

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, August 10, 2022

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/82309428257?pwd=OWxoL0R3MTJQJmRElWbXJZajFGQT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833 +1 253 215 8782

Webinar ID: 823 0942 8257

Password: 515219

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranhocordova.org no later than 3:00 p.m. on Wednesday August 10, 2022. All comments submitted later than 3:00 p.m. will be sent to the Planning Commission for their review and may not be read during the meeting.

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given

by the Planning Commission Clerk to speak. Please wait to be called upon by the Planning Commission Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the Planning Commission Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the Planning Commission Meeting or the use of Zoom, please contact the Planning Division at (916) 851-8750 Wednesday, August 10, 2022, before 3:00 p.m.

AGENDA

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Planning Commission Members - Surender Devarapalli, Sergio Diaz, Lee Frechette, Robert McGarvey, Cynthia Stauss, Leroy Tripette, Chair Anil Reddy Kondakrindi

2. PLEDGE OF ALLEGIANCE

The Chair will call on someone in attendance to lead the Pledge.

3. PUBLIC COMMENT

Citizens wishing to address the Planning Commission for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the Planning Commission Clerk.

If you want to make a public comment via teleconference, please use the "raise hand" feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of July 13, 2022.

Recommendation: Adopt the Minutes.

5. REGULAR CALENDAR ITEMS

- 5.1. **Subject:** Planning Commission Training To Include Review Of Planning Project Presentations and Review Process.

Recommendation: No formal action will be taken. Staff will present information related to various training topics and address any questions that may arise.

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Planning Commission. Documents are available for inspection at the Planning Office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

August 24, 2022	5:30 PM Regular Meeting
September 14, 2022	5:30 PM Regular Meeting
October 12, 2022	5:30 PM Regular Meeting
November 9, 2022	5:30 PM Regular Meeting
December 14, 2022	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the August 10, 2022 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on August 5, 2022 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed August 5, 2022 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: August 10, 2022
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF JULY 13, 2022**

RECOMMENDATION

Adopt the Minutes.

ATTACHMENT(S)

1. July 13, 2022 Draft Meeting Minutes

CITY OF RANCHO CORDOVA**PLANNING COMMISSION MEETING**
Wednesday, July 13, 2022**5:30 PM – Regular Meeting**
David B. Roberts Council Chambers**City Hall**
2729 Prospect Park Drive, Rancho Cordova**DRAFT MINUTES****1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL**

Chair Kondakrindi called the Regular meeting to order in the David B. Roberts Council Chambers at 5:33 p.m.

Council Members Present: Surender Devarapalli, Sergio Diaz, Lee Frechette, Robert McGarvey, Cynthis Stauss, Leroy Tripette, Chair Anil Reddy Kondakrindi

Council Members Absent: None

Staff Members Present: Arlene Granadosin-Jones, Darcy Goulart, Adam Lindgren and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Arlene Granadosin-Jones led the pledge.

3. PUBLIC COMMENT

Chair Kondakrindi opened the public comment period. Seeing no speakers. Chair Kondakrindi closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Kondakrindi opened the public comment period. Seeing no speakers. Chair Kondakrindi closed the public comment period.

ACTION: Motion to approve item 4.1 by Stauss second by Diaz;

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, July 13, 2022

ATTACHMENT 1

Motion passed with a 7:0

5. REGULAR CALENDAR ITEMS

- 5.1. **Subject:** Planning Commission Training to Include Review of the General Plan, Specific Plans, Special Planning Areas, Title 23 Zoning Code, Overlay Zones, and Introduction to City Communications

Chair Kondakrindi opened the public comment period. Seeing no speakers. Chair Kondakrindi closed the public comment period.

ACTION: Input was received regarding Planning Commission Training to Include Review of the General Plan, Specific Plans, Special Planning Areas, Title 23 Zoning Code, Overlay Zones, and Introduction to City Communications.

- 5.2. **Subject:** Planning Commission Training Meeting Schedule

Chair Kondakrindi opened the public comment period. Seeing no speakers. Chair Kondakrindi closed the public comment period.

ACTION: Motion to approve item 5.2. by Stauss second by Tripette;
Motion passed with a 7:0

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

None.

7. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

8. ADJOURNMENT

Chair Kondakrindi adjourned the meeting at 7:15 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 5.1.

DATE: August 10, 2022
TO: Planning Commission Members
FROM: Arlene Granadosin-Jones, Senior Planner
SUBJECT: **PLANNING COMMISSION TRAINING TO INCLUDE REVIEW OF
PLANNING PROJECT PRESENTATIONS AND REVIEW PROCESS**

RECOMMENDATION

No formal action will be taken. Staff will present information related to various training topics and address any questions that may arise.

RESULT OF RECOMMENDED ACTION

No formal action will be taken. Staff will present information related to various training topics and address any questions that may arise.

BACKGROUND

In order to prepare the Planning Commission for the various roles and responsibilities they have been tasked with, staff has taken the last few months to present various topics and materials during the regular meetings. This training session will focus on planning project presentations and the review process. City staff will provide the Planning Commission with a mock presentation of an existing planning project from another jurisdiction to demonstrate how planning projects are presented and provide the Commission with an opportunity to ask questions and comment on the example project as part of the training. Attached to this staff report is a mock staff report packet for the example planning project. Contained in the mock staff report packet, are some typical documents such as a resolution, project plans and conditions of approval. These are typical documents included with a staff report. This staff report packet is for training purposes only.

ATTACHMENT(S)

1. Mock City Center Staff Report
2. Mock City Center Resolution
3. Mock City Center Exhibit A to the Resolution - Project Plans
4. Mock City Center Exhibit B to the Resolution - COA

MEMORANDUM

ITEM 5.2.

DATE: August 10, 2022

TO: Planning Commission Members

FROM: Chance Finley- Ross, Assistant Planner

SUBJECT: CITY CENTER HOTEL – CONDITIONAL USE PERMIT AND MAJOR DESIGN REVIEW – PROJECT NO. PLND-0810-1234



PROPERTY OWNER: BR3A, LLC 2600 Camino Ramon, Suite 201 San Ramon, CA 94583		APPLICANT: Jeffrey Thomas San Ramon City Center Hotel Assoc. LLC 1455 First St., Suite 217 Napa, CA 94559
PROJECT:	The Applicant is requesting a Conditional Use Permit and Major Design Review for a 115,496 square foot, 5-story hotel with 169 units with associated site improvements. The project includes a shared collective parking concept between the subject property and an adjacent parking garage and surface parking lot. The proposed project is smaller than the original City Center Project approved in 2007.	
FILE:	PLND – 0810-1234	
LOCATION:	1.46-acre parcel at Intersection of Camino Ramon and Bishop Drive	
ZONING:	City Center Mixed Use (CCMU)	
APN:	APN: 213-133-098	
PLANNER:	Chance Finley-Ross, Assistant Planner	

RECOMMENDATION

That the Council:

- a) Find the project consistent with the previously approved City of Rancho Cordova City Center Final Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2007042022); and
- b) Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve a Conditional Use Permit and Major Design Review, to construct a 115,496 square foot, 5-story stay hotel with 169 rooms.

BACKGROUND

On December 11, 2007, the City Council adopted Resolution No. 2007-207, approving the City Center Project, which included development located on the existing subject property (Parcel M,

APN: 213-133-098) and the surrounding City Center project area properties. The approved development rights were vested with Development Agreements. The original City Center project also included approval of a Use Permit (LUP 07-500-012) for a Lodging – Hotel land use with the development.

On March 5, 2020, the Applicant submitted applications and project plans to amend the 2007 previously approved Hotel with a revised proposal to construct a 169-key Lodging – Hotel land use (City Center Hotel) located on the subject property at the southeast corner of the Camino Ramon and Bishop Drive intersection. The project also includes a shared collective parking concept between the subject property and the adjacent parking located at Bishop Ranch 3 which required the submittal of a Conditional Use Permit as part of the project.

PROJECT SUMMARY

The proposed project would construct a new 115,496 sq. ft., 5-story building for a 169-key Lodging – Hotel land use (City Center Hotel) located on the existing 1.46 acre property (Parcel M, APN: 213-133-098) of the City Center project area at the southeast corner of the Camino Ramon and Bishop Drive intersection. The proposed City Center Hotel building forms a “U” shape and includes a restaurant, bar, outdoor pool, and an outdoor event space. The proposed Site Plan includes a 24-ft. wide drive-aisle from the Bishop Drive right-of-way for hotel guest pick-up and drop-off activities. **(Figure 1)** All parking for the hotel guests and employees is provided at the adjacent existing 1,496 space south parking garage and adjacent surface parking lots located at Bishop Ranch 3 through a proposed shared collective parking concept.

Figure 1 – Location Map



ANALYSIS**General Plan Compliance:**

The project site is within the Mixed Use – City Center General Plan designation which serves as the high-intensity development center with Transit-Oriented and Regional Town Centers strategically located near light rail stations and freeway interchanges. This development is positioned to take advantage of the proximity and availability of Light Rail. The proposed hotel's visibility from Highway 50 creates a significant opportunity for an identifiable project that contributes to the enhanced character of the City. A new hotel is consistent with the General Plan designation, as the project will encourage new visitors to the City with new overnight accommodations. The project is in close proximity to the Light Rail station and has been designed to accommodate pedestrian traffic from the station along Folsom Boulevard.

Zoning Compliance:

The subject property has a Mixed Use – City Center General Plan designation and is zoned CCMU (City Center Mixed Use). The 2007 approved City Center Project included a Use Permit (LUP 07-500-012) for the development of a 169-key (139,867 sq. ft.) Lodging – Hotel land use which is still vested through Development Agreements for the City Center project and ultimately applicable for the proposed 169-key (115,496 sq. ft.) City Center Hotel project. The proposed City Center Hotel project is 24,371 sq. ft. smaller in floor area than the original floor area for the hotel land use.

The development standards for the proposed City Center Hotel project in the CCMU zoning district are summarized in Table 1. The proposed project complies with all the development standards, design considerations, and performance standards. Additionally, based upon the Applicant's trash management plan and the use of a compactor, baler, recycle bin, and organics bin inside the proposed building, an exterior trash enclosure area is not required.

Table 1: Development Standards Summary

	Standard	Proposed
Setbacks:	Determined through project review and approval	52-ft. 10-inch (Camino Ramon)
Front		39-ft. 1-inch (Bishop Dr.)
Side (Corner)		17-ft. 3-inches
Side (Interior)		37-ft. 4-inches
Rear		
Height (ft.)	None	60-ft. to roof 77-ft. 4-inches to architectural features
Floor Area Ratio (FAR)	0.70 max.; 1.35 max. if significant public benefits and/or public amenities	1.27 (City Center Project area as vested with Development Agreements)
Lot Coverage	Not Applicable	Not Applicable
Landscape:		
Area	15 percent	23 percent

Lighting: Average Illumination	Not Applicable	4.8-fc
Parking Spaces	312 spaces	158 spaces based on peak use/shared parking analysis
Trash Enclosure Size	640 sq. ft. min. (external)	405 sq. ft. (inside with compactor/baler/recycle bin/organics bin)

Conditional Use Permit

A Conditional Use Permit is required to allow a shared collective parking concept between the subject property and the adjacent south parking garage and surface parking lots located at Bishop Ranch 3.

Vehicle Trip Generation

The proposed City Center Hotel Project maintains the same number of keys (169), includes a reduction of the floor area by 24,371 sq. ft., and a reduction in the roof height by 31-ft. when compared to the 2007 City Center Hotel Project. As a result of the smaller-scale project, the proposed City Center Hotel Project is consistent with the Traffic Analysis prepared for the 2007 Final SEIR (including the 2014 site plan revisions), which included 55 AM peak hour vehicle trips, 57 PM peak hour vehicle trips, and 703 daily vehicle trips for the hotel use. Therefore, with incorporation of the Mitigation Measures, the proposed City Center Hotel Project does not increase the severity of the transportation impacts reported in the 2007 Final SEIR. All of the

transportation Mitigation Measures adopted as part of the 2007 Final SEIR continue to be applicable to the proposed City Center Hotel Project portion of the overall City Center Project.

Parking/Lighting

The Zoning Ordinance parking standard for the proposed hotel is 312 parking spaces, which includes parking for the hotel use, meeting/banquet rooms, and accessory eating and drinking uses for up to 22 employees on the largest shift. The 312 spaces is based on individual parking demand for each use on the property and does not recognize these uses are interconnected on the same site. The Project includes a shared collective parking agreement to provide parking on the adjacent existing parcel (2641 Camino Ramon, APN: 213-133-085) which has an existing 1,496 parking spaces located within the Bishop Ranch 3 south parking garage and the adjacent surface parking lots.

Zoning Ordinance Section D3-30 (Reduction of Parking Requirements) allows review of the proposed Use Permit application (LUP 19-500-004) for the proposed shared collective parking agreement based on specific findings. The Applicant has submitted a Parking Analysis by a third-party consultant (Gibson Transportation Consulting) to support the required findings for the shared collective parking agreement. The Analysis determined the following:

- 1) The peak parking demand for the City Center Hotel operation is 158 spaces (weekends), less than the 312 spaces required by the Zoning Ordinance.

2) The peak parking demand (weekdays) for the existing Bishop Ranch 3 office uses and the proposed City Center Hotel operation would result in occupancy of 64 percent (962 spaces) of the 1,496 parking spaces (534 space surplus).

The City Traffic Engineer has reviewed the Project Plans and Parking Analysis and supports the methodology and conclusions that the proposed City Center Hotel operation would result in a reduction of parking and the existing 1,496 spaces in the south parking garage and adjacent surface parking lots exceed the parking demand for the existing office development and the proposed City Center Hotel operation. Staff has included a draft condition of approval that the Applicant record an executed shared collective parking agreement prior to building occupancy.

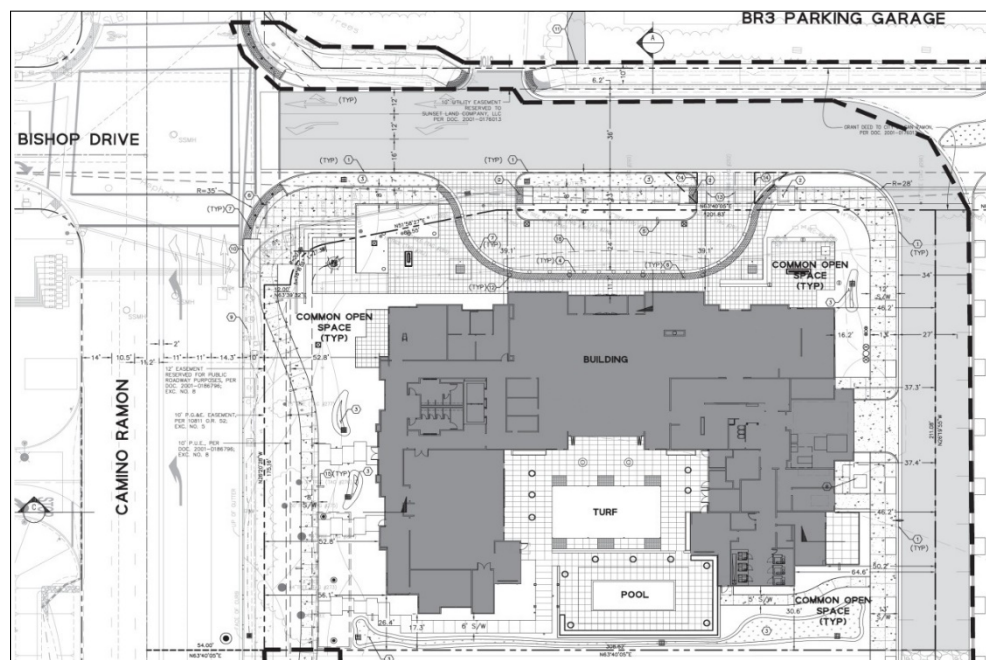
Zoning Ordinance Section D3-26.E requires non-residential uses, such as the proposed City Center Hotel, to provide off-site parking within a maximum distance of 200-ft. for customers/visitors and 400-ft. for employees. The parking structure for the shared parking is directly across Bishop Drive and within the required distances.

Design Review

Site Layout

The 1.46 acre project site is uniquely shaped and has roadway frontage on three sides (See **Figure 2**). As can be seen on the site plan, the building is situated in the middle of the parcel with parking on three sides and some in the front. The building itself is surrounded by various landscape planters that will incorporate a variety of shrubs and trees. The back area of the hotel offers a fenced in outdoor space with seating, a fire pit and a sport court. This outdoor area includes colored stamped concrete and provides a nice outdoor gathering space for guests to utilize during their stay and can be accessed from inside the hotel or from the outside through a locked gate. The trash enclosure is situated near the driveway at the north end of the property near Point East Drive and will be fully enclosed. The building meets all the required setbacks for the CCMU Zoning District. There is not a height limit established in the district.

Figure 2 – Site Plan



Architecture

The proposed building architecture would provide a modern, contemporary building design with a flat roof at 60-ft., parapets and architectural features up to 77-ft. 4-inches, which would fully screen all roof-mounted equipment. The building includes either large windows or floor to ceiling glass windows with the first-floor plate height at 20-ft. and the upper floor plate heights at 10-ft. The exterior materials and color scheme include contemporary materials such as pre-finished corrugated metal panels (silver smith color), used both alone and with a wood-look planking (natural teak color) mounted over the corrugated metal panels; a porcelain plank tile (dark grey color); an Exterior Insulation and Finish System (EIFS) (white color) façade, and metal copings. The exterior elevations incorporate horizontal and vertical lines throughout the façade that include various articulations with the use of elements such as balconies and façade pop-outs.

