



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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Public Hearing
July 22, 2008

Honorable Mayor and
Members of the City Council

Title: Councilmember Call-up of Planning Commission decision of Budget Inn Conversion (P07-167)

Location/Council District: 5321 Stockton Boulevard, Assessor's Parcel Number 023-0211-025, Council District 5

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** determining the project exempt under CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures); and 2) a **Resolution** approving a Special Permit to convert a motel into a 75 unit residential hotel (SRO).

Contact: Stephanie Hockman, Junior Planner, (916) 808-7497; Nedzlene Ferrario, Senior Planner, (916) 808-7826

Presenters: Joy Patterson, Principal Planner

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: The applicant, Mercy Housing California, is requesting a Special Permit to convert an existing motel into a 74 unit residential hotel, plus one manager's unit (75 units total), on approximately 2.0 acres in the Heavy Commercial, Broadway-Stockton Special Planning District (C-4 SPD) zone. The property is located within a redevelopment district and project funding was approved by City Council on June 17, 2008 (Redevelopment Agency Resolution 2008-044, City Resolution 2008-426).

The project is before the Council on call up by Councilmember Hammond to address neighborhood concerns. Attachment 2 summarizes neighborhood concerns and identifies how concerns are met by current conditions of approval additional conditions and minor amendments to the Owner Participation

Agreement (OPA) agreed upon between City staff and applicant.

Policy Considerations: The applicant is requesting a Special Permit to convert a motel into a residential hotel (SRO) and a manager's unit. City staff recommends approval of the proposed project because the project is consistent with the following:

- land use policies of the General Plan and the Broadway-Stockton Special Planning District;
- objectives of the City's General Plan Housing Element to provide supportive housing and services for the homeless and persons with disabilities;
- the City and County Ten Year Plan to End Chronic Homelessness because it will provide affordable housing for extremely low income and homeless; and
- 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.

Environmental Considerations: The Project is exempt from the provisions of CEQA under Section 150301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. This project consists of the construction of a limited number of new, small structures (community building and tower entry). The new community building is 1536 square feet, which is less than the 2500 square feet allowed by Sections 15301 and 15303. The project also involves exterior and interior alterations to an existing facility. The project would result in interior and exterior alterations involving such things as interior partitions, plumbing, and wiring.

Committee/Commission Action: On June 12, 2008, by a vote of 5 – 0 with three absent (Givens, Boyd, and Samuels) and one recusal (Notestine), the Planning Commission approved the Special Permit. On June 25, 2008, by unanimous vote, the Design Commission approved the project design.

Rationale for Recommendation: While the project does require a Special Permit, the proposal is consistent with the zoning for the site, the Broadway Stockton Special Planning District, the General Plan Housing Element, the General Plan Update Vision, and the City and County Ten Year Plan to End Chronic Homelessness. In order to address the safety and security concerns raised by the community and Police Department, conditions were imposed to ensure that the project would have minimal impacts, which include training onsite management staff (including one that resides on-site), gated and secured perimeter fencing, lighting levels, signage, management and maintenance of the property, and the development of a Good Neighbor Policy between the owner/operator, the Police Department and the neighborhood to address

additional safety and security measures.

Additionally, the applicant and SHRA have agreed to address the neighborhood concerns by adding conditions of approval and minor amendments to the Owner Participation Agreement (OPA).

The property is a part of the Stockton Blvd Property and Business Improvement District (PBID). The new use will continue to be a member of the PBID and pay the required assessments.

For these reasons, staff recommends that the Council approve the Resolutions determining the project exempt under CEQA Guidelines Sections 150301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures), and approving a Special Permit to convert a motel into a residential hotel (SRO) as attached hereto.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: Joe Patterson
for David Kwong
Planning Manager

Approved by: William Thomas
William Thomas
Director of Development Services

Recommendation Approved:

Cassandra H.B. Jimmy
Ray Kerridge
City Manager

Table of Contents:

Staff Report	Pg 1
Attachments	
1 Project Background	Pg 5
2 Neighborhood Concerns Summary Chart	Pg 7
Exhibit A – Owner Participation Agreement Amendments	Pg 14
Exhibit B – Property Management Plan	Pg 16
Exhibit C – Social Services Plan	Pg 18
3 Vicinity Map	Pg 21
4 Resolution – Categorical Exemption	Pg 22
5 Resolution – Project Approval	Pg 23
Exhibit A: Site Plan	Pg 36
Exhibit B: First Floor Plan	Pg 37
Exhibit C: Second Floor Plan	Pg 38
Exhibit D: Enlarged Plan	Pg 39
Exhibit E: Unit Plans	Pg 40
Exhibit F: Building Elevations #1	Pg 41
Exhibit G: Building Elevations #2	Pg 42
Exhibit H: Landscape Plan	Pg 43
Exhibit I: Roof Plan	Pg 44
Exhibit J: Streetscape	Pg 45
Exhibit K: Mercy Housing Outreach Efforts for the Budget Inn	Pg 46

Attachment 1 – Project Background

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.

On June 12, 2008, by a vote of 5 – 0 with three absent (Givens, Boyd, and Samuels) and one recusal (Notestine), the Planning Commission approved all requested entitlements. On June 25, 2008, by unanimous vote, the Design Commission approved the project design.

Councilmember Hammond called up the project so that additional conditions to help foster good relationships between the owners/ operators of the site and neighborhood could be added to the project. Attachment 2 summarizes neighborhood concerns and identifies how concerns are met by current conditions of approval, additional conditions and minor amendments to the Owner Participation Agreement agreed upon between City staff and applicant.

Additional Policy Considerations

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.

