



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

Public Hearing  
July 22, 2008

Honorable Mayor and  
Members of the City Council

**Title:** Councilmember Call-up of Design Commission decision of Budget Inn Conversion (DR07-405)

**Location/Council District:** 5321 Stockton Blvd, 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 Section (Existing Facilities) 15303 (New Construction or Conversion of Small Structures); and 2) a **Resolution** approving the proposed Design Review conditions of approval.

**Contact:** Ryan DeVore, Senior Engineer (916) 808-8860; Luis Sanchez, Senior Architect (916) 808-5957

**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 Design Review approval to rehabilitate a 35,710+/- square foot commercial building into a residential hotel and to construct a 1,536 +/- square foot commercial building (community room) 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 design concerns including landscaping adjacent to the single family residential to the east. Condition A9 has been revised to include additional clarification of the landscape requirements in this area on the project site plan.

**Policy Considerations:** 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 being incorporated into the General Plan through the update. The proposal complies with numerous guiding principles such as:

- Using the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character;
- Promoting strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city's economic outlook;
- Creating and maintaining a broad range of jobs that are accessible to all residents that provides opportunities for advancement, and encouraging sustainable levels of energy and resource consumption through efficient land-use, transportation, building design, construction techniques, waste management, and other infrastructure systems;
- The proposed project is consistent with the Broadway/Stockton SPD.

**Design Policy Considerations:** Promote creative architectural solutions that acknowledge contextual design issues. Complement the architectural character of the Sacramento area and promote harmony in the visual relationships and transitions between new and older buildings. Relate the bulk of the new structure to the scale and context of existing area to avoid an overwhelming or dominating appearance. Enhance the pedestrian experience. Promote efforts to utilize high-quality building materials, detailing and landscaping.

**Design Guidelines Considerations:** Relate the building's massing to the neighborhood. Evaluate how the building complements adjacent buildings. Promote building articulation through the use of offsets, insets, and reveals. Promote the ground level pedestrian experience and protection. Retain and enhance landscaping, sidewalks and curbs. Provide project lighting that complements the character of the neighborhood and design.

**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 requested entitlements. On June 25, 2008, by a vote of 5 – 0 (Newton, Nybo, Sehnert, Rudd, Miyamoto), the Design Commission approved the requested design.

**Rationale for Recommendation:** The project is based upon sound principles of land use, in that the proposed use is allowed with a special permit in the C-4 SPD zone. The proposed use will be consistent with the objectives of the City of Sacramento General Plan. The project, as conditioned, will complement structures in the vicinity, and conforms to criteria established for projects within the Broadway/Stockton Special Planning District.

**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:   
for David Kwong  
Planning Manager

Approved by:   
William Thomas  
Director of Development Services

Recommendation Approved:

  
Ray Kerridge  
City Manager

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**RESOLUTION NO.**

Adopted by the Sacramento City Council

**BUDGET INN CONVERSION (DR07-405)**

**BACKGROUND**

- A. On June 25, 2008, the City Design Commission conducted a public hearing on the project and approved the project with conditions. Within the time limits specified in the Zoning Code, the project conditions approved by the Design 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 Section 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.

**RESOLUTION NO.**

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**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 Design Review conditions of approval based on the findings of fact as set forth below:

- A. Environmental Determination:** In accordance with Sections 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines this project is exempt from the provisions of CEQA.
- B. Design Review** request to rehabilitate a 35,710 +/- square foot commercial building into a residential hotel and to construct a 1536 +/- square foot commercial building (community room) on a 2.0 acre lot in the Heavy Commercial, Broadway-Stockton Special Planning District (C-4 SPD) zone.
  - 1. The project is based upon sound principles of land use, in that the proposed use is allowed in the C-4 SPD 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**

Design Review request to rehabilitate a 35,710 +/- square foot commercial building into a residential hotel and to construct a 1536 +/- square foot commercial building (community room) on a 2.0 acre lot in the C-4 SPD 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. The "Accent Trees" along the east property line shall be 24 " box evergreen trees and shall be planted 30 foot on center along the east property line to provide screening and privacy as shown in Exhibits K and L.

**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 at proposed lights. 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.

