DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Preservation Director approve, with conditions, Site Plan and Design Review for the project known as 700 J Street Hotel Conversion (PB24-002). Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. Site Plan and Design Review to convert an existing office building to a 107-key hotel with a deviation from off-street loading and unloading standards on a 0.31-acre site within the Central Business District (C-3-SPD zone) and the Central City Special Planning District (SPD), and is a landmark listed on the Sacramento Register of Historic and Cultural Resources, and a contributing resource within the Merchant Street Historic District.

PROJECT INFORMATION

Location: 700 J Street
Parcel Number: 006-0094-003-0000
Council District: 4 – Represented by Councilmember Valenzuela
Applicant: Roger Hume, Hume Development
    2719 K Street, Sacramento, CA 95816
Property Owner: Ron Elvidge, Elvidge Family Limited Partnership
    2411 Morrison Lane, Fairfield, CA 94534
Project Planner: Henry Feuss, Assistant Planner
Hearing Date: June 20, 2024

Land Use Information
General Plan: Residential Mixed-Use (RMU)
Community Plan Area: Central City
Specific Plan: Central City
Zoning: Central Business District (C-3-SPD)
Special Planning District: Central City
Planned Unit Development: n/a
Design Review Area: Central Core
Parking District: Central Business District
Open Space District: Central Business District
Historic Landmark: Yes
Historic District: Merchant Street (Contributing Resource)
Surrounding Land Use and Zoning

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zone</th>
<th>Use</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>C-3-SPD</td>
<td>Restaurant/Office</td>
</tr>
<tr>
<td>South</td>
<td>C-3-SPD</td>
<td>Office/Retail</td>
</tr>
<tr>
<td>East</td>
<td>C-3-SPD</td>
<td>Restaurant (vacant)</td>
</tr>
<tr>
<td>West</td>
<td>C-3-SPD</td>
<td>Office/Retail</td>
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Site Characteristics

- **Existing Property Area:** 13,484 square feet / 0.31 acres
- **Topography:** Flat
- **Street Improvements:** Existing
- **Utilities:** Existing
- **Existing Land Use:** Office

Other Information

- **Previous Files:** PB05-063, PB87-043

ATTACHMENTS

Attachment 1: Project Plans

PROPOSED PROJECT AND ANALYSIS

The project site is a 0.31-acre parcel located on the east side of 7th Street between J and Merchant Streets. The site is a landmark on the Sacramento Register of Historic and Cultural Resources and is contributing resource within the Merchant Street Historic District. The site was originally constructed circa 1915/1916 and is also known as the Capital National Bank Building. It is currently an office building.

The project proposes to convert the building into a 107-key hotel, with a restaurant located on the ground floor and basement. The C-3-SPD zone allows these uses by right. There are no major exterior alterations beyond the replacement of existing windows, installation of exterior lighting, and the installation of a canopy over the 7th Street entrance, which will project into the public right of way. This request requires Preservation Director approval of Site Plan and Design Review to review the conversion of the structure to a hotel use.

Site Plan and Design Review

As designed, the project meets all applicable development standards for the Historic District Plans, Central Core Design Guidelines, and the C-3-SPD zone, with the exception of the proposed deviation from the off-street loading requirements.

The project proposes to replace all single-hung windows above the ground floor. Metal windows on the ground floor will not be altered. Windows on the upper floors will be replaced with aluminum-clad wood windows with applied sash horns to match the original windows on the street-facing elevations. Windows in the lightwell and non-street-facing elevations were originally two-over-two metal sash and will be replaced in that design configuration. New window openings
will be installed on the J Street elevation of the annex building. New entrance doors will replace the existing non-contributing doors on the J Street and 7th Street elevations. Further details have been conditioned to be provided prior to procurement.

A canopy will be installed over the 7th Street entrance; the canopy will be installed as to not affect the visibility of the “The Capital National Bank Building” terra cotta signage. Further details for the canopy have been conditioned to be provided prior to procurement. Existing original lighting will be retained and repaired. This project file does not review any new exterior signage.

A new roll up door with frosted glass panels will be installed to serve the interior trash area facing Merchant Street. The other existing doors on the Merchant Street elevation will not be altered.

New light fixtures will be installed to illuminate the exterior of the building. Conditions of approval have been imposed that require that: no holes will be drilled in the terra cotta exterior; all conduits will be run through existing openings or window surrounds and attachments will be made through mortar joints in the terra cotta; and no conduit shall be visible from the public right-of-way.

The original publicly accessible banking hall has been significantly altered and is proposed for renovation for conversion into a restaurant. If original features are revealed during the renovation process, a condition of approval has been imposed that requires the applicant consult with preservation staff on the proposed treatment; and the original lobby and interior staircases shall remain intact.

