

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, March 8, 2023

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/88564043350?pwd=UzVtbE5rV2ZIS3NqM2hGSzZ1a1Qvdz09>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 885 6404 3350

Password: 642843

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 March 8, 2023. 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, March 8, 2023, before 3:00 p.m.

AGENDA

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

Planning Commission Members - Surrender 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 Mayor 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 November 9, 2022.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Holiday Inn Facade Renovations Design Review (CEQA Exempt Pursuant to Section 15301, Class 1 Existing Facilities) - PLND-1022-0055.

Recommendation: Determine the project is exempt under CEQA Exemption 15301, projects associated with existing facilities; and Adopt the Resolution approving the Major Design Review for façade renovations to the existing Holiday Inn building.

6. REGULAR CALENDAR ITEMS

- 6.1. **Subject:** Selection of 2023 Chair and Vice Chair.

Recommendation: Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2023 calendar year.

7. **COMMISSION COMMENTS/IDEAS/QUESTIONS**
8. **DIRECTOR'S REPORT**
9. **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.cityofranhocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

April 12, 2023	5:30 PM Regular Meeting
May 10, 2023	5:30 PM Regular Meeting
June 14, 2023	5:30 PM Regular Meeting
July 12, 2023	5:30 PM Regular Meeting
August 9, 2023	5:30 PM Regular Meeting
September 13, 2023	5:30 PM Regular Meeting
October 11, 2023	5:30 PM Regular Meeting
November 8, 2023	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 March 8, 2023 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on March 3, 2023 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 March 3, 2023 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: February 8, 2023
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION
MEETING OF NOVEMBER 9, 2022**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. November 9, 2022 Draft Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, November 9, 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://cityofranchocordova.zoom.us/j/82807403183?pwd=bGVpbIBkNVA4VHFDczdvMnZKQ0JxQT09>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 828 0740 3183

Password: 838641

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 5:32 p.m.

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

Council Members Absent: None

Staff Members Present: Kiana Amiri-Davani, Darcy Goulart, Adam Lindgren, Nicholas

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, November 9, 2022

ATTACHMENT 1

Sosa and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Lee Frechette 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

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of October 26, 2022

Recommendation: Adopt the minutes.

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

ACTION: Motion to approve item 4.1. as amended by Kondakrindi second by Frechette;
Motion passed with a 7:0 vote

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** 10929 Disk Drive - Project No. DD10000 - Tentative Parcel Map

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

ACTION: Motion to approve item 5.1. by Frechette second by Stauss;
Motion passed with a 7:0 vote

6. REGULAR CALENDAR ITEMS

- 6.1. **Subject:** A Resolution Approving the 2023 Rancho Cordova Planning Commission Meeting Schedule

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

ACTION: Motion to approve item 6.1. by Frechette second by McGarvey;
Motion passed with a 7:0 vote

- 6.2. **Subject:** California Environmental Quality Act (CEQA) Follow-up Discussion

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

ACTION: Input was received regarding California Environmental Quality Act (CEQA) Follow-up Discussion.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas and questions since the last meeting.

8. DIRECTOR'S REPORT

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, November 9, 2022

ATTACHMENT 1

Planning Manager Darcy Goulart gave her report.

9. ADJOURNMENT

Chair Kondakrindi adjourned the meeting at 6:53 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.



DATE: March 8, 2023

TO: Planning Commission Members

FROM: Chance Finley-Ross, Assistant Planner

SUBJECT: HOLIDAY INN FAÇADE RENOVATIONS DESIGN REVIEW (CEQA EXEMPT PURSUANT TO SECTION 15301, CLASS 1 EXISTING FACILITIES) – PLND-1022-0055

PROPERTY OWNER:	APPLICANT/DEVELOPER:
Rancho Investments, Inc.	Anita Mirpuri
9249 Sierra College Boulevard	9201 Research Drive
Roseville, CA 95661	Irvine, CA 92618

PROJECT: The Applicant, Rancho Investments Inc., requests a Major Design Review for façade improvements to an existing 3-story hotel structure located at 11269 Point East Drive. Site improvements include remodeling of an existing porte-cochere, removing and replacing existing entrance walls, installing exterior accent lighting, and upgrading exterior paint color, tile veneer, trim and coping. No site or landscaping improvements are proposed.

FILE: PLND-1022-0055

LOCATION: 11269 Point East Drive

ZONING: General Commercial (GC) within the Convention Overlay (CO) District

APN: 058-0270-030-0000

PLANNER: Chance Finley-Ross, Assistant Planner

RECOMMENDATION

Determine the project is exempt under CEQA Exemption 15301, projects associated with existing facilities; and Adopt the Resolution approving the Major Design Review for façade renovations to the existing Holiday Inn building.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the Major Design Review and would allow the applicant to submit for necessary improvement plans and building permits to begin construction.

PROJECT DESCRIPTION

A Major Design Review application was submitted on October 26, 2022, for façade renovations to an existing 3-story hotel structure located at 11269 Point East Drive. The proposed renovations include remodeling of an existing porte-cochere, removing and replacing existing entrance walls, installing exterior accent lighting, and upgrading exterior paint color, tile veneer,

trim and coping. There are no proposed modifications to the existing site features or landscaping at this time. Internal modifications are not included as part of this design review permit and shall go through the Building and Safety Division if any are proposed.

Figure 1: Site Location



Figure 2: Zoning Map



GENERAL PLAN CONSISTENCY

The project site is located within the General Commercial (GC) zoning designation within the Convention Overlay District of the City's General Plan. The General Plan states that uses located within the area of the overlay are intended to foster and support a convention center district, including hotels, restaurants, and meeting spaces. The convention district is intended to be a special place in the city that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. The proposed renovations would be consistent with the General Plan and would update the building to a more modern and vibrant façade.

ZONING ORDINANCE CONSISTENCY

The project site is zoned General Commercial (GC) within the Convention Overlay District where hotels and motels are permitted by right.

ANALYSIS

Zoning Code Chapter 23.141 "Major Design Review" states that any façade renovations exceeding 200 linear feet of frontage of an existing building requires a Major Design Review. As part of the Design Review process, the site design was reviewed for consistency with all development standards while the proposed architecture was reviewed for quality of design, use of variety of materials and colors, and for compatibility with the existing buildings on the project site.

Architecture:

The existing building was built in 1985 and had been remodeled to emulate the aesthetic of the Venetian Hotel located in Las Vegas. The newly proposed building façade renovations will update the building's façade to a more modernized look consistent with similar surrounding hotel and office uses within the Convention Overlay zoning district.