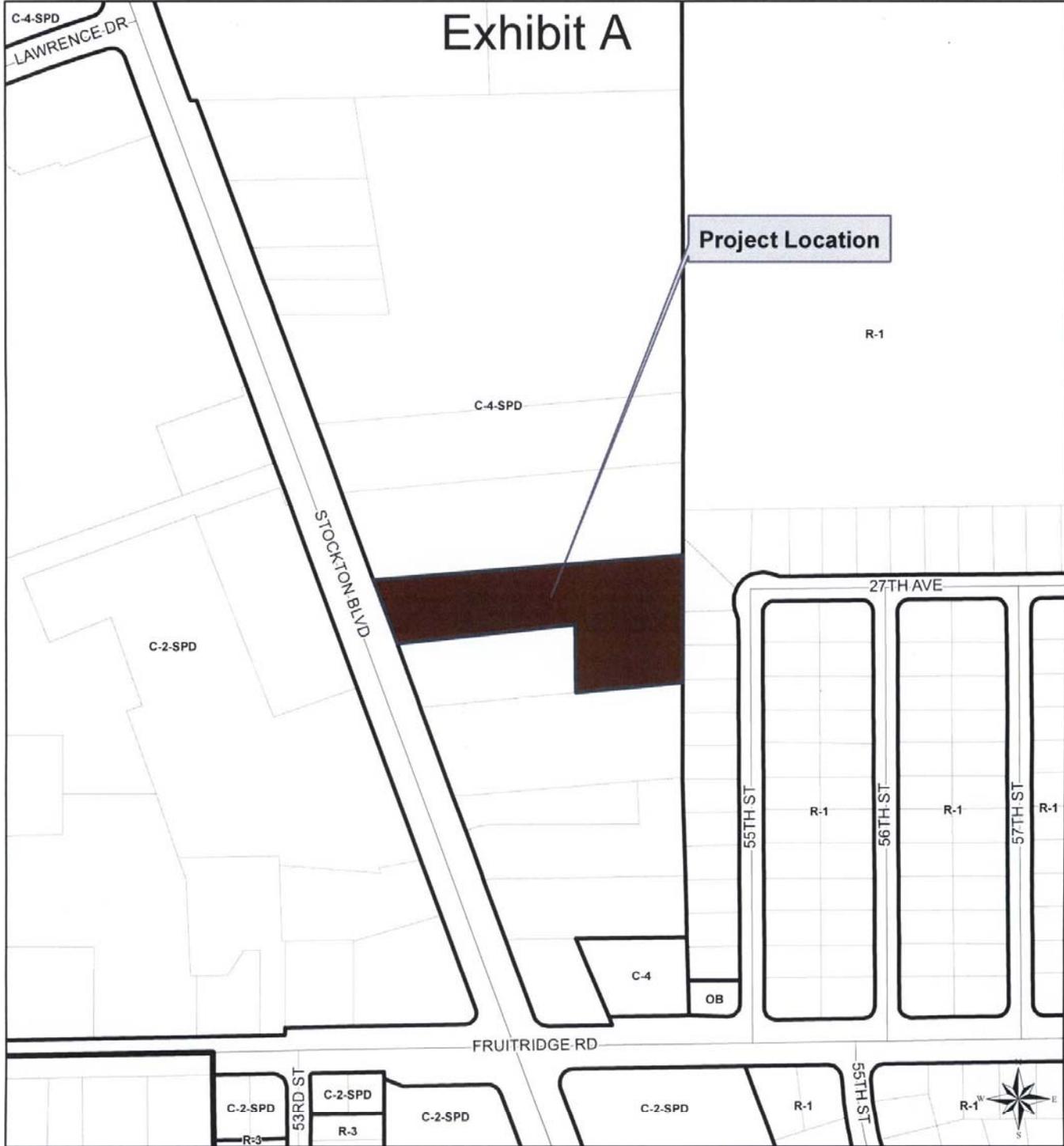
**C. The design of the signage is hereby approved subject to the following conditions:**

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.
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. Final occupancy shall be subject to approval by Design Review Staff and shall involve an on-site inspection by Design Review Staff.
7. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.

# Exhibit A



Development Services Department  
Geographic Information System



Vicinity Map  
DR07-405



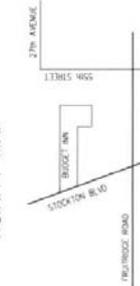
Exhibit B



Mercy Housing

# BUDGET INN REHABILITATION 5321 STOCKTON BOULEVARD SACRAMENTO, CALIFORNIA

VICINITY MAP



ARCHITECT

ANDERS & FALLTRICK ARCHITECTS  
5425 JUNE STREET - SUITE 106  
SACRAMENTO, CALIFORNIA 95814  
TEL: (916) 442-3156  
FAX: (916) 514-2427  
CONTACT: DAVE ANDERS

LANDSCAPE ARCHITECT

MARG LANDSCAPE ARCHITECTURE  
4750 J STREET - SUITE #202  
SACRAMENTO, CALIFORNIA 95811  
TEL: (916) 414-4445  
FAX: (916) 414-4440  
CONTACT: WENDY SALCA

OWNER

MERCY HOUSING CALIFORNIA  
320 FREEMAN DRIVE - SUITE #202  
SACRAMENTO, CALIFORNIA 95811  
TEL: (916) 414-4445  
FAX: (916) 414-4440  
CONTACT: WENDY SALCA

DRAWING INDEX

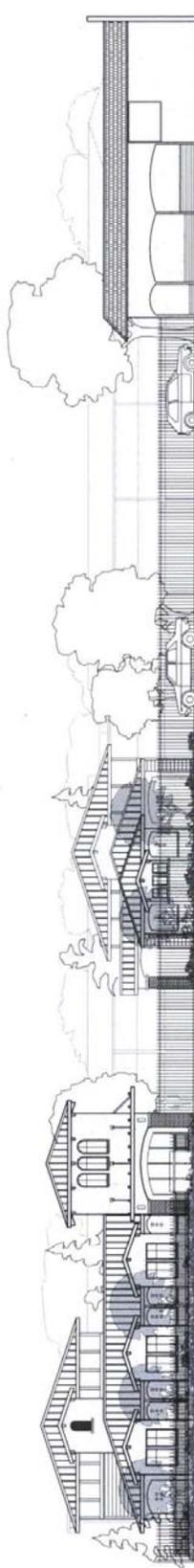
- A0 COVER SHEET & STREETSCAPE
- A1 SITE PLAN
- A2 1st FLOOR PLAN
- A3 2nd FLOOR PLAN
- A4 ROOF PLAN
- A5 TYPICAL UNIT PLANS
- A6 ENLARGED EXTERIOR ELEVATIONS
- A7 EXTERIOR FINISH SCHEDULES
- A8 PLANTING PLAN
- LI