Figure 3 – Hotel Rendering





The proposed building architecture design has been revised to address comments from previous reviews. The most significant revisions were on the west Elevation Plan which the Applicant provided more building articulation, incorporated additional building heights, added a darker contrasting material color, and increased the amount of window glazing. Additionally, the Applicant has redesigned the blade sign on the west Elevation Plan and integrated the blade sign with the façade and extended it above and over the parapet wall.

The proposed building architecture design is consistent with the adjacent City Center modern architectural design and surrounding buildings based upon the use of similar building materials and color scheme. The high-quality design is apparent with a variety of textured materials which provide a layered effect, particularly with the wood-look planking mounted over corrugated metal

panels and with the use of porcelain plank tiles. Additionally, the metal balconies and large windows enhance the modern design.

Signage

The proposed Project includes three (3) illuminated signs for identification of the proposed hotel. The sign copy is unknown at this time until the hotel operator and branding is announced.

- Building Wall Sign – 82 sq. ft. (North Elevation, mounted vertically)
- Canopy Sign – 28 sq. ft. (North Elevation)
- Blade Sign – Approx. 260 sq. ft. to the edges of the sign (West Elevation, mounted vertically)

Zoning Ordinance section D3-47.A (Wall Signs) limits all three (3) proposed signs to a maximum total wall sign area of 75 sq. ft. and allows for up to two (2) wall signs, one on each elevation. The proposed signs have a total of 370 sq. ft. of sign area and exceed the maximum 75 sq. ft. sign area by 295 sq. ft. Additionally, the North Elevation has two (2) signs (building wall sign and canopy sign) which exceeds the maximum allowed one (1) wall sign on the North Elevation.

However, Zoning Ordinance section D3-52 (Master Sign Programs) allows a Master Sign Program to provide alternative standards if the design quality of the site and surrounding area is superior to the quality provided under the Zoning Ordinance. Staff supports the proposed signage designs, size, and locations given the prominent location in the City Center project area contingent upon a Master Sign Program Amendment (MSPA) application reviewed and approved to incorporate the signage into the existing Master Sign Program.

Site Lighting

Site lighting has been designed with a variety of light fixtures (pole lights, ground mounted, canopy lights, wall mounted, and stair riser lights) to provide adequate illumination, while minimizing light spillage to adjacent properties or streets. City staff supports the proposed Photometric Plan with a few minor comments which staff has included with the conditions of approval to revise the plans prior to building permit issuance.

Landscaping

The project plans include a Landscape Plan, which incorporates landscape throughout the property with a variety of groundcovers, shrubs, trees, and artificial turf (within the enclosed outdoor event space) that complies with the State Model Water Efficient Landscape Ordinance (MEWLO) standards. The Landscape Plan also includes a variety of hardscape materials (colored concrete and pavers) for walkways, outdoor event spaces, and patios with several fire features. **(Figure 4)** The project plans also comply with Condition C.3 for on-site stormwater requirements.

Figure 4 – Landscape Plan

The project plans also include a sculptural art feature located at the northwest corner of the subject property, near the intersection of Camino Ramon and Bishop Drive. The art feature has not been determined by the Applicant, but the plans include ground-mounted lighting and placement at a prominent corner at the top of a plaza above colored concrete steps.

The proposed Landscape Plan is supported by City staff with comments which staff has included with the conditions of approval to revise the plans prior to building permit issuance. The proposed Landscape Plan complies with the landscape standards while providing an integrated and modern landscape throughout the entire subject property and surrounding rights-of-way.

The proposed public art feature location is supported by City staff with comments which staff has included with the conditions of approval prior to building permit issuance. The public art feature location is located at a highly visible corner to vehicles and pedestrians and the placement in the plaza at the top of the steps invites people to the site and integrates the development with the surrounding City Center development and surrounding area. Staff recommends the additional review of the proposed public art feature through the public art review process with the Arts Advisory Committee and the Planning Commission under a separate application.

FISCAL IMPACT

The City anticipates that the proposed project will provide additional revenues from an increase in transit oriented taxes and an increase in general sale of goods and services purchased by the hotel guests and staff.

ENVIRONMENTAL

The proposed City Center Hotel project has been evaluated for consistency with the 2007 City Center Hotel Project analyzed in the certified 2007 Rancho Cordova City Center Final Subsequent Environmental Impact Report (Final SEIR) (State Clearinghouse No. 2007042022), including the 2014 site plan revisions. As documented in the Findings of Consistency for the 2020 City Center Hotel Project, the proposed City Center Hotel project does not result in substantial changes that would require revisions or additional or supplemental analysis to the previously certified 2007 Final SEIR which included Mitigation Measures that adequately address any identified issues. In addition, there is no “new information” or “changed circumstances” relative to that disclosed in the 2007 Final SEIR that would cause any new significant impacts.

RECOMMENDED ACTION

That the Planning Commission:

- c) Find the project consistent with the previously approved City of Rancho Cordova City Center Final Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2007042022); and
- d) Adopt the Resolution.

ATTACHMENT(S)

- 1. Resolution.
- 2. Project Plans – Exhibit A to the Resolution.
- 3. Conditions of Approval – Exhibit B to the Resolution.
- 4. Presentation.

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA
APPROVING THE CITY CENTER HOTEL CONDITIONAL USE PERMIT AND MAJOR
DESIGN REVIEW
PROJECT NO. PLND-0810-1234**

WHEREAS, on March 5, 2020, the Applicant submitted to the Planning Services Division a Development Plan (DP 20-300-001), a Use Permit (LUP 19-500-004), to construct a new 115,496 sq. ft. building for a 169-key Lodging – Hotel land use (City Center Hotel) with a shared collective parking concept located on an existing 1.46-acre property (Parcel M, APN: 213-133-098) of the City Center project area at the southeast corner of the Camino Ramon and Bishop Drive intersection; and

WHEREAS, the Use Permit (LUP 19-500-004) application was previously submitted by the Applicant on October 16, 2019 for a shared collective parking concept between the proposed Lodging – Hotel land use subject property and the adjacent existing parcel (2641 Camino Ramon, APN: 213-133-085) with the Bishop Ranch 3 south parking garage and the adjacent surface parking lots; however, no action was taken as it was reassigned for review with the proposed Project request; and

WHEREAS, this project was reviewed by all applicable City departments and agencies for comments and conditions; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council approves the City Center Hotel Conditional Use Permit and Major Design Review Permit (Exhibit A), subject to the following findings and attached Conditions of Approval (Exhibit B):

A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is a Class 32 Categorical Exemption (15332) for infill projects, as supported by the following:

1. Finding: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Evidence: Based on the analysis in the Findings of Consistency (Exhibit B), the proposed City Center Hotel Project is consistent with the development analyzed by the certified 2007 Rancho Cordova City Center Final Subsequent Environmental Impact Report (State Clearing House No. 2007042022), the adopted Mitigation Monitoring and Reporting Program, and related CEQA Findings associated with City Council Resolution

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 2
ATTACHMENT 1

No. 2007-206 (including the 2014 City Center Revisions), which are incorporated herein by reference, would not result in significant effects beyond those previously examined and none of the conditions described in Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 requiring preparation of a subsequent Environmental Impact Report have occurred; and

2. Finding: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Evidence: The proposed project will be constructed (APN: 213-133-098) within the City Center project area at the southeast corner of the Camino Ramon and Bishop Drive intersection which is well within Rancho Cordova city limits. At 2.438 acres the project site does not exceed the maximum 5 acres and is surrounded by other “urban” uses such as restaurants and hotels.

3. Finding: The project site has no value as habitat for endangered, rare or threatened species.

Evidence: The proposed project will not displace any endangered or threatened species as the site has no value as a habitat or community for this class. Any changes in environment will be minor to none. The project has been conditioned to conduct a pre-construction survey to ensure that the on-site trees are not housing any nesting special status species.

4. Finding: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Evidence: The proposed project location has adequate forms of transportation that will minimize the effects of any increased traffic in the area. There are existing roadways as well as proposed onsite bike parking and sidewalks for individual transportation. The Light Rail Station is also available directly across the Boulevard for those wishing to take public transportation. The project will not have any effects on noise, air quality, or water quality in the surrounding area as the area was already reviewed as per the General Plan Environmental Impact Report that assumed build out consistent with the proposed plan.

5. Finding: The site can be adequately served by all required utilities and public services

Evidence: The proposed location does have adequate access to all required utilities including water, sewer, refuse, electricity, and telephone services.

- B. Approve the Conditional Use Permit Amendment subject to the Conditions of Approval herein, and subject to the findings as defined by Zoning Code sections 23.134.030 and evidence as follows:

1. Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 2
ATTACHMENT 1

Evidence: The proposed hotel has been designed to follow all Zoning regulations and provisions in the Municipal Code. The project has been conditioned to minimize any impacts from construction and/or operation of the new establishment. A trip generation was done on the project and fell below the peak hour and daily trips thresholds and there does not create any traffic impacts that require additional roadway improvements.

2. Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The proposed project will fit within the existing adjacent land uses, which are mainly hotel and commercial uses and will improve an existing vacant lot that sits along a major roadway in the City. The hotel will offer additional extended stay opportunities within the City. The site has been designed to allow vehicle and pedestrian movement safely throughout the site.

3. Finding: All required public facilities have adequate capacity to serve the proposal.

Evidence: The proposed project will have access to all required public facilities (water, sewer, solid waste, electric, etc.), with infrastructure readily available within the immediate area for the project to tie into.

4. Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The project has been designed to meet the applicable standards of the General Plan, Municipal Code, and Design Guidelines, with exception of the requirement to provide a landscape island for every 10 parking spaces. The project does have a significant landscape planter in the area that is providing the shading that is needed for the parking stalls that would have otherwise been provided by the island. As an extended stay hotel, the project provides a use that is supported by the City Center designation of the General Plan. To ensure compliance with all standards, the project has been conditioned to guarantee these standards are achieved before any building permit can be issued.

5. Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible.

Evidence: The project site currently has no existing structures and therefore has no elements that are nonconforming. The proposed project is a new development and has been designed to meet all applicable standards, regulations, and provisions of the Zoning Code of the City of Rancho Cordova.

- C. Approve the Major Design Review subject to the Conditions of Approval herein, and subject to the findings as defined by Zoning Code Section 23.141.050 and evidence as follows:

1. Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.

Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the Convention Overlay, the Zoning Code and Municipal Code, and the General Plan. The Convention Overlay seeks to “establish an area in the City specifically for the development of a convention center with related and supporting uses.” The project consists of an extended stay hotel that is in keeping with the City Center Overlay and all applicable standards, and guidelines.

2. Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed overall design includes a new parking area, lighting, landscaping, and pedestrian gathering areas for undeveloped areas which flow well with the site design of the hotel. The design will also enhance the character of the community as the project site is currently a vacant lot. The building’s façade and use of color and material are consistent with the City’s Design Guidelines for commercial and community facility projects.

3. Finding: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The design and proposed use of the project is established clearly within the submitted application for Major Design Review and Conditional Use Permit. The design and use are consistent with the existing businesses in the area which consist of hotels, restaurants, warehousing, and light rail station south of the project. The design, color, and materials are compatible with the character and of existing development and have been designed to foster a more human scale façade.

4. Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation as the main entrance will be located on Camino Ramon Drive while a secondary access will be along Bishop Drive at the north end of the project. Also improvements will be made to the existing sidewalks and right-of-way along the project site in accordance with all local standards.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 10th day of August, 2022 by the following vote:

AYES:

NOES:

ITEM 5.1.

ITEM 5.2.

ABSENT:

ABSTAIN:

TRAINING PURPOSES ONLY

ATTACHMENT 2

ATTACHMENT 1

Anil Reddy Kondakrindi, Chair

ATTEST:

Kelly Whitman, Planning Clerk

[illegible]

LK JOB #19441



San Ramon - Bishop Ranch
City Center Hotel

This project is designed to complement the clean modern design which is showcased within the Bishop ranch development. We are proposing to construct a Five-story hotel at the South East corner of Camino Ramon and Bishop Drive. Our parking will be to the North of Bishop Drive within an existing parking structure.

The ground level of the hotel features large areas of floor to ceiling glass to allow for as much transparency as possible. This transparency and the additional height of the first floor ceiling creates a strong pedestrian vitality to the walking experience within the Bishop Ranch development.

The hotel entry provides a welcoming sense of arrival with the lobby, restaurant, bar and the front desk all arranged in an engaging way which focuses on the initial guest impression upon arrival to the hotel. The high, soaring ceilings along with the open floor plan create a great deal of drama and design character.

Our project façade will feature several contemporary materials including pre-finished corrugated metal panels used alone and also with Reysta wood-look planking mounted over the flutes on some of these panels. The exterior will also feature a dark grey porcelain plank tile mounted over an ICAP insulated cladding system. Glass will occupy much of the façade as well. We will also use a white EIFS façade in some areas will complete the exterior materials.

Each façade is broken up with these materials used and grouped in vertical applications which visually adds both height and a unique contemporary character. The parapet line of each building elevation is broken up so that each of the façade materials can stand alone in the overall composition.

Special attention has been paid to the corner facing façade at Camino Ramon and Bishop Drive. It will feature the hotel's largest room with floor to ceiling glass and projecting balconies. This will identify the character of the hotel design and establish its connection to the Bishop Ranch development in general.

The main entry façade facing North features additional height, floor to ceiling glass towers and a centered stack of balcony rooms over the porte-cochère. Once again, the materials are used in such a way to bring overall balance and distinguishing character to the contemporary design.

The other point of emphasis is the South facing façade. This important building elevation faces vehicular traffic coming North on Camino Ramon, so it was our intent to create a strong design which will anchor the project and showcase the contemporary nature of the design. This building elevation features six rooms per floor with projecting balconies and extended vertical towers with backlit glass above the roof.

The “U” shaped plan creates an open courtyard facing South. This courtyard features an exterior swimming pool, a large open outdoor event space and outdoor seating adjacent to the hotel bar which opens up to this exterior space.

The outdoor spaces are just as important as the building itself, therefore the landscape and hardscape areas are treated with special care beginning at the primary corner of the site, the intersection of Camino Ramon and Bishop Drive.

The character of the hardscape at this intersection is complementary to the corner intersection of the City Center retail development to the West. The increased site elevation at our primary corner will feature extended corner steps welcoming pedestrians into the hotel site.

This elevated corner will also feature a unique piece of sculptural art. The current renderings depict a place holder only. Our intent is to engage a local artist to create a unique piece of art for this project at this important intersection in the development.

INDEX OF DRAWINGS			
	CIVIL DRAWINGS	A1.05	ROOF PLAN
C0.0	CIVIL TITLE SHEET	A2.01	EXTERIOR ELEVATIONS
C1.0	EXISTING CONDITIONS	A2.02	EXTERIOR ELEVATIONS
C2.0	PRELIMINARY SITE PLAN	A2.03	EXTERIOR ELEVATIONS
C2.1	PRELIMINARY TRUCK TURN	A2.04	BUILDING SIGNAGE' DETAILS
C3.0	PRELIMINARY GRADING PLAN	A3.01	BUILDING SECTIONS
C4.0	PRELIMINARY UTILITY PLAN	A3.02	BUILDING SECTIONS
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN	A4.01	EXTERIOR RENDERS
	LANDSCAPE DRAWINGS	A4.02	EXTERIOR RENDERS
L-100	LANDSCAPE PLAN	A4.03	EXTERIOR RENDERS
L-200	LAYOUT PLAN		ELECTRICAL DRAWINGS
L-300	PRELIMINARY PLANTING PLAN	SE2.0	SITE PHOTOMETRIC PLAN
	ARCHITECTURAL DRAWINGS		
A1.00	SITE CONTEXT PHOTOS		
A1.01	FIRST FLOOR PLAN		
A1.02	MEZZANINE FLOOR PLAN		
A1.03	SECOND FLOOR PLAN		
A1.04	THIRD, FOURTH & FIFTH FLOOR PLAN		

DATA																	
LEVEL	CLASSIC KING				STUDIO KING				DOUBLE KING				DEN			KEYS	AREA
	STD.	%	ADA	%	STD.	%	ADA	%	STD.	%	ADA	%	STD.	%	ADA	%	
1ST LEVEL																	23,138 S.F.
MEZZ LEVEL																	2,854 S.F.
2ND LEVEL	24		1		6		2		5		1				1		40
3RD LEVEL	27		1		8				6				1				43
4TH LEVEL	27		1		8				6				1				43
5TH LEVEL	27		1		8				6				1				43
TOTAL	105	62	4	2	30	18	2	1	23	14	1	1	3	2	1	1	169
MEETING ROOM 3,523 SQ. FT.																	

