



# REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
July 27, 2006

**To: Honorable Members of the Planning Commission**

**Subject: Staybridge Suites (P06-068)**

Request to build a 4-story 117-room extended stay hotel in the Employment Center 50 (EC-50-PUD) Zone within the Promenade at Natomas Planned Unit Development (PUD).

- A. Environmental Determination:** Previously approved Final Environmental Impact Report, State Clearinghouse #2000072035;
- B. PUD Guidelines and Schematic Plan Amendments** to depict the proposed hotel in the Promenade at Natomas PUD; and
- C. Planning Commission Plan Review** for a 4-story 117-room extended stay hotel in the EC-50-PUD Zone within the Promenade at Natomas PUD.

**Location/Council District:**

140 Promenade Circle, Sacramento, CA 95834

Assessor's Parcel Number 225-2110-025

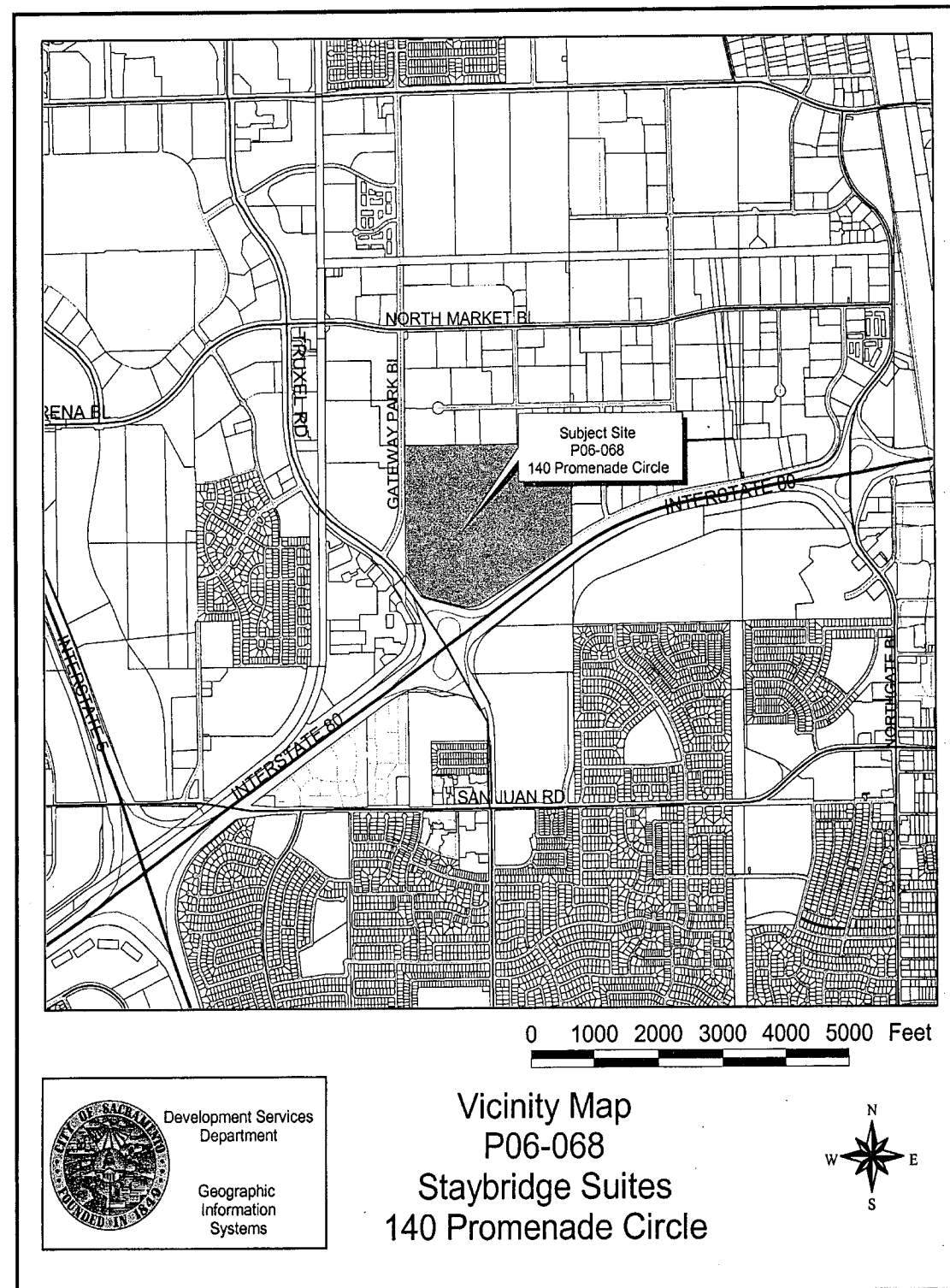
Council District 1

**Recommendation:** Staff recommends that the Planning 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-C listed above, and its decision is appealable to the City Council.

**Staff Planner:** Steve Kowalski, Associate Planner, (916) 808-4752

**Applicant:** Tharaldson Development Co. (contact person: Ken Scheel, 916-652-1630)  
3350 Swetzer Court, Suite #2, Loomis, CA 95650

**Owner:** Heritage Inn of Sacramento, Inc. (corporate office: 701-235-1167)  
1201 Page Drive, Fargo, ND 58103





### **Summary**

The applicant is requesting entitlements to build a 4-story 117-room extended stay hotel in the Promenade at Natomas Planned Unit Development (PUD). The PUD Guidelines originally permitted 108,000± total square feet of hotel uses in the entire development, 60,000± in the Employment Center 50 (EC-50) portion of the PUD, and 48,000± in the Shopping Center (SC) portion. The proposal features an 82,774 square-foot hotel in the EC-50 portion of the PUD, therefore an amendment of the PUD Guidelines is required to reflect the changes in total hotel square footage allowed in the two separate portions.

Pursuant to Section 17.180.050 of the Zoning Code, the Planning Commission has the authority to amend a PUD provided that the amendments do not change the intensity of the land use by more than 10% of the overall square footage originally approved in the PUD. The proposed amendment would not increase the overall square footage of hotel uses in the PUD. Instead it would merely allow more square feet in the EC-50 portion of the PUD and less in the SC portion. A Planning Commission-level plan review is also required to ensure consistency between the proposal and the approved PUD Guidelines and Schematic Plan. The proposed use is consistent with the PUD Guidelines and Schematic Plan which specifically call for a hotel at the subject site, and there are no other outstanding issues or concerns regarding the project.

### **Table 1: Project Information**

**General Plan Land Use designation:** Mixed Use

**North Natomas Community Plan Land Use designation:** Employment Center 50 (average 50 employees per net acre)

**Existing zoning of site:** EC-50-PUD (Employment Center average 50 employees per net acre)

**Existing use of site:** vacant

**Property area:** 2.55± gross acres

### **Background Information**

On September 28, 2004, the City Council approved the underlying project entitlements related to the Promenade at Natomas Planned Unit Development project (P00-033), including a Schematic Plan depicting, among other uses, approximately 108,000± square feet of hotel/motel uses in the PUD. The underlying project entitlements included a Development Agreement, General Plan, Community Plan and Zoning Map amendments, the establishment of a Planned Unit Development (PUD) including PUD Guidelines and a Schematic Plan, a tentative subdivision map, and a Special Permit for the construction of 663,200± square feet of retail commercial development. A portion of the PUD was designated Employment Center 50, and this portion was approved to include 60,000± gross square feet of hotel/motel uses. The remainder of the PUD was designated Shopping Center, and this portion was approved for some 48,000± square feet of hotel/motel uses, bringing the total amount of hotel/motel square footage in the entire PUD to 108,000± square feet.

On June 9, 2005, the Planning Commission approved a Schematic Plan Amendment to reconfigure the layout of the office buildings that were approved for the southwest corner of the PUD (P05-016 – Opus Gateway Office Project). Part of this amendment included relocating the hotel site shown in the Employment Center 50 portion of the PUD from the corner of Gateway Park Boulevard and North Freeway Boulevard to a new site directly adjacent to Promenade Circle. A special permit was also approved by the Commission at this time to allow for the construction of 590,000 square feet of office, a 3-story parking structure, and a 350-space park-and-ride lot for the nearby future light rail station. No entitlements were sought or approved for a hotel at that time.