Mercy Housing  
1105 OXFORDS DR. SUITE 202  
WETLANDS, CALIFORNIA 95811  
TEL: (916) 442-3156  
FAX: (916) 442-3156

ANDERS & FALLTRICK ARCHITECTS  
1129 24th STREET, SUITE 106  
SACRAMENTO, CALIFORNIA 95811  
TEL: (916) 442-3156  
FAX: (916) 514-2427

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ADJACENT VACANT LOT      REMODELED MOTEL BUILDING      NEW COMMUNITY BUILDING      ADJACENT RESTAURANT

STREETSCAPE FACING STOCKTON BOULEVARD

PROJECT: BUDGET INN REMODEL  
5321 STOCKTON BOULEVARD  
SACRAMENTO, CALIFORNIA 95811  
APP: 021-021-025-000

DATE: 05-23-08

PROJECT NO: A0





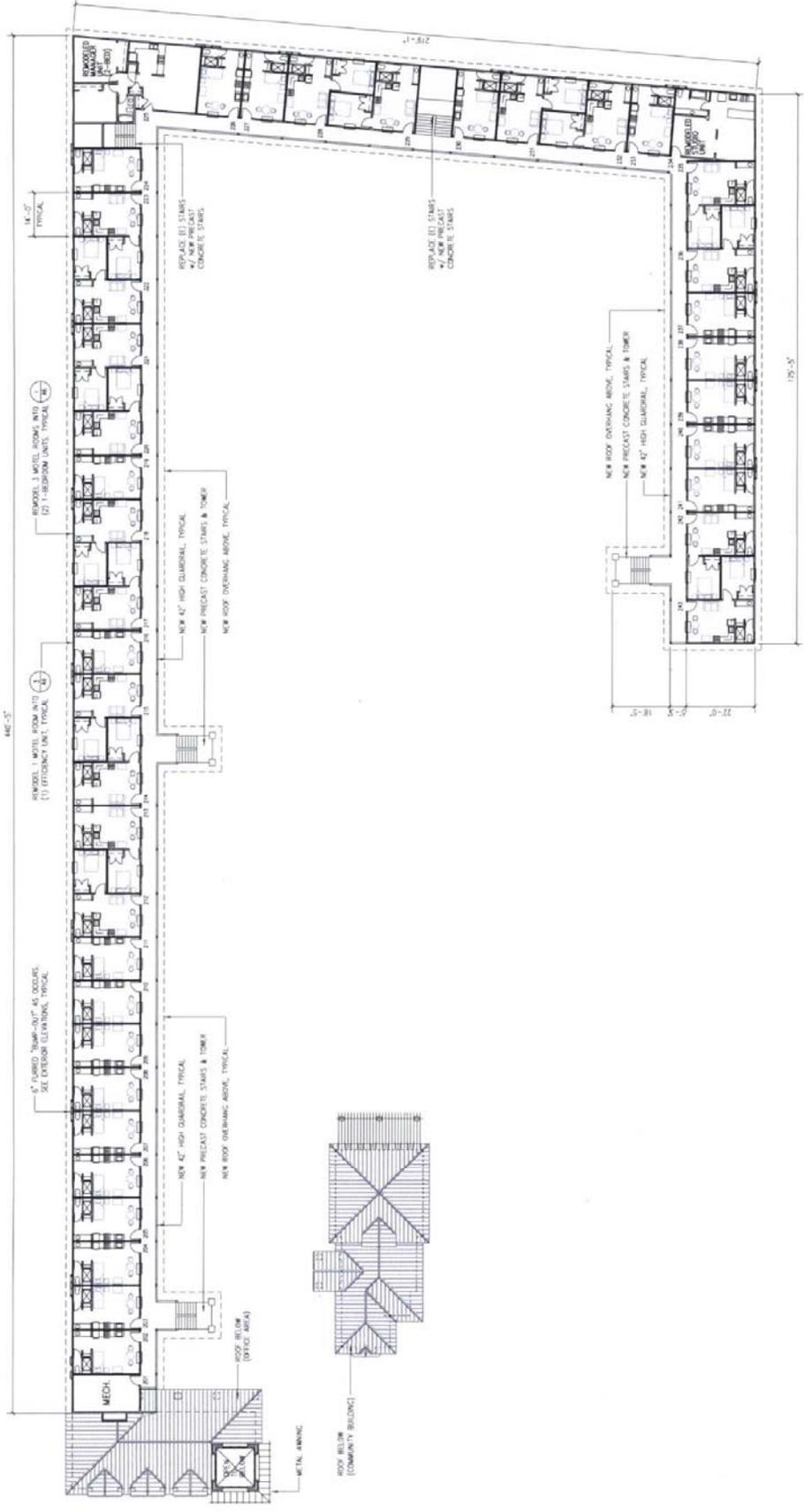
Exhibit E

**ANDERS & FALLTRICK ARCHITECTS**  
 1208 26th STREET, SUITE 100  
 OAKLAND, CALIFORNIA 94612  
 FACSIMILE 510.434.2472

**Mercy Housing**  
 3320 ORESTRANO DR. SUITE 400  
 WEST SACRAMENTO, CALIFORNIA 95691  
 TELEPHONE 916.444.4400  
 FACSIMILE 916.444.4400