OWNER
SAN RAMON CITY CENTER
HOTEL ASSOCIATES, LLC
1455 1ST STREET
NAPA, CA 97559

GENERAL CONTRACTOR

T. B. D.

MECH./ELEC./PLUMB.
LK ARCHITECTURE
345 RIVERVIEW, SUITE 200
WICHITA, KANSAS 67203
(316) 268-0230, (316) 268-0205 fax
CONTACT: BRYAN WARD (MECH.)
CONTACT: COURTNEY WASSOM (ELEC.)
CONTACT: JEFF RIPLEY (PLUMB.)

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
(408) 467-9166
(408) 467-9199 fax
CONTACT: COLE GAUMNTZ

ARCHITECT
LK ARCHITECTURE
345 RIVERVIEW, SUITE 200
WICHITA, KS 67203
(316) 268-0230, (316) 268-0205 fax
CONTACT: HOWIE BEAUCHAMP

STRUCTURAL
SCA CONSULTING ENGINEERS
12511 EMILY COURT
SUGARLAND, TX 77478
(713) 779-7252, (713) 779-1173 fax
CONTACT: WES HINTON

INTERIOR DESIGN
LK ARCHITECTURE
345 RIVERVIEW, SUITE 200
WICHITA, KANSAS 67203
(316) 268-0230, (316) 268-0205 fax
CONTACT: LINDA EHLEN

LANDSCAPE DESIGNER
RHAA LANDSCAPE ARCHITECTURES
225 MILLER AVENUE
MILL VALLEY, CA 94941
(415) 383-7900
(415) 383-1433 fax
CONTACT: KOSSEN MILLER

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



LKAArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT: _____
DRAWN: _____
CHECKED: _____

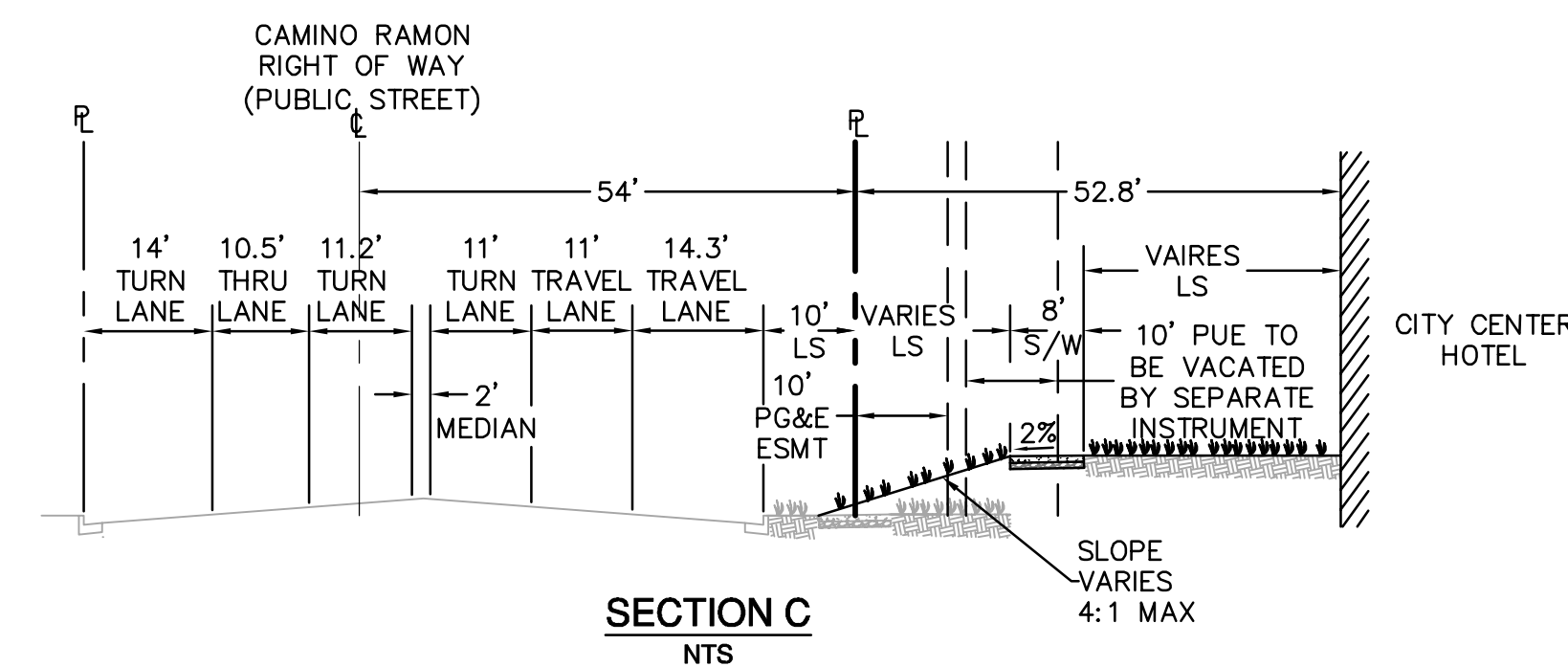
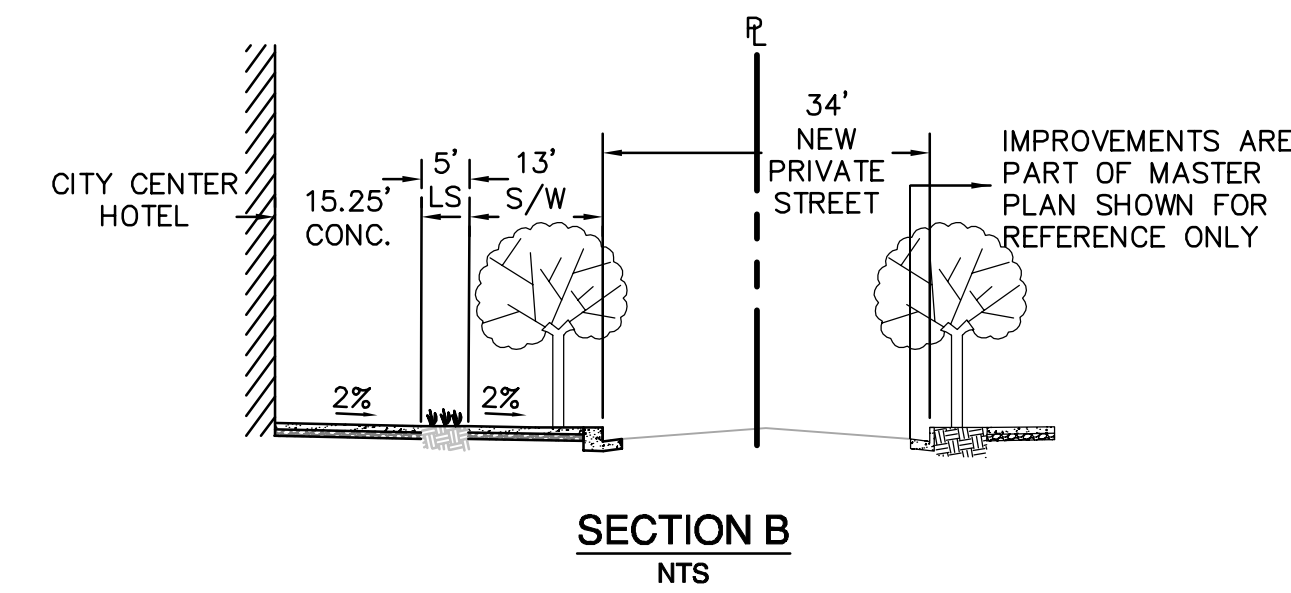
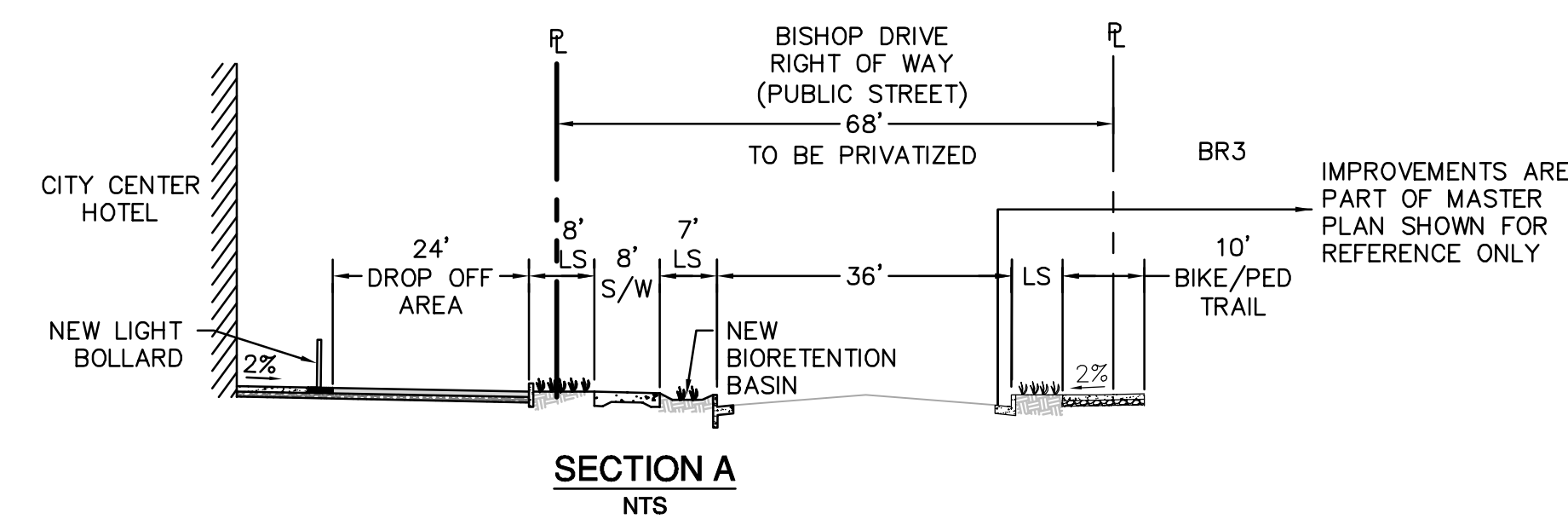
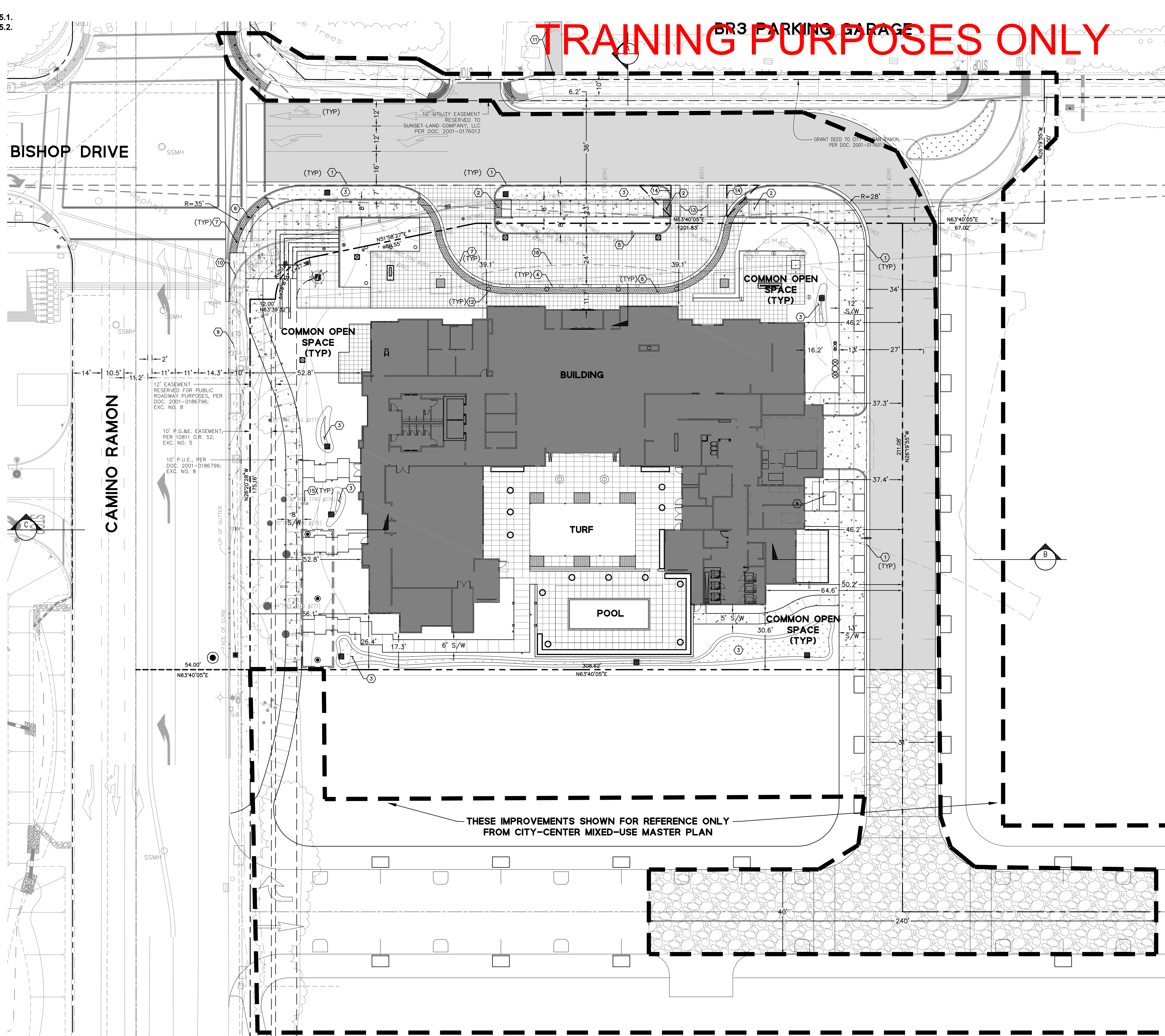
PROJECT NUMBER:

19441

SHEET TITLE:
TITLE SHEET AND INDEX OF
DRAWINGS

SHEET NUMBER:
T-1

C1 0 7



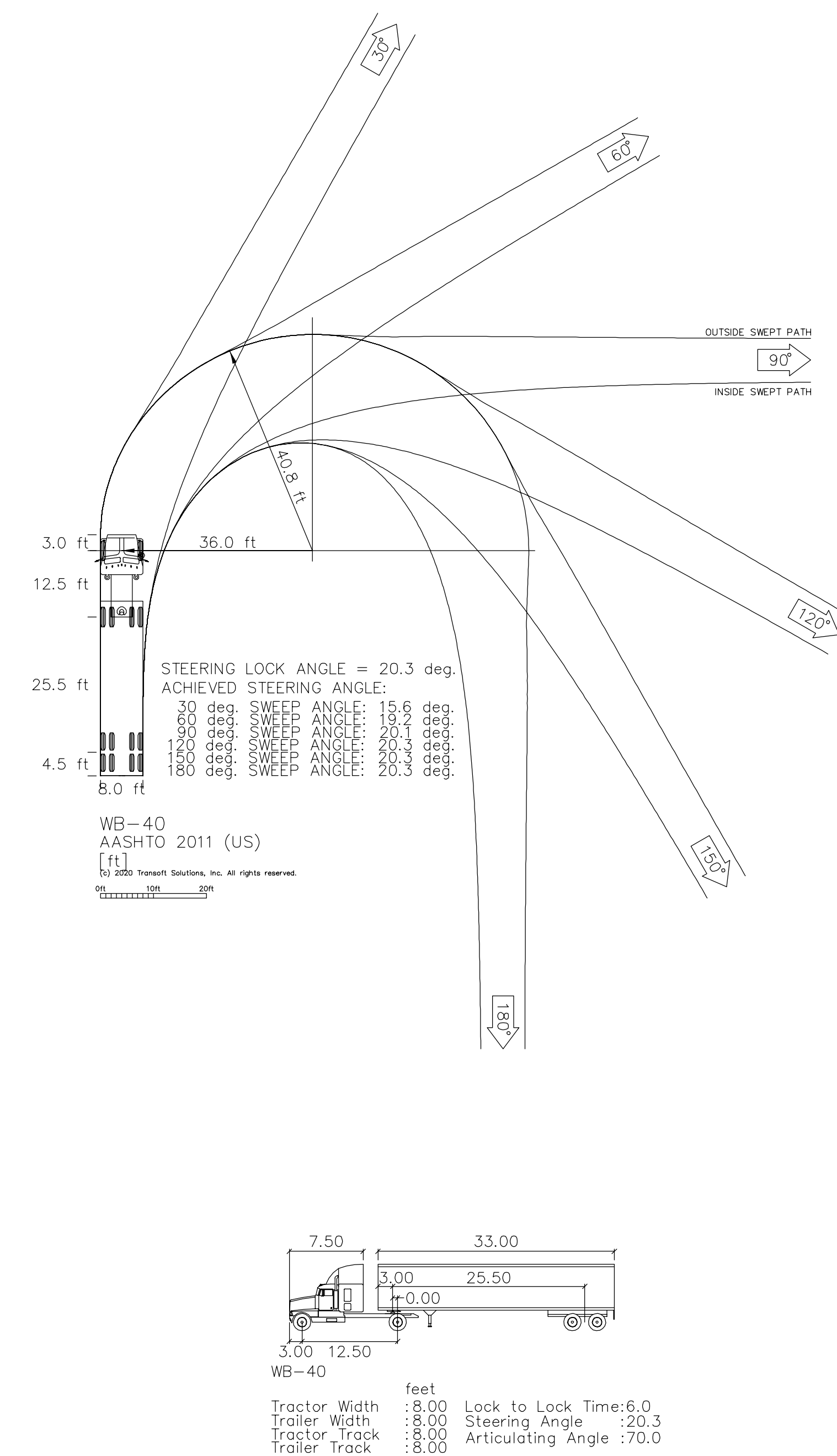
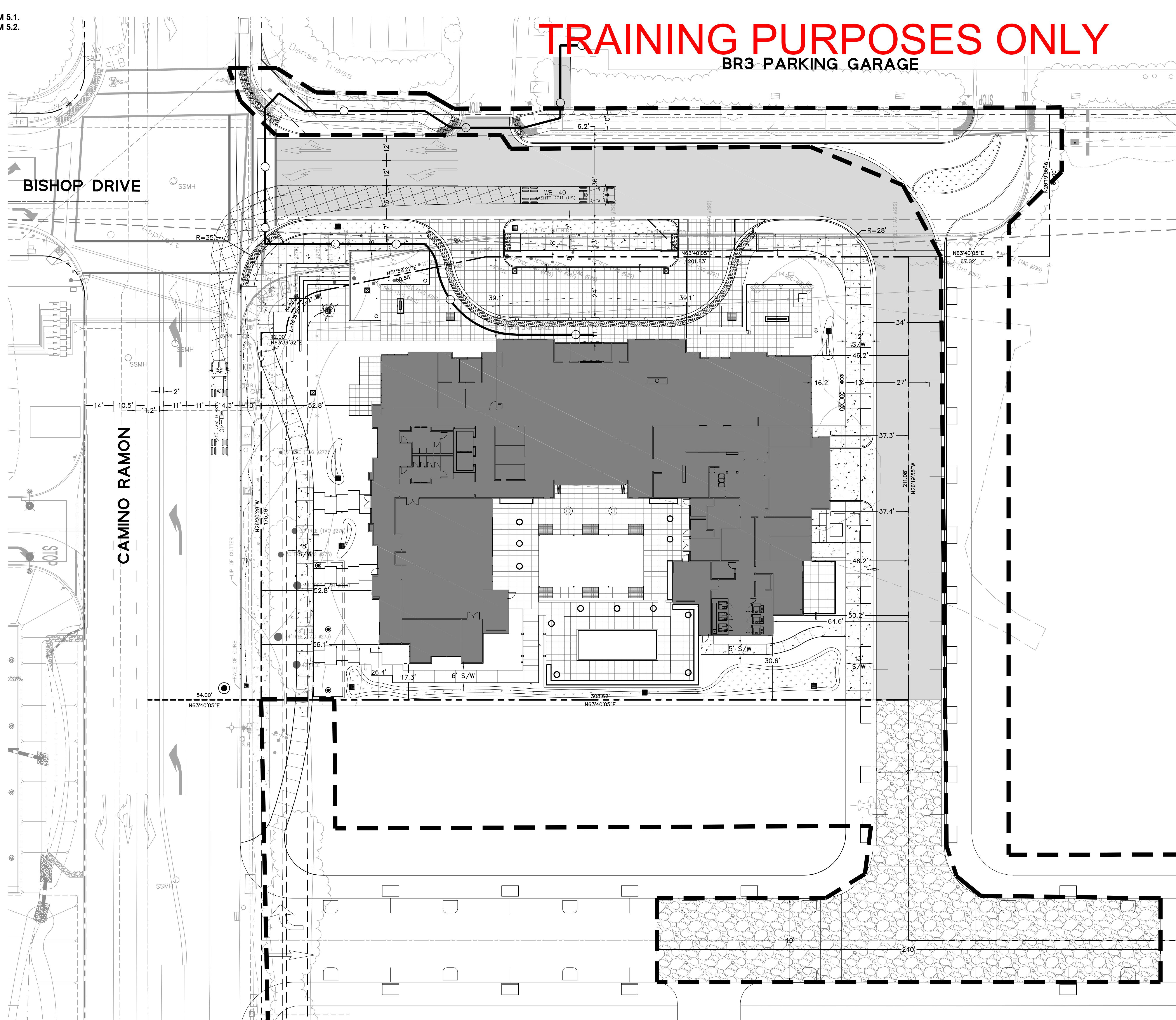
LAND USE TABLE	
TYPE	SF
POOL	2,860
TURF	1,250
BUILDING	23,035
COMMON OPEN SPACE	36,587

1	NEW VERTICAL CURB AND GUTTER	15	PEDESTRIAN LIGHT
2	NEW CURB RAMP	16	COVERED WALK OVERHANG
3	NEW BIORETENTION BASIN		
4	NEW FLUSH CURB		
5	NEW VERTICAL CURB		
6	NEW TRUNCATED DOMES		
7	NEW LIGHT BOLLARD		
8	NEW TRANSFORMER AND PAD		
9	NEW LANDSCAPE SWALE		
10	CONSTRUCT CURB CUT IN EXISTING CURB AND GUTTER FOR STORMWATER FLOW INTO NEW LANDSCAPE SWALE (TYP)		
11	CONSTRUCT NEW PATH TO CONNECT EXISTING PARKING GARAGE TO EXISTING TRAIL FOR ADA ROUTE		
12	BUILDING COLUMN		
13	CORNER SITE TRIANGLE		
14	SITE VISIBILITY TRIANGLE		

1.	CONTRACTOR SHALL PAINT "NO DUMPING/FLOWS TO MATADERO CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL STORM DRAIN INLETS. STENCILS OF THE LOGO ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH MAY BE CONTACTED AT (650) 329-2598.	6.	ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING AND CONSTRUCTION SCHEDULING SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED ON SHEET T-1, IN THE TREE PROTECTION REPORT AND THE APPROVED PLANS.
2.	ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.	7.	PRUNING RESTRICTIONS: NO PRUNING OR CLEARANCE CUTTING OF BRANCHES IS PERMITTED ON CITY TREES. CONTRACTOR SHALL OBTAIN A PUBLIC TREE PERMIT FROM URBAN FORESTRY (650-496-5953) FOR ANY WORK ON PUBLIC TREES.
3.	CONTRACTOR SHALL SUBMIT A LOGISTICS PLAN TO THE PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING WORK THAT ADDRESSES ALL IMPACTS TO THE CITY'S RIGHT-OF-WAY.	8.	UTILITY TRENCHING SHALL NOT OCCUR WITHIN THE TPZ OF PROTECTED TREES. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NO TRENCHING OCCURS WITHIN THE TPZ OF THE PROTECTED TREES BY CONTRACTORS, CITY CREWS, OR FINAL LANDSCAPE WORKERS.
4.	ALL EXISTING PAVEMENT MARKINGS IN CONFLICT OF THESE PLANS ARE TO BE REMOVED BY THE CONTRACTOR.		
5.	WALKWAYS ALONG ADA ACCESSIBLE PATHS OF TRAVEL: - CONTINUOUSLY ACCESSIBLE - MAXIMUM 1/2" CHANGES IN ELEVATION OR PROVIDE CURB RAMPS COMPLYING WITH LATEST CBC SECTION 1127B.5 - MINIMUM 48" IN WIDTH - WHERE SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC SECTION 1127B.5 AND 1133B.7	9.	AT THE END OF CONSTRUCTION AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, BASED ON THE CONDITION OF THE PAVEMENT, GRIND AND OVERLAY FULL WIDTH OF EXISTING AC PAVEMENT IN PORTER DRIVE ALONG THE PROJECT FRONTAGE. IF INSPECTOR DEEMS PAVEMENT IS IN GOOD CONDITION THEN MICROSURFACING SHALL OCCUR.
		10.	FOR ADA PATH OF TRAVEL ROUTE FROM PARKING GARAGE TO HOTEL ENTRANCE SEE SHEET C2.1.

	PROJECT BOUNDARY LINE
	PARCEL LEASE LINE
	ADJACENT PROPERTY LINE
	VERTICAL CURB
	VERTICAL CURB AND GUTTER
	NEW ASPHALTIC CONCRETE
	NEW AC PAVEMENT
	NEW BIORETENTION BASIN
	NEW GRAVEL ROAD FOR FIRE APPARATUS TURN AROUND

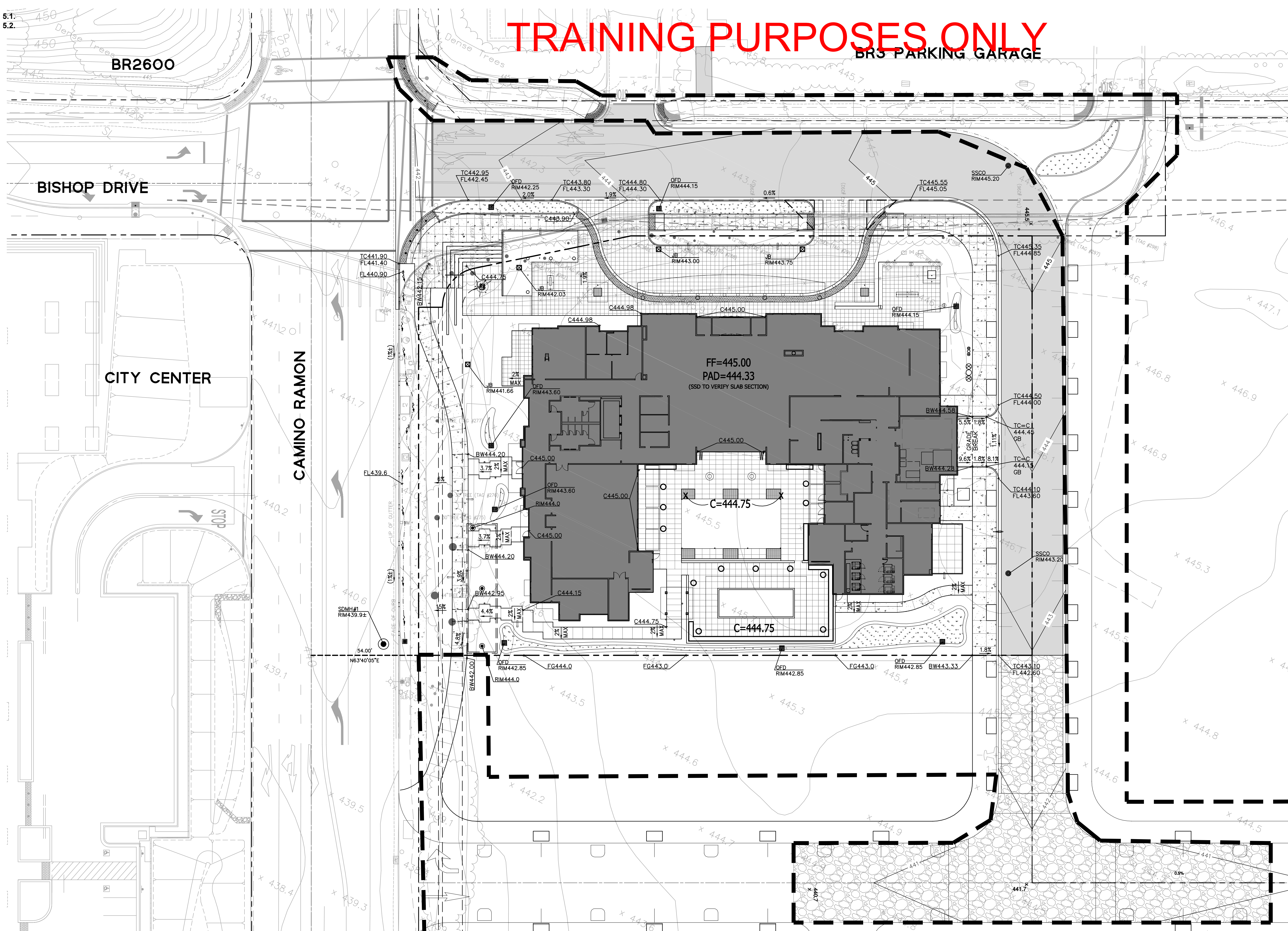
A circular north arrow pointing towards the top right, with the word "NORTH" written below it. Below the north arrow is a graphic scale bar with alternating black and white segments, labeled "GRAPHIC SCALE : 1" = 20'", with markings for 20, 0, 20, and 40 feet.



1.	CONTRACTOR SHALL PAINT "NO DUMPING/FLOWS TO MATADERO CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL STORM DRAIN INLETS. STENCILS OF THE LOGO ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH MAY BE CONTACTED AT (650) 329-2598.	6.	ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING AND CONSTRUCTION SCHEDULING SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED ON SHEET T-1, IN THE TREE PROTECTION REPORT AND THE APPROVED PLANS.
2.	ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.	7.	PRUNING RESTRICTIONS: NO PRUNING OR CLEARANCE CUTTING OF BRANCHES IS PERMITTED ON CITY TREES. CONTRACTOR SHALL OBTAIN A PUBLIC TREE PERMIT FROM URBAN FORESTRY (650-496-5953) FOR ANY WORK ON PUBLIC TREES.
3.	CONTRACTOR SHALL SUBMIT A LOGISTICS PLAN TO THE PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING WORK THAT ADDRESSES ALL IMPACTS TO THE CITY'S RIGHT-OF-WAY.	8.	UTILITY TRENCHING SHALL NOT OCCUR WITHIN THE TPZ OF PROTECTED TREES. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NO TRENCHING OCCURS WITHIN THE TPZ OF THE PROTECTED TREES BY CONTRACTORS, CITY CREWS, OR FINAL LANDSCAPE WORKERS.
4.	ALL EXISTING PAVEMENT MARKINGS IN CONFLICT OF THESE PLANS ARE TO BE REMOVED BY THE CONTRACTOR.		
	WALKWAYS ALONG ADA ACCESSIBLE PATHS OF TRAVEL:		
	- CONTINUOUSLY ACCESSIBLE		
	- MAXIMUM 1/2" CHANGES IN ELEVATION OR PROVIDE CURB RAMPS COMPLYING WITH LATEST CBC SECTION 1127B.5		
	- MINIMUM 48" IN WIDTH		
	- WHERE SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC SECTION 1127B.5 AND 11338.7		
		10.	FOR ADA PATH OF TRAVEL ROUTE FROM PARKING GARAGE TO HOTEL ENTRANCE SEE SHEET C2.1.

	PROJECT BOUNDARY LINE
	PARCEL LEASE LINE
	ADJACENT PROPERTY LINE
	VERTICAL CURB
	VERTICAL CURB AND GUTTER
	NEW ASPHALTIC CONCRETE
	NEW AC PAVEMENT
	NEW BIORETENTION BASIN
	NEW GRAVEL ROAD FOR FIRE APPARATUS TURN AROUND
	ADA PATH OF TRAVEL

A circular north arrow pointing towards the top right, with the word "NORTH" written below it. Below the north arrow is a graphic scale bar labeled "GRAPHIC SCALE : 1" = 20'". The scale bar has markings for 20, 0, 20, and 40 feet.

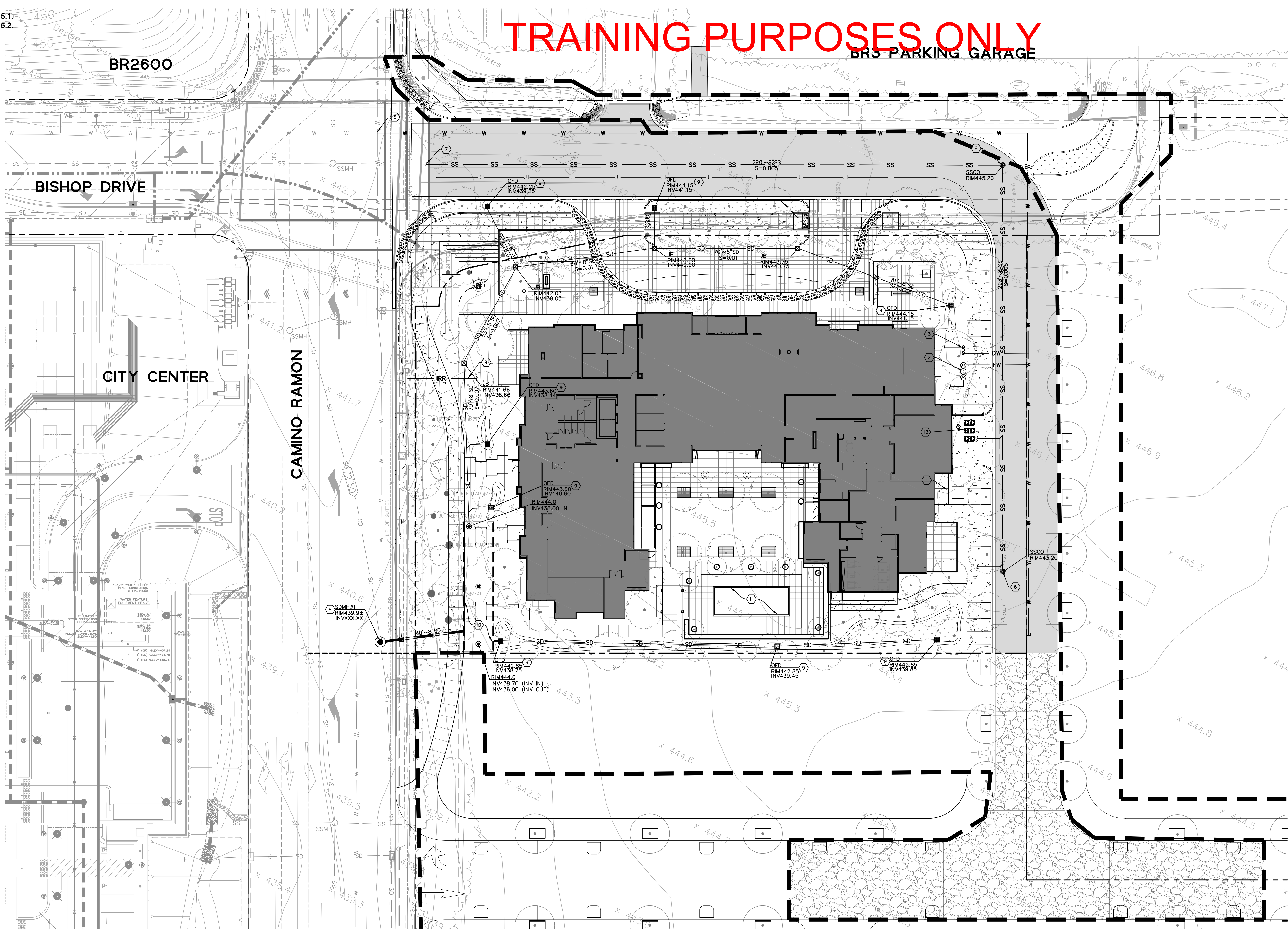


1. ALL PAVED AREAS ARE TO SLOPE A MINIMUM OF 0.5%. ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ALL DIRECTIONS. ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 5% IN THE DIRECTION OF TRAVEL AND THE SLOPE CROSSWAYS TO THE DIRECTION OF TRAVEL SHALL BE AT A MAXIMUM OF 2%. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS ARE DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
2. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'. HOWEVER, CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN NOTE 1.