Attachment 2 – Neighborhood Concerns Summary Chart

Issue	How conditions are currently met	Recommended condition amendments
<p>GOOD NEIGHBOR POLICY ENFORCEMENT:</p> <p>Good Neighbor Policy/MOU for resident and business owners – who will enforce the policy?</p>	<ul style="list-style-type: none"> • City Code Enforcement is responsible for enforcement relating to City Code violations including a Good Neighbor Policy. • SHRA will monitor the project as required in the Regulatory Agreement and the Owner Participation Agreement (OPA) for a period of 55 years. Any default can result in enforcement action by SHRA including foreclosure. 	<p>No amendments proposed</p>
<p>NEIGHBORHOOD RELATIONS COMMITTEE</p> <p>Establish a neighborhood relations committee that is inclusive of business owners? The Planning Document speaks to a Good Neighbor Policy established collaboratively with Police only.</p>	<ul style="list-style-type: none"> • The SHRA OPA requires Mercy to work with neighborhood associations and business organization representatives as part of the Community Relations Committee. Attachment "A" of the OPA contains the requirements. 	<p>Amend B59 to include neighborhood associations such as Tahoe Park, Colonial Heights, Fruitridge Manor, Lawrence Park and businesses located between 14th Avenue and Fruitridge Road in the Community Relations Committee.</p>
<p>REGULAR MEETING WITH NEIGHBORHOODS TO REVIEW GNP</p> <p>Neighbors would like to meet as necessary but at least quarterly to review compliance with Good Neighbor Policy. This will give them an opportunity to discuss any problems and to get a feel for the facility</p>	<p>The OPA requires quarterly meetings of the neighborhood Community Relations Committee (see Attachment A).</p>	<p>Amend condition B59 to require monthly meetings during the initial six months of operations and quarterly thereafter. All meetings shall be noticed to the property owners and tenants within 500 feet of the subject site.</p>

Issue	How conditions are currently met	Recommended condition amendments
<p>RAPID PROBLEM RESOLUTION MECHANISM</p> <p>Establish a rapid problem resolution ladder</p>	<p>The City’s Justice for Neighbors process will address any significant problems. JFN meets monthly and includes City Attorney, Code Enforcement, Police, Neighborhood Services and SHRA.</p>	<p>In addition, condition B53 states that management phone number shall be posted. Persons may call the number to express concern.</p>
<p>24-HOUR HOTLINE</p> <p>24-hour hotline – a phone number and contact person posted at the site in case of any events or concerns need to be reported immediately. This same information provided to neighborhood leaders.</p>	<ul style="list-style-type: none"> The OPA and management plan require Mercy to have 24/7 desk coverage. Mercy Housing will post the Project phone number in a visible location and provide the Project phone number to all interested neighborhood community groups. 	<p>In addition, condition B53 states that management phone number shall be posted. Persons may call the number to express concern.</p>
<p>PUBLIC ART</p> <p>Art in Public Places – Neighbors will have an opportunity to preview outdoor art/have input for placement at the site.</p>	<ul style="list-style-type: none"> Art in public places is not required for the project. However, if public art is provided, Mercy Housing will involve the local community in the design and/or application of public art. 	<p>Amend Advisory note 18. to state that if public art is proposed the applicant is strongly encouraged to involve residents and local community shall be involved in design though the Art in Public Places process.</p>
<p>GRAFFITTI REMOVAL WITHIN 24 HOURS</p> <p>Any graffiti will be removed from the site within 24 hours.</p>	<ul style="list-style-type: none"> City Code Section 8.24.040 “Proceedings Against Property Owner” requires removal of graffiti within ten days of notification. Mercy Housing will make every effort to remove the graffiti within 24 hours of being notified of its existence. However if the surface contains graffiti that is difficult to remove Mercy Housing may need more than 24 hours to remove it. 	<p>Add new condition: B7.1</p> <p>B7.1: <i>Graffiti removal shall be subject to City Code Section 8.24.040.</i> Applicant shall attempt to address graffiti removal within 24 hours of being notified of its existence barring no unusual circumstances which would require longer period to remove.</p>

Issue	How conditions are currently met	Recommended condition amendments
<p>EMPLOYMENT/TRAINING FOR LOCAL RESIDENTS</p> <p>Employment/training opportunities for local residents?</p>		<p>The OPA has been amended to require that Mercy Housing will make best efforts to outreach to the community regarding local hire for both construction and on-going positions at the Project.</p> <ul style="list-style-type: none"> • Mercy Housing will include outreach requirements in the building specifications of the general contractor. <p>Mercy Services Corporation will proactively outreach to the community for hiring opportunities including providing job postings to SETA and to the Charles A Jones Skills and Business Education Center.</p>
<p>NEIGHBORHOOD REPORT</p> <p>How will neighbors report disturbances if they do not know who resides at the facility?</p>	<p>Neighbors should call the Sacramento Police Department if there are disturbances.</p>	<p>Condition B53 states that management phone number shall be posted in a visible location in the case of concerns.</p>