#### **Public/Neighborhood Outreach and Comments**

As part of the application review process, the proposal was routed to the Natomas Community Association (NCA), the North Natomas Alliance (NNA), the North Natomas Community Association (NNCA), the North Natomas Study Group (NNSG), and the Natomas Chapter of the Partnership for Active Communities (NCPAC). Staff received e-mails from the NCA and NCPAC, both of whom had no comments. Staff also notified all property owners within 500 feet of the site for this public hearing and received no opposition from the surrounding neighborhood.

#### **Environmental Considerations**

On September 28, 2004, the City Council adopted a Final Environmental Impact Report (FEIR) for the Promenade at Natomas project. No other new issues or information is known that would trigger additional environmental analysis at this time. Section 15162 of the California Environmental Quality Act Guidelines provides that an additional Negative Declaration (or Environmental Impact Report) need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available.

Copies of the FEIR for the Promenade at Natomas project are available at the Development Services Department, Planning Services Division, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814.

#### **Policy Considerations**

**General Plan:** The subject site is designated Mixed Use in the Land Use Element of the General Plan. The General Plan calls for a mix of commercial, office, residential and other ancillary uses at important activity nodes along major transportation corridors such as light rail stations or at freeway interchanges. The Promenade development features nearly 600,000 square feet of office uses and over 600,000 square feet of retail commercial and restaurant uses, and a future light rail station is planned adjacent to the site on Truxel Road. These factors combine to make it one of the city's largest mixed-use developments. The General Plan recognizes that other uses in addition to these are also appropriate in employment center developments, including hotels that provide rooms for visitors and business travelers. The proposed hotel will serve this purpose,



and will also be conveniently located near Arco Arena and have direct access to Sacramento International Airport when the Regional Transit north line extension is completed. It is staff's opinion that the proposal is consistent with the General Plan.

**North Natomas Community Plan (NNCP):** The site is designated Employment Center 50 in the North Natomas Community Plan. The NNCP recognizes hotels as "Support Retail Goods and Services" in Employment Center districts and allows them subject to their meeting the following criteria:

- 1) They provide support for the primary permitted land uses;
- 2) They provide pedestrian and transit orientation; and
- 3) They help to provide a sense of place or destination.

The hotel is immediately adjacent to four office buildings totaling 590,000 square feet in area, and will provide extended-stay suites complete with kitchenettes for business travelers doing business with the tenants of these buildings and other companies nearby. Therefore, it will clearly provide support for the office uses in the PUD.

Suburban hotels such as this are often designed to be more automobile-oriented as opposed to pedestrian- or transit-oriented, since most hotel guests typically arrive from out of town either via a rental car or taxi. While the subject hotel does cater to the automobile, it has been designed to be integrated with the pedestrian circulation system of the PUD as well. The site plan features sidewalks that tie directly into those being provided along Promenade Circle, as well as the walkways leading to the adjacent office developments and the sight of the future light rail station (see Exhibit 1B).

Finally, the architecture and landscaping of the hotel will give it a significant presence as a focal point between the office buildings, the Village Shops and the future light rail station and its park-and-ride lot.

Given that the proposal satisfies the three criteria listed above, staff believes it to be consistent with the land use designation and policies of the North Natomas Community Plan.

#### **PUD Guidelines & Schematic Plan Amendments**

When they were originally approved by the City Council in 2004, the PUD Guidelines called for 60,000± square feet of hotel/motel uses in the Employment Center 50 (EC-50) portion of the PUD and 48,000± square feet in the Shopping Center (SC) portion, bringing the total floor area of hotel uses in the PUD to 108,000± square feet. In order to be able to build a hotel larger than 60,000± square feet in the EC-50 portion of the PUD, the applicant must amend the PUD Guidelines and Schematic Plan to show that the EC-50 portion will now have 83,000± square feet of hotel uses (the size of the proposed hotel is 82,774 square feet) while the SC portion will only be allowed a maximum of 25,000± square feet (see Exhibit 1A). When combined, these amended hotel use allocations will still equal the total 108,000± square feet originally approved in the PUD, and will therefore still be consistent with the intent of the original PUD

Guidelines and Schematic Plan. Therefore, staff is recommending approval of the amendments to the PUD Guidelines and Schematic Plan as proposed.

### **Project Design**

#### **Land Use**

The applicant proposes to build a 4-story 82,774 square-foot hotel on a vacant 2.55 acre lot in the Employment Center 50 Zone within the Promenade at Natomas PUD. Chapter 17.180 of the Zoning Code requires a Planning Director Plan Review for all developments within an existing PUD. However, since one of the requested entitlements requires Planning Commission approval (i.e. the PUD Guidelines and Schematic Plan amendments), Chapter 17.220 requires the Plan Review to be elevated to the Planning Commission level as well.

In order to approve a Plan Review, the Planning Commission must be able to make the following findings:

- A. The proposed development is consistent with the general plan and any applicable community plan or specific plan;
- B. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways;
- C. The subject property is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title; and
- D. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

As discussed above in the "Policy Consideration" section of the staff report, the proposal complies with the land use policies of the General Plan and the North Natomas Community Plan. The site has been designed to be integrated with the surrounding office and retail developments, the future light rail station, and the adjacent parking facilities through the provision of aligned sidewalks and access from a driveway which it will share with the future parking structure on the parcel immediately to the north (see Exhibit 1C). The proposal complies with the development standards prescribed by the PUD such as the setback and parking requirements, and conditions have been placed upon the application to prevent the proposed use from having an adverse impact on the surrounding neighborhood. Therefore it is staff's opinion that the findings required for the approval of the Plan Review can be made by the Planning Commission in this case.

#### **Access, Circulation and Parking**

The project provides adequate access to and maneuvering area within the site in compliance with the Zoning Code. The following tables show how the proposal complies with the vehicular parking regulations for a hotel pursuant to Chapter 17.64 of the Code:



**Table 2: Parking**

Use	Required Parking	Proposed Parking	Difference
Hotel	59 spaces (1 space per 2 rooms)	108 spaces	+49 spaces

As indicated above, the project exceeds the vehicular parking requirements by nearly 50 spaces. The rationale for providing such a large number of spaces is due to the fact the hotel is an extended-stay operation which implies that most if not all of its guests will each have their own vehicle during their stay.

### **Height and Setback Standards**

The following table shows how the proposal complies with the height and area requirements of the Promenade at Natomas PUD Guidelines:

**Table 3: Height and Area Standards**

Standard	Required	Proposed	Deviation
Height	75' max.	53' 5"	None
No. of Stories	4 max.	4	None
Front setback	0'	35'	None
Rear setback	0'	30'	None
Side setbacks	0'	50' west, 145' east	None

As indicated above, the project meets or exceeds all applicable height, setback and building size requirements of the PUD Guidelines.

### **Building Design, Signage and Landscaping**

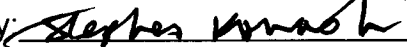
The building design standards of the PUD call for certain specific exterior building materials while at the same time providing flexibility to accommodate the corporate image programs of individual tenants. The proposal features brick veneer and stucco siding and concrete tile roofing, materials which the PUD Guidelines consider appropriate. All mechanical equipment will be concealed under a steep-pitched roof. The footprint of the building will be oriented to face the adjacent traffic circle and Village Shops to the east, while a pool and outdoor patio will be provided directly behind it to give pool-users privacy from the street.

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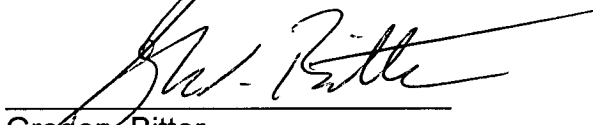
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A total of 3 signs are shown on the plans, one adjacent to the hotel entrance, and one on both the north and the south elevations (see Exhibits 1E & 1F). All signage will be subject to review and approval by Planning staff prior to installation.