=====	PROPERTY LINE	BW	BACK OF WALK
-----	ADJACENT PROPERTY LINE	FF	FINISH FLOOR
-----	GRADE BREAK LINE	FG	FINISH GRADE
-----	GRADE BREAK LINE	FL	FLOW LINE
-----	GRADE BREAK LINE	GB	GRADE BREAK
-----	VERTICAL CURB	HP	HIGH POINT
-----	VERTICAL CURB	LP	LIP OF GUTTER
=====	VERTICAL CURB AND GUTTER	LP	LOW POINT
=====	PROPOSED CONTOUR	P/PV	PAVEMENT
-----	PROPOSED CONTOUR	SSD	SEE LANDSCAPE DRAWINGS
-----	PROPOSED CONTOUR	SSD	SEE STRUCTURAL DRAWINGS
-----	PROPOSED CONTOUR	TC	TOP OF CURB
-----	PROPOSED CONTOUR	TW	TOP OF WALL
-----	PROPOSED CONTOUR	(X-X)	EXISTING ELEVATION
-----	PROPOSED CONTOUR	(X-X)	FLOW ON HANDSCAPE
-----	PROPOSED CONTOUR	(X-X)	FLOW ON SOFTSCAPE
-----	PROPOSED CONTOUR	(X-X)	OVER AND UNDER GRADE PATH

GRAPHIC SCALE : 1" = 20'

--	--



- ① (N) TRANSFORMER WITH CLEAR ZONE SHOWN
- ② NEW FIRE WATER BACKFLOW ASSEMBLY WITH FDC
- ③ NEW DOMESTIC WATER BACKFLOW ASSEMBLY AND METER
- ④ REUSE EXISTING IRRIGATION SERVICE AND METER
- ⑤ CONNECT NEW 12" WATER LINE TO EXISTING MAIN
- ⑥ NEW SSMH
- ⑦ CONNECT NEW SS LINE TO EXISTING LATERAL
- ⑧ NEW SDMH CONSTRUCTED OVER 72" STORM MAIN
- ⑨ NEW OVERFLOW DRAIN FOR BIORETENTION BASIN
- ⑩ NEW STORMWATER VAULT WITH RESTRICTED ORIFICE. HOLDS APPROXIMATELY 5,600 CUBIC FEET
- ⑪ POOL DRAINS TO SANITARY SEWER
- ⑫ GREASE INTERCEPTORS

1. SANITARY SEWER SEWER SYSTEMS AND LATERALS ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER AS WELL AS WATER LINES AND APPURTENANCES DOWNSTREAM OF DOMESTIC AND IRRIGATION METERS AND FIRE BACKFLOWS.
2. TELEPHONE/COMMUNICATION, GAS, ELECTRICAL, AND STREET LIGHT LINES & STRUCTURES ARE SHOWN FOR COORDINATION PURPOSES ONLY. SEE MECHANICAL, ELECTRICAL, PLUMBING, AND JOINT TRENCH PLANS FOR MORE INFORMATION.
3. CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING.
4. HORIZONTAL DIMENSIONS ARE TAKEN FROM CENTER OF PIPE TO CENTER OF PIPE, UNLESS OTHERWISE NOTED. RIM ELEVATIONS ARE SPECIFIED AT THE CENTER OF THE FRAME.
5. CONTRACTOR TO ADJUST ALL EXISTING UTILITY VAULTS, LIDS, AND GRATES TO REMAIN, INCLUDING THE NEWLY INSTALLED UTILITY VAULTS, LIDS, AND GRATES INSTALLED UNDER PHASE 1 SITE UTILITIES TO NEW PROPOSED FINISHED GRADE.
6. UTILITY TRENCHES TO BE PER THE GEOTECHNICAL REPORT.
7. PIPE MATERIAL:
 - A) PRIVATE SD: PVC SDR-26, UNLESS OTHERWISE NOTED.
 - B) PRIVATE SS: PVC SDR-26.
 - D) WATER: PVC AWWA C900, DR 14, CLASS 350.
8. ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC-RATED.
9. MINIMUM COVER FOR WATER MAIN SHALL BE 3'.
10. MINIMUM COVER FOR SEWER MAIN SHALL BE 3'.
11. ALL EXISTING UTILITY BOXES SHALL BE ADJUSTED TO NEW FINISHED GRADE UNLESS NOTED OTHERWISE ON PLANS.

	STORM DRAIN LINE (TREATED)		SANITARY SEWER CLEANOUT
	SD STORM DRAIN LINE (UNTREATED)		BUBBLE UP BOX
	SS SANITARY SEWER LINE		CHECK VALVE IN BOX.
	G GAS LINE		6x4-WAY FDC WITH CHECK VALVE (6x2"x2"x2"x2"x2"x2")
	IRR IRRIGATION LINE		PIV WITH TAMPER AND CONDUIT
	DW DOMESTIC WATER LINE		FIRE HYDRANT
	FW FIRE WATER LINE, PVC C900 CLASS 200		LATERAL CONTINUATION S.P.D.
	FM STORM DRAIN FORCE MAIN		UTILITY CROSSING NUMBER. SEE UTILITY CROSSING TABLE THIS SHEET.
	PERFORATED PIPE		LANDSCAPE AREA DRAIN. SEE LANDSCAPE DRAWINGS FOR DETAILS AND RIM ELEVATIONS.
	STORM DROP INLET (DI) OF OVERFLOW DRAIN (OFD). SEE PLAN		
	STORM DRAIN JUNCTION BOX		
	STORM DRAIN CLEANOUT		

TRAINING PURPOSES ONLY

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA

LKArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

BKF100+
YEARS
ENGINEERS • SURVEYORS • PLANNERS
4075 HILLMAN RD., SUITE 200
PLEASANTON, CA 94588 (920) 366-7700
www.bkf.com

LKArchitecture, Inc. ©
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT:
DRAWN:
CHECKED:
PROJECT NUMBER:
19441

SHEET TITLE:
PRELIMINARY
STORMWATER
MANAGEMENT PLAN

SHEET NUMBER:
C5.0

OF: 7

TREATMENT CONTROL MEASURE SUMMARY								
DRAINAGE AREAS	DRAINAGE AREA SIZE (SF)	EXISTING CONDITION		PROPOSED CONDITION		TREATMENT MEASURE SIZE		TREATMENT MEASURE TYPE
		PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	REQUIRED (SF)	PROVIDED (SF)	
DMA-1	10,355	LANDSCAPE 6,915	STREETS/PARKING 3,440	LANDSCAPE 415	STREETS/PARKING 5,245 PLAZA/SIDEWALK 4,695	400	415	BIORETENTION BASIN TM-1 TO IMP-1
DMA-2	5,910	LANDSCAPE 1,590	STREETS/PARKING 4,320	LANDSCAPE 1,115	STREETS/PARKING 4,045 PLAZA/SIDEWALK 750	175	515	BIORETENTION BASIN TM-2 TO IMP-1
DMA-3	500	LANDSCAPE 250	STREETS/PARKING 250	LANDSCAPE 250	SIDEWALK 250	250	250	SELF RETAINING AREA
DMA-4	2,790	LANDSCAPE 2,790	N/A	LANDSCAPE 1,935	PATIO 855	35	45	BIORETENTION BASIN TM-4 TO IMP-1
DMA-5	280	LANDSCAPE 280	N/A	LANDSCAPE 215	TRANSFORMER PAD 65	33	215	SELF RETAINING AREA
DMA-6	11,305	LANDSCAPE 10,650	STREETS/PARKING 655	LANDSCAPE 150	STREETS/PARKING 8,190 SIDEWALK 3,010 ROOF 23,125 COURTYARD/SIDEWALK 6,970*	11,230	11,490	SELF RETAINING AREA
DMA-7	36,840 (36,330*)	LANDSCAPE 36,840	N/A	LANDSCAPE/TURF 6,235		1,225	1,225	BIORETENTION BASIN TM-7 TO IMP-1
DMA-8	920	LANDSCAPE 920	N/A	LANDSCAPE 920	N/A	N/A	N/A	SELF TREATING AREA
DMA-9	1,205	LANDSCAPE 1,205	N/A	LANDSCAPE 715	SIDEWALK 490	20	30	BIORETENTION BASIN TM-9 TO IMP-1
DMA-10	2,645	LANDSCAPE 2,645	N/A	LANDSCAPE 1,890	SIDEWALK 755	30	45	BIORETENTION BASIN TM-10 TO IMP-1
DMA-11	1,760	LANDSCAPE 1,640	STREETS/PARKING 120	LANDSCAPE 1,015	PLAZA 745	375	1,015	SELF RETAINING AREA
DMA-12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	PUBLIC SIDEWALK AND STREETS DRAINS TO LANDSCAPED SWALE
TOTAL		74,510 (74,000*)						

SEE DRAFT STORMWATER CONTROL REPORT FOR NARRATIVE AND PRELIMINARY CALCULATIONS OF STORMWATER TREATMENT MEASURES AND HYDROMODIFICATION.

*510 SF IS EXCLUDED FROM OVERALL IMPERVIOUS SURFACE TO ACCOUNT FOR THE PROPOSED POOL THAT WILL DRAIN TO THE SANITARY SEWER SYSTEM.

LIST OF POTENTIAL POLLUTANTS:

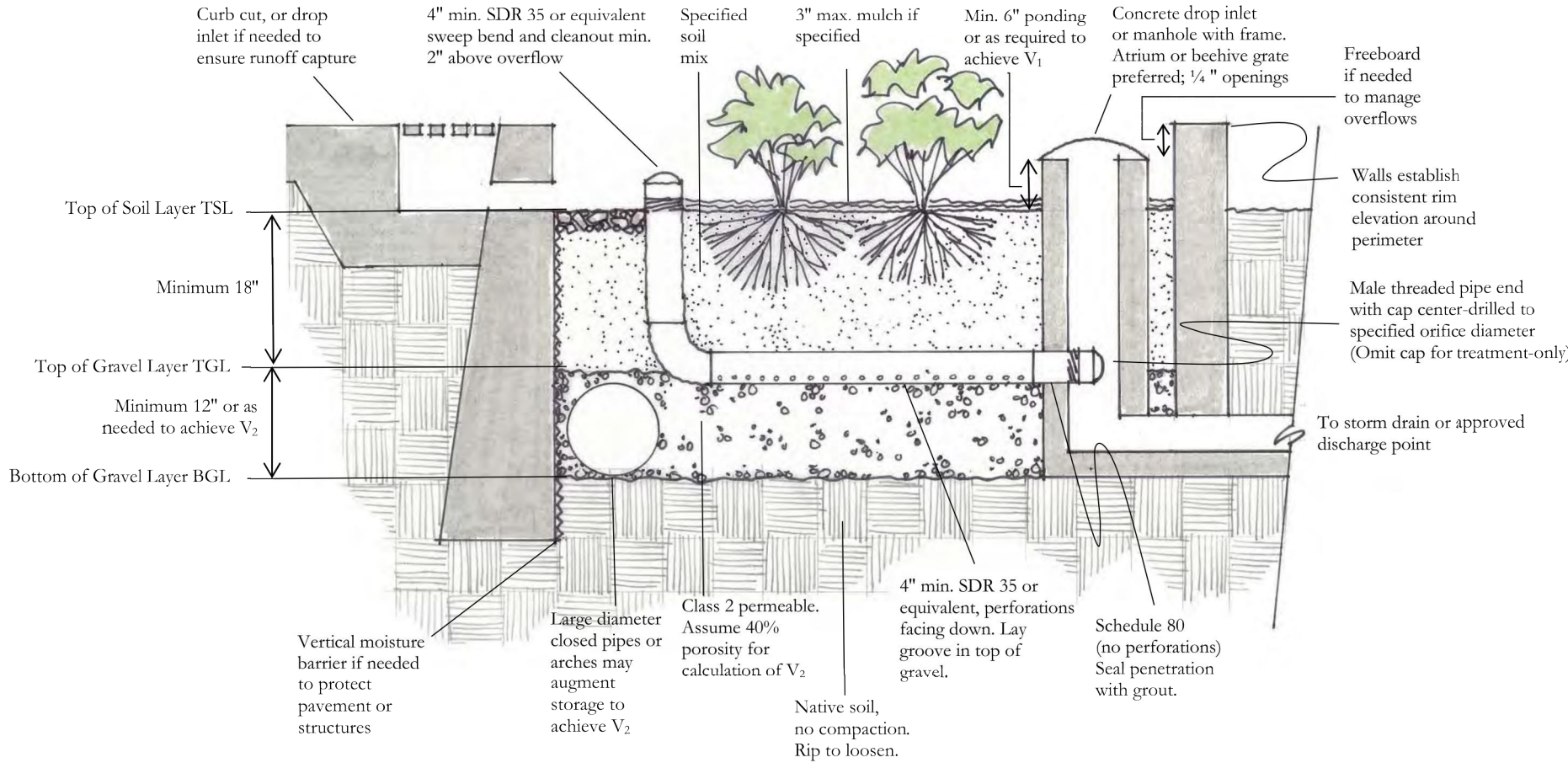
-LITTER
-MOTOR OIL
-GASOLINE
-HYDROCARBONS
-HEAVY METALS
-PESTICIDES

LEGEND

- PROPERTY LINE
- DMA-X DRAINAGE AREA BOUNDARY
- PROPOSED WATERSHED BOUNDARY
- BIORETENTION BASIN
- EXISTING IMPERVIOUS
- OVERFLOW DRAIN
- STORM DRAIN LINE

Bioretention Facility

Cross-section
Not to Scale



- Notes:
- No liner, no filter fabric, no landscape cloth.
 - Maintain BGL, TGL, TSL throughout facility area at elevations to be specified on drawing.
 - Class 2 perm layer may extend below and underneath drop inlet.
 - Elevation of perforated pipe underdrain is 18" gravel layer.
 - See Appendix B for soil mix specification, planting and irrigation guidance.
 - See Chapter 3 for factors and equations used to calculate V_1 , V_2 and orifice diameter.