Figure 3: Existing Elevations

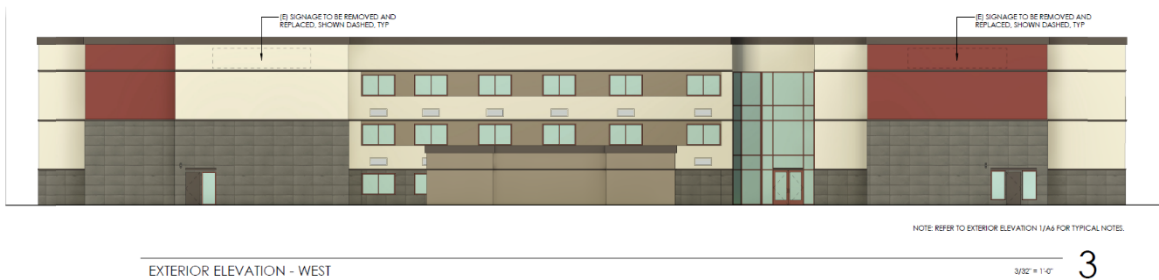
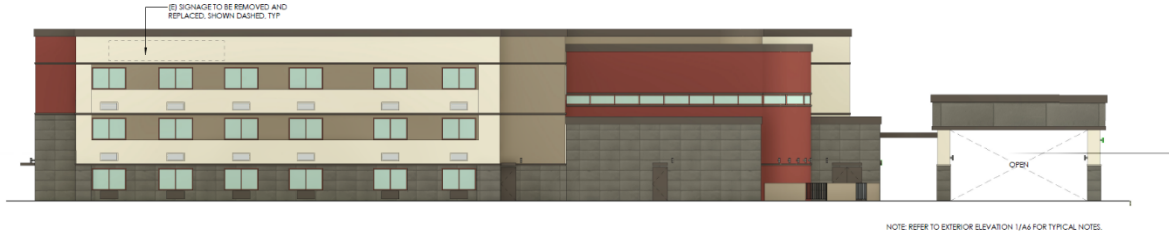
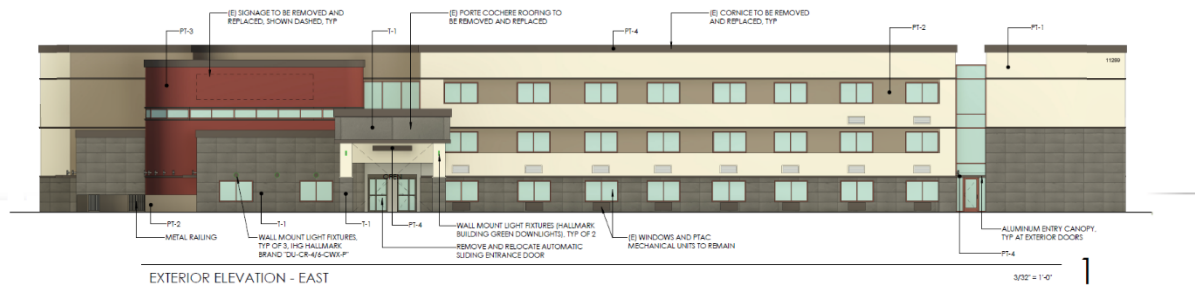


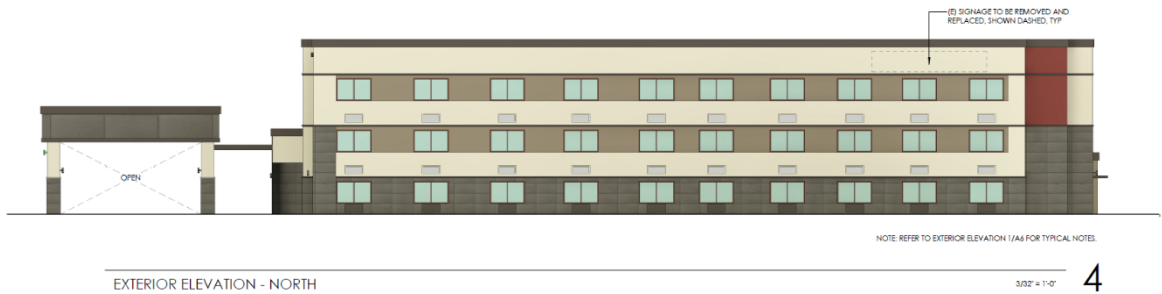


The proposed building architecture was reviewed for quality of design, use of variety of materials and colors, as well as for compatibility with the surrounding buildings. To break up the front street-facing façade, the building has maintained its varying parapet heights between the front entrance porte-cochere, the main front entry way, the restaurant tower, and the primary building roofline parapet. Additionally, a variety of paint colors have been proposed to help further enhance the building's aesthetic variation. Specifically, the proposed dark red accent color on the restaurant tower allows this portion of the façade to stand out in the foreground, with lighter colors behind it to create a more pronounced background color variation. Alternating light ivory and medium-to dark-brown colors have also been proposed to help accentuate guest room windows, building sections, and parapets.

The existing porte-cochere has been updated to include stone tiling on the raised columns to match the first-floor exterior façade of the main entrance and guest rooms. The proposed improvements have also straightened the previously rounded corners to create a square edge at the guestroom blocks, as these improvements do not impact the primary structure of the building. Wall-mounted green accent lighting has also been proposed to provide additional color variation for the building during darker hours.

Figure 4: Proposed Elevations





City Design Guidelines

The proposed project has been reviewed in accordance with City Design Guidelines. The project is consistent with the City Design Guidelines based on the criteria below.

- There are multiple façade projections and parapet heights to provide relief from the building's 3-story size as windows and a solid stone veneer have been added to clearly define the "base" of the building to make it more human scale and pedestrian friendly.
- Dark-to-medium contrasting colors define the "accent" of the building through color bands, sectionals, canopies, and columns, with lighter ivory serving as the "base" color toward the upper portions of each elevation.
- The building will maintain and update a defined entrance facing Point East Drive and will include heavy materials along the first floor "base" with a defined roof line "cap".
- The building has a defined roof line cornice that includes a foam coping accented with dark brown and varying parapet heights.
- Various materials, including stone tile, glass, aluminum, lighting, and stucco trim have been included in the façade.

FISCAL ANALYSIS OF PROJECT

Staff estimates the project's fiscal impacts to the City to be positive due to the project's proposed revitalization of the existing commercial building. The exterior renovations will foster positive reception thereby increasing demand and occupancy. The refresh will also positively impact the overall impression of the surrounding area.

ENVIRONMENTAL REVIEW

The project applicant is requesting approval of a Major Design Review for the proposed project. The Major Design Review associated with the Holiday Inn Façade Renovations project would be exempt from CEQA review under CEQA State Guidelines Section 15301, Existing Facilities. This exemption includes projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed renovations will take place on private property to an existing building. The existing structure meets all applicable setbacks and design standards required by the City of Rancho Cordova. No additional square footage will be added to the building and no environmental resources are within the immediate project area.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project as follows:

- To be in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15301; and
- Adopt Resolution approving the Major Design Review for the Holiday Inn Façade Renovations, PLND-1022-0055, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE HOLIDAY INN FAÇADE RENOVATIONS,
PROJECT NO. PLND-1022-0055**

WHEREAS, Rancho Investments, Inc., (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review for exterior façade renovations to the existing Holiday Inn located at 11269 Point East Drive (Assessor's Parcel Number: 058-0270-030-0000); 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 THAT THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA authorizes approval of the Holiday Inn Façade Renovations Major Design Review (attached hereto as (Exhibit A), subject to the following findings and attached Conditions of Approval (attached hereto as (Exhibit B)):

- A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Exempt under Section 15301, Existing Facilities, as supported by the following:

The Major Design Review associated with the Holiday Inn Façade Renovations project would be exempt from CEQA review under CEQA State Guidelines Section 15301, Existing Facilities. This exemption includes projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed renovations will take place on private property to an existing building. The existing structure meets all applicable setbacks and design standards required by the City of Rancho Cordova. No additional square footage will be added to the building and no environmental resources are within the immediate project area.