Issue	How conditions are currently met	Recommended condition amendments
<p>EVICTION</p> <p>Eviction Policy – where do they go once evicted? Will Mercy monitor or are they left to roam Stockton Blvd. and adjacent neighborhoods?</p>	<ul style="list-style-type: none"> The tenant’s case manager will work with the tenant to find appropriate replacement housing if a tenant is evicted. Eviction is addressed in the Management Plan (Attachment “B”) approved by the City Council. 	<p>Add new condition B7.4: The management and social services plan shall ensure that if eviction is necessary, case worker staff shall diligently find alternatives to housing. The tenant shall not be discharged to the street without alternatives.</p>
<p>PANHANDLING CONTROL</p> <p>Neighbors would like Mercy to keep control of their tenants to keep them from panhandling on streets and abusing neighborhood parks.</p>	<ul style="list-style-type: none"> Case managers will work with tenants on social skills and on appropriate behavior in the community. The Management Plan (Attachment “B”) and the Social Services Plan (Attachment “C”) approved by the City Council detail case management services including Life Skills Training, Housing Retention Services and Employment Serving programs. 	<p>Addressed in OPA. No amendments proposed.</p>
<p>LIFE SKILLS FOR TENANTS</p> <p>Tenants should be encouraged to get clean and go to work.</p>	<ul style="list-style-type: none"> Case managers will be working with residents to develop appropriate life skills. Preparing tenants for employment opportunities is specifically identified in the approved Social Services Plan (Attachment “C”). However, due to their disability some tenants may not be able to seek or maintain employment. 	<p>No amendments proposed. Addressed in Social Services Plan.</p>
<p>TRANSITIONAL VS PERMANENT HOUSING</p> <p>Make it a transitional housing facility rather than a permanent housing solution</p>	<p>The proposed Project is permanent supportive housing. Permanent supportive housing ensures long term stable housing with services and accomplishes the goals of the Council’s adopted Ten Year Plan to End Chronic Homelessness.</p>	<p>No amendments proposed.</p>

<p>ANNUAL EVALUATION</p> <p>The Neighborhood Relations Committee agrees to present to the City Council, Board of Supervisors and any other interested neighborhood group an annual evaluation.</p>	<ul style="list-style-type: none">• Mercy Housing has agreed to make an annual presentation or report to the City Council and to the Board of Supervisors regarding the Budget Inn.	<p>Add new B7.3 to require annual report backs to City Council regarding the operations and management of the residential hotel.</p>
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Issue	How conditions are currently met	Recommended condition amendments
<p>PROXIMITY TO SCHOOL AND RESIDENTS</p> <p>Concerns with proximity of facility (sex offenders) in regards to schools and residents.</p>	<ul style="list-style-type: none"> Applicants previously convicted of a sex offense will not be allowed to live at the Budget Inn as specified in the approved Management Plan (Attachment "B"). 	<p>Addressed in Management Plan. No amendments proposed.</p>
<p>SHOPPING CARTS</p> <p>No shopping carts in or around the facility</p>		<p>Add new condition B7.2 to require that property management shall be responsible to ensure that premises and immediate surroundings be free and clear of shopping carts.</p>
<p>SECURITY GUARD</p> <p>Mercy should hire security before building permits are issued.</p>		<p>Add new language to condition B59.4.b requiring that during the first 6 months of operation, Mercy Housing will provide a uniformed security guard from 6:00 pm to 2:00 am seven days a week.</p>
<p>REVIEW MANAGEMENT PROCEDURES AND HOUSE RULES.</p> <p>Neighbors would like to review written management rules and procedures and tenant house rules.</p>	<p>Neighbors will have the opportunity to ask questions by attending the noticed Committee Relations Committee in a quarterly basis.</p>	<p>See condition B59. No amendments proposed.</p>
<p>RECRUIT FROM STOCKTON BOULEVARD</p> <p>Offer housing to persons in need on Stockton Boulevard.</p>	<p>OPA requires targeted outreach efforts to Stockton Boulevard homeless.</p>	

<p>PRIVACY FOR NEIGHBORS</p> <p>Windows on east side of the building should be eliminated to allow privacy for adjacent neighbors. Landscaping with tall trees (etc.) may be another option.</p>		<p>See Design Commission call up report and conditions of approval (DR07-405).</p>
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EXHIBIT "A"

Budget Inn
Owner Participation Agreement Amendments

Excerpts From Section 2 and 2.1

2. Developer's Community Service Obligations. The Project is being assisted with Agency Funding and a number of other state, county and federal programs to provide the maximum community benefit. Through this funding structure, Developer is able to ensure that the Project remains an attractive and well managed apartment complex. Developer shall implement specific activities including, but not limited to, the following:

- a) twenty-four hour, seven days a week on-site, on-duty staffing;
- b) targeted outreach efforts in the Stockton Boulevard area in relation to tenant selection;
- c) formation of a Community Relations Committee that will meet on a monthly basis during the initial six months of operations and quarterly thereafter, and will include but not limited to representatives of the Tahoe Park, Colonial Heights, Fruitridge Manor and Lawrence Park Neighborhood Associations Stockton Boulevard Partnership and businesses located between 14th Avenue and Fruitridge Road, the Police Department, residents, service provider staff and Mercy Housing staff;
- d) active engagement with the above Committee to identify potential tenants for occupancy; and
- e) required provision of services to all tenants including counseling by The Effort (or a similar program as approved by the Agency) as mandated by the Agency, Sacramento County Department of Mental Health, California Department of Housing & Community Development and California Housing Finance Agency.
- f) outreach efforts to the community regarding local hire for both construction and ongoing positions, Developer will include outreach requirements in the bidding documents of the general contractor; Management Company will outreach to the community for hiring opportunities including providing job postings to SETA and to the Charles A Jones Skills and Business Education Center.

2.1 These Community Service Obligations shall be reviewed regularly by Developer and Agency and will be updated by revision of this Agreement to reflect any appropriate changes required for full compliance with the intent of Project and obligations.

EXHIBIT "B"**PROPERTY MANAGEMENT PLAN APPROVED BY CITY COUNCIL****Property Management Plan – Summary of Critical Milestones**

The management plan defines fundamental property management procedures and practices necessary for successful implementation of the project goals. This plan, while presented as a property management function, is interdependent with the social services plan. The initial coordination will ensure that The Effort and Mercy staff are clear about the population to live at the property. The Effort staff will be regularly briefed on the occupancy restrictions and standards set for the property.