7th Edition - MAY 2017

67

ROUGH GRADING NOT A PART
OF THIS APPLICATION.
SEPARATE GRADING PERMIT
REQUIRED

SELF RETAINING
AREA
440 FG 440

BOLLINGER CANYON ROAD

IRON HORSE TRAIL

TRUE NORTH

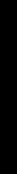


GRAPHIC SCALE : 1" = 30'
30 0 30 60

GENERAL NOTES

[illegible]

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



LKAArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT: _____
DRAWN: _____
CHECKED: _____
PROJECT NUMBER: _____

PROJECT NUMBER:
19441

SHEET TITLE:
**PRELIMINARY
LANDSCAPE PLAN**

SHEET NUMBER:
L-100

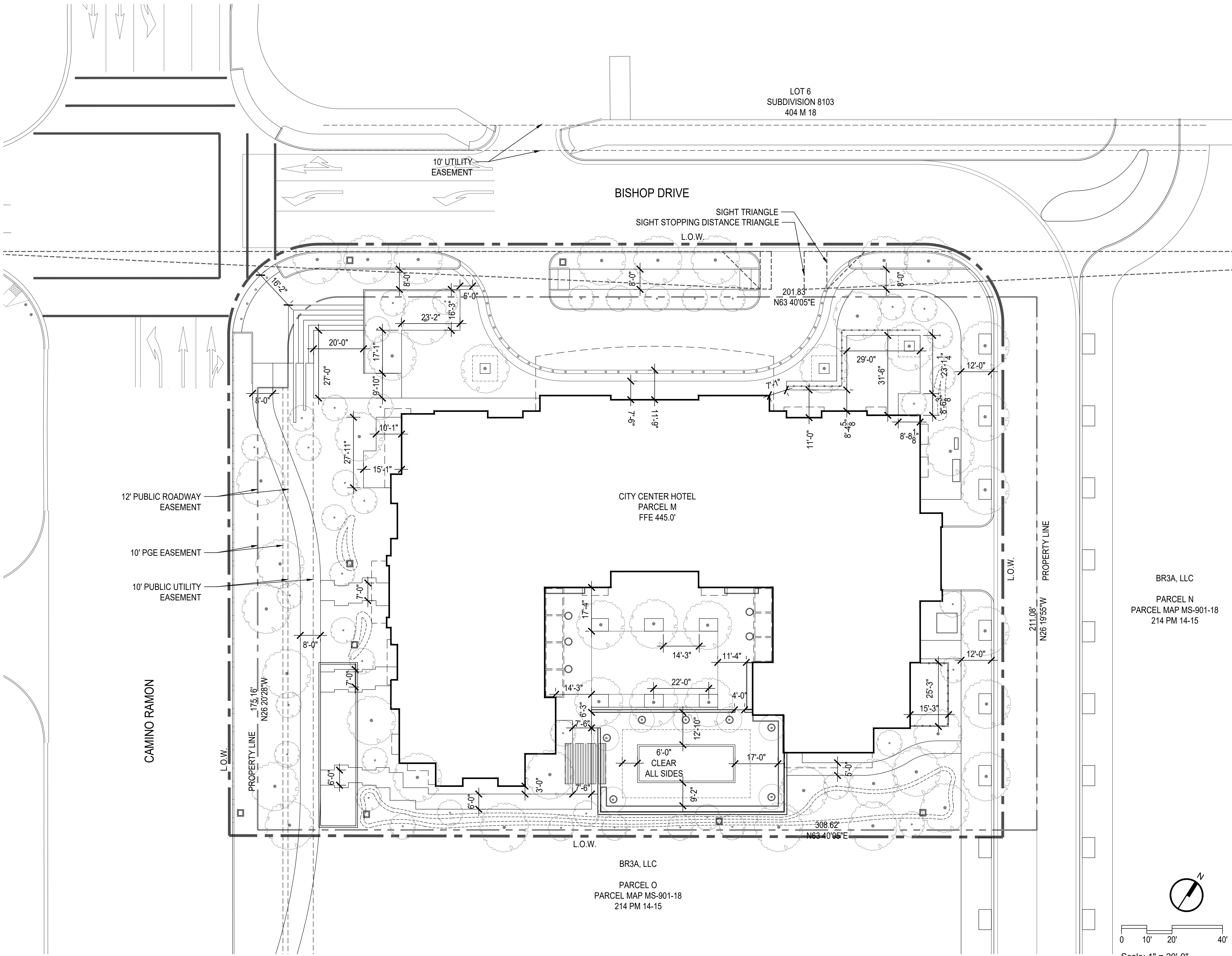
OF: _____



0 10' 20' 40'

Scale: 1" = 20'-0"

TRAINING PURPOSES ONLY



ATTACHMENT 3	
ATTACHMENT 2	
ATTACHMENT 1	
ATTACHMENT 4	
ATTACHMENT 5	
ATTACHMENT 6	
ATTACHMENT 7	
ATTACHMENT 8	
ATTACHMENT 9	
ATTACHMENT 10	
ATTACHMENT 11	
ATTACHMENT 12	
ATTACHMENT 13	
ATTACHMENT 14	
ATTACHMENT 15	
ATTACHMENT 16	
ATTACHMENT 17	
ATTACHMENT 18	
ATTACHMENT 19	
ATTACHMENT 20	
ATTACHMENT 21	
ATTACHMENT 22	
ATTACHMENT 23	
ATTACHMENT 24	
ATTACHMENT 25	
ATTACHMENT 26	
ATTACHMENT 27	
ATTACHMENT 28	
ATTACHMENT 29	
ATTACHMENT 30	
ATTACHMENT 31	
ATTACHMENT 32	
ATTACHMENT 33	
ATTACHMENT 34	
ATTACHMENT 35	
ATTACHMENT 36	
ATTACHMENT 37	
ATTACHMENT 38	
ATTACHMENT 39	
ATTACHMENT 40	
ATTACHMENT 41	
ATTACHMENT 42	
ATTACHMENT 43	
ATTACHMENT 44	
ATTACHMENT 45	
ATTACHMENT 46	
ATTACHMENT 47	
ATTACHMENT 48	
ATTACHMENT 49	
ATTACHMENT 50	
ATTACHMENT 51	
ATTACHMENT 52	
ATTACHMENT 53	
ATTACHMENT 54	
ATTACHMENT 55	
ATTACHMENT 56	
ATTACHMENT 57	
ATTACHMENT 58	
ATTACHMENT 59	
ATTACHMENT 60	
ATTACHMENT 61	
ATTACHMENT 62	
ATTACHMENT 63	
ATTACHMENT 64	
ATTACHMENT 65	
ATTACHMENT 66	
ATTACHMENT 67	
ATTACHMENT 68	
ATTACHMENT 69	
ATTACHMENT 70	
ATTACHMENT 71	
ATTACHMENT 72	
ATTACHMENT 73	
ATTACHMENT 74	
ATTACHMENT 75	
ATTACHMENT 76	
ATTACHMENT 77	
ATTACHMENT 78	
ATTACHMENT 79	
ATTACHMENT 80	
ATTACHMENT 81	
ATTACHMENT 82	
ATTACHMENT 83	
ATTACHMENT 84	
ATTACHMENT 85	
ATTACHMENT 86	
ATTACHMENT 87	
ATTACHMENT 88	
ATTACHMENT 89	
ATTACHMENT 90	
ATTACHMENT 91	
ATTACHMENT 92	
ATTACHMENT 93	
ATTACHMENT 94	
ATTACHMENT 95	
ATTACHMENT 96	
ATTACHMENT 97	
ATTACHMENT 98	
ATTACHMENT 99	
ATTACHMENT 100	

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LKArchitecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT:
DRAWN:
CHECKED:
PROJECT NUMBER:

19441

SHEET TITLE:
**PRELIMINARY
LAYOUT PLAN**
SHEET NUMBER:
L-200

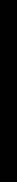
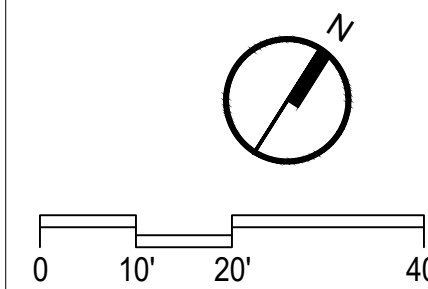
OF: _____

[illegible]

	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE WIDTH	GROWTH RATE	WUCOLS
STREET & PARK TREE		PLA ACE	PLATANUS ACERIFOLIA "COLUMBIA"	LONDON PLANE TREE	36" BOX	SEE PLAN	45'	35'	MOD	L
		QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	35' O.C.	40'	40'	SLOW	L
		QUE LOB	QUERCUS LOBATA	VALLEY OAK	36" BOX	SEE PLAN	40'	40'	SLOW	L
		ULM PAR	ULMUS PARVIFOLIA 'DRAKE'	CHINESE EVERGREEN ELM	36" BOX	AS SHOWN	30-40'	20-30'	MOD	L
ORNAME NTAL TREE		ARB MAR	ARBUTUS 'MARINA' MULTI-STEM	MULTI-STEM STRAWBERRY TREE	36" BOX	AS SHOWN	20'-30'	15'-25'	LOW	L
		CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX MULTI-STEM	SEE PLAN	25'	25'	MOD	M
		CHI LIN	CHILOPSIS LINEARIS 'TIMELESS BEAUTY' MULTI-STEM	TIMELESS BEAUTY DESERT WILLOW MULTI-STEM	24" BOX MULTI-STEM	SEE PLAN	25'	20'	FAST	L
STPA TREE		ACE NEG	ACER NEGUNDO	BOX ELDER	24" BOX	SEE PLAN	40'	30'	MOD	M
		CHI LIN	CHILOPSIS LINEARIS 'TIMELESS BEAUTY' MULTI-STEM	TIMELESS BEAUTY DESERT WILLOW MULTI-STEM	24" BOX MULTI-STEM	SEE PLAN	25'	20'	FAST	L
		PLA RAC	PLATANUS RACEMOSA 'ROBERTS'	WESTERN SYCAMORE	24" BOX	SEE PLAN	40'	35'	MOD	L

THIS PLANS MEETS WATER-EFFICIENT LANDSCAPING REQUIREMENTS PER THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWEO) CONTAINED WITH CHAPTER 2.7, DIVISION 2, TITLE 23, CALIFORNIA CODE OF REGULATIONS.

	TURF
	TEXTURAL GRASSES & LOW PLANTS
	BIOSWALE
	TERRACE GARDEN
	EVERGREEN SHRUBS

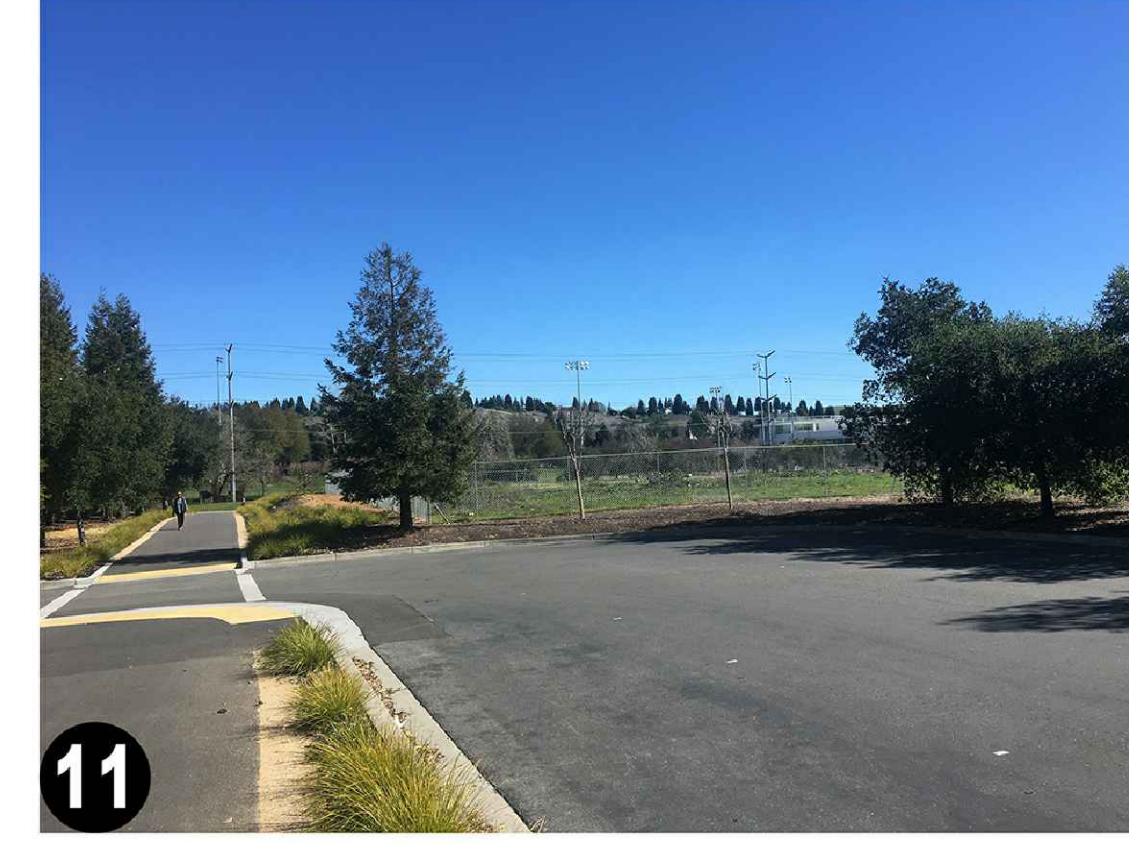


LKAArchitecture

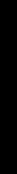
CONTACT: _____
DRAWN: _____
CHECKED: _____
PROJECT NUMBER:
19441

SHEET TITLE:
**PRELIMINARY
PLANTING PLAN**

SHEET NUMBER:
L-300

[illegible]

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



LKArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT ☐

DRAWN ☐

CHECKED ☐

PROJECT NUMBER ☐

19441

SHEET TITLE

SITE CONTEXT PHOTO'S

SHEET NUMBER

A1.00 OF

[illegible]

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



LKAArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT ☐

DRAWN ☐

CHECKED ☐

PROJECT NUMBER ☐

PROJECT NUMBER
19441

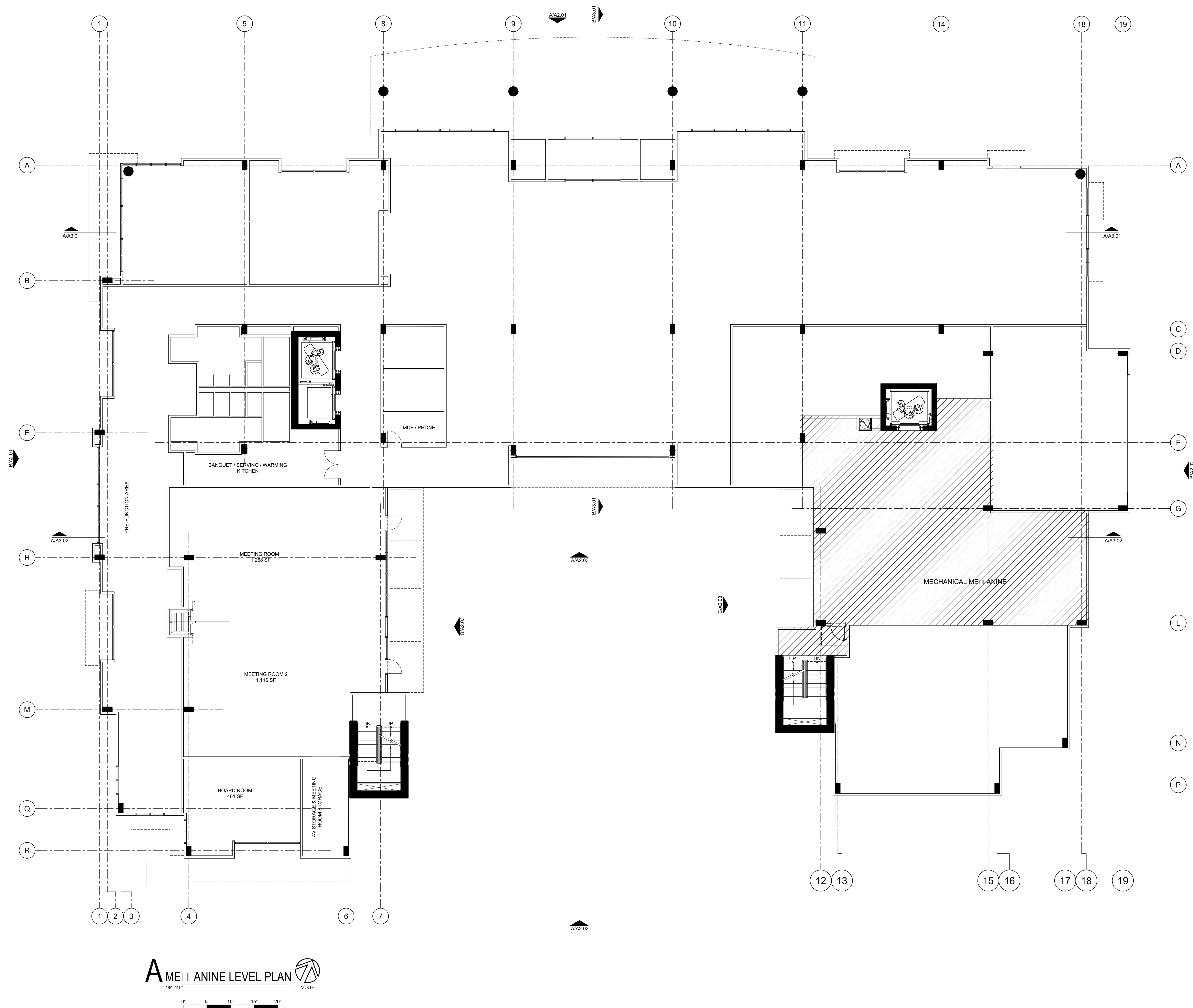
SHEET TITLE ☐

MECHANINE FLOOR PLAN

SHEET NUMBER

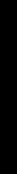
A1.02

OF



[illegible]

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



LKArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT ☐

DRAWN ☐

CHECKED ☐

PROJECT NUMBER ☐

19441

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A1.03 OF 

Page 38 of 66



A SECOND LEVEL PLAN

1/8"=1'-0"

0' 5' 10' 15' 20'

NORTH

[illegible]

LKArchitecture

SHEET NUMBER

A1.04

OF



[illegible]