Project: **BUDGET INN RENOVATION**  
 5321 STOCKTON BOULEVARD  
 SACRAMENTO, CA 95820  
 APN: 003-021-1-025-000

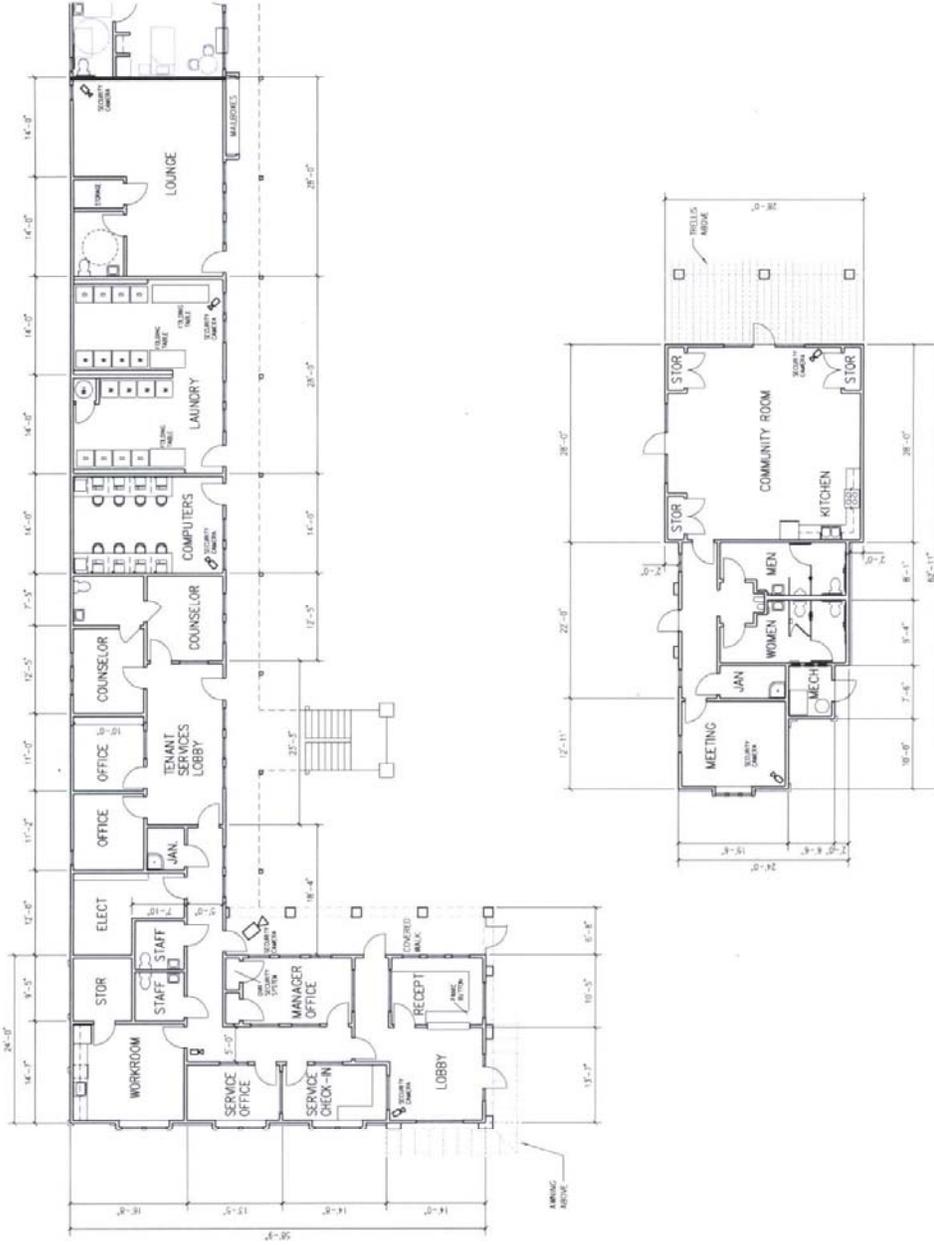
Sheet: **2nd FLOOR PLAN**



1 2nd FLOOR PLAN



Exhibit G



1 ENLARGED FLOOR PLAN

**ANDERS & FALLTRICK**  
 ARCHITECTS  
 1122 24th STREET, SUITE 100  
 OAKLAND, CALIFORNIA 94612  
 TEL: 415.778.1100  
 FACSIMILE: 415.778.1100

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**Mercy Housing**  
 1100 REDWOOD DR. SUITE 400  
 WEST ALHAMBRA, CALIFORNIA 91810  
 TEL: 626.444.4400  
 FACSIMILE: 626.444.4400