The proposed landscape plan and shading calculation table have been reviewed and approved by the City Arborist. Landscaped setbacks along both the street frontages and the building footprint are varied in size and shape to allow for a variety of tree sizes throughout the site. In addition, a variety of shrubs, flowers and ground covers will frame the building footprint to further improve the appearance of the site.

Respectfully submitted by:   
Stephen Kowalski  
Associate Planner

Recommendation Approved:

  
Gregory Bitter  
Senior Planner

Attachments

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	PUD Guidelines Amendment
Exhibit 1B	PUD Schematic Plan Amendment
Exhibit 1C	Site Plan
Exhibit 1D	Landscape Plan
Exhibit 1E	East & West Building Elevations
Exhibit 1F	North & South Building Elevations
Exhibit 1G	First Floor Plan
Exhibit 1H	Second Floor Plan
Exhibit 1I	Third Floor Plan
Exhibit 1J	Fourth Floor Plan
Attachment 2	Land Use & Zoning Map



**Attachment 1  
Recommended Findings and Conditions of Approval  
Staybridge Suites (P06-068)  
140 Promenade Circle**

**RECOMMENDED FINDINGS OF FACT:**

Staff recommends that the Planning Commission make the following findings of fact:

- A. Environmental Determination:** The Planning Commission finds that environmental review of the project was sufficiently covered by a previous Environmental Impact Report prepared for the Promenade at Natomas Planned Unit Development (State Clearinghouse #2000072035).
- C. The Planning Commission Plan Review** for a 4-story 117-room extended stay hotel in the EC-50-PUD Zone within the Promenade at Natomas PUD is hereby approved based on the following findings:
1. The proposed hotel is consistent with the General Plan, the North Natomas Community Plan and the Promenade at Natomas PUD Guidelines;
  2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways;
  3. The subject property is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title; and
  4. Approval of the plan review will not be contrary to the public health or safety or injurious to adjacent properties or improvements of adjacent properties in that conditions have been placed upon the application to mitigate any impacts the project might have on the surrounding area.

**RECOMMENDED CONDITIONS OF APPROVAL:**

- C.** Staff recommends that the Planning Commission approve the **Planning Commission Plan Review** to construct a 4-story 117-room extended stay hotel in the EC-50-PUD Zone within the Promenade at Natomas PUD subject to the following conditions:

**PLANNING DIVISION**

**General:**

- C1. The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- C2. The project shall substantially conform to the plans submitted and shown as Exhibits 1A-1J attached to this staff report. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- C3. The project shall be developed in compliance with all applicable development standards as prescribed by the Planned Unit Development Guidelines for the Promenade at Natomas (Resolution 2004-776).

**Landscaping:**

- C4. The final landscape plan shall be consistent with the landscape plan attached to this staff report (Exhibit 1D).
- C5. All landscaping shall be maintained so that ground cover, plants and shrubs do not exceed a maximum height of 30 inches (30"), and tree limbs shall be trimmed so that they hang no lower than six feet (6') above grade level. No bark, mulch, rocks or organic matter shall be used adjacent to the public right-of-way.
- C6. Tree shading of parking lot areas shall comply with the shading requirements of the approved Transportation Systems Management & Air Quality Plan for the Promenade at Natomas (60% of surface area to be shaded in 15 years).
- C7. All trees shall be irrigated by a non-turf irrigation station. Each tree is to be served by a minimum of 2 pop-up heads with 3' radius nozzles or bubblers installed 2'-3' from center trunk line.
- C8. To ensure good air circulation and minimize allelopathic problems, trees shall have no turf, ground cover or shrubs planted within 2' 6" of center trunk line (minimum openings for mulched areas will be 5' x 5').

**Signage:**

- C9. A sign permit shall be obtained prior to construction or installation of any attached or detached signs. All proposed signage shall comply with the Promenade at Natomas Sign Guideline (Resolution 2004-914).

**DEVELOPMENT ENGINEERING**

- C10. 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. 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.

- C11. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division.
- C12. 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). It should be noted that the official driveways for this site are the roundabout entrance and the off-site driveway onto Promenade Circle. The two internal access points are not considered driveways as they do not access a public way.
- C13. The site plan shall conform to A.D.A. requirements in all respects.
- C14. The applicant shall record the Final Map which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- C15. 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.

#### **DEPARTMENT OF UTILITIES**

- C16. If required by the Department of Utilities (DOU), the applicant shall enter into and record an Agreement for Conveyance of Easements with the City in a form acceptable to the City Attorney stating that the lot/parcel shall convey to the remaining lot/parcels, as needed, private easements for drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any lot/parcel.
- C17. Show all existing easements on the Site Plan.
- C18. Construct/extend existing water, storm drain and sanitary sewer pipes within the proposed public street to be located along the southern perimeter of the project from Promenade Circle to the western project boundary. The construction shall be to the satisfaction of the DOU and the Sacramento County Sanitation District No. 1 (CSD-1).

- C19. Prior to submittal of improvement plans, the applicant shall prepare a project-specific drainage study for review and approval by the DOU. The 10-year hydraulic grade lines (HGLs) for this study shall be calculated using the Sacramento Charts for Zone 2. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.
- C20. Drain inlets shall be at least 6 inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.8 feet above the controlling flow overland release elevation.
- C21. Per City Code, the subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City in a form acceptable to the City Attorney.
- C22. All on-site water, storm drain and sanitary sewer facilities shall be private systems. The private on-site surface drainage system shall be connected to the street drainage system by means of a storm drain service tap and shall be designed to the standard for private storm drainage systems (Section 11.12 of the Design and Procedures Manual).
- C23. The parcel shall be graded so that on-site drainage does not cross property lines or private drainage easements shall be dedicated. The project shall be graded to overland release to the detention basin.
- C24. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C25. Per City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- C26. The parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcel, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service on such terms and conditions as may be determined by the DOU.



- C27. Per City Code Section 13.04.070, except for separate irrigation service connections and fire service connections, the lot/parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy" may be approved by the DOU on a case-by-case basis. Contact the DOU at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the DOU.
- C28. The proposed development is located within County Sanitation District No. 1 (CSD-1). The applicant shall satisfy all CSD-1 requirements.
- C29. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- C30. This project is greater than 1 acre in size, therefore the project is required to comply with the State of California "NPDES General Permit for Stormwater Discharges Associated with Construction Activity". 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/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The following items shall be included in the SWPPP: 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 person responsible for overseeing the SWPPP; and 6) certification by the property owner or authorized representative.
- C31. 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.
- C32. Post construction, stormwater quality control measures shall be incorporated to minimize the increase of urban runoff pollution caused by the development of the property. Since the project is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for: 1) vehicle and equipment fueling areas; 2) loading/unloading areas; 3) outdoor storage areas; 4) outdoor work areas; 5) vehicle/equipment wash, repair and maintenance areas; and 6) waste management areas. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

### **SOLID WASTE DIVISION**

- C33. The applicant shall state the recycling capacity in the recycling plan for the development. The recycling capacity for this project is 6 cubic yards.
- C34. The applicant shall specify the recyclable materials. The list of recyclable commodities should specify the materials typical to retail services (i.e. mixed paper, cardboard, and beverage containers).
- C35. The applicant shall submit plans that include the size of the trash/recycling enclosure and the trash and recycling containers to ensure that architectural barriers to resource recovery do not exist.
- C36. Recycling capacity shall be met or exceeded.
- C37. A recycling program shall be established. The developer should send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.
- C38. This project shall divert construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer should submit the following information to the Solid Waste Division:
- Method of recovery
  - Hauler information
  - Disposal facility
  - Diversion percentage
  - Weigh tickets documenting disposal and diversion

### **FIRE DEPARTMENT**

- C39. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- C40. When fire protection is required to be installed, including fire apparatus access roads and water supplies for fire protection, such protection shall be installed and made serviceable prior to and during the time of construction.
- C41. A Water Supply Test shall be requested by the applicant. Contact the Department of Utilities at (916) 808-7065 to make arrangements for this test.
- C42. Provide appropriate Knox access for the site.
- C43. 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. Mark the road adjacent to the fire pump enclosure "No Parking Fire Lane".