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT ☐

DRAWN ☐

CHECKED ☐

PROJECT NUMBER ☐

PROJECT NUMBER
19441

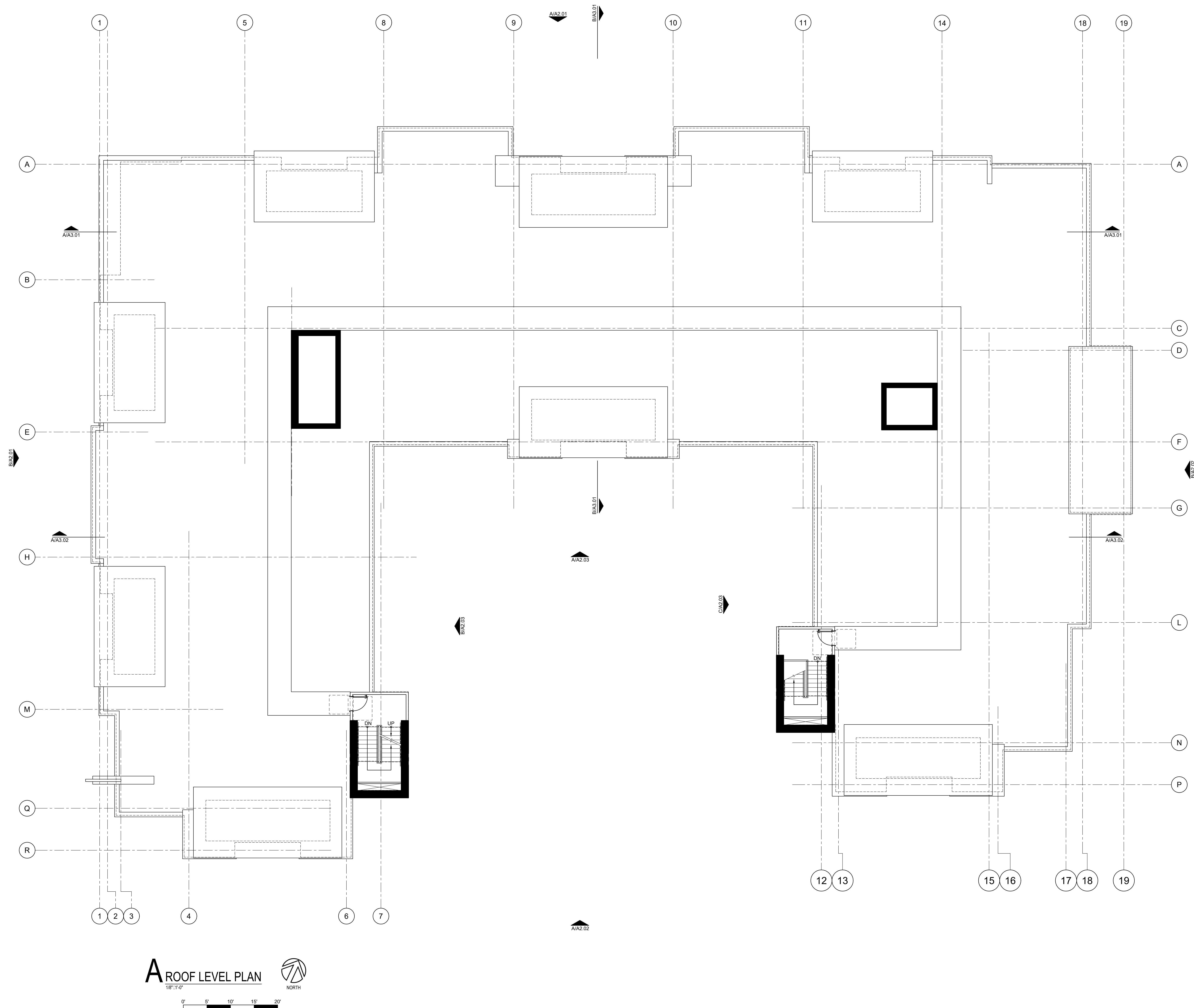
SHEET TITLE ☐

ROOF FLOOR PLAN

SHEET NUMBER

A1.05

OF



[illegible]

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA

LK Architecture



RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT DRAWN ☐

CHECKED ☐

PROJECT NUMBER 1

19441

15441

SHEET TITLE -

SHEET TITLE

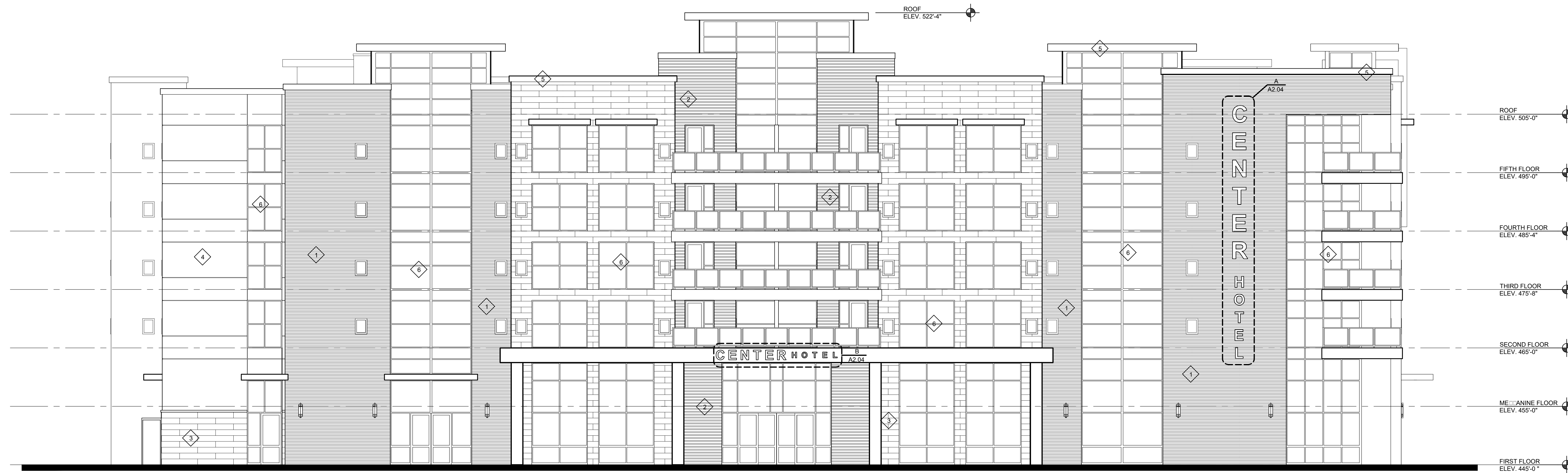
EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

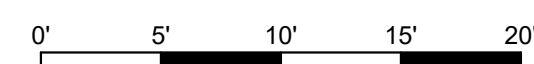
SHEET NUMBER

A2 01

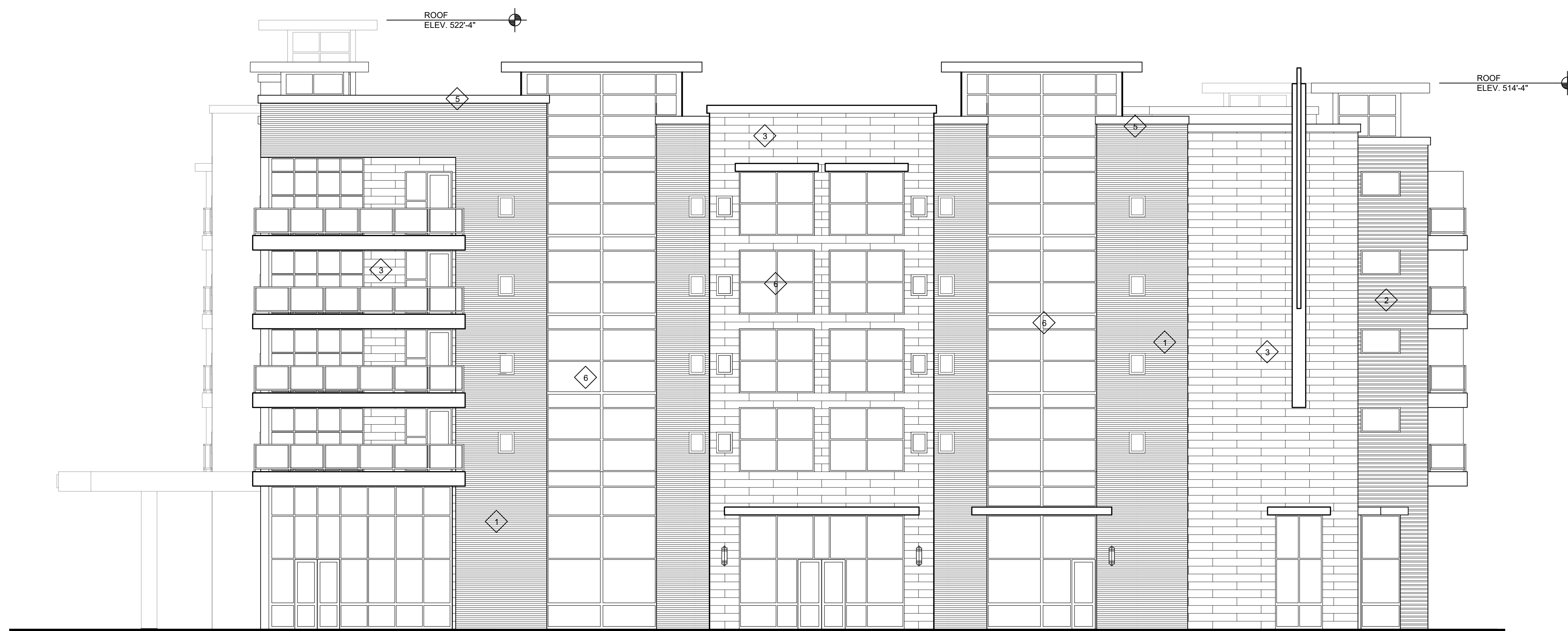
A2.01 OF



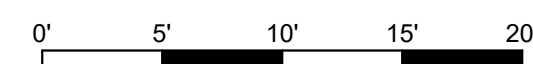
A NORTH ELEVATION

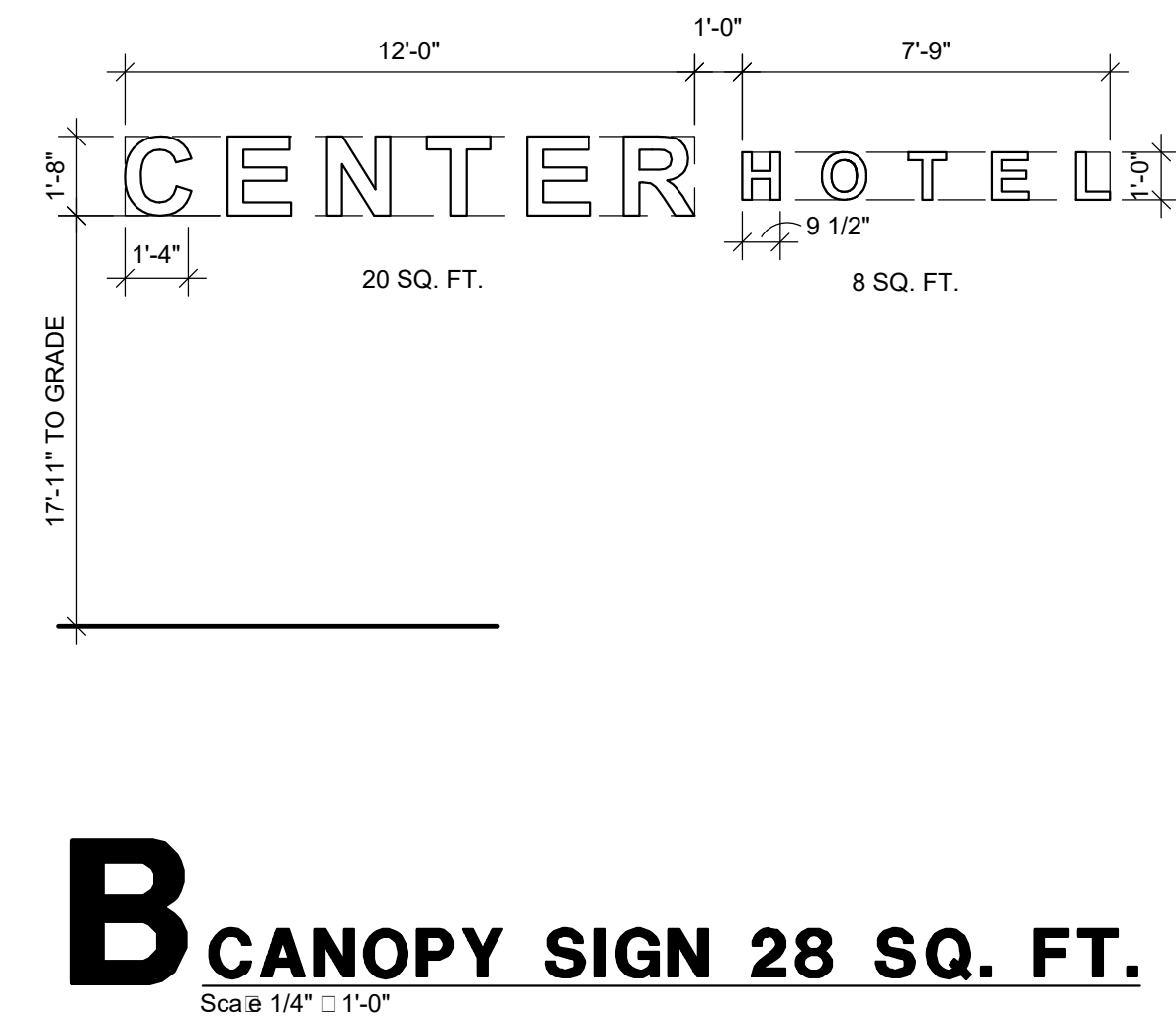


EXTERIOR MATERIAL SCHEDULE			
SYM NO.	MATERIAL	COLOR/SI-E W x L x H	MANUFACTURER
1	PRE-FINISHED CORRUGATED METAL PANEL	SILVER SMITH	CENTRIA CS-660 SERIES
2	PRE-FINISHED CORRUGATED METAL PANEL □ RESYSTA WOOD LATTICE	SILVER SMITH - ATAINED NATUAL TEAK	CENTRIA CS-660 SERIES
3	PORCELAIN PLANK	1" X 4" OVER 1/4" CAP INSULATED CLADDING SYSTEM MEET CONTINUOUS INSULATION REQUIREMENT	
4	E.I.F.S	SYSTEM MEET CONTINUOUS INSULATION REQUIREMENT	
5	METAL COPING		
6	CLEAR ANODIZED ALUMINIUM FRAMES WITH CLEAR GLASS		



B WEST ELEVATION



[illegible]

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT ☐

DRAWN ☐

CHECKED ☐

PROJECT NUMBER ☐

PROJECT NUMBER
19441

SHEET TITLE ☐

BUILDING SIGNAGE DETAILS

SHEET NUMBER ☐ **A2.04** OF ☐ ☐

[illegible]

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



LKAArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT ☐

DRAWN ☐

CHECKED ☐

PROJECT NUMBER ☐

PROJECT NUMBER **19441**

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A3.01 OF

Jun 09, 2020 - 1:57pm - USER dsantander
C:\Hospitality\Archer Hotel\Archer Hotel - San Ramon, CA\2d Plans\2020_05_29\Floor Plan-Current.dwg

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY



ATTACHMENT 3

ATTACHMENT 2

Exhibit 19441 Resolution

DATE

PURPOSE

NO.

3/5/20

PLANNING SUBMITTAL

4/29/20

PLANNING RESUBMITTAL

6/11/20

ARB RESPONSE

CITY CENTER HOTEL

BISHOP RANCH

SAN RAMON, CA

LKArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON

PLANNING SERVICES

LKArchitecture, Inc.®

345 Riverview Wichita, KS 67203

T 316.268.0230 F 316.268.0205

CONTACT:

DRAWN:

CHECKED:

PROJECT NUMBER

19441

SHEET TITLE

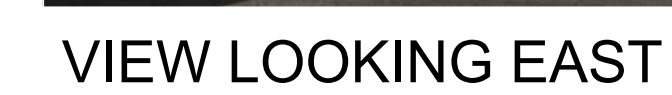
BUILDING SECTION

SHEET NUMBER

A3.02

OF:

Page 46 of 66

[illegible]

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



LKAArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LKArchitecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT ☐

DRAWN ☐

CHECKED ☐

PROJECT NUMBER **19441**

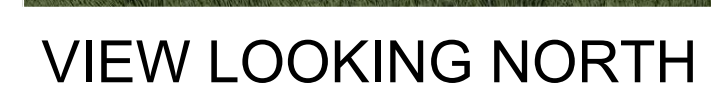
SHEET TITLE ☐

EXTERIOR RENDERS

SHEET NUMBER ☐

A4.01

05 ☐



CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA

LKArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LKArchitecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205

CONTACT ☐

DRAWN ☐

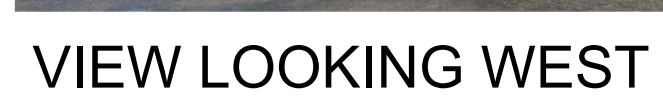
CHECKED ☐

PROJECT NUMBER **19441**

SHEET TITLE ☐

EXTERIOR RENDERS

SHEET NUMBER ☐ **A4.02** OF ☐

[illegible]

CITY CENTER HOTEL
BISHOP RANCH
SAN RAMON, CA



LKAArchitecture

RECEIVED

JUN 11 2020

CITY OF SAN RAMON
PLANNING SERVICES

LK Architecture, Inc.®
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205
CONTACT: _____
DRAWN: _____
CHECKED: _____
PROJECT NUMBER: **19441**
SHEET TITLE: _____
EXTERIOR RENDERERS
SHEET NUMBER: **A4.03**
OF _____

NOTE

1. FIXTURE CAN BE ORDER WITH CUSTOM COLORS, INSTEAD OF STANDARD SILVER FINISH LISTED.
2. FIXTURE NEED TO BE ORDERED WITH A 79 818 ANCHORAGE.
3. ORDER FIXTURE WITH WF6 PAN R12 & WFEX10U DRIVER CONNECTION CABLE.
4. ORDER FIXTURE WITH MANUFACTURER BACK BOX SQBX-6.