Property management's tenant selection and screening process:

All applications will be submitted to Mercy through The Effort only after their intake process has begun. Applications received from The Effort will be screened and interviewed by Mercy management staff. The Mercy application review process may take anywhere from two to four weeks. In addition to the standard personal income and other qualifying information, the application review includes a background check. Following the initial interview, prospective tenants will sign consents authorizing Mercy staff to run background checks.

All applicants with undesirable eviction history or credit histories shall have the opportunity to demonstrate that past behavior causing those issues was related to a disability, lack of services and stable housing. In addition to rent payment and credit history checks, staff will review the information revealed by the background checks as follows:

- 1) Behavior in a Multifamily Community: Applicant must have a history of an ability and willingness to live peacefully with neighbors, to respect their right to a safe and secure environment and quiet enjoyment of the premises. This includes a demonstrated ability to supervise minors and other family members and guests while visiting a property.
- 2) Criminal Activity: Criminal background checks will be performed for each applicant. Because the property is within 1000 feet of a school, any applicant with a sexual offense will not be approved for residency. In addition, applicants must not have engaged currently or previously in any activity that may interfere with the health, safety and right to peaceful enjoyment of other residents or employees.

Mercy will evaluate backgrounds through the research and personal interviews to determine whether prospective tenants' habits or practices may reasonably be expected to have a detrimental effect on the operations of the project or on the quality of life for its residents.

Housing stability through enforcement of rules and early intervention

The primary role of property management is to address the physical and financial needs of the building and enforce the rules and the responsibilities of each resident which are outlined in the legal binding documents of the lease and the house rules. It is the fiduciary responsibility of the management staff to maintain the stability of the property by ensuring the health, safety and right to peaceful enjoyment of the property by other residents and employees.

The collaboration between Mercy and The Effort is critically important to prevent behavior that may lead to loss of housing. The relationship between Mercy, The Effort and each resident will be based upon the understanding that loss of an individuals housing can and will occur as a result of inappropriate behavior. In addition to weekly meetings to review case files, staff will provide regular feedback on the status of residents, including sharing of incident reports, late rent payments, and any other unusual behavior. Intervention for any issues will be coordinated by their case manager. Eviction prevention begins with assisting tenants with understanding the lease and house rules. Case managers and property management staff will team up to educate the residents on their responsibilities as tenants. Case managers will focus their programs initially on addressing tenant issues that may lead to violations of any lease or house rules.

Discharge Plan

Before a tenant is involved in the eviction process, social service staff will diligently outreach to the tenant and find ways to deal with rule violations, as described above. If staff and the tenant can not resolve the issue, a notice to vacate will be issued by the property manager and a copy provided to the service provider. This notice begins the eviction process. The only way the eviction process can be stopped before it is filed with the court, is if the tenant demonstrates significant efforts to improve the behavior that led to the initiation of the eviction process. During the eviction process, the case manager continues to assist the tenant to find a workable solution or a housing alternative. Should no solution be found to allow the tenant to stay at the property, the case manager will see that other appropriate housing is available prior to completion of the eviction process.

Property Management Outreach and Other Outreach Efforts

Property Management staff will be an active member of the community. Mercy staff will participate in existing Safety on Stockton (SOS), Stockton Blvd Partnership monthly meetings as well as other community meetings staff are invited to participate in. Property management staff will host regular good neighbor meetings open to all surrounding Neighborhood Associations, business owners and Police representatives. The meetings will provide a forum to discuss issues that may have arisen as the result of the residents, resolve problems, and share information. Through this process, the surrounding neighborhood will have multiple communication channels to report any issues, including referring potential eligible residents.

EXHIBIT "C"**SOCIAL SERVICES PLAN APPROVED BY CITY COUNCIL**

All 74 units at the Budget Inn will provide supportive housing for disabled homeless persons. Forty-nine (49) of the units would be restricted to homeless households that are disabled by substance use, mental illness and/or HIV or AIDS. The remaining 25 units would be restricted to homeless households who are eligible for services under Mental Health Services Act (MHSA).

The Effort, an experienced service provider to homeless individuals, would be the supportive services provider for tenants in 49 units at the Budget Inn. The Effort has provided medical care in downtown Sacramento for over 35 years and, as Family Service Agency, has served the Sacramento regions' families in crisis for over 50 years. The agencies merged in October 2005 to provide a more complete continuum of care for clients. The organization currently has 147 employees with an annual budget of \$7 million.

Sutter Hospital is partnering with The Effort in launching the Triage, Transport and Treatment Program (T3) to provide wrap-around community services for frequent users of its emergency room. The Effort's T3 Program will include 2-12 weeks of pre-placement intensive services. During this time clients will be assessed for their readiness to move into the Budget Inn. During the pre-placement phase, clients will be housed in the existing emergency shelter system or other temporary accommodation. The following outline describes the pre-placement process for each potential Budget Inn tenant:

Step 1: Initial Assessment

- Physical health assessment
 - Review of medical records
 - Medical exam
- Substance use assessment
 - History of substance use
 - Stages of change assessment
- Mental health assessment
 - Previous mental health services, including diagnosis
 - Current engagement in mental health services

Step 2: Case Management

- Assignment to a case manager
- Development of an individual case plan

Step 3: Engagement in Services

- Obtaining a primary care provider for medical needs (depending on insurance status): county clinic, private Medi-Cal providers or community clinic
- Initiation of appropriate mental health services: mental health treatment center, psychiatric services or mental health therapy

- Placement in appropriate treatment for substance use: detox facility, residential substance abuse treatment program or out-patient counseling