Project: Mercy Housing  
 Location: West Alhambra, CA  
 Date: 10/10/08

Project: Mercy Housing  
 Location: West Alhambra, CA  
 Date: 10/10/08

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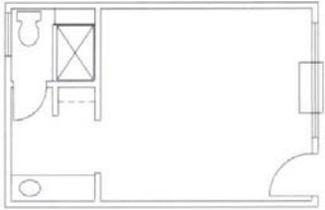
Exhibit H

**ANDERS & FALLTRICK ARCHITECTS**  
 1122 2nd STREET, SUITE 100  
 OAKLAND, CALIFORNIA 94612  
 TELEPHONE: 510.442.5556  
 FACSIMILE: 510.414.8267

**Mercy Housing**  
 3120 FREDERICK DR. SUITE 202  
 WEST OAKLAND, CALIFORNIA 94611  
 TELEPHONE: 510.442.5556  
 FACSIMILE: 510.414.8267

PROJECT: BUDGET INN REMODEL  
 3120 FREDERICK DRIVE, WEST OAKLAND  
 SACRAMENTO, CA  
 APR. 03-0211-025-0000

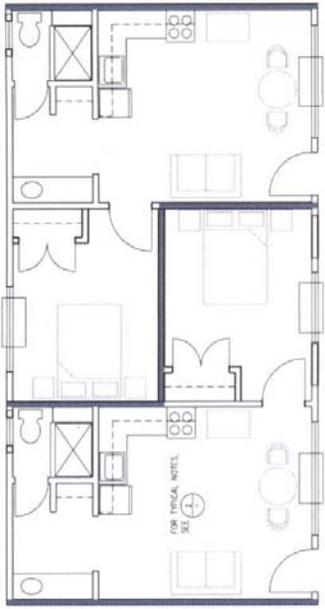
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 Date: 5-23-08  
 Sheet No. A6 of [ ]



5 EXISTING MOTEL ROOM FOR REFERENCE



3 TYPICAL EFFICIENCY UNITS, 2nd FLOOR  
 1 MOTEL ROOM, 308 s.f. GROSS



1 TYPICAL 1-BEDROOM UNITS, 2nd FLOOR  
 3 MOTEL ROOMS CONVERTED TO 2 1-BEDROOM UNITS, 462 s.f. GROSS EACH UNIT

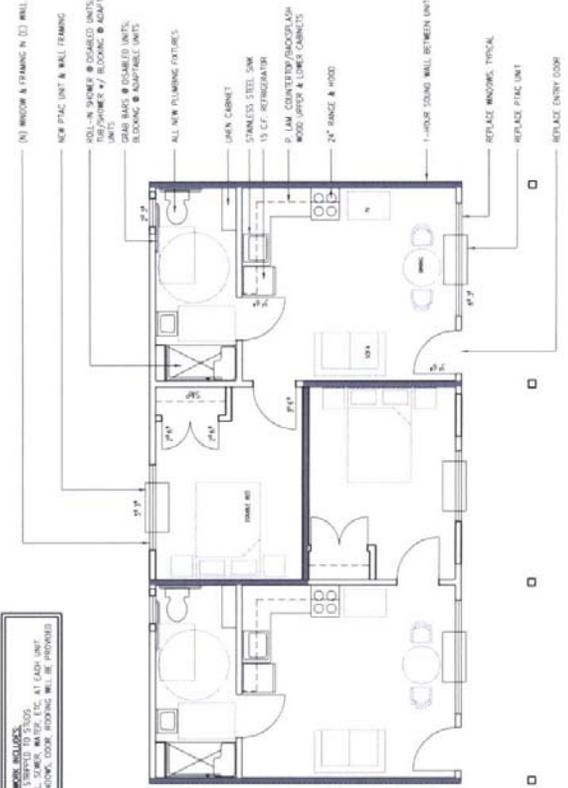


2 TYPICAL 1-BEDROOM UNITS - 1st FLOOR  
 3 MOTEL ROOMS CONVERTED TO 2 1-BEDROOM UNITS, 462 s.f. GROSS EACH UNIT

REPLACE MAINTENANCE WATERPROOFING  
 REPLACE GLAZING  
 REPLACE GLAZING

REPLACE MAINTENANCE WATERPROOFING  
 REPLACE GLAZING  
 REPLACE GLAZING

TYPICAL UNIT SIZES OF WORK INCLUDES:  
 1 EFFICIENCY UNIT 308 S.F. GROSS  
 1 MOTEL ROOM 462 S.F. GROSS  
 NEW EXTERIOR SOUND INSULATION, COOR. ROOFING WILL BE PROVIDED



Project No. 0213  
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 Checked by: [ ]  
 Date: 5-23-08  
 Sheet No. A6 of [ ]