- B. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

- a) **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 General Plan Designation for the subject property is General Commercial (GC) within the City's Convention Overlay district. The building is an

existing 3-story hotel built in 1985. The proposed renovations do not include any additions to the building or modifications to site features. All proposed changes will be to the building's façade. The proposed project has been designed to meet all applicable Zoning regulations and adequately meets the objectives of the City Design Guidelines.

- b) **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 updated architecture and revised color scheme of the building will enhance the character of a pivotal location visible from Highway 50. The proposed exterior modifications are intended to update the existing building to their current marketing design with new paint and material, porte-cochere renovation, and updated accent lighting. The renovated hotel building will enhance the character of the surrounding area.

- c) **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 proposed building is architecturally consistent with the existing buildings in the surrounding office and hotel area. The new material, stone tile and variations of ivory, brown and dark brown in the color scheme will reduce the overall massing by breaking up the building façade with multiple defined edges emphasizing main entrances and sections of the building. No signage was included with this application.

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

Evidence: The proposed project is primarily for façade improvements to an outdated design and will not create conflicts among various transportation modes. The project does not propose to alter the existing layout or add square footage as the site has adequate vehicular circulation and parking facilities.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 8th day of March 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 5.1.

ATTACHMENT 1

Anil Reddy Kondakrindi, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk

HOLIDAY INN

11269 POINT EAST DRIVE, RANCHO CORDOVA, CA 95742



D

B

architecture

5221 DEER VALLEY ROAD, #150
RESCUE, CA 95672
(916) 316-6759
josh@dvbarchitecture.com

SHEET INDEX

PLANNING	
A0	COVER SHEET
A1	SITE PLAN
A2	GROUND FLOOR DEMOLITION PLAN
A3	GROUND FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	THIRD FLOOR PLAN
A6	EXTERIOR ELEVATIONS AND MATERIAL BOARD

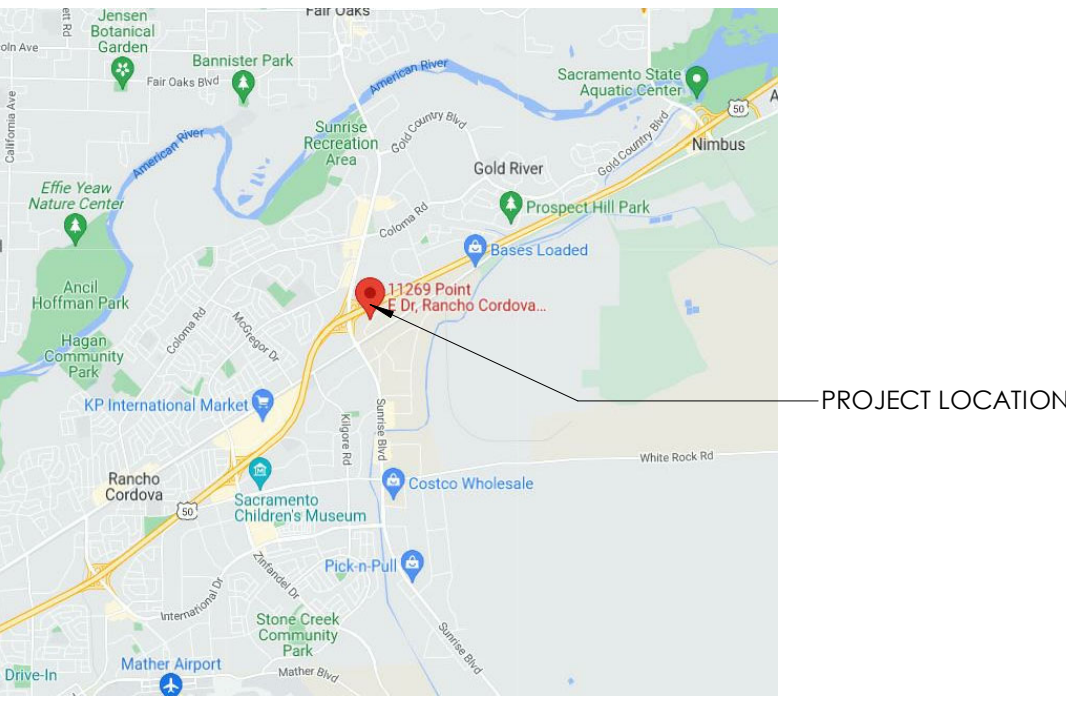
PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF SITE, EXTERIOR AND INTERIOR IMPROVEMENTS TO AN EXISTING 3-STORY HOTEL STRUCTURE.

SITE IMPROVEMENTS INCLUDE REMODELING THE EXISTING PORTE COCHERE.

EXTERIOR IMPROVEMENTS INCLUDE REMOVING AND REPLACING THE EXISTING ENTRANCE WALL AND STOREFRONT WINDOW / DOOR SYSTEM WITH AN AUTOMATIC ENTRANCE DOOR AND CANOPIES OVER THE EXISTING EXTERIOR DOORS. THE EXISTING EXTERIOR FINISHES WILL BE UPGRADED INCLUDING PAINT COLOR, TILE VENEER AND PARAPET TRIM AND COPING.

VICINITY MAP



PRELIMINARY DESIGN
02/06/2023

PROJECT TEAM

OWNER **RANCHO INVESTMENTS INCORPORATED**
9249 SIERRA COLLEGE BOULEVARD
ROSEVILLE, CA 95661
(877) 300-9132

ARCHITECT **DVB architecture**
5221 DEER VALLEY ROAD, #150
RESCUE, CA 95672
(916) 316-6759