Step 4: Placement in Permanent Housing at the Budget Inn if appropriate

- Able to live independently and care for themselves
- Appropriate behavior in a community environment
- Services available at Budget Inn will be sufficient to meet the individual's primary need for medical care and behavioral health

Once an individual is housed at the Budget Inn, The Effort will continue to provide professional staff case management and other services, as follows:

- **Case Management:** The Effort would employ one case manager for every 15 residents. The case manager would meet with each client to refine his or her individual service plan and establish short and long-term goals. Regular meetings would then be established to assist with progress toward these goals.
- **Behavioral Health support:** Extensive support (offered individually and in groups) would be offered to all tenants on-site. These services include, but are not limited to peer counseling and mentoring; counseling in regards to mental health issues, emotional issues, and substance abuse; support with symptom management.
- **Life Skills training:** The development of money management and rent-payment plans designed to stabilize tenant status; group and individual instruction in budgeting, cooking, and nutrition.
- **Housing Retention Services:** new tenant orientation and move-in assistance; assistance accessing entitlements and benefits counseling (i.e., General Assistance, Social Security, Medi-Cal); interventions regarding behaviors that violate house rules and might endanger a tenant's housing; and;
- **Employment Services Program:** Employment services will be offered in collaboration with the Department of Rehabilitation and other Continuum of Care partners to enhance the employment opportunities for residents. The residents will be offered a continuum of job placement and training programs.

MHSA Services

The remaining 25 units at the Budget Inn project would receive services through the Mental Health Services Act (MHSA). The Sacramento County Department of Mental Health has committed to fund a service provider which would provide MHSA services.

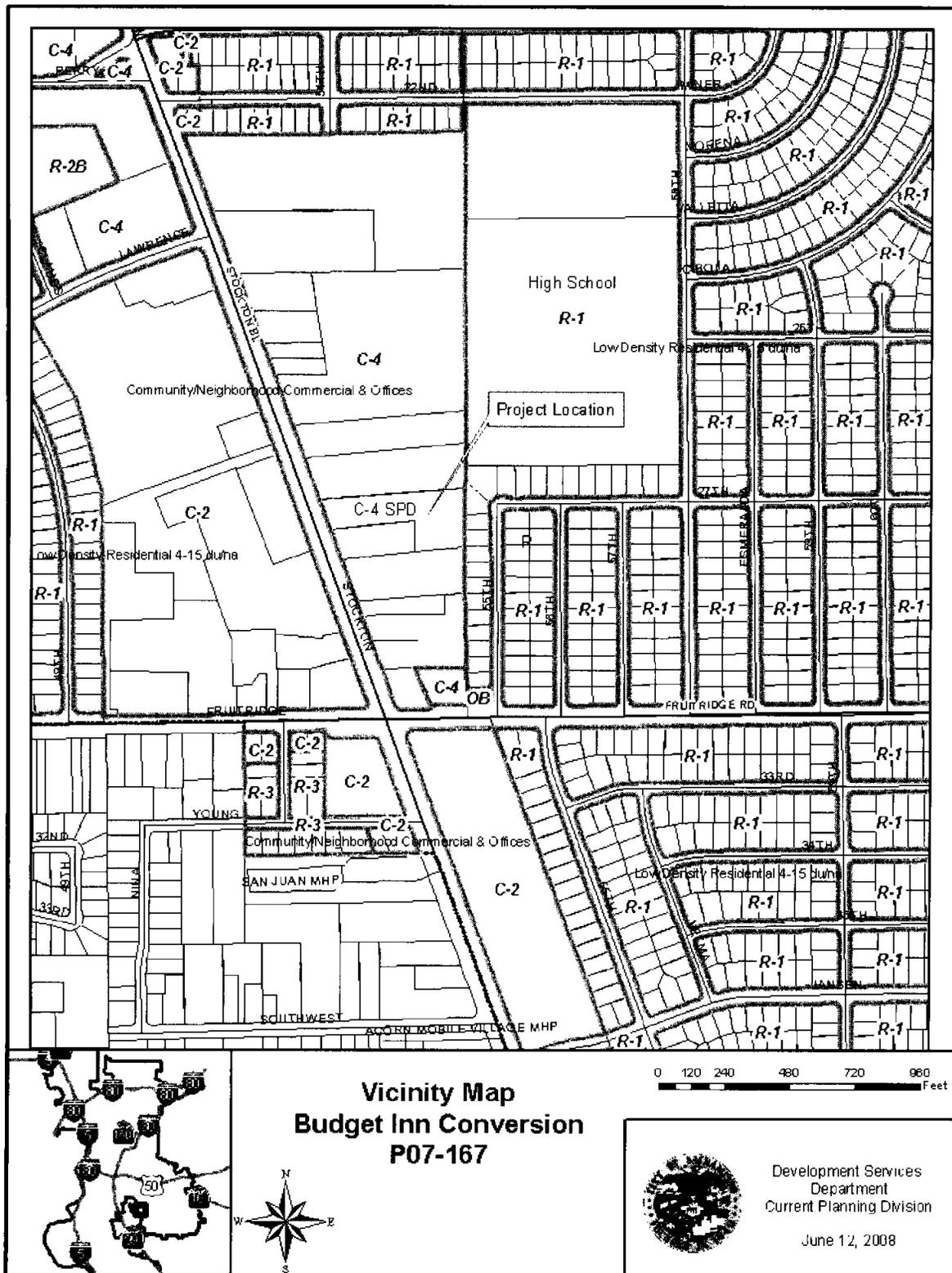
The complete supportive services program would include assessment and evaluation, case management, individual goal/service planning, medical assessment, mental health treatment, addiction disorder treatment, crisis intervention emergency assistance with food and clothing as needed, assistance in accessing financial and health benefits, independent living skills development, transportation assistance, money management and financial education. The Sacramento County Department of Mental Health

requires its service providers to identify and offer all services needed to support the tenant in maintaining his/her housing.