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



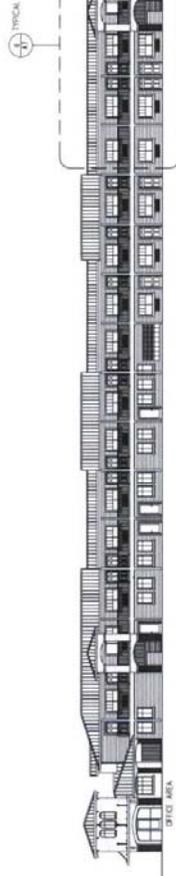
Exhibit J



1 NORTH ELEVATION  
FACING PARKING LOT



2 WEST ELEVATION  
FACING PARKING LOT



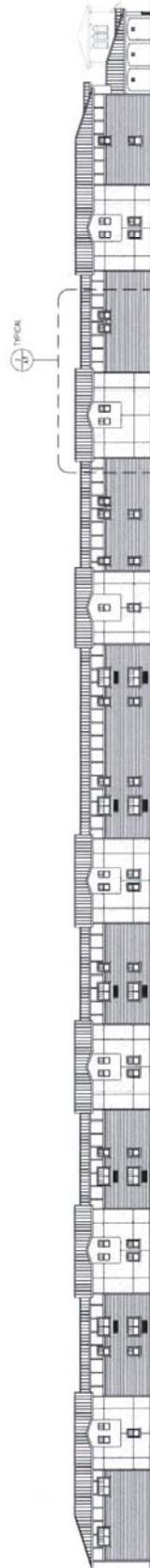
3 SOUTH ELEVATION  
FACING PARKING LOT



4 SOUTH ELEVATION  
FACING PROPERTY LINE (SELF STORAGE)



5 EAST ELEVATION  
FACING PROPERTY LINE (SINGLE FAMILY RESIDENCES)



6 NORTH ELEVATION  
FACING PROPERTY LINE (VACANT LOT)



SEE SHEET A7 FOR TYPICAL NOTES & FINISHES

NOTE: FINISHES AND DIMENSIONS INDICATED IN  
COLORS SHOWN ARE APPROXIMATE. PLEASE REFER TO  
THE COLOR BOARD FOR EXACT COLORS.

**ANDERS & FALLTRICK**  
ARCHITECTS  
1126 2ND STREET, SUITE 206  
SACRAMENTO, CALIFORNIA 95811  
PHONE: 916.441.4400  
FACSIMILE: 916.441.4402



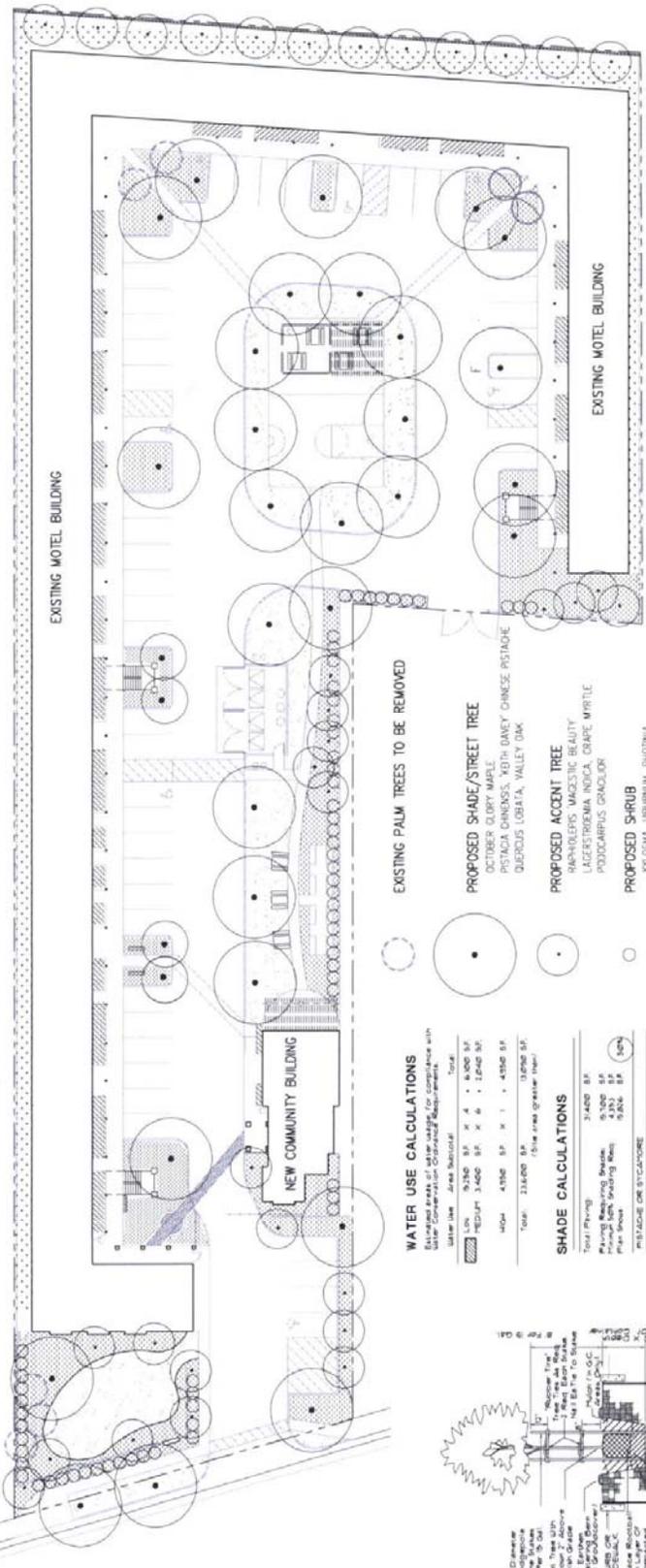
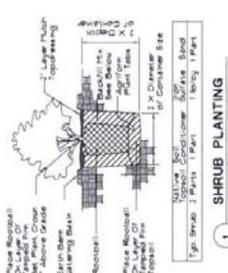
**Mercy Housing**  
1126 2ND STREET, SUITE 206  
WEST SACRAMENTO, CALIFORNIA 95811  
PHONE: 916.441.4400  
FACSIMILE: 916.441.4402

Project No. 07553	Client No. 08
Address No. 5-79-08	Sheet No. A8
Drawing No.	Scale
Drawing Title: EXTERIOR ELEVATIONS	
Project: BUDGET INN REMODEL 5015 STOCKTON BOULEVARD MAYFIELD, CA 95531-0211-0000	
Drawing Date: 5-10-08	
Drawing No. A8	
Sheet No.	