PRELIMINARY DESIGN

HOLIDAY INN
11269 POINT EAST DRIVE, RANCHO CORDOVA, CA 95742

NOT FOR CONSTRUCTION

02/06/23 PRELIMINARY DESIGN

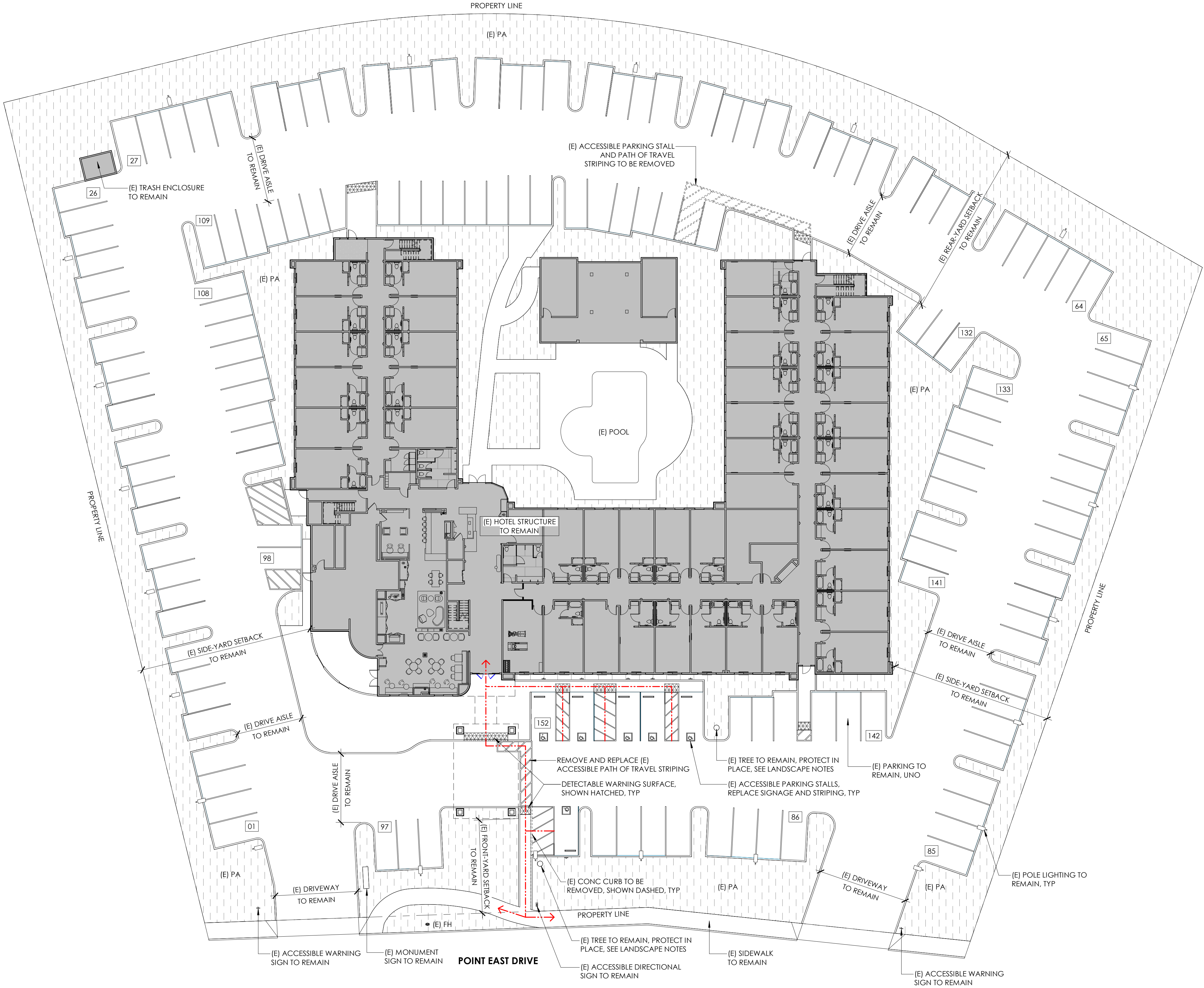
COVER SHEET

Project Number
18046

Drawn By
DVB

Checked By
DVB

A0



SITE PLAN

ZONING CODE

APN:	058-0270-030
ZONING:	GC - GENERAL COMMERCIAL

PARKING COUNT

GUEST ROOMS	124
REQUIRED PARKING	124 (1/ROOM PER TABLE 23.719-1)
REGULAR STALLS	101 (81% OF REQUIRED PARKING)
COMPACT STALLS	51
TOTAL PARKING	152
ACCESSIBLE PARKING (INCL ABOVE)	6 = OK

LANDSCAPE NOTES

1. PROTECT IN PLACE AND WRAP TREE TRUNKS PRIOR TO CONSTRUCTION TO PROTECT TREES FROM DAMAGE ADJACENT TO PROPOSED SCOPE OF WORK, STAGING AREAS, OR WORK AREAS, ETC.
2. THE ENTIRE TRUNK SHOULD BE WRAPPED WITH 2X4 LUMBER OR OTHER PROTECTIVE MATERIAL, SUCH AS WATTLE. IF USING 2X4'S, THESE SHOULD BE PLACED VERTICALLY, SIDE BY SIDE, AROUND THE DIAMETER OF THE TRUNK AND HELD SECURELY IN PLACE WITH STRAPPING OR ORANGE PLASTIC FENCING.
3. ANY OTHER TREES NEAR PROPOSED SCOPE OF WORK, STAGING AREAS, OR WORK AREAS SHOULD ALSO BE TRUNK WRAPPED OR HAVE FENCING INSTALLED AT THE DRIPLINES.

SITE PLAN LEGEND

- 48" MINIMUM ACCESSIBLE PATH OF TRAVEL, NO SLOPES IN DIRECTION OF TRAVEL EXCEEDING 5% AND NO CROSS SLOPES EXCEEDING 2%
- DETECTABLE WARNING SURFACE



OWNER

CONTRACTOR
This drawing is not final or to be used for construction until it is signed by the architect and the owner

PRELIMINARY DESIGN

HOLIDAY INN
11269 POINT EAST DRIVE, RANCHO CORDOVA, CA 95742

NOT FOR CONSTRUCTION

02/06/23 PRELIMINARY DESIGN

SITE PLAN

Project Number
18046

Drawn By
DVB

Checked By
DVB

A1

DVB

architecture

5221 DEER VALLEY ROAD, #150
RESCUE, CA 95672
(916) 316-6759
josh@dvbarchitecture.com

OWNER

CONTRACTOR

This drawing is not final or to be used for construction until it is signed by the architect and the owner

PRELIMINARY DESIGN

HOLIDAY INN

11269 POINT EAST DRIVE, RANCHO CORDOVA, CA 95742

NOT FOR CONSTRUCTION

GROUND FLOOR
DEMOLITION PLAN

Project Number
18046

Drawn By
DVB

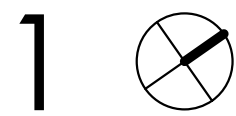
Checked By
DVB

A2



GROUND FLOOR DEMOLITION PLAN

3/32" = 1'-0"