- C44. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

**COUNTY SANITATION DISTRICT (CSD-1):**

- C45. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- C46. Each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- C47. In order to obtain sewer service, construction of CSD-1 sewer infrastructure may be required. This may include off-site construction.
- C48. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.
- C49. The property owner(s) and successors in interest thereof shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives where damaged by installation of applicant-constructed sewer services. This requirement shall be set forth in encroachment permit language and easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions, and by language approved by the District. It shall also be shown on the final map in like language. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.

**DEPARTMENT OF PARKS & RECREATION:**

- C50. As per City Code, the applicant shall be responsible to meet his/her obligation regarding Title 18, Chapter 18.44 Park Development Impact Fees, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$25,650. This is based on 82,744 square feet of hotel floor area at \$0.31 per square foot. Any change in these factors will change the amount of the Park Development Impact Fee due. The fee is calculated using factors at the time the project is submitted for building permit.

**ADVISORY NOTES:**

**DEPARTMENT OF UTILITIES ADVISORIES**

1. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. 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.
2. Multiple fire services are allowed and may be required.

**PACIFIC GAS AND ELECTRIC CO. (PG&E) ADVISORIES**

1. PG&E owns and operates gas transmission facilities which are located along Truxel Road within or adjacent to the proposed project boundaries. To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, project proponents should coordinate with PG&E early in the development of their plans. Any proposed development plans should provide for unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.
2. Gas service may be available to the project if desired. The applicant should contact PG&E's Service Planning Department at (916) 386-5112 as soon as possible to coordinate construction so as not to delay the project.

**COUNTY SANITATION DISTRICT (CSD-1) ADVISORY**

1. Impact fees for CSD-1 shall be paid prior to issuance of building permits. The applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

**SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) ADVISORY**

1. Existing SRCSD facilities serving this project site are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and CSD-1 will issue sewer permits to connect to the sewer system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer



service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

#### **SOLID WASTE DIVISION ADVISORIES**

1. The Solid Waste Division provides free waste audits to interested businesses. City staff will recommend a method of waste management to the business to increase waste diversion at the greatest cost avoidance.
2. Businesses that choose private sector service should ask about the recycling opportunities that that company offers. Recycling should still be cheaper than disposal.
3. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

Exhibit 1A – PUD Guidelines Amendment  
(~~striked out~~ text to be replaced with underlined text)

**SECTION IV. PERMITTED USES**

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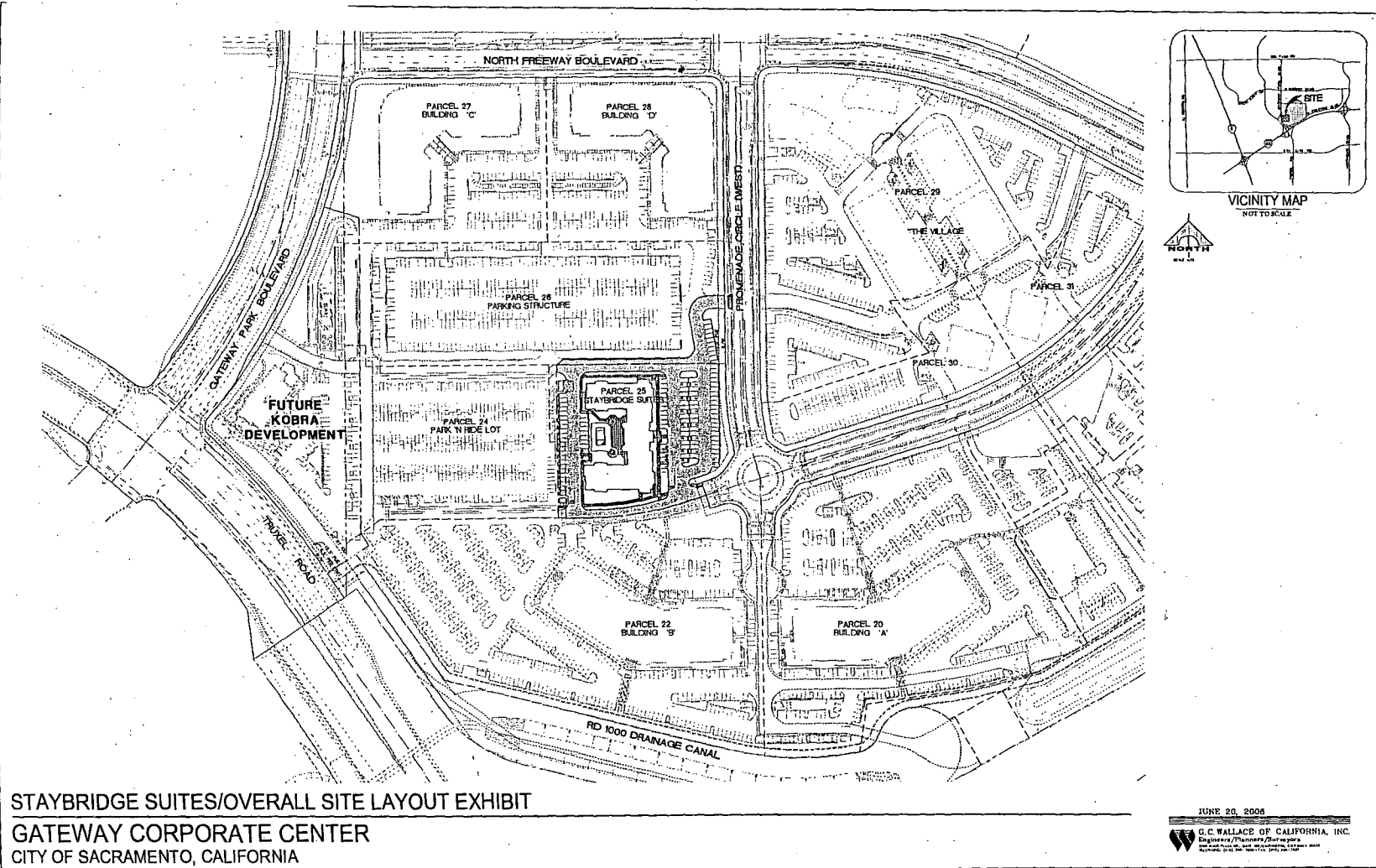
- A. **Compliance with Schematic Plan:** Compliance with Schematic Plan shall be determined by the Planning Commission for Special Use Permits or by the Planning Director for minor modifications to the Schematic Plan or Special Permit as described above. Section III of the Guidelines outlines procedures for amendment of the Schematic Plan.
- B. **Permitted Uses:** The intent of the PUD is to serve the surrounding area with regional office (employment center) and retail uses. The permitted uses are those normally allowed in the SC and EC-50 zones and those listed below in Table 1 on the following page.
- C. **Building and Occupancy Standards:** The overall building square footage as approved in the PUD for each zone is approximately as follows. The Planning Commission, in accordance with Section 8-D of the Sacramento City Zoning Ordinance, may approve increases in the overall building square footage that do not exceed a maximum of ten percent (10%) of the overall square footage as approved in the PUD.
- EC-50 and EC 80: 490,000± gross square feet of office uses  
60,000± 83,000± gross square feet of hotel/motel uses
- SC: 663,200± to 717,200± gross square feet of retail uses  
48,000± 25,000± gross square feet of hotel/motel uses  
100,000± gross square feet of office uses
- D. **Wall Requirement:** A minimum six-foot high, masonry sound wall shall be placed along those property line(s) abutting residentially designated or utilized land prior to the issuance of the first PUD building permit. This requirement shall apply to those parcels immediately adjacent to a residentially zoned property unless.
- E. **Hours of Operation:** Users in the PUD may operate their establishment 24 hours a day.