Consistent with SCC section 17.608.030: the hotel use will provide a minimum of four long-term bicycle parking spaces, and two short-term spaces; and the restaurant use will provide a minimum of two long-term bicycle parking spaces, and two short-term spaces. Overall, the project proposes to provide six long-term bicycle parking spaces, and four short-term bicycle parking spaces.

Deviation – Off-Street Loading and Unloading

The project proposes a deviation from off-street loading and unloading requirements for a hotel use. Pursuant to Sacramento City Code (SCC) section 17.608.050, a building with greater than 40,000 square feet in gross floor area, one space is required for each 40,000 square feet in total gross floor area. The gross building area of 700 J Street is 82,488 square feet, which would require two off street loading and unloading spaces. There is no buildable area on the lot, so the deviation is proposed due to site constraints.

Staff supports the deviation since:

1. The project site is fully developed with structures that do not allow for the establishment of an off-street loading and unloading space.

2. Typical of existing developments within the Central City, the loading and unloading of goods will continue to occur within the public right-of-way, specifically Merchant Street,
which is adequate to support the proposed use and will not negatively impact the public right-of-way, consistent with the purposes and intent of the off-street loading standard.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

The project was noticed to property owners and residents within 500 feet of the subject site and the site was posted for the hearing. Neighborhood associations that were notified for the hearing include Downtown Sacramento Partnership, Alkali and Mansion Flats Historic Neighborhood Association, and Preservation Sacramento. Staff has not received any objections from the above listed groups or any members of the public at the writing of this report.

ENVIRONMENTAL CONSIDERATIONS

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The Preservation Director is recommended to make a determination that the work would not have a significant impact on historical resources.

FLOOD HAZARD ZONE

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer’s Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

CONDITIONS OF APPROVAL

Planning

1. Any changes, additions, or modifications to the approved plans with respect to layout, setback, materials, etc. shall require additional review and approval from Planning Division staff (and may require additional entitlements).

2. The proposed project shall provide the following design elements:
a. Wood windows clad with aluminum on upper stories
   i. Sash horns shall be provided on street-facing elevations
   ii. Two-over-two windows shall be installed in all other openings to match existing conditions.

b. New entrance doors on J Street and 7th Street. Detail for new entrance doors shall be provided to preservation staff prior to procurement for review and approval.

c. Canopy over 7th Street entrance. Detail for new canopy shall be provided to preservation staff prior to procurement for review and approval. Canopy shall not affect “The Capital National Bank Building” terra cotta signage.

d. Exterior architectural lighting. Conduit shall not be publicly visible and shall not penetrate terra cotta exterior. All attachments shall be made through mortar joints.

e. Aluminum roll-up door with frosted glass lites on Merchant Street elevation.

3. The proposed project shall retain the following design elements:
   a. All existing terra cotta exterior elements.
   b. Metal sash windows on the ground floor.
   c. Original exterior light fixtures.
   d. 7th Street lobby. Alterations must be reviewed by preservation staff.
   e. Interior staircases. Alterations must be reviewed by preservation staff.
   f. Elevator lobbies on upper stories. Alterations must be reviewed by preservation staff.

4. Alterations to the main banking hall will require further consultation with preservation staff.

5. Deviations to the following development standards are approved as follows:
   a. Off-street loading. No off-street loading spaced shall be provided

6. The project shall provide a minimum of four (4) short-term bicycle parking spaces and six (6) long-term bicycle parking spaces.

7. There shall be no alterations to the existing building outside of the proposed work area.
8. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.

9. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

10. A preconstruction meeting with Preservation staff shall be held prior to work commencing.

11. An in-progress inspection shall be scheduled with Preservation staff after the completion of demolition activity.

12. Final occupancy shall be subject to approval and involve an on-site inspection by Planning staff.

13. This approval is valid for three years and subject to SCC section 17.808.400.

Public Works

14. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along J Street, 7th Street and Merchant Street per City standards to the satisfaction of the Department of Public Works.

15. The applicant is required to repair, reconstruct or in-fill any deteriorated portions of the existing hollow sidewalk fronting this property along J and 7th Streets. The improvements/reconstruction shall be based on a registered structural engineer’s report and recommendations and shall take into consideration any required structural upgrades to the satisfaction of the Department of Public Works.

16. The applicant shall coordinate with the Department of Public Works, Parking Division to create the proposed loading zones along J Street and Merchant Street. The applicant shall provide for all needed signage and pavement markings and cover the cost of removal of any existing equipment or parking meters within the loading zone area to the satisfaction of the Department of Public Works.

17. The site plan shall conform to A.D.A. requirements in all respects. This shall include the
replacement of any curb ramp that does not meet current A.D.A. standards at the southeast corner of the J and 7th Street intersection per City standards and to the satisfaction of the Department of Public Works. A Bulb out at this corner may be required along the J street side and shall be determined during the building permit plan check process to the satisfaction of the Department of Public Works.

