



**CITY OF SACRAMENTO DESIGN COMMISSION
RECORD OF DECISION**

300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

Project Name: Budget Inn
Project Number: DR07-405
Project Location: 5321 Stockton Blvd
Assessor's Parcel No.: 023-0211-025
Applicant: Wendy Saca, Mercy Housing, 916-414-4445
Action Status: Approved with amended Conditions Action Date: 06/25/2008

REQUESTED ENTITLEMENT(S): A request to rehabilitate a 35,710+/- sq. ft. commercial building (motel) and to construct a 1,536 +/- sq. ft. commercial building (community room) on a 2.0+/- acre lot in the C4-SPD (Heavy Commercial) zone.

- A. Environmental Determination: This project is Exempt per CEQA 15301, Existing Facilities.
- B. Design Review request to rehabilitate a 35,710+/- sq. ft. commercial building (motel) and to construct a 1,536 +/- sq. ft. commercial building (community room) on a 2.0+/- acre lot in the C4-SPD (Heavy Commercial) zone.

ACTIONS TAKEN: On 06/25/08, the Design Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Action: Approved with Amended Conditions.

Action certified by:


William Crouch, AIA, FRAIA, NCARB, Urban Design Manager

Sent to Applicant:

By:


Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC

18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

DESIGN REVIEW: The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Commission upon written request of the applicant.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Design Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 07/07/08. If the 10th day falls on a Saturday, Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

- A. Environmental Determination:** This project is Exempt per CEQA 15301, Existing facilities. "Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances."

- B. Design Review** request to rehabilitate a 35,710 +/- sq. ft. commercial building (motel) and to construct a 1536 +/- sq. ft. commercial building (community room) on a 2.0 +/- Acre lot in the C4-SPD (Heavy Commercial) zone.
 - 1. The project is based upon sound principles of land use, in that the proposed use is allowed in the C4-SPD (Heavy Commercial) zone.
 - 2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.
 - 3. The project, as conditioned, will complement structures in the vicinity, and conforms to the Design Commission's criteria for projects within the Broadway/Stockton Special Planning District.

Conditions Of Approval

The Design Review request to rehabilitate a 35,710 +/- sq. ft. commercial building (motel) and to construct a 1536 +/- sq. ft. commercial building (community room) on a 2.0 +/- Acre lot in the C4-SPD (Heavy Commercial) zone.

A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the building permit submittal:

1. The building shall be sited as indicated in the report and exhibits.
2. The project shall have building entry as indicated in the exhibits.
3. Auto access and site layout shall be as indicated in the report and exhibits.
4. The project shall include landscaping elements as indicated in the report and exhibits, and final landscape plans shall be reviewed and approved by Design Review staff prior to Building Permit submittal. Final street tree species shall be coordinated with Urban Forest staff. Automatic irrigation shall be provided for all planting and landscaping. Sidewalk re-alignment shall be provided per Development Engineering standards and reviewed by Development Engineering, Urban Forest, and Design Review staff prior to Building Permit submittal.
5. Applicant shall provide a site lighting plan for review and approval by staff prior to submitting for Building Permit. Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum 1.0 foot candle throughout. Appropriate lighting should light up wall surfaces or landscape areas. The applicant shall submit all site light fixtures cut sheets and plan locations for review and approval by Design Review staff prior to submitting for Building Permit.
6. Site mechanical equipment and utility vaults shall be incorporated into the project site. Backflow prevention devices, SMUD boxes, etc., shall be placed in vaults where not visible from street views, and screened from any pedestrian view. The applicant shall submit final mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.
7. Trash enclosure details and construction shall be included as indicated on the plans. Final trash enclosure details and location shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
8. ***Additional landscaping shall be provided at the guest parking area to further screen the parking, and provide better shade.***

9. Final landscaping plans shall be submitted to Design Review and the Building Division - Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

B. The design of the building (see plans attached) is hereby approved subject to the following conditions:

1. The design of the building shall be as indicated in the report and exhibits.
2. Final heights and massing shall be as indicated on the plans.
3. The building elevations shall have a consistency of detail and quality as indicated on the plans.
4. The materials shall be provided as follows: Pre-finished standing seam metal roof, smooth finish fiber-cement board and batten siding just below the plate line, smooth finish fiber-cement horizontal lap siding, smooth finish cement plaster with reveals, brick wainscot, wide-frame vinyl windows with clear glazing. Final colors, materials and details shall be as indicated on the plans and the color/material board or as determined by the Design Commission. Final color and material board shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal. Any major modifications to the approved materials will require review and approval by the Design Commission.
5. The existing flat roof shall be replaced with a pitched standing seam metal roof.
6. Covered stairs shall be provided as shown on the approved plans. The pitch, style, and color of the stair roof shall match the roof of the attached building.
7. The pitch, style, and color of the community building roof shall match the roof of the main building.
8. Brick veneer wainscot and column wrap shall be provided as shown on the approved plans.
9. Cement plaster shall be used in the areas shown on the approved plans. All cement plaster shall have a smooth finish.
10. Fiber-cement lap siding with a 7" exposure shall be used as shown on the approved plans.

11. Wood trims and sills shall be provided at all windows, as indicated on the approved plans. All wood shall have a smooth finish, and shall be painted as indicated on the plans.
12. Fiber-cement siding shall be used with 1x4 vertical battens, in the locations shown on the approved plans.
13. A redwood trellis shall be provided at the East elevation of the community center, as detailed on the approved plans.
14. A suspended metal awning shall be used at the office entry tower, as detailed on the plans.
15. Exterior lighting style and design shall be compatible and complementary to the building design. **Provide cutoff fixtures for proposed exterior lighting.** Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
16. Any roof top mechanical systems shall be integrated into the mechanical penthouse this includes but is not limited to HVAC, satellite dishes, etc. and not be visible from any street views. Final roof plan with mechanical equipment locations shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
17. **Provide corbels to support the furred-out wall elements on the exterior of the building. Final corbel design shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**

C. The design of the signage is hereby approved subject to the following conditions:

1. High quality signage with a design and materials that complements the architecture is required and shall meet the sign ordinance. Signage criteria for the project shall be submitted to Design Review staff and the City Sign Coordinator for review and approval prior to building permit submittal. Signage criteria requirements are locations of signage (elevations) including general size, potential illumination, and materials. Final sign designs shall be reviewed at time of tenant improvement Building Permit submittal.

D. General Conditions

1. All final details affecting the exterior building design that are not determined at the time of the Design Commission's final review shall be reviewed and approved by Design Review staff prior to Building Permit submittal.

2. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
3. Any major revisions to the final approved design are subject to review and approval by the Design Commission.
4. All required new and revised plans shall be submitted for review and approval by Design Review staff prior to building permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance indicating how the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted directly to Design Review Staff 1-2 weeks prior to Building Permit submittal. All necessary planning entitlements shall have been approved by the Planning Commission prior to final Design Review sign-off of plans.
5. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Design Commission upon written request of the applicant.
6. The Design Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Design Commission action.
7. No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
8. Final occupancy shall be subject to approval by Design Review Staff and shall involve an on-site inspection by Design Review Staff.
9. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.