REVISED  
P06-068  
RECEIVED 6/21/06

**Subject: Staybridge Suites (P06-068)**

## Exhibit 1B – PUD Schematic Plan Amendment

July 27, 2006



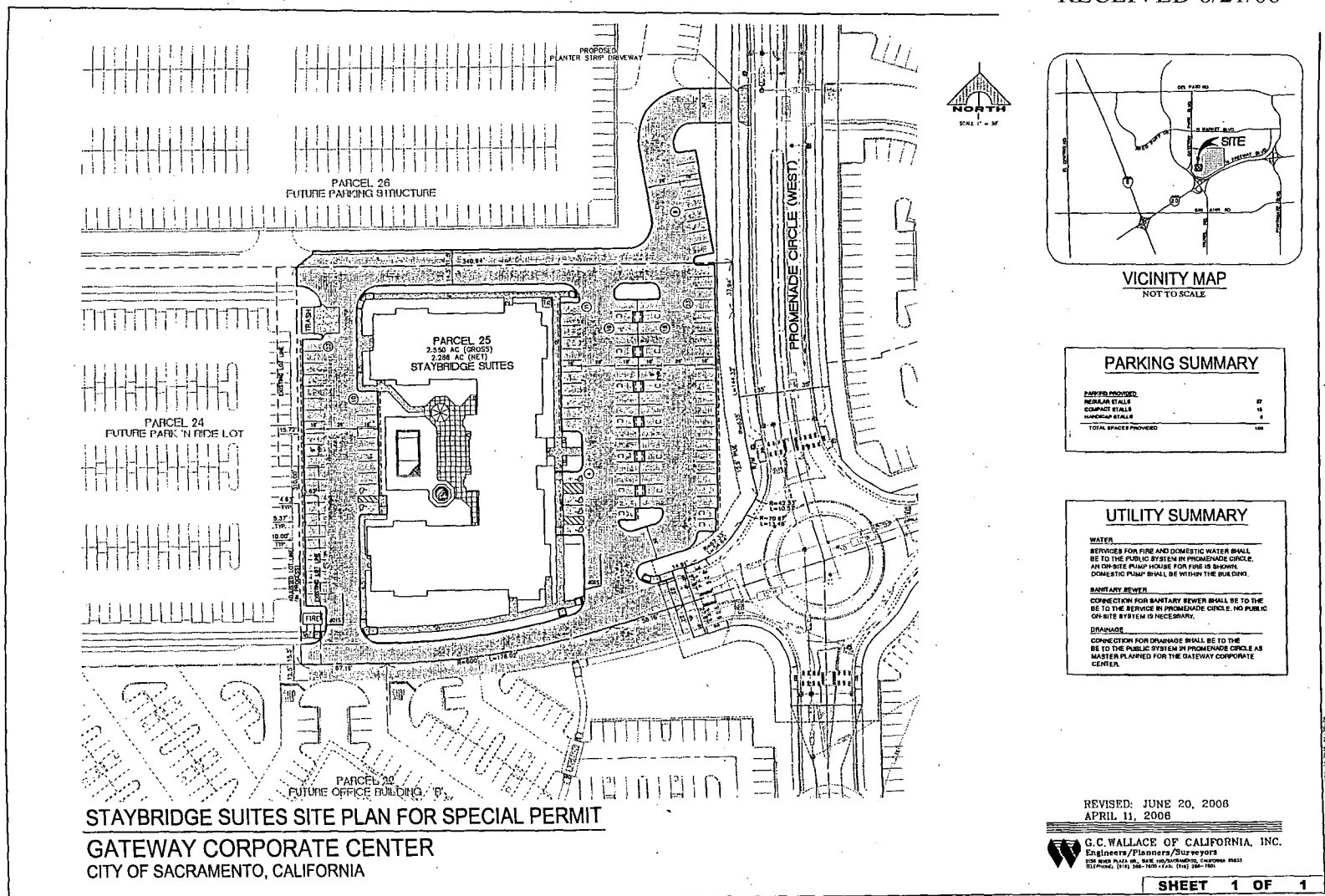


Subject: Staybridge Suites (P06-068)