Exhibit K

PLANTING NOTES

1. MAINTAIN EXISTING PLANTING MATERIAL, USE FULL OPERATIONAL AND COVERAGE APPROVED FROM THE CITY OF SACRAMENTO.
2. PREPARE AT EDGE OF ALL PLANTING AREAS SHALL BE 1" BELOW TOP OF ADJACENT CURB, SLOPE OR PAVING.
3. 7" DIA. SIZE BARRICADED BARK MULCH TOPDRESSING AS APPLICABLE.
4. FERTILIZE INDIVIDUAL PLANTS AFTER INSTALLATION WITH OPPOSITE THE RELEASE FORMULA PELLETED FERTILIZER PER MANUFACTURER'S INSTRUCTIONS.
5. Provide and comply with top dress and watering for the following amendments:
  - Application Rate:
    - 1. 1/2 cup per 100 sq ft
    - 2. 1/2 cup per 100 sq ft
    - 3. 1/2 cup per 100 sq ft



**WATER USE CALCULATIONS**  
Water Consumption of Proposed Planting Material

Water Use	Area	Rate	Total
LOW	9,750 SF	1.0	9,750 SF
MEDIUM	3,450 SF	1.0	3,450 SF
HIGH	4,150 SF	1.0	4,150 SF
<b>Total</b>	<b>17,350 SF</b>		<b>17,350 SF</b>

**SHADE CALCULATIONS**  
(Use area greater than)

Planting	Area	Rate	Total
Planting	3,450 SF	1.0	3,450 SF
Planting	9,750 SF	1.0	9,750 SF
Planting	4,150 SF	1.0	4,150 SF
<b>Total</b>	<b>17,350 SF</b>		<b>17,350 SF</b>

**TREE PLANTING**  
1/4" = 1'-0"

1. 2" Diameter  
2. 1/2" Diameter  
3. 1/2" Diameter  
4. 1/2" Diameter  
5. 1/2" Diameter  
6. 1/2" Diameter  
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**ANDERS & FALLTRICK**  
ARCHITECTS

1120 24th STREET, SUITE 100  
DOWNTOWN SACRAMENTO, CALIFORNIA 95811  
TEL: 916.441.1277  
FAX: 916.441.1277

**Mercy Housing**

1120 24th STREET, SUITE 100  
DOWNTOWN SACRAMENTO, CALIFORNIA 95811  
TEL: 916.441.1277  
FAX: 916.441.1277

**PROJECT**  
BUDGET INN REMODEL  
5321 STOCKTON BOULEVARD  
SACRAMENTO, CA 95817  
APRIL 03-2011-025-000

**DATE**  
03/27/11

**SCALE**  
AS SHOWN

**PROJECT**  
PLANTING PLAN

**PROJECT NO.**  
0703

**DATE**  
03/27/11

**SCALE**  
AS SHOWN

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PLANTING PLAN

**PROJECT NO.**  
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**DATE**  
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PLANTING PLAN