Service Coordination

In addition to services provided by The Effort and the County Department of Mental Health provider, Mercy Housing would employ a Resident Services Coordinator. The Service Coordinator will work with property management staff and the social service provider(s) to ensure that all 74 residents receive appropriate services.

Attachment 3– Vicinity Map



Attachment 4 – Resolution – Categorical Exemption

RESOLUTION NO. 2008-_____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (BUDGET INN CONVERSION, P07-167)

BACKGROUND

- A. On June 12, 2008, the City Planning Commission conducted a public hearing on project and approved all project entitlements. Within the time limits specified in the Zoning Code, the project entitlements approved by the Planning Commission were called-up by Councilmember Hammond.
- B. On July 22 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 17.212.030 and 17.200.010(C)(2)(a, b, c, and d)(publication, posting, and mail) and received and considered evidence concerning the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. 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 City Council finds that the Project is exempt from review under Section 150301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines as follows:

- a. This project consists of the construction of a limited number of new, small structures (community building and tower entry). The new community building is 1536 square feet, which is less than the 2500 square feet allowed by Sections 15301 and 15303. The project also involves exterior and interior alterations to an existing facility. The project would result in interior and exterior alterations involving such things as interior partitions, plumbing, and wiring.

Attachment 5 – Resolution – Project Approval

RESOLUTION NO. 2008-_____

Adopted by the Sacramento City Council

**APPROVING THE SPECIAL PERMIT TO CONVERT A MOTEL IN TO A
75 UNIT RESIDENTIAL HOTEL (SRO) (P07-167)**

BACKGROUND

- A. On June 12, 2008, the City Planning Commission conducted a public hearing on the project and approved all project entitlements. Within the time limits specified in the Zoning Code, the project entitlements approved by the Planning Commission were called-up by Councilmember Hammond.
- B. On July 22, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 17.212.030 and 17.200.010(C)(2)(a, b, c, and d)(publication, posting, and mail) and received and considered evidence concerning the Project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

Section 1. Based on the verbal and documentary evidence received at the hearing on the Budget Inn project, the City Council approves the Special Permit based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. Environmental Determination: In accordance with Sections 15301 (Existing Facilities) and Section 15303 (New Construction or conversions of Small Structures) of the CEQA Guidelines this project is exempt from the provisions of CEQA.

B. Special Permit: The Special Permit to convert a former motel into a 74 unit residential hotel and a manager's unit (75 units total) is approved based on 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.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

B. Special Permit: The Special Permit to convert a former motel into an approximately 74 unit residential hotel and a manager's unit (75 units total) is approved subject to the following conditions of approval:

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.
- B7.1** Graffiti removal shall be subject to City Code Section 8.24.040. Applicant shall attempt to address graffiti removal within 24 hours of being notified of its

existence barring no unusual circumstances which would require longer period to remove.

- B7.2** Property management shall be responsible for ensuring that the premises and immediate surroundings are free and clear of shopping carts.
- B7.3** The owner/operator shall provide an annual report back to the City Council regarding the operations and management of the residential hotel at this location. This report back may be included with SHRA's annual report to City Council on Residential Hotels."
- B7.4** The management and social services plan shall ensure that if eviction is necessary, case workers staff shall diligently find alternatives to housing for the tenant. The tenant shall not be discharged to the street (i.e. Stockton Boulevard) without alternatives.

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 and Community Relations Committee 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 to minimize conflicts and nuisance-producing activities. The Community Relations Committee shall be composed of representatives of the neighborhood residents and neighborhood associations including, but not limited to, Tahoe Park, Colonial Heights, Fruitridge Manor and Lawrence Park; the Stockton Boulevard Partnership and businesses located between 14th Avenue and Fruitridge Road, the Police Department; service provider staff; and Mercy Housing staff.

The applicant shall provide the Planning Director with the Good Neighbor Policy or status report on the development of the Good Neighbor Policy prior to 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 Community Relations Committee shall meet on a monthly basis during the first initial 6 months of operation and quarterly thereafter. The Community Relations Committee meetings shall be noticed to the property owners and tenants located within 500 feet of the subject property.

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, 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: At the time of occupancy, the applicant shall provide a minimum of one uniformed security guard on site from 6 pm to 2 am seven days a week. After the initial six month operation, 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 continue to 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., 3rd 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. If public art is planned or proposed at this location, the applicant is strongly encouraged to involve the residents and people from the local neighborhood in the design and utilize the Art in Public Places process. Establishing ownership of the project will ensure that 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.

Table of Contents:

- Exhibit A: Site Plan
- Exhibit B: First Floor Plan
- Exhibit C: Second Floor Plan
- Exhibit D: Enlarged Plan
- Exhibit E: Unit Plans
- Exhibit F: Building Elevations #1
- Exhibit G: Building Elevations #2
- Exhibit H: Landscape Plan
- Exhibit I: Roof Plan
- Exhibit J: Streetscape
- Exhibit K: Mercy Housing Outreach Efforts for the Budget Inn