DVB

architecture

5221 DEER VALLEY ROAD, #150
RESCUE, CA 95672
(916) 316-6759
josh@dvbarchitecture.com

OWNER

CONTRACTOR

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PRELIMINARY DESIGN

HOLIDAY INN

11269 POINT EAST DRIVE, RANCHO CORDOVA, CA 95742

NOT FOR CONSTRUCTION

02/06/23 PRELIMINARY DESIGN

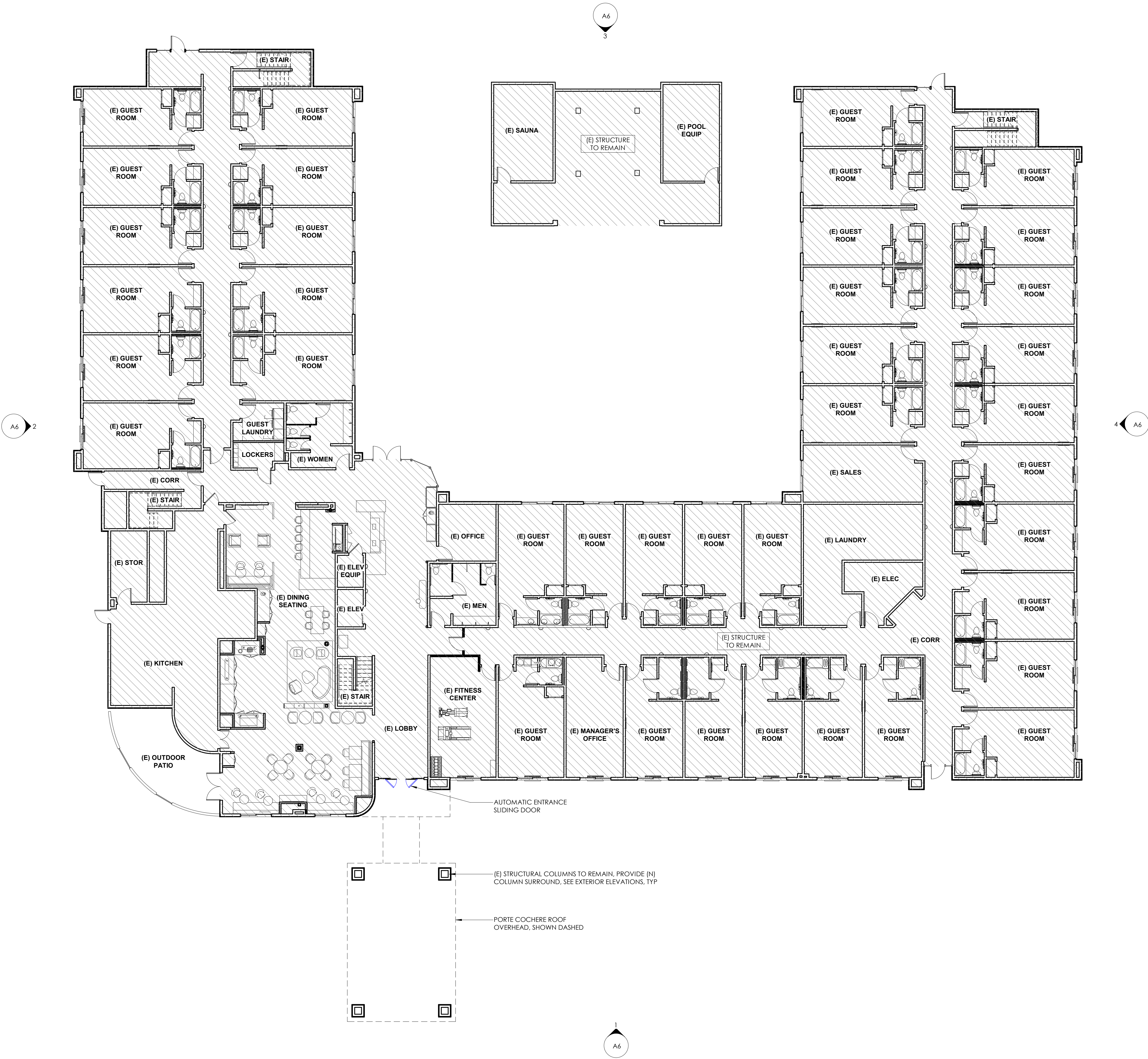
GROUND FLOOR PLAN

Project Number
18046

Drawn By
DVB

Checked By
DVB

A3



GROUND FLOOR PLAN

3/32" = 1'-0" 1

D

B

architecture

5221 DEER VALLEY ROAD, #150
RESCUE, CA 95672
(916) 316-6759
josh@dvbarchitecture.com

OWNER _____

CONTRACTOR _____

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PRELIMINARY DESIGN

HOLIDAY INN

11269 POINT EAST DRIVE, RANCHO CORDOVA, CA 95742

NOT FOR CONSTRUCTION

02/06/23 PRELIMINARY DESIGN

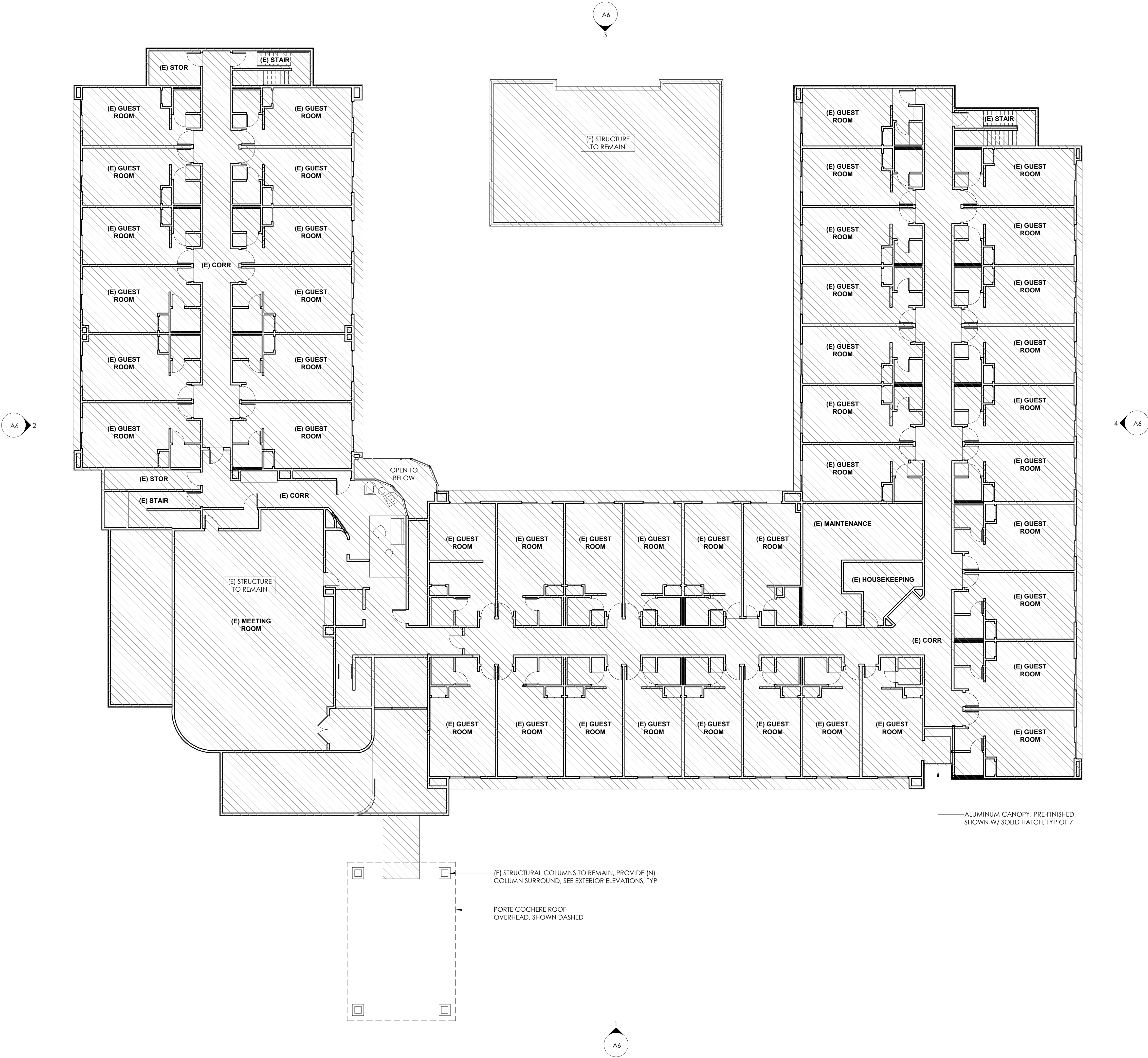
SECOND FLOOR PLAN

Project Number
18046

Drawn By
DVB

Checked By
DVB

A4



SECOND FLOOR PLAN

3/32" = 1'-0"