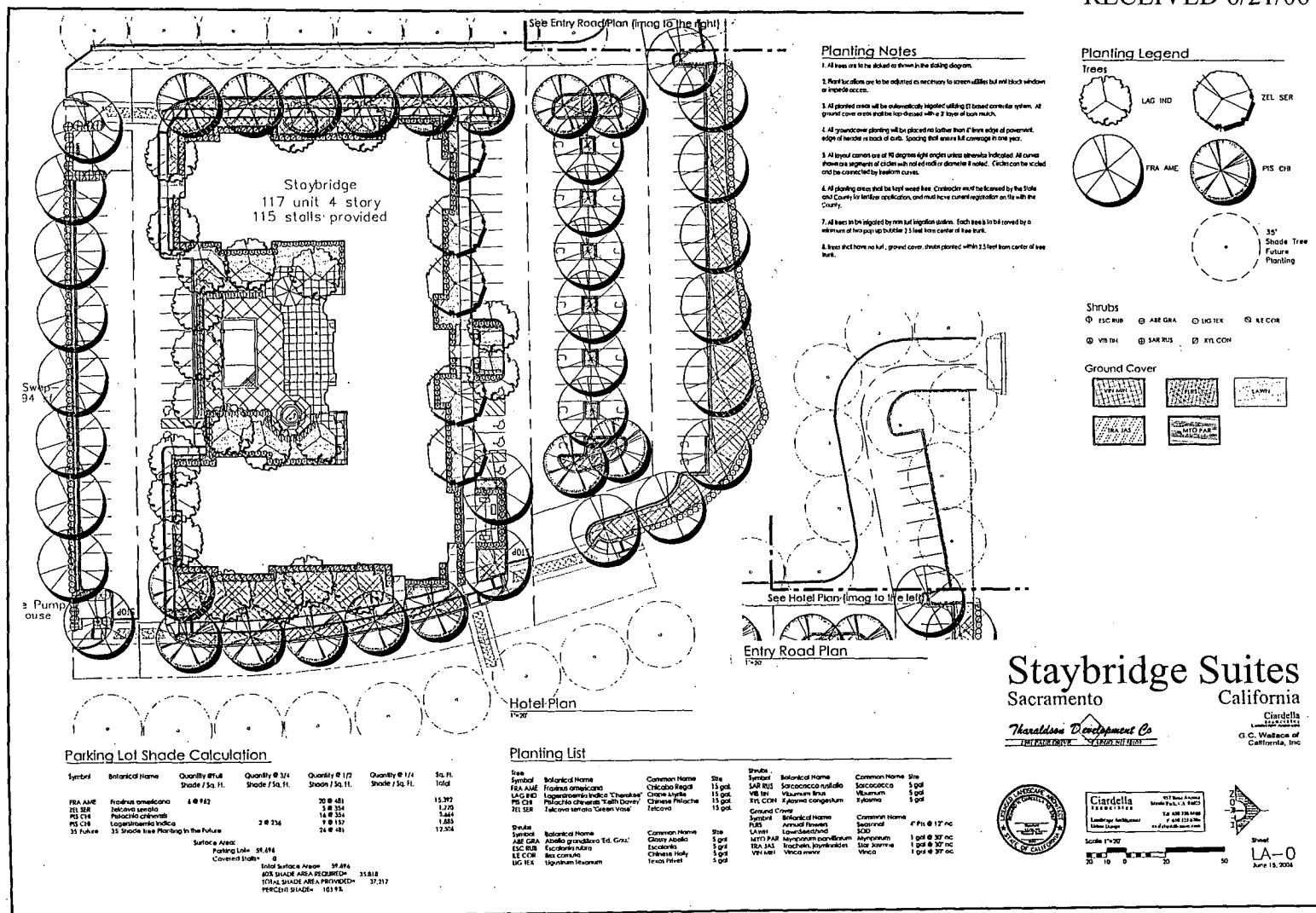
July 27, 2006

Exhibit 1C - Site Plan

REVISED  
P06-068  
RECEIVED 6/21/06



REVISED  
P06-068  
RECEIVED 6/21/06

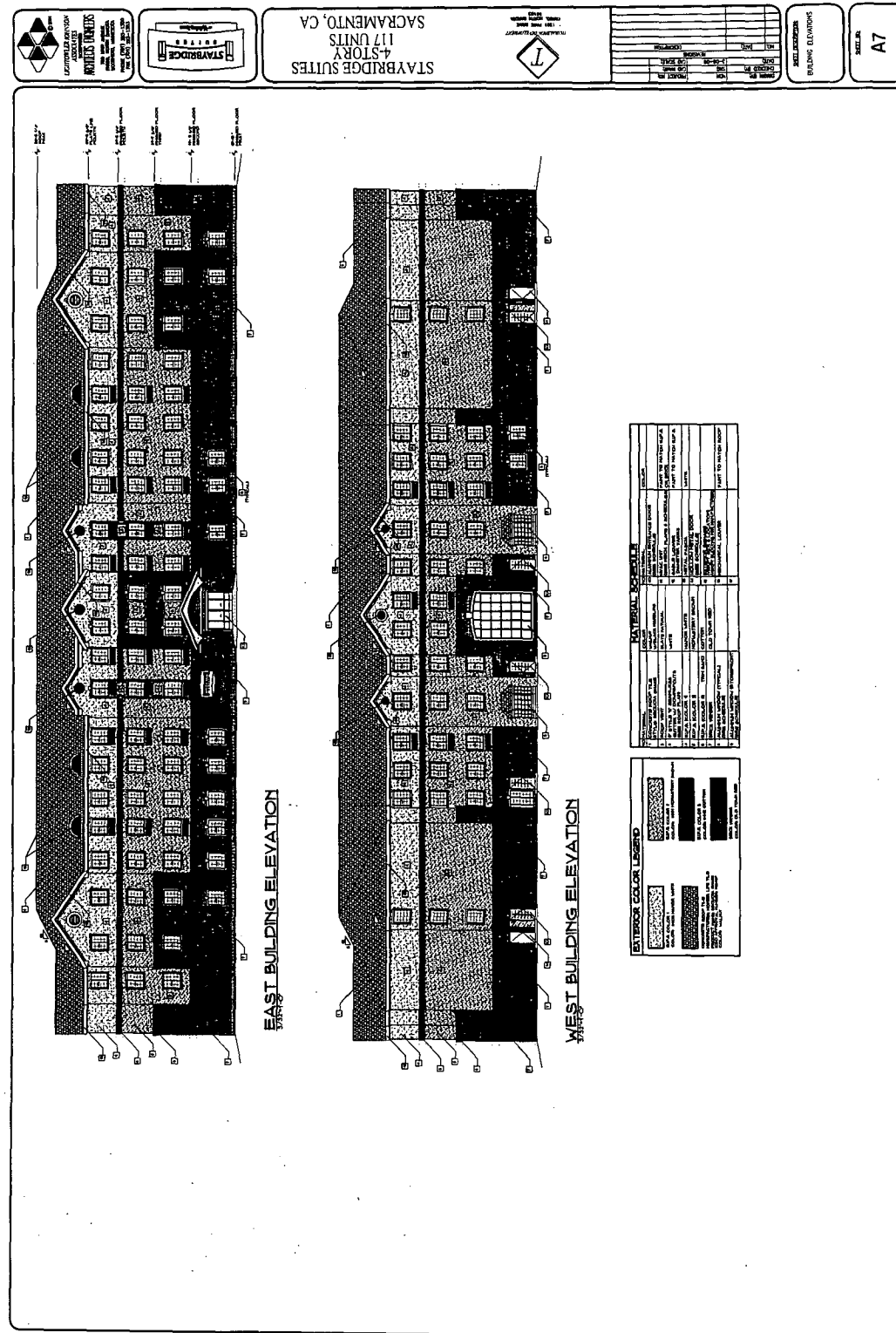


Subject: Staybridge Suites (P06-068)

July 27, 2006

Exhibit 1E – East & West Building Elevations

P06-068  
APRIL 12, 2006





Subject: Staybridge Suites (P06-068)