Exhibit A: Site Plan

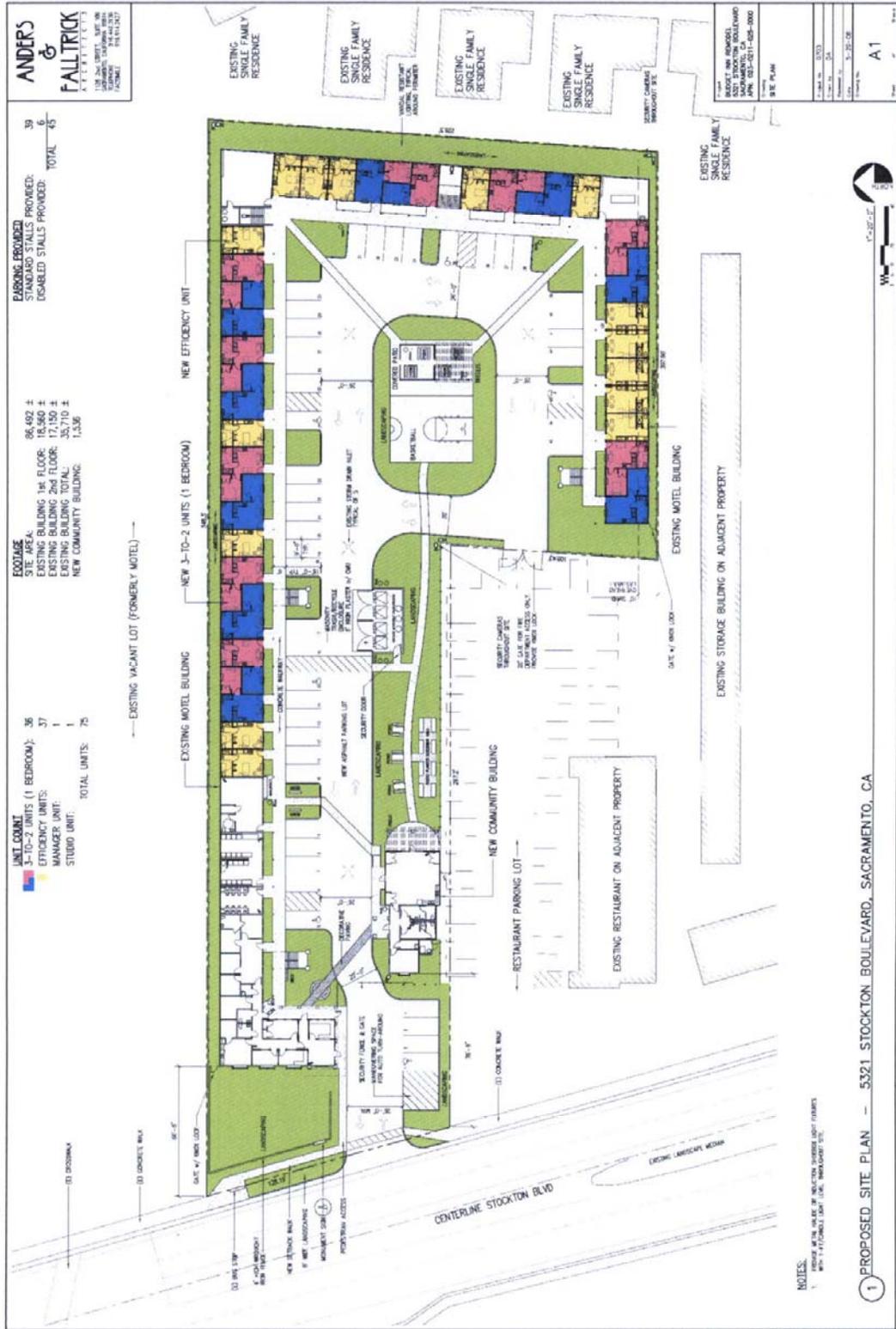


Exhibit B: First Floor Plan

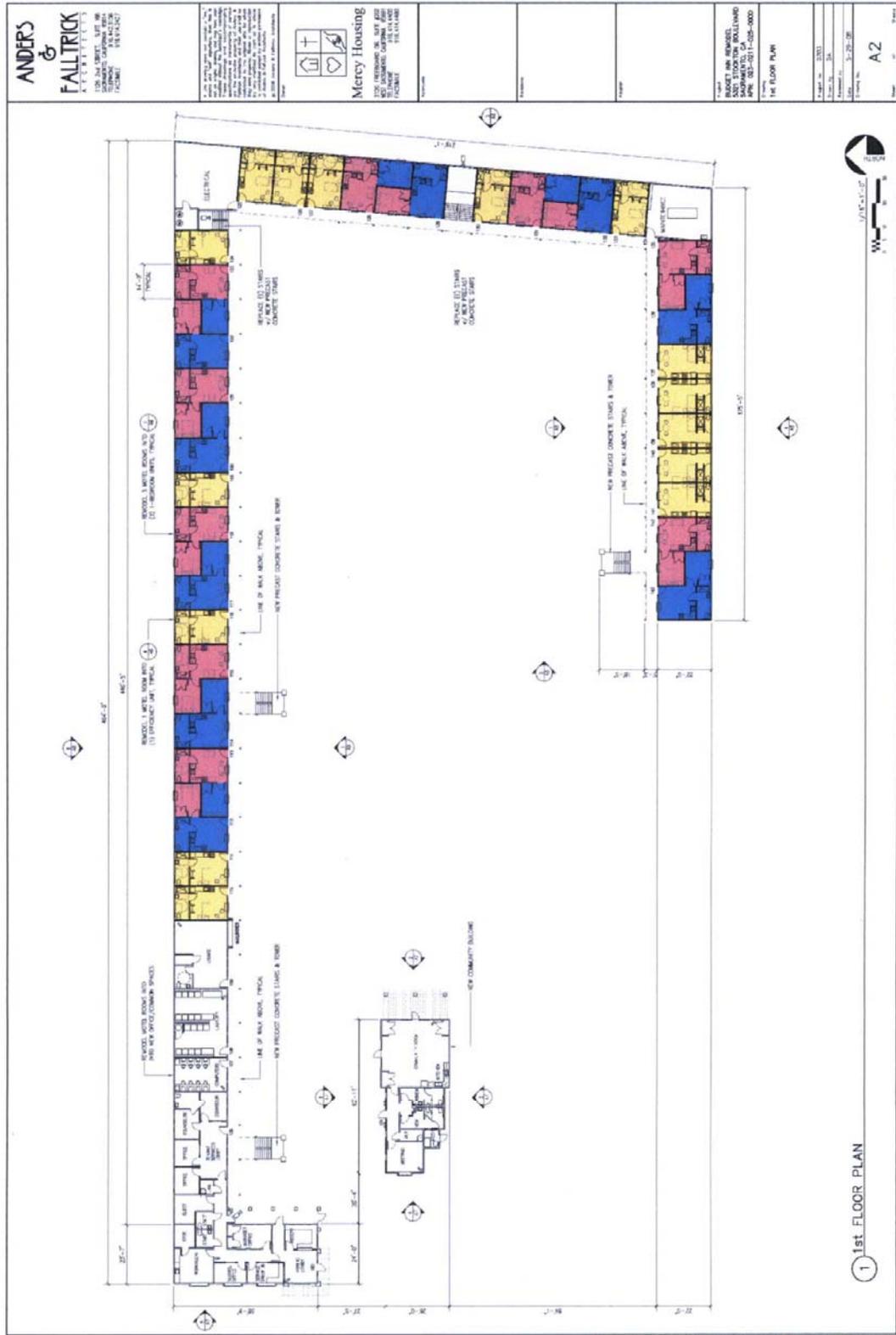


Exhibit D: Enlarged Floor Plan