18. A “Revocable Encroachment Permit” is required to allow for any encroachments onto the right of way (i.e., signage, bike racks, awnings, etc.) to the satisfaction of the Department of Public Works.

19. A revocable encroachment permit is required for the proposed use of the existing basement lift located within the sidewalk along the 7th Street frontage. Depending on the final design of the basement lift and how it will operate, the applicant shall provide all needed pedestrian warning devices and protection/barriers to the satisfaction of the Department of Public Works.

20. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

21. 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-foot sight triangle). Walls shall be set back three feet 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 to 3.5 feet in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Sac Sewer

22. Before the ISSUANCE OF a BUILDING PERMIT: The owner must contact the Permit Service Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fee are to be paid before the issuance of building permits.

SMUD

23. SMUD has existing underground 21kV and 12kV network facilities along the north side of the property that will need to remain. SMUD also has 12kV network facilities along the west side of the property that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
24. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

25. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

26. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

27. The Applicant shall not place any building foundations within five feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

28. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

29. SMUD requires a minimum of 30-inch separation between the edge of the manhole or vault lid and any other object.

30. During SMUD’s routine maintenance or during emergency repairs at manholes or vault lids, SMUD reserves the right to close off the area/sidewalk directly surrounding the manholes/vault lids to ensure the public's safety and the safety of SMUD's crews.

31. This building is currently served via SMUD's low-voltage secondary grid system. There are service size limitations to these grid services. Depending on the service size request, a new dedicated transformer vault may be required. Please contact SMUD Line Design and Distribution Planning for additional information.

**Solid Waste**

32. Project must meet the requirements outlined in City Code Chapter 13.24, and 17.616.

33. The trash room must have sufficient space to store bins for trash, recycling, and organics. Containers may be used with an increase in collection frequency as an alternative to bins. Service level minimums for recycling and organics can be found in Ch. 13.24.600.
34. Applicant must provide a statement of how trash, recycling and organics will be organized and collected after project is complete, per City Code Chapter 17.616.020. This statement must explain how the property manager will collect from the trash, recycling and organics receptacles located around the site and place each material type in the appropriate bin in the trash rooms.

35. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely.

36. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City’s web site at https://www.cityofsacramento.gov/public-works/recycling-solid-waste/Commercialwasteservices/construction---demolition-recycling. Please contact the Solid Waste C&D team if you have any questions: Phone: (916) 808-0965 Email: C&D@cityofsacramento.org

Utilities

37. The applicant shall participate in the Central City Special Planning District and pay all required fees. Improvement plans shall be consistent with the Central City Infrastructure and Utilities Plan, and the Central City Drainage Master Plan that will provide for the ultimate development of the Central City.

38. Per City Code Section, 13.04.070, multiple water services to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any existing or new water service (other than fire) shall be metered and include a backflow device (commercial projects only). Excess and/or unused services shall be abandoned to the satisfaction of the DOU. Note: Tapping into the 24-inch water transmission main in 7th Street is not allowed.

39. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. Failure to submit the water study may delay review and approval. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any water related requirements.
40. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS.

41. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project’s point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.

42. The project is located within the Combined Sewer System and the Separated Drainage System. A drainage report shall be provided summarizing the pre and post project conditions and demonstrating the proposed development does not negatively impact the function of the combined sewer system. Prepare a project specific drainage report meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual for review and approval by the DOU. Note: The southern portion of the project drains into the Combined Sewer System and the northern portion of the project drains into the Separated Drainage System. A master plan addendum will be required if discharges are redirected into a different basin.

43. The onsite water, sewer and storm drainage systems shall be private systems maintained by the owner or other approved entity.

44. Onsite sewer and drainage facilities shall be separated systems.

45. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

46. The applicant must comply with the City of Sacramento’s Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

47. The project is in an area not served by an existing regional water quality control facility; therefore, only source control and certified full capture trash control devices are required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento Region” Chapter 4
for appropriate source control measures. Note: A maintenance agreement is required for all on-site water quality measures.

48. Foundation or basement dewatering discharges to the CSS will not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.

**Advisory Comments**

**Building**

ADV1. A comprehensive analysis of building area, height, and number of stories is required to be included in the plan set submitted for a permit. Ensure all necessary equations are included to demonstrate compliance with the 2022 CBC §506.2.

ADV2. Details demonstrating compliance with Chapter 11B of the 2022 California Building Code are required to be provided in the plan set at the time of submission for permit.

ADV3. The permit drawings will be evaluated based on the current edition of the 2022 California Building Code. If the California Historic Building Code will be utilized anywhere in the plan set, please include a reference to that section of the code for clarity.