July 27, 2006

## Exhibit 1F – North & South Building Elevations

**P06-068**  
**APRIL 12, 2006**

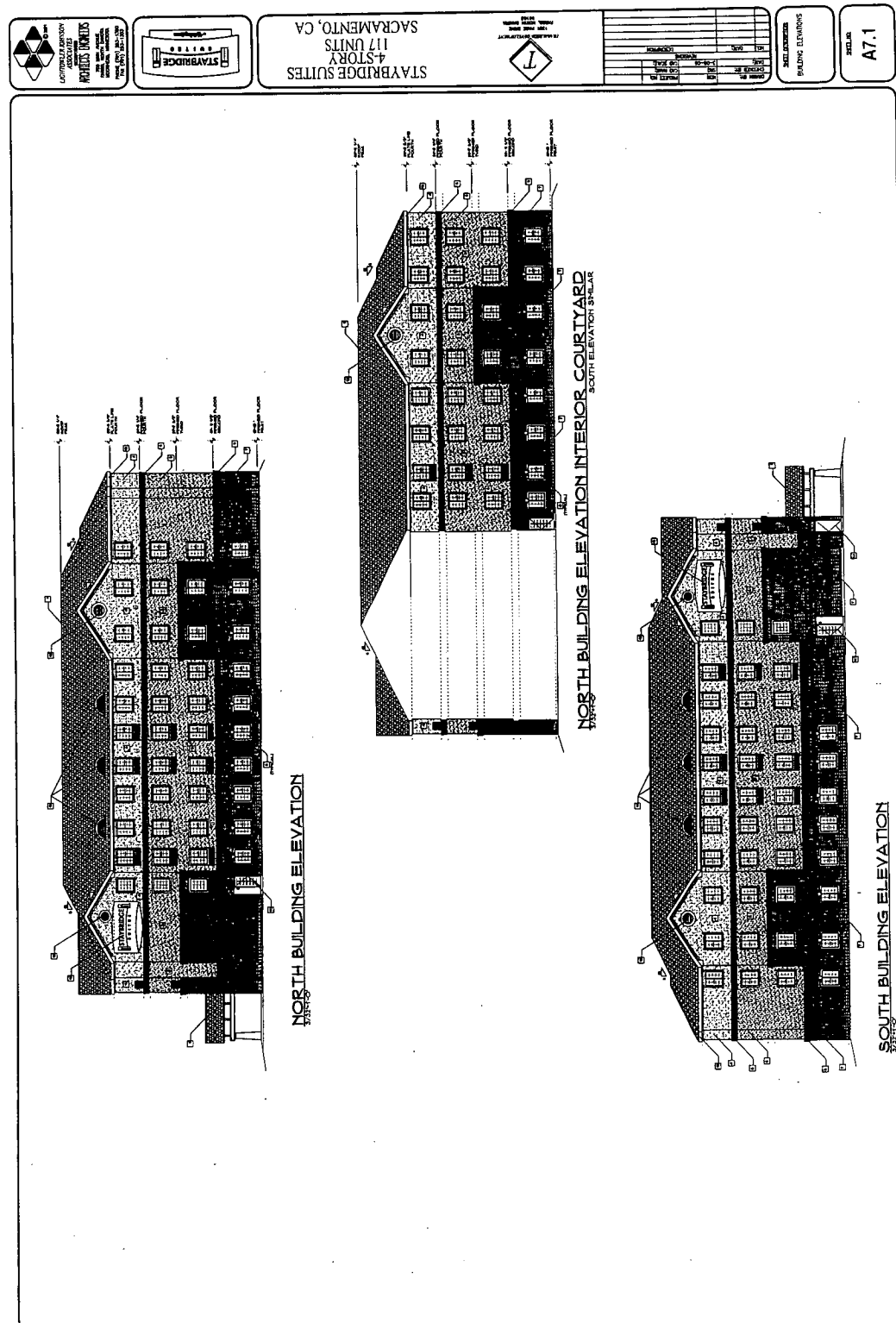
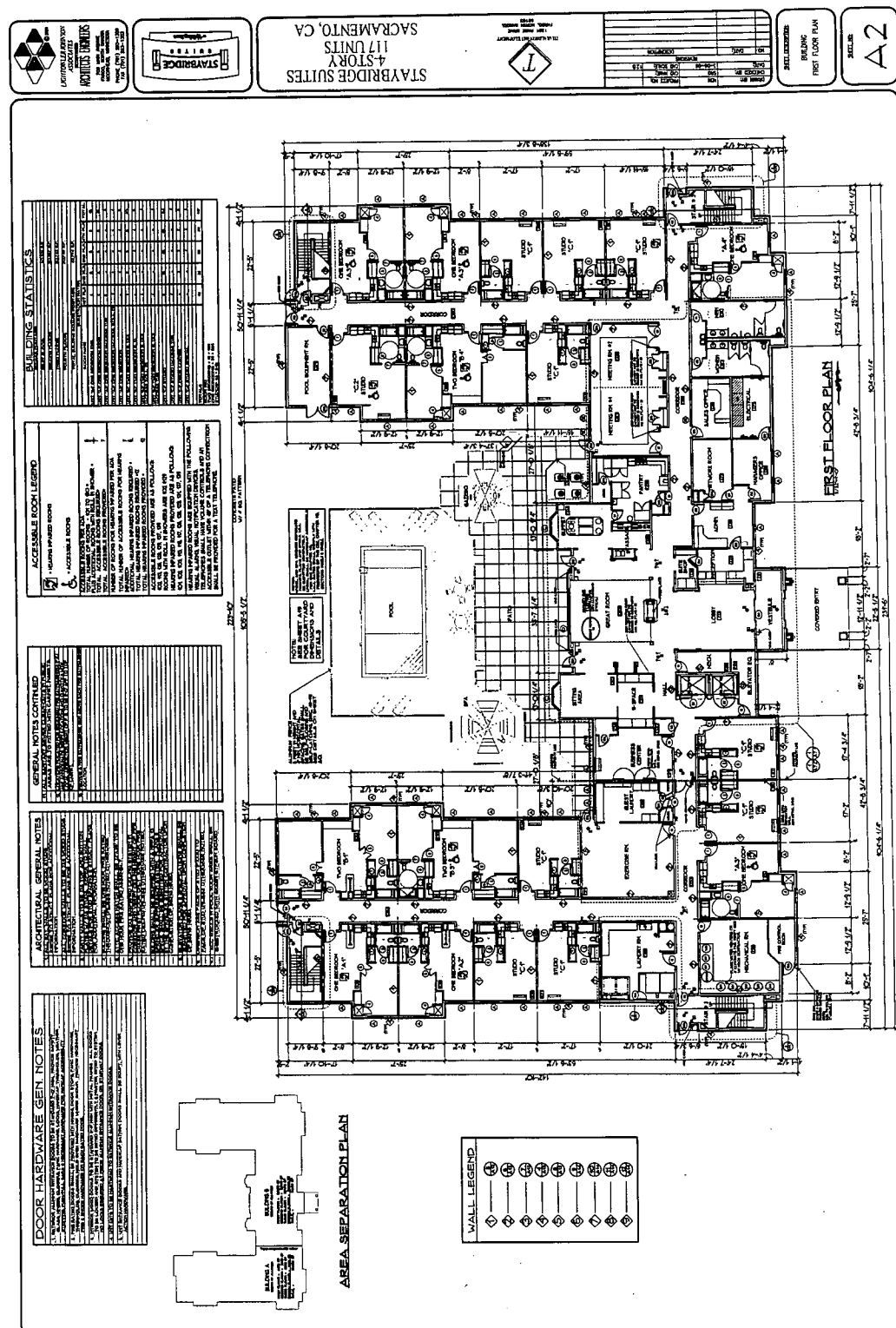


Exhibit 1G – First Floor Plan

**P06-068**  
**APRIL 12, 2006**

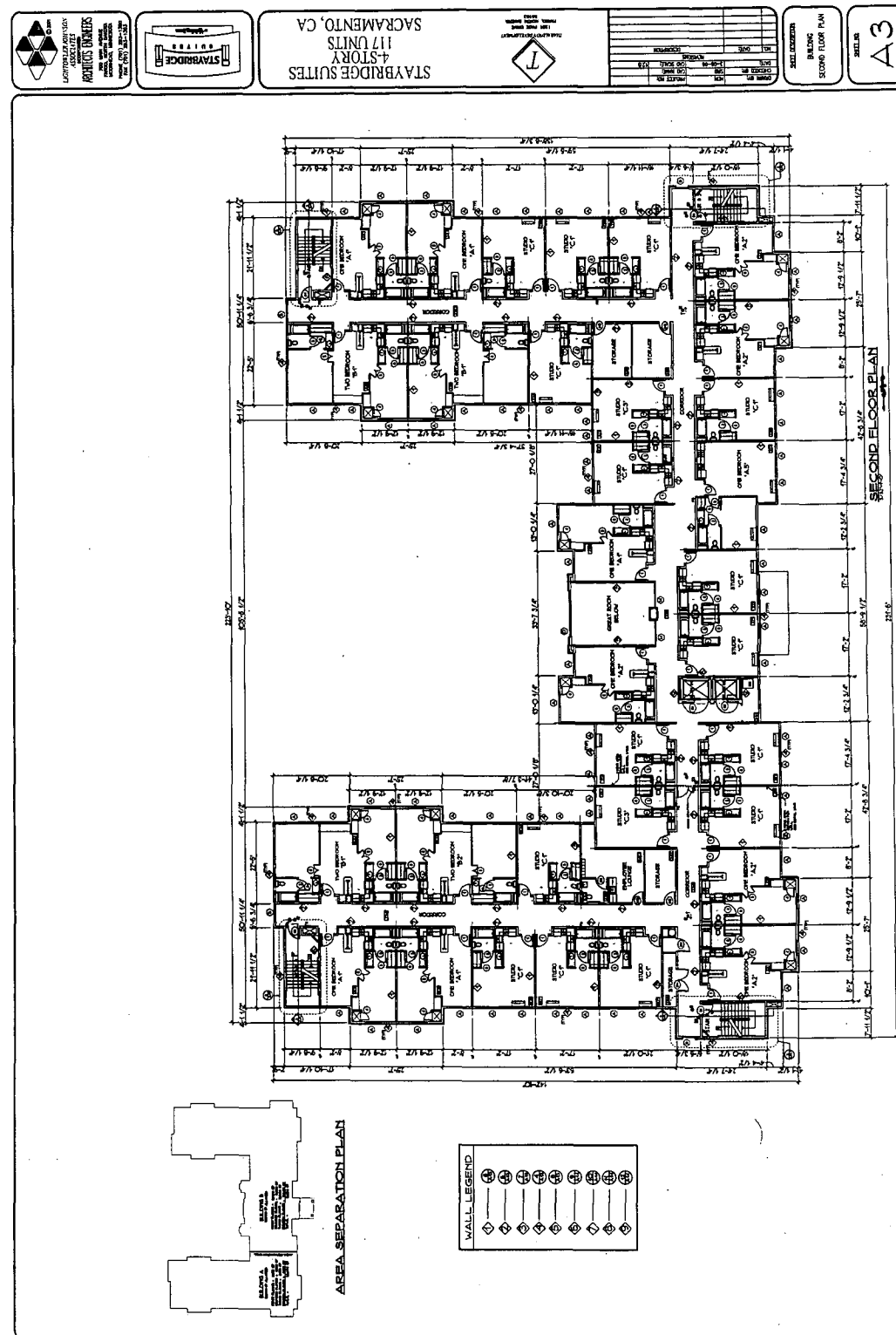


**Subject: Staybridge Suites (P06-068)**

July 27, 2006

Exhibit 1H – Second Floor Plan

**P06-068**  
**APRIL 12, 2006**





Subject: Staybridge Suites (P06-068)