1

DVB

architecture

5221 DEER VALLEY ROAD, #150
RESCUE, CA 95672
(916) 316-6759
josh@dvbarchitecture.com

OWNER

CONTRACTOR

This drawing is not final or to be used for construction until it is signed by the architect and the owner

PRELIMINARY DESIGN

HOLIDAY INN

11269 POINT EAST DRIVE, RANCHO CORDOVA, CA 95742

NOT FOR CONSTRUCTION

02/06/23 PRELIMINARY DESIGN

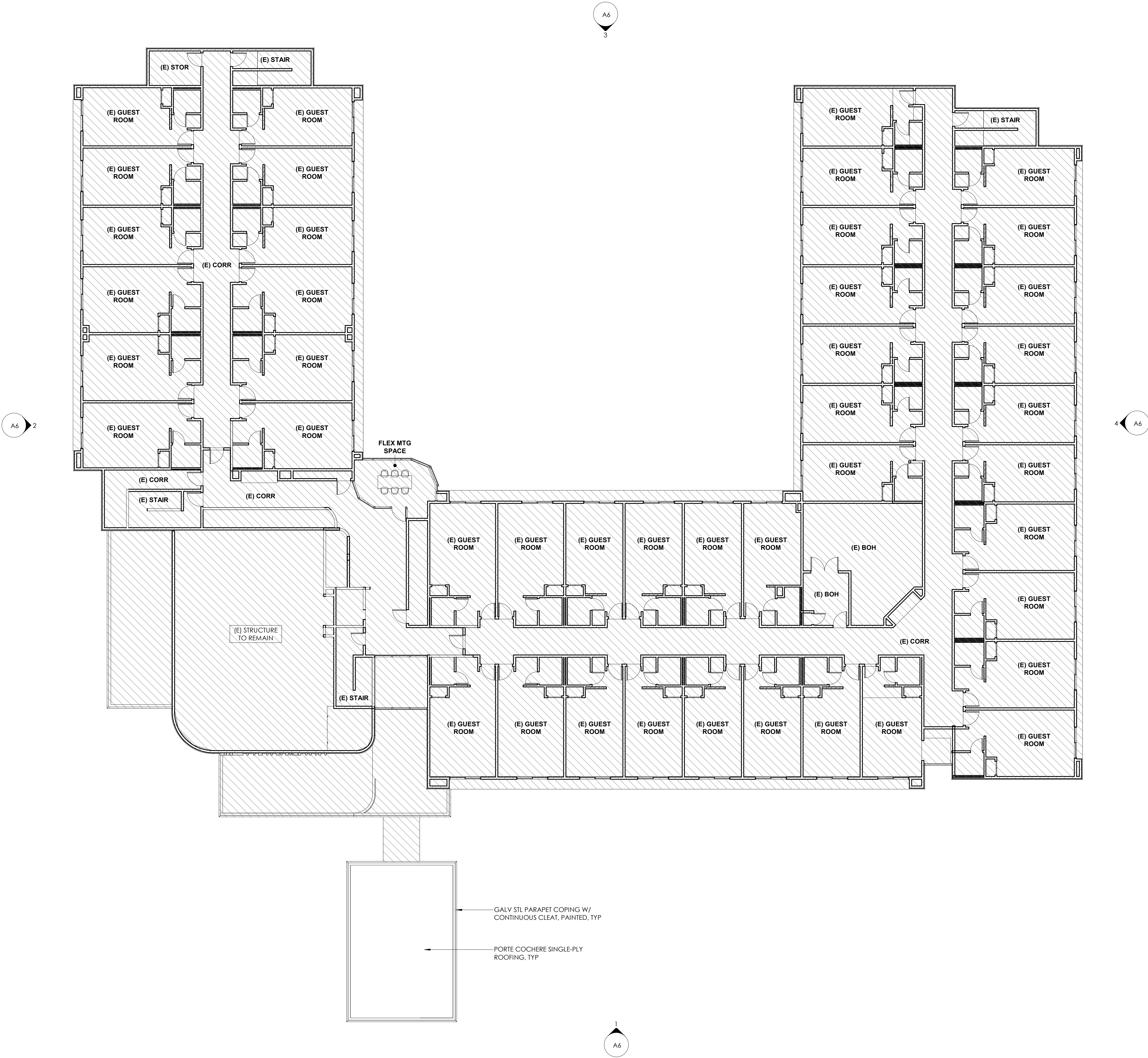
THIRD FLOOR PLAN

Project Number
18046

Drawn By