This is a detailed site plan of the University of California, San Diego (UCSD) campus. The plan shows the layout of various buildings, including academic halls, libraries, and administrative offices. It also depicts the surrounding landscape, including roads, parking lots, and green spaces. A grid system is overlaid on the plan to facilitate location tracking. The plan includes a legend for building types and a scale bar.

Legend:

- Academic Building
- Library
- Administrative Building
- Student Union
- Faculty Office Building
- Residential Building
- Recreational Building
- Medical Building
- Engineering Building
- Science Building
- Art Building
- Music Building
- Dance Building
- Theater Building
- Opera House
- Concert Hall
- Ballroom
- Convention Center
- Exhibition Hall
- Conference Center
- Business Center
- Hotel
- Restaurant
- Cafe
- Bar
- Club
- Gymnasium
- Swimming Pool
- Tennis Court
- Soccer Field
- Baseball Field
- Softball Field
- Hockey Rink
- Ice Skating Rink
- Skating Rink
- Roller Skating Rink
- Amphitheater
- Theater
- Concert
- Ballgame
- Exhibition
- Conference
- Business Meeting
- Hotel Stay
- Dining
- Drinking
- Dancing
- Clubbing
- Exercise
- Swimming
- Sports
- Performance
- Entertainment
- Education
- Work
- Travel
- Leisure
- Recreation
- Health
- Wellness
- Spa
- Day Spa
- Full-Service Spa
- Salon
- Nail Salon
- Barbershop
- Beauty Salon
- Day Spa
- Full-Service Spa
- Salon
- Nail Salon
- Barbershop
- Beauty Salon

Scale: 1 inch = 100 feet

Grid System: The plan uses a grid system with letters A through Z along the top and bottom edges, and numbers 1 through 25 along the left and right edges. This system is used to locate specific buildings and areas within the campus.

A SITE PHOTOMETRIC PLAN

SE2.0



LKArchitecture

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
Conditions of Approval					
1.	The approved entitlement is for a Conditional Use Permit for shared collective parking and a Major Design Review to construct a new five-story, 115,496 square foot 169-room hotel, as described in the City Council staff report dated August 10, 2022 and Approved Project Plans (<u>Exhibit A</u>) with the conditions herein, for project number PLND-0810-1234.	Project Description	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
3.	The permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director. The Use Permit for shared collective parking is not transferable to another property within the City.	General	On-Going	Planning	
4.	All Mitigation Measures in the Mitigation Monitoring and Reporting Program for the Center Project dated October 26, 2007, shall be incorporated herein as conditions of approval for the City Center Hotel Project as applicable.	General	On-Going	Planning/ Building /Public Works	
5.	All buildings and improvements shall conform to the minimum development standards of the City Center Mixed Use (CCMU) Zoning District and/or as generally shown on the approved project plans, unless authorized by this approval or the conditions herein.	General	On-Going	Planning/ Building /Public Works	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
6.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning/ Building /Public Works	
7.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
8.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	Prior to Issuance of Building Permits	Planning/ Building	
9.	Applicant shall be in conformance with the proposed shared collective parking concept located on the adjacent existing parcel (2641 Camino Ramon, APN: 213-133-085) with the Bishop Ranch 3 south parking garage and the adjacent surface parking lots and shall be in substantial conformance with the Written Statement and Project Plans for this collective parking concept.	Parking Agreement	On-Going	Planning	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
10.	Temporary signs may require the issuance of a Temporary Use Permit (TUP). Please contact the Planning Department for more details prior placement of any signage.	Signage	On-Going	Planning	
11.	Any business seeking approval of alcohol sales shall obtain approval from the California Alcoholic Beverage Control (ABC) with concurrence from the Zoning Administrator. The Zoning Administrator may deny any application for alcohol sales if it is determined that is an over-saturation of alcohol sales or the nature and specific operational characteristics of a proposed business are inconsistent with the intent of the City Center Mixed Use Project. Outdoor consumption of alcohol shall be limited to the approved outdoor dining areas under the direct control of a California Alcoholic Beverage Control (ABC) licensee. This provision does not apply to special events which must obtain a separate Special Event Permit through ABC for the sale of alcohol.	Alcohol Sales	On-Going	Planning/ Building /Public Works	
12.	Signage is not approved with this permit. New monument or building façade signs require approval of a sign permit.	Signage	On-Going	Planning	
13.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	On-Going	On-Going	Public Works	
14.	The Project shall incorporate Green Infrastructure (GI) facilities along the frontage of Camino Ramon to the maximum extent practicable. The design of the GI facilities shall be approved by the City Engineer.	On-Going	On-Going	Public Works	
At Improvement Plans/Grading Permit Issuance					
15.	A final plan for all utility meters, transformers, irrigation control boxes, backflow devices, valves, or other above ground structures shall be submitted to Planning and Public Works Departments for	General	Prior to approval of	Planning	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	review and approval. Said utilities shall be located outside of the required front setback and shall be placed in underground vaults, screened by landscaping or buildings, fencing or painted in a manner which reflects the building and landscaping design and setback requirements. If utility providers determine that no practical alternative exists upon consultation with the City, utilities may be located within front setback if undergrounded or screened accordingly as allowed by the utility providers and approved by the Planning Services Division and Public Works Department.		improvement plans		
16.	Number, size, and location of driveways are subject to approval by the Public Works Department	General	Prior to approval of improvement plans	Public Works	
17.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	General	Prior to approval of improvement plans	Public Works	
18.	The Applicant shall submit a Site Development Permit application and plan check fee for on-site improvements, including grading and drainage.	General	Prior to approval of improvement plans	Public Works	
19.	The Project shall comply with the latest requirements of the Americans with Disabilities Act (ADA). In addition to on-site improvements, these standards shall be required for off-site improvements for any public facilities such as sidewalks and ramps that exist in the public right-of-way that surround the property or directly benefit the project.	General	Prior to approval of improvement plans	Public Works	
20.	The Applicant shall obtain an encroachment permit for all work conducted within the City right-of-way or easement	General	Prior to approval of improvement plans	Public Works	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
21.	The Project shall incorporate new streetlights or retrofit/relocate existing non-standard streetlights along the Project frontage as needed to meet the current Public Works standards.	General	Prior to approval of improvement plans	Public Works	
22.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works	
23.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscaping	Prior to Improvement Plans/ Grading permit issuance	Planning/ Public Works	
24.	Applicant shall submit a pre-construction nest survey to the Planning Department for review and acceptance prior to removal of trees and/or site disturbance.	Species	Prior to approval of improvements plans or grading or Issuance of a Tree Permit	Planning	
25.	A final lighting plan shall be submitted to Planning that complies with the Chapter 23.725 Outdoor Lighting prior to approval of improvement plans. The maximum height for parking lot lighting poles is 24 feet from finished grade and is inclusive of the pedestal.	Lighting	Prior to approval of improvement plans	Planning	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
26.	The improvement plans shall Incorporate permanent storm water quality treatment, low impact development, hydromodification, and full capture trash control measures into the site improvement plans in conformance with applicable City and County codes & standards, and state and federal law.	Water Quality	Prior to approval of improvement plans	Public Works	
27.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers.	Landscaping	Prior to approval of improvement plans	Public Works	
28.	Any alteration to the existing utilities within the existing 12.5-foot PUE shall reviewed and approved by Sacramento Municipal Utility District (SMUD) prior to construction of improvements.	Utilities	Prior to Improvement Plans/ Grading permit issuance	SMUD	
29.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Safety	Prior to approval of improvement plans	Metro Fire	
30.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart that is no less than ½ the diagonal measurement of the overall project site.	Safety	Prior to approval of improvement plans	Metro Fire	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
31.	Show the design for aerial apparatus access. Aerial apparatus access shall be a minimum 26-feet in width, located 15-30-feet from the building, and located on no less than 2 sides of the building (as determined by the Fire Code official).	Safety	Prior to approval of improvement plans	Metro Fire	
32.	Show the design for an approved fire apparatus turnaround. Fire apparatus turnaround shall conform to Sacramento Metro Fire Districts Fire Prevention Standard #3. Fire access turn-around shall be located within 50 feet of the end of the access roadway.	Safety	Prior to approval of improvement plans	Metro Fire	
33.	Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Safety	Prior to approval of improvement plans	Metro Fire	
34.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Safety	Prior to approval of improvement plans	Metro Fire	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
35.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Safety	Prior to approval of improvement plans	Metro Fire	
36.	All sanitation improvements shall be reviewed and approved by the Sacramento Area Sewer District (SASD) prior to installation.	Utilities	Prior to Improvement Plans/ Grading permit issuance	SASD	
Prior to Issuance of Building Permits					
37.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Maintenance	Prior to Issuance of Building Permits	Public Works	
38.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project	Maintenance	Prior to Issuance of	Public Works	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.		Building Permits		
39.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Civil plan shall include an ADA access plan • Sidewalk, curb and gutter on entire property frontage does not conform to ADA guidelines. Remove and replace all sidewalk, curb and gutter with new vertical curb and gutter, minimum 5-foot landscape planter and 10-foot wide sidewalk with tree wells. Tree wells shall be spaced approximately 30 feet apart. Any obstructions to the sidewalk shall be relocated behind back of walk. • Install new minimum 5-foot wide attached sidewalk on the entire property frontage. Remove and replace any damaged curb and gutter. • The improvement plans shall provide pedestrian crossings to the satisfaction of the Public Works Department. Sidewalk ramps shall be installed on both sides of the street to accommodate crossings. • Install a landscaped median feature to the satisfaction of the City. The dimensions of the median shall be approximately 12-	Maintenance	Prior to Issuance of Building Permits	Public Works	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	feet by 60-feet. The median shall be fully landscaped and irrigated to the satisfaction of the City. • The developer shall install decorative lighting fixtures to the satisfaction of the Public Works Department. • Relocate or remove any obstructions to the proposed improvements. • Show all utility laterals on the plan. • All overhead utilities shall be undergrounded. • Public improvement plans shall clearly delineate all transitions to existing improvements. • All improvements to be designed and constructed to the satisfaction of the Public Works Department.				
40.	Landscaping shall meet the requirements of landscaping, irrigation and hydroseeding of the City's Zoning Ordinance, and the State Model Water Efficient Landscape Ordinance (MWELO) as applicable.	Landscaping	Prior to Issuance of Building Permits	Planning	
41.	The Applicant shall submit a Master Sign Program Amendment (MSPA) application for the proposed City Center Hotel Project signage as shown on the Project Plans into the applicable existing Master Sign Program.	Signage	Prior to Issuance of Building Permits	Planning	
42.	The Applicant shall submit a separate zoning certification application for the public art feature prior to approval of the feature's plans.	Architectural	Prior to Issuance of Building Permits	Planning	
43.	Bicycle Parking shall be installed in accordance with RCMC 23.719.115. The design and location of the bicycle parking shall be reviewed and approved by the Planning Director.	Bicycle Parking	Prior to Issuance of Building Permits	Planning	
44.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division	Architectural	Prior to Issuance of Building Permits	Planning	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
45.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.	Architectural	Prior to Issuance of Building Permits	Planning	
46.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Division, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning	
47.	All lighting shall be installed in accordance with an approved Photometric Plan, showing the location of all light sources, streetlight spacing, intensity of luminance, and uniformity ratio, in accordance with the City's specifications, with the Improvement, Utility, or Building Plans, whichever comes first. The photometric analysis shall be reviewed by Engineering Services for the determination of streetlight spacing.	Architectural	Prior to Issuance of Building Permits	Planning/ Building	
48.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/Building/Public Works	
49.	Trash Enclosures shall comply with zoning code and Republic Services, Inc. standards regarding enclosure design, access requirements, and the number of required individual refuse receptacles based upon waste pickup schedules. Trash enclosures	Architectural	Prior to Issuance of Building Permits	Planning/ Building	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	should incorporate the same architectural treatments, materials and colors as the main building in order to properly integrate within the project.				
50.	A final landscape and irrigation plan shall be submitted in conjunction with site improvement plans and reviewed and approved by the Planning Director prior to issuance of building permits and/or any installation of landscape materials for projects as identified in RCMC 23.716.020 (Applicability). The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect. Final plans would show exact locations and irrigation for trees, shrubs, and ground cover consistent with plants listed in RCMC 22.180.080.	Landscaping	Prior to Issuance of Building Permits	Planning/ Public Works	
51.	Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to occupancy approval.	Construction	Prior to Issuance of Building Permits	Planning/ Building	
52.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler and/or Fire Alarm plans	Safety	Prior to Issuance of Building Permits	Metro Fire	
53.	Applicant shall pay any required sewer impact fees in accordance with the District's ordinance. The applicant should contact Permit Services Unit at 916-876-6100 for fee information.	Fees	Prior to Issuance of Building Permits	SASD	
Prior to Certificate of Occupancy					
54.	All required landscaping and irrigation shall be installed in accordance with the approved plans.	Landscaping	Prior to final building inspection	Planning	

ITEM 5.1.
ITEM 5.2.

TRAINING PURPOSES ONLY

ATTACHMENT 4
ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
55.	The Applicant shall record an executed written shared parking agreement between the landowners of the subject property (APN: 213-133-098), the adjacent property (APN: 213-133-085), and the City, in a form satisfactory to the City Attorney, subject to final approval by the Zoning Administrator.	Parking	Prior to final building inspection	Planning	
56.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Infrastructure	Prior to final building inspection	Public Works	
57.	Install improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Infrastructure	Prior to final building inspection	Public Works	
58.	The Applicant shall provide a letter from the project geotechnical engineer attesting that grading and foundations were constructed in accordance with their recommendations for the project.	Infrastructure	Prior to final building inspection	Public Works	
59.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a table containing the coordinates of public facilities shall be submitted and approved by the Public Works Department.	Infrastructure	Prior to final building inspection	Public Works	
60.	The Applicant shall provide a letter from the project traffic engineer verifying any approved changes that were made affecting the sight distance triangles within the project development.	Circulation	Prior to final building inspection	Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
61.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Safety	Prior to Final Occupancy	Metro Fire	
62.	Gates shall be in accordance with Sacramento County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Safety	Prior to Final Occupancy	Metro Fire	

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

1. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
2. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Metro Fire)
3. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.
4. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience. (Post Office)
5. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources).

6. Project proponents and/or future successors of interests shall comply with all 'Water Supply' provisions established in Ordinance No. SZC 2002-0014, Control No. 93-0243.
7. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.
8. Glass doors should be secured with a deadbolt lock with minimum throw of 1 inch. The outside ring should be free moving. (Police Department)
9. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both vertical distance of 3 inches and a horizontal distance of 1 inch each side of the strike, so as to prevent violation of the strike. (Police Department)
10. Overhead roll-up doors should be so secured on the inside that the lock cannot be defeated from the outside and should also be secured with a cylinder lock or padlock from the inside. (Police Department)
11. Doors with glass panel and door with glass panels adjacent to the door frame should be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed. (Police Department)
12. Windows that are capable of being opened should be secured on the inside with a locking device capable of withstanding a force of three hundred 300 lbs. applied in any direction. (Police Department)
13. Parking lots, driveways, circulations areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting should be equipped with vandal resistant covers. A lighting level of .5 to 1 foot candle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be use. (Police Department)
14. All exterior doors should be provided with a light source and should be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building. (Police Department)
15. Each premises, while closed for business after dark, should be sufficiently lighted by use of interior night lights.
16. An alarm system should be installed. The type of alarm is dependent upon the nature of the individual business. (Police Department)
17. SMUD has existing underground _12_kV facilities on the parcel near the intersection 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. (SMUD)
18. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. (SMUD)

19. 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. (SMUD)
20. 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. (SMUD)

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.
21. The Applicant shall not place any building foundations within 5-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.). (SMUD)
22. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. (SMUD)
23. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, and service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. (SMUD)
24. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. (SMUD)
25. Applicant shall comply with all SMAQMD rules and regulations in effect at the time of construction. (SMAQMD)
26. Bio-retention basins and water treatment and conveyance structures increase the potential for standing water and mosquito production. The Applicant shall properly implement these project features and through operation and maintenance plans, preclude mosquito production and address disease vector issues as they arise to reduce the need for pesticide applications avoid potential retrofits and fines. (Mosquito and Vector Control)