**Fire**

ADV4. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org, California Fire Code Section 507.4

ADV5. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

ADV6. Provide appropriate Knox access for site. California Fire Code Section 506

ADV7. Locate and identify Fire Department Connections (FDCs) on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.

ADV8. Provide standpipe hose valves at the intermediate landing levels of stairways as required by the Sacramento Fire Official.
ADV9. Emergency Responder Radio Coverage may be required. Testing shall be conducted by an authorized technician to verify compliance with section 510, California Fire Code. This test shall verify that the building will support the Sacramento City Fire Department Radio Communication System. This test shall be performed in accordance with California Fire Code section 510.4.1.

ADV10. Review Chapter 15.100 for High Rise Buildings to identify any additional requirements that may be applicable when submitting the improvement plans for review.

ADV11. Provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:

a. Name and contact information of the Owner’s authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.

b. Procedures for reporting emergencies.

c. Fire Department Access Routes.

d. Location of fire protection equipment, including type and size of fire extinguishers.

e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8

f. Location(s) and proper safety considerations for temporary heating and any associated equipment.

g. Hot Work Plan when any welding and/or cutting shall occur.

h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).

i. Designated smoking areas free of ignitable vapors and other combustible materials.

Parks

ADV12. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is based
on the Central City Incentive Zone Rate of $0.30 per square foot for commercial office projects. 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 the building permit.

b. The existing office space is likely to receive credit for this use at the time of building permit.

Police

Lighting:

ADV13. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of 0.95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

ADV14. Light poles, if applicable, shall be no higher than 16 feet.

ADV15. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

ADV16. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.

ADV17. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

ADV18. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

ADV19. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

ADV20. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:
ADV21. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

ADV22. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security:

ADV23. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of six feet in height.

ADV24. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

ADV25. Manager with access to VASS storage shall be able to respond to any activation within two hours.

ADV26. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.

ADV27. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.

ADV28. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.

ADV29. VASS shall be capable of storing no less than 30 days’ worth of activity.

ADV30. VASS shall provide comprehensive coverage of:
   a. areas of ingress and egress
   b. parking lot (if applicable)
   c. coverage of all four (4) exterior sides of the property
   d. adjacent public rights of way
   e. main lobby and entrance
   f. all hallways
   g. all elevators
   h. common areas (dining, etc.)

ADV31. No more than 10% of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that
ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.

ADV32. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.

ADV33. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

ADV34. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

ADV35. Property management shall be responsible for the daily removal of all litter from the site.

ADV36. Applicant shall install a law enforcement “Knox Box” at the main lobby entrance for police access to common areas on the premises. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

ADV37. Applicant shall install bollards rated at K4 or higher, or their equivalent, at the main lobby entrance and the SE corner of the intersection to protect guests and pedestrians from vehicle intrusion into the area.

During Construction:

ADV38. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

ADV39. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

ADV40. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

ADV41. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

Utilities
ADV42. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV43. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

ADV44. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

SacSewer

ADV45. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

FINDINGS OF FACT

Environmental

1. The conversion of the building from an office use to a hotel use will not have a significant impact on a historical resource; and

2. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.

Site Plan and Design Review

3. The project is consistent with the Secretary of Interior’s standards and the goals and policies of SCC chapter 17.808. The proposed development is consistent with the General Plan including Policy HCR-1.3 for compatibility with the surrounding historic context. The proposed development is consistent with the Secretary of the Interior’s
Standards for rehabilitation in that the proposal will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The proposed development is consistent with the purpose and intent of the standards and criteria of the Merchant Street Historic District in that: 1) the alterations are compatible and easily distinguishable from the original structure; and 2) character-defining features are to be preserved; and 3) the proposed deviation meets the purpose and intent of off-street loading and unloading standards as there are multi-modal transportation options in the vicinity, and there are on-street loading areas proposed. The proposed development is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project meets all applicable development standards for the C-3-SPD zone with exception to the off-street loading and unloading requirement. Loading and unloading of goods will continue to occur within the public right-of-way, specifically Merchant Street, which is adequate to support the proposed use and will not negatively impact the public right-of-way, consistent with the purposes and intent of the off-street loading and unloading standard.

200-Year Flood Protection

4. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer’s Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Respectfully Submitted:

Henry Feuss
Assistant Planner

Recommendation Approved:

Karlo Felix
Senior Planner
The decision of the Preservation Director may be appealed to the Preservation Commission. An appeal must be filed within 10 days of the Preservation Director’s hearing. If an appeal is not filed, the action of the Preservation Director is final.
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REPLACE ALL EXISTING SINGLE HUNG WINDOWS WITH ALUMINUM CLAD EXTERIOR AND WOOD INTERIOR FRAMES.
SURVEY NOTES:


2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.

4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.

5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.

6) NO ARBORIST REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.