DVB

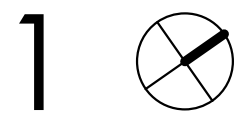
Checked By
DVB

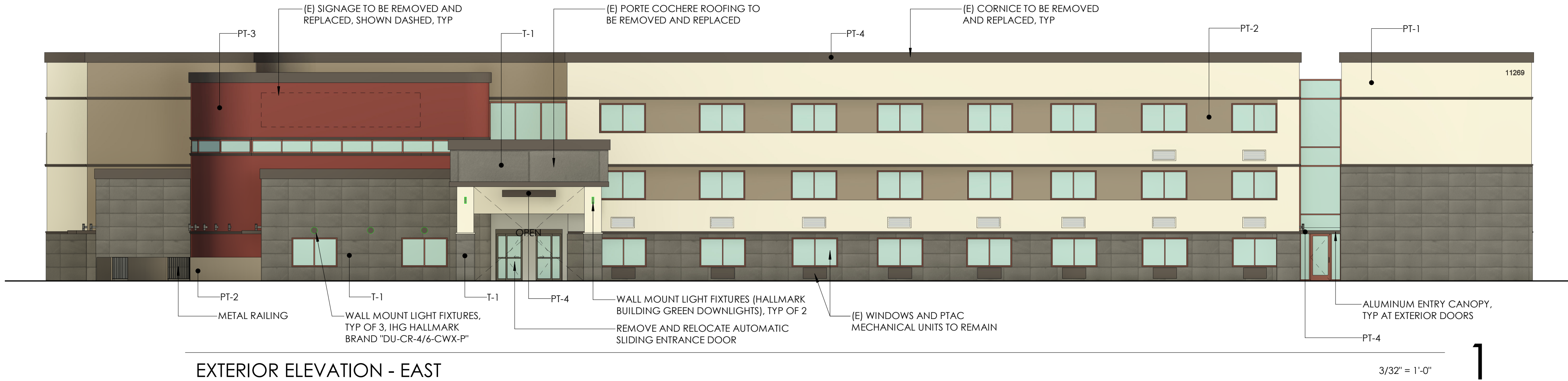
A5



THIRD FLOOR PLAN

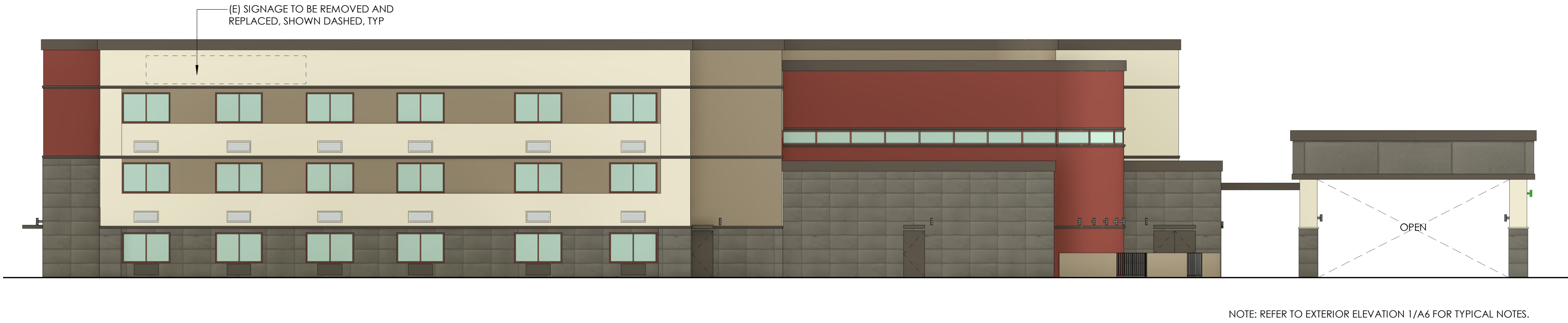
3/32" = 1'-0"





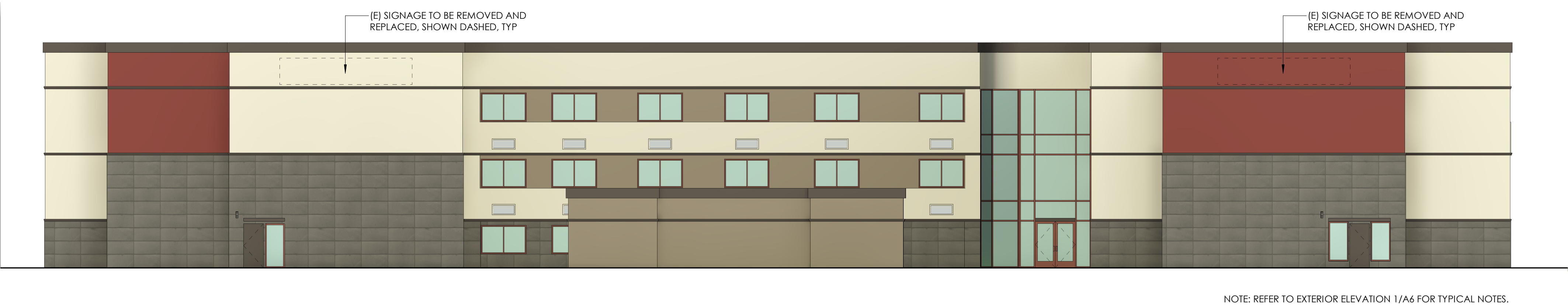
EXTERIOR ELEVATION - EAST

1



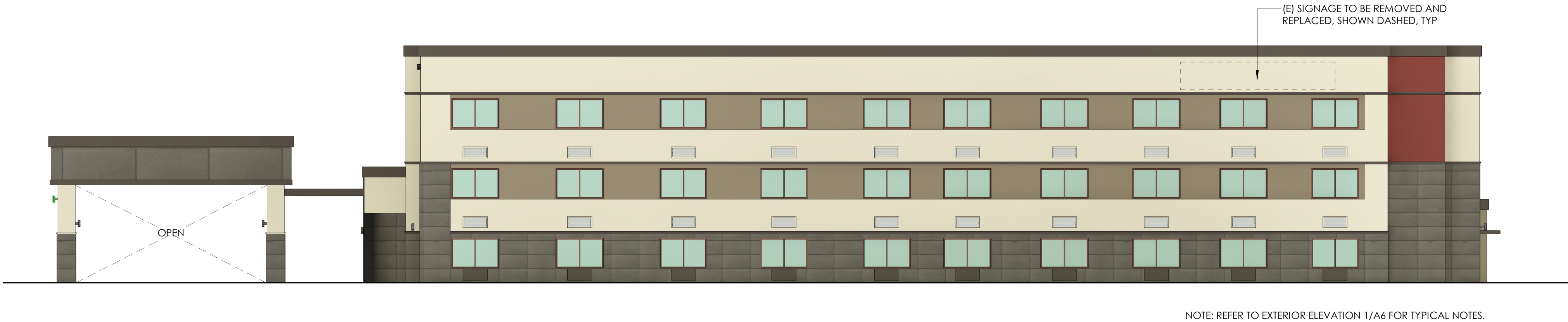
EXTERIOR ELEVATION - SOUTH

2



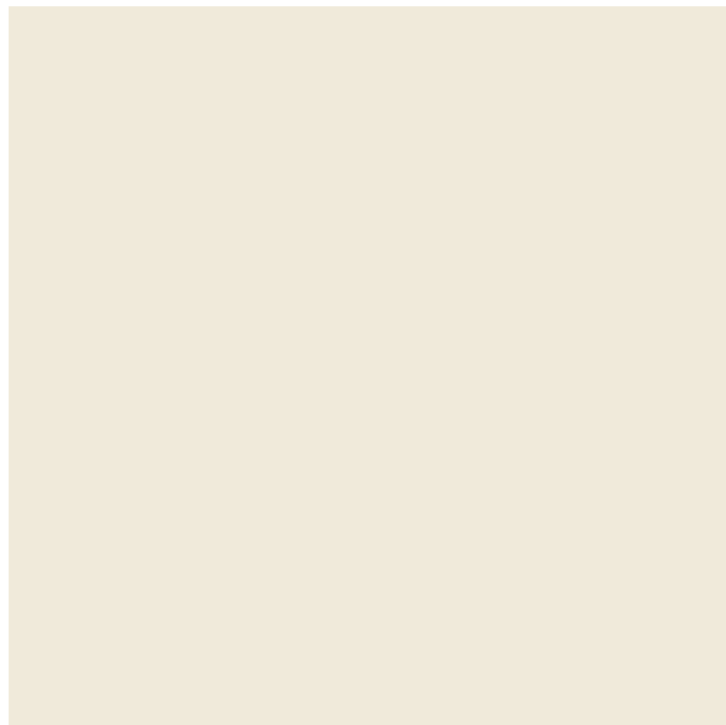
EXTERIOR ELEVATION - WEST

3



EXTERIOR ELEVATION - NORTH

4



PT-1 (PAINT-FIELD)

