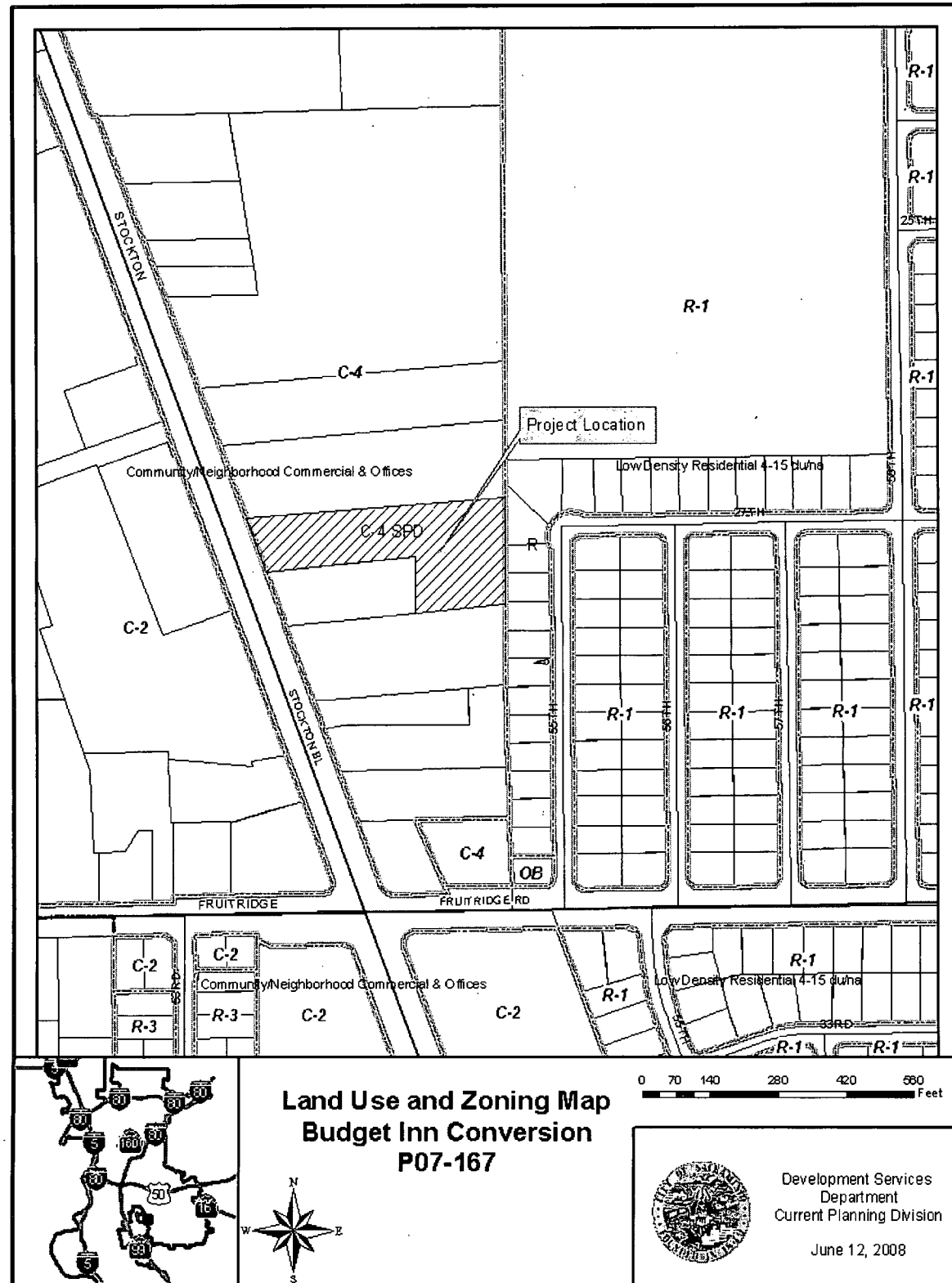


## Attachment 2 – Mercy Housing Outreach Efforts for the Budget Inn

## Mercy Housing Outreach Efforts for the Budget Inn

Organization	Comments
Colonial Park Arts and Recreation Effort- Neighborhood Association (CARE).	Project presentation at one neighborhood association meeting (March 3, 2008)
Fruitridge Manor Neighborhood Association	Project presentation at two neighborhood association meeting(Nov 14 2007 and Feb 2008)
Lawrence Park Neighborhood Association	Project presentation at one neighborhood association meeting (Nov. 12, 2007) as well as an individual meeting with two members of the association (Martin Rosenberg and Geanine Hodges)
SSC PAC- Barcklay and Lindale neighborhood	Project presentation at one neighborhood association meeting (Nov. 29, 2007)
Tallac Village Neighborhood Association	Project presentation at two neighborhood association meeting (October 23 2007 and January 23 2008)
Housing Authority Tenant Meeting (on Clauss street)	Project presentation at a tenant's meeting for apt. complex next to Budget Inn (May 19 2008)
Stockton Blvd. Partnership	Two Project presentations before the members of the board as well as three meetings with Executive Director(Feb 2007, Nov 8, 2007, Dec 18 2007, Jan 17, 2008)
Stockton Blvd. RAC Chairperson	Project presentation before the board (November 8 2007)
Sacramento Police Department	Met five times with a number of police officials including the Captain, local POP officers and CPTED rep. (June 27, 2008, July 24, 2007, August 28, 2007, May 8, 2008, June 3, 2008)
St. Peters Church Neighbors (ACT)	Project presentation before the neighbors, members of ACT as well as an individual meeting with Art Guerrero (Jan 24 2008 and Feb 19 2008)
All Hallows and St. Peters Church	Individual meeting with Father Rodolfo Llamas ( March 6, 2008)
West Campus High School	Project presentation with principal and school staff (January 22 2008)
Cristo Rey High School	Project presentation with principal and school staff (January 24 2008 and Feb 4 2008)

Attachment 3 – Land Use & Zoning Map





## Attachment 4 – List of Matrix Team Members

Department	Contact Person	Telephone	Email
Current Planning	Stephanie Hockman	808-7497	shockman@cityofsacramento.org
Team Leader	Kimberly Kaufmann-Brisby	808-5590	kkbrisby@cityofsacramento.org
Parks	Dana Allen	808-2762	dallen@cityofsacramento.org
Fire	King Tunson	808-1358	ktunson@sfd.cityofsacramento.org
Dev. Engineering	Scott Tobey	808-8307	stobey@cityofsacramento.org
Design Review	Ryan DeVore	808-8860	rdevore@cityofsacramento.org
Utilities	Inthira Southiyanon	808-1473	isouthiyanon@cityofsacramento.org
Urban Forest	Duane Goosen	808-4996	dgoosen@cityofsacramento.org
Building	Luba Vlasenko	808-8799	lvlasenko@cityofsacramento.org