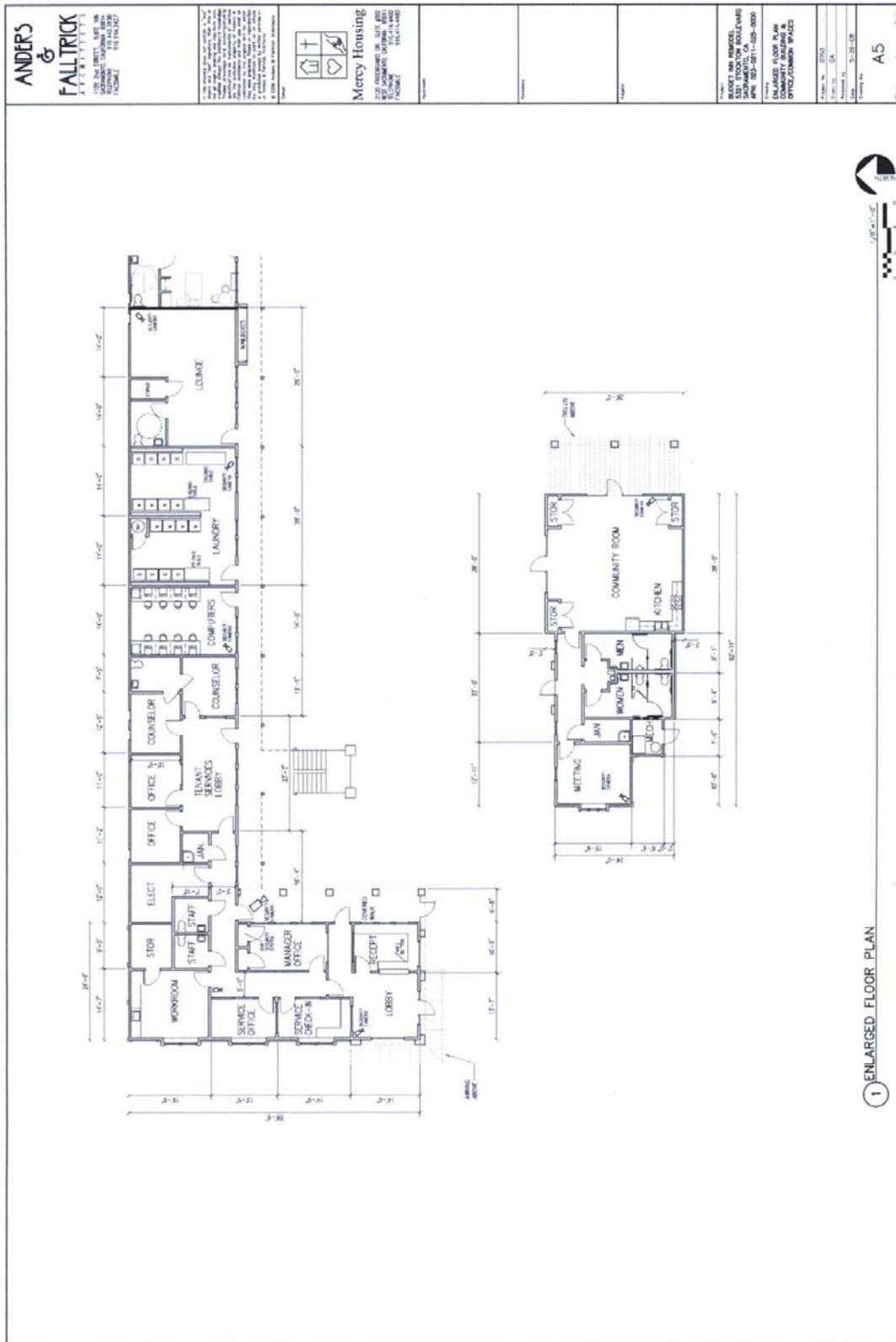


Exhibit K: Mercy Housing Outreach Efforts for the Budget Inn

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)