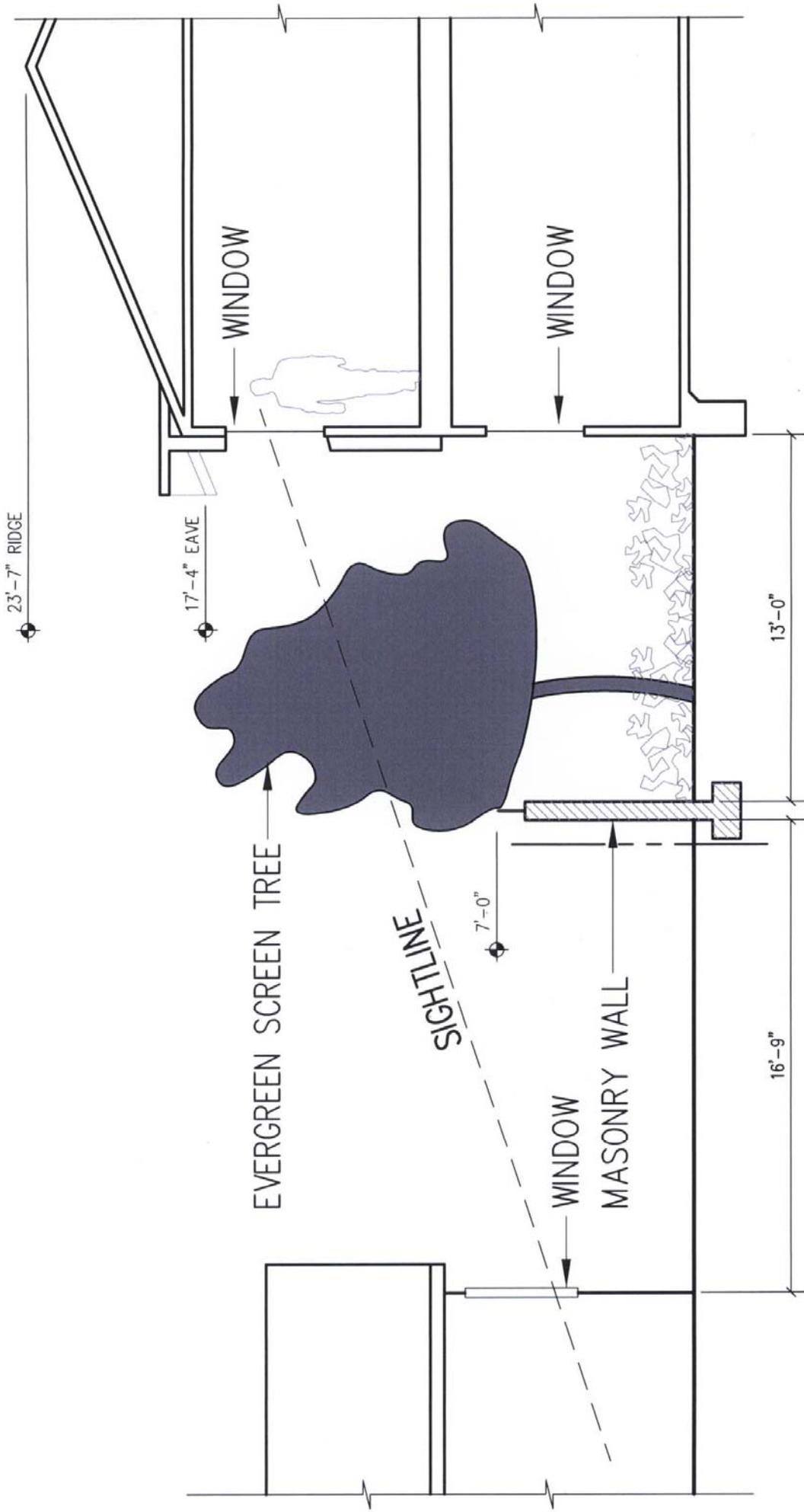
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PROPOSED PLANTING PLAN - 5321 STOCKTON BOULEVARD, SACRAMENTO, CA

Exhibit L



SINGLE-FAMILY

BUDGET INN

# Exhibit M

Ian Merker  
4524 54<sup>th</sup> Street  
Sacramento, CA 95820

March 12, 2008

Re: 5321 Stockton Boulevard

To the Sacramento Planning Commission and Councilwoman Hammond:

I am a nearby resident of the 5321 Stockton/ Budget Inn project and have seen this portion of the neighborhood corridor as a blighted area for a long time. I am excited that Mercy Housing is willing to invest in our neighborhood and welcome them with open arms. As a resident and design professional, my knowledge of architecture and the local area may be a benefit to this project. I offer the following points as consideration for Planning approval conditions:

1. The stretch of Stockton Boulevard from Fruitridge Road north to this site is busy and dangerous for pedestrians. Ped crossing is common and I often see elderly and disabled people, with carts or bags, attempting to cross at all hours of the day. With the addition of this housing, there will be a natural increase in pedestrian traffic. I suggest a signalized crosswalk at the north end of the site. This will allow the shortest distance between two points, the front gate of the housing and the front of the supermarket to be a legalized and safe street crossing. An effective push and go crossing system was installed at UCD Medical Center and I believe a similar system would work at this point. This enhanced crossing could replace the ineffective crossing located just north of the site that crosses Stockton at a diagonal.
2. The design of the building frontage is very critical to making this project a part of the neighborhood. In every way, this project should appear to be permanent-style housing, such as apartments. The current design of the monument sign advertises that this is transient housing. The sign should be enhanced to complement the architecture of the renovated buildings and simply have "Project Name" and address numbers.
3. I understand that it is not the responsibility of the Planning Commission to make design decisions, but I feel compelled to suggest that the cultured stone veneer is omitted. This is a renovation of a 1960's motor lodge. The existing columns and depth of the wainscot do not have the appearance or massing to physically support a stone element. The design guidelines stipulate that "no false or fake materials" are to be used in facades. The building will look more cohesive and the stone budget can be used for other enhancements.
4. In keeping with the community serving nature of the project, I also suggest that the landscape frontage near the bus stop be enhanced as a public seating area, with colored concrete hardscape and small trees, in place of the unusable sod lawn. This area should include durable furniture that is easy maintenance and does not allow sleeping. I imagine that the seating could be used by the public as well as project residents.

I believe that Mercy Housing will act as a solid partner for Stockton Boulevard and offer a high occupancy rate for the project, repopulating the streetscape with residents who care for their neighborhood. The Stockton/Broadway Urban Design Plan lists "Social Services" under the category of Discouraged Uses. I am always concerned about my property value as a homeowner and neighborhood safety. There is no research to suggest that this type of development would lower that value or level of safety. To the contrary, enhanced architecture and landscape only increases the value and encourages redevelopment.

Sincerely,

Ian Merker, Assoc. AIA, LEED AP