July 27, 2006

Exhibit 11 – Third Floor Plan

**P06-068**  
**APRIL 12, 2006**

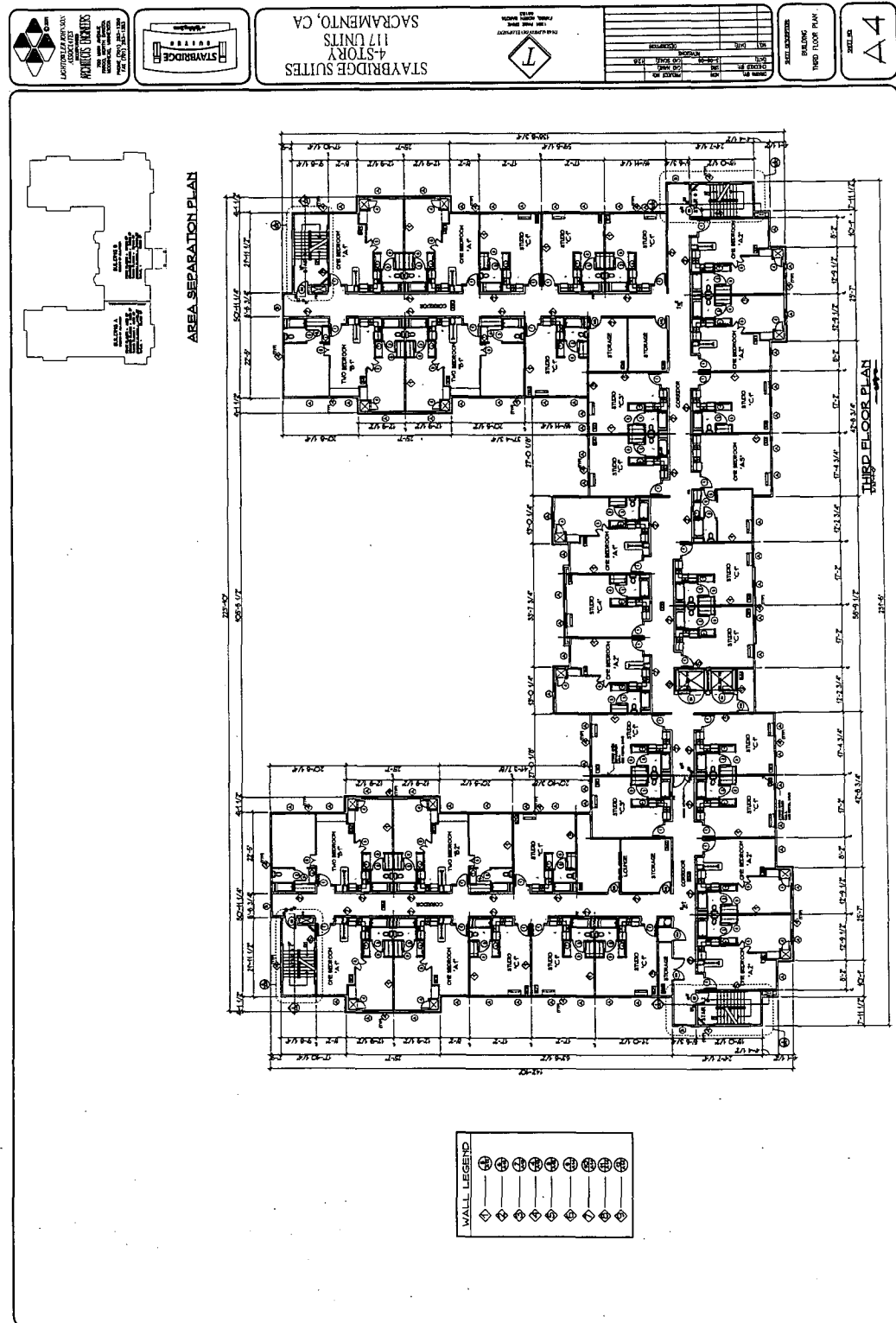
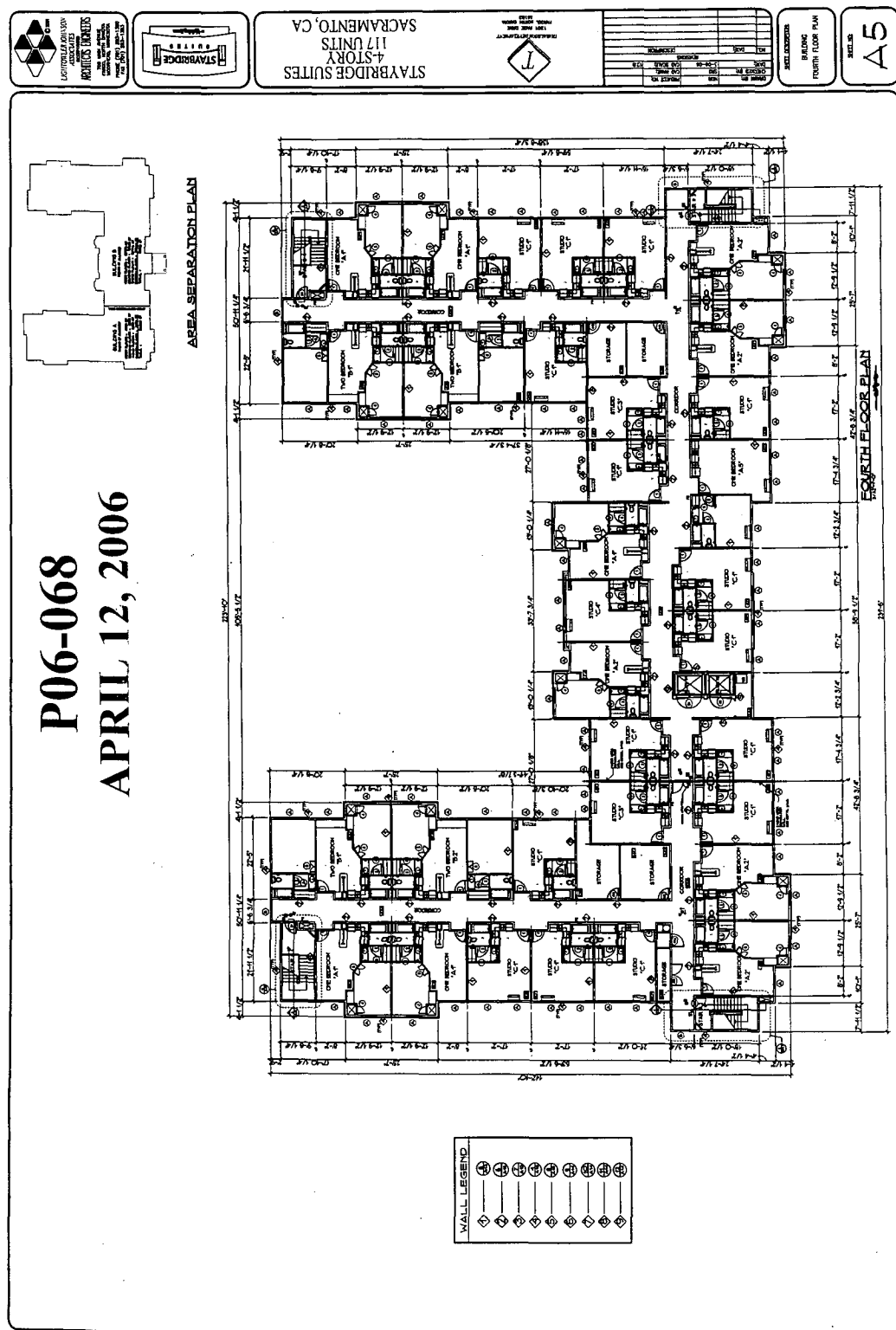


Exhibit 1J – Fourth Floor Plan



Attachment 2 – Land Use & Zoning Map