MANUFACTURER: PPG
MODEL: IVORY TOWER



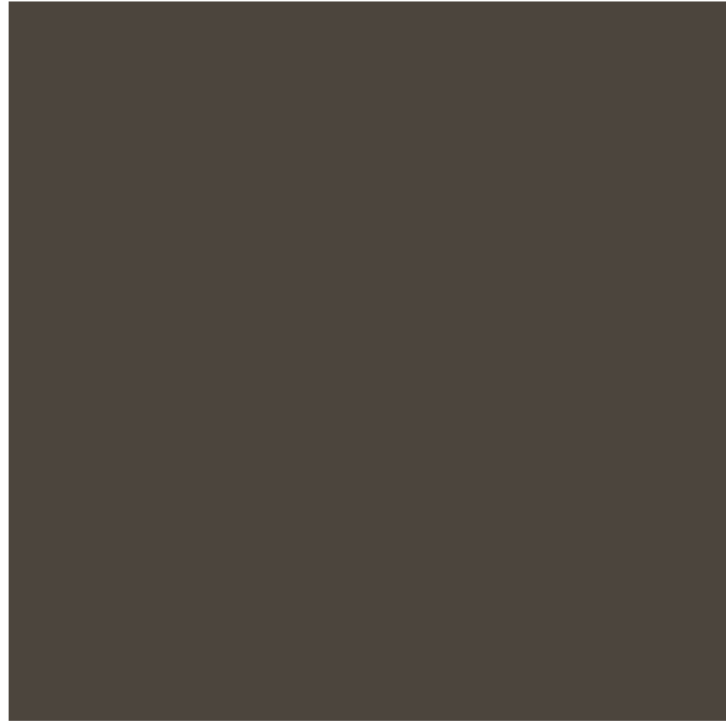
PT-2 (PAINT-FIELD)

MANUFACTURER: SHERWIN-WILLIAMS
MODEL: WARM STONE



PT-3 (PAINT-FIELD)

MANUFACTURER: SHERWIN-WILLIAMS
MODEL: CRABBY APPLE



PT-4 (PAINT-ACCENT)

MANUFACTURER: PPG
MODEL: PHANTOM MIST



T-1 (TILE)

MANUFACTURER: EMSER
MODEL: EXPANSE - NETWORK TAUPE - 63"H x 126"L* MAX

*OR EQUAL COLOR AND FINISH BY ALTERNATE MANUFACTURER



OWNER

CONTRACTOR

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PRELIMINARY DESIGN

HOLIDAY INN

11269 POINT EAST DRIVE, RANCHO CORDOVA, CA 95742

NOT FOR CONSTRUCTION

02/06/23 PRELIMINARY DESIGN

EXTERIOR ELEVATIONS
AND MATERIAL BOARD

Project Number
18046

Drawn By
DVB

Checked By
DVB

A6

ITEM 5.1.**ATTACHMENT 3
Exhibit B to the Resolution**

CONDITIONS OF APPROVAL		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
General Conditions				
1.	The approved entitlement is for a Major Design Review for Holiday Inn Façade Renovations located at 11269 Point East Drive (APN: 058-0270-030-0000), as described in the Planning Commission staff report dated March 8, 2023, and attached Project Plans (<u>Exhibit A</u>) with conditions herein (<u>Exhibit B</u>), for project number PLND-1022-0055.	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.	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
4.	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@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	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 or substantial construction of	Expiration	On-Going	Planning

ITEM 5.1.**ATTACHMENT 3
Exhibit B to the Resolution**

CONDITIONS OF APPROVAL		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	the permitted use or project has commenced and is diligently pursued to completion.			
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
7.	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 Division 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	On-Going	Planning/ Building
8.	A building permit is required for the proposed project. Please coordinate with the Building and Safety Division to obtain a building permit.	General	On-Going	Planning/ Building
9.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
10.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Division prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
11.	The existing building is currently connected to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.	Sewer System	On-Going	SASD

ITEM 5.1.

ATTACHMENT 3 Exhibit B to the Resolution

CONDITIONS OF APPROVAL		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
12.	SMUD has existing underground 12kV facilities along Point East Dr and on the project site 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.	Existing Underground Utilities	On-Going	SMUD
13.	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.	Easements	On-Going	SMUD
14.	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.	Relocation or Removal	On-Going	SMUD
15.	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.	Future Facility	On-Going	SMUD
16.	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.	Irrevocable Offer of Dedication	On-Going	SMUD
Prior to Issuance of Building Permit				
17.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Plan Submittals	Prior to Issuance of Building Permits	Sacramento Metropolitan Fire Department

ITEM 5.1.**ATTACHMENT 3
Exhibit B to the Resolution**

CONDITIONS OF APPROVAL		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
18.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Division. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and streetlights 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 rights-of-way.	Architectural	Prior to Issuance of a Building Permit	Planning
19.	Project must comply with all standards and requirements for Outdoor Lighting as shown in the Rancho Cordova Municipal Code Title 23 Chapter 23.725.	Outdoor Lighting	Prior to Issuance of a Building Permit	Planning
20.	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.	Architectural	Prior to Issuance of Building Permits	Planning
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.).	Utility Clearance	Prior to Issuance of Building Permit	SMUD
22.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services .	Siting Requirements	Prior to Issuance of Building Permit	SMUD

ITEM 5.1.**ATTACHMENT 3
Exhibit B to the Resolution**

CONDITIONS OF APPROVAL		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
Prior to Final Inspection				
23.	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.	Addresses	Prior to Final Building Inspection	Sacramento Metro Fire
24.	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 Final Building Inspection	Planning

ADVISORY:

- **FIRE:** Any Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.

MEMORANDUM



ITEM 6.1.

DATE: March 8, 2023
TO: Planning Commission Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **SELECTION OF 2023 CHAIR AND VICE CHAIR**

RECOMMENDATION

Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2023 calendar year.

RESULT OF RECOMMENDED ACTION

Upon nomination and a motion, one member of the Planning Commission will serve as the Chair and one will serve as the Vice Chair for the 2023 calendar year.

BACKGROUND

The Planning Commission will need to nominate a Chair and Vice Chair to serve for the 2023 calendar year.

The responsibilities of the Chair include procedural duties, such as presiding over meetings. It is the Chair's responsibility to run an orderly meeting and conduct the Planning Commission's business in a fair and timely manner. The Chair also maintains order of the meeting, manages public comment, keeps the agenda moving and often summarizes what has been heard by the public and fellow commissioners prior to calling for a motion on a particular item. The responsibility of the Vice Chair is to fill in for the Chair when he or she is unable to attend the meeting or participate in a particular item.

For purposes of this meeting, the Planning Commission will need to nominate a Chair and Vice Chair. The person nominated will need to accept the nomination and then a motion and roll call vote can be made.

ATTACHMENT(S)

None