



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
December 14, 2006

Honorable Members of the Planning Commission

Subject: The Three Seasons Hotel. A request for the planning approvals needed to construct a 77 room hotel in the General Commercial Review (C-2-R) zone. (P05-028)

- A. **Environmental Determination:** Categorically Exempt (CEQA Guidelines Section 15332).
- B. **Special Permit** to construct a building with an area exceeding 40,000 gross square feet in the General Commercial Review (C-2-R) zone.
- C. **Special Permit** to exceed the allowed 45' height within the General Commercial Review (C-2-R) zone.
- D. **Special Permit** to exceed the allowed 54' height for a roof structure (tower) in the General Commercial Review (C-2-R) zone.

Location/Council District:

7770 Stockton Boulevard, Sacramento, California, 95823

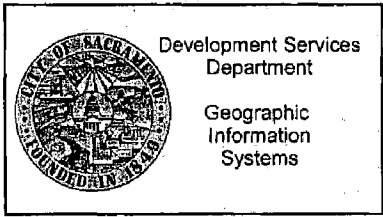
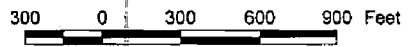
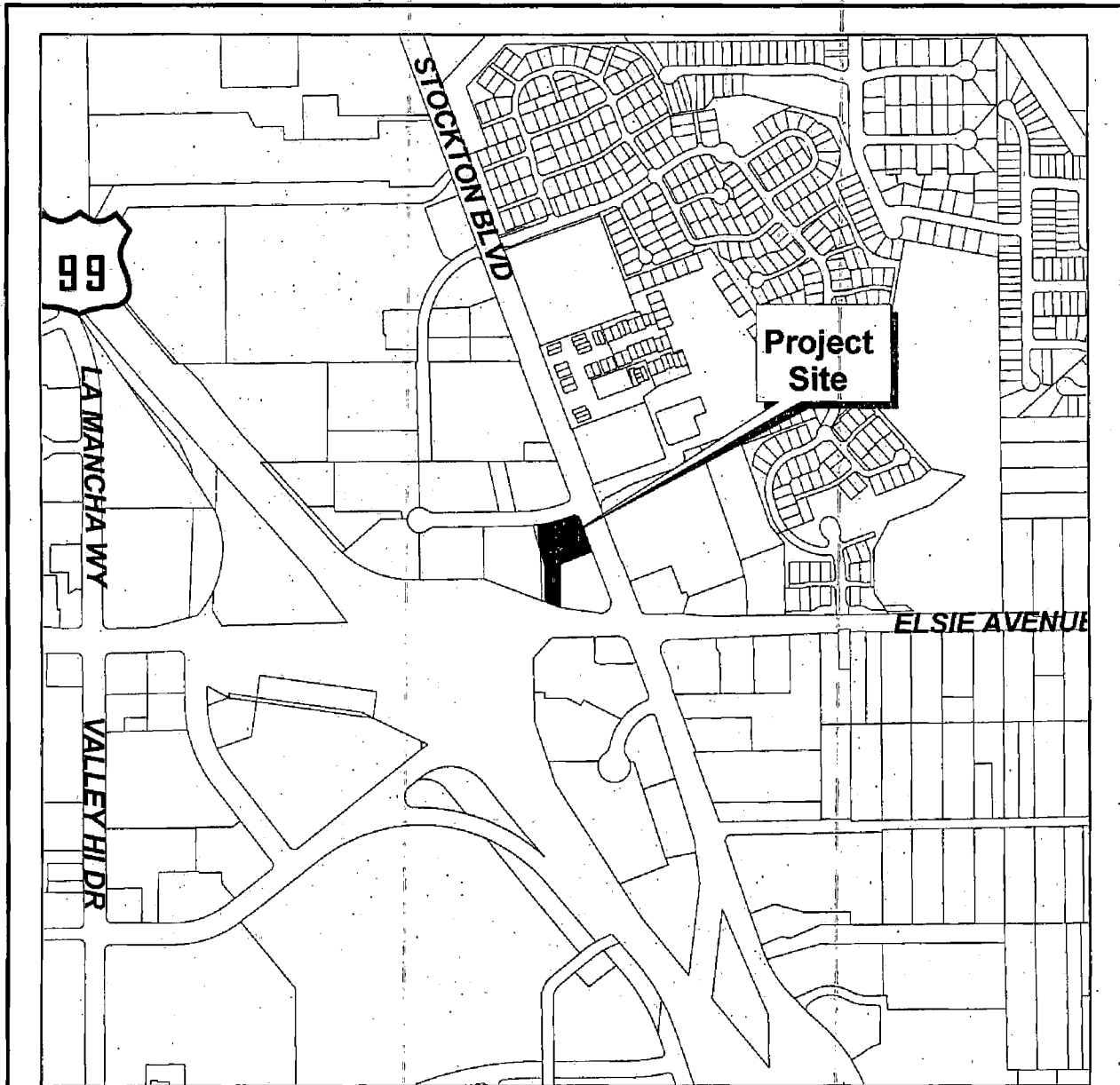
Assessor's Parcel Number: 118-0131-029

Council District 8

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-D above, and its decision may be appealed to the City Council.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590

Applicant/Owner: Ali Amidy, 655 Campbell Technology Park, Suite 125, Campbell California, 95008 (408) 497-4137



Vicinity Map



Summary: The applicant proposes to develop a vacant ±1.0 acre site with a four story, ±42,000 square foot, 77-room hotel in the General Commercial Review (C-2-R) zone. A three level, 50 stall parking garage is also proposed for the site. The hotel use is allowed in the General Commercial (C-2) zone and the Plan Review (R) designation requires the project be reviewed to ensure consistency with the Neighborhood Commercial Corridor Design Principles and applicable zoning requirements. However, because the proposed project exceeds 40,000 gross square feet in the General Commercial (C-2) zone approval of a Planning Commission special permit is required. The Zoning Ordinance indicates because a special permit is required, the plan review (-R) requirement is eliminated (Section 17.220.010 A). The project exceeds the 45' height limit requiring the approval of a special permit to exceed the allowed height. The project is not considered to be controversial, and staff recommends approval of the project.

Table 1: Project Information
General Plan designation: Community Neighborhood Commercial and Offices
South Sacramento Community Plan designation: General Commercial
Existing zoning of site: General Commercial Review (C-2-R)
Existing use of site: vacant
Property area: ±1.0 acre

Background Information: There is no record of prior planning applications affecting this property.

Public/Neighborhood Outreach and Comments: As part of the application review process, the project application packet was routed to interested community and neighborhood groups. In this instance, staff was unable to locate any community or neighborhood groups within a reasonable proximity to the project area.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to CEQA Guidelines Section 15332. Section 15332 exempts projects such as the current application, as "in-fill development", because the proposed project "is consistent with the General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations."

The proposed development is within city limits on a site of less than five acres that is substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site is adequately served by all required utilities and public services.

Policy Considerations: The proposed project is consistent with the Community Neighborhood Commercial and Offices General Plan land use designation as well as with the South Sacramento Community Plan General Commercial land use designation. The project is

consistent with all applicable policies of the General and South Sacramento Community plans.

The project supports General Plan goals relating to reuse and revitalization of commercial areas. Specifically the project supports the following General Plan goals:

- Promote the reuse and revitalization of existing developed areas, with special emphasis on commercial and industrial districts. (SGPU Sec. 4-1, Goal B)
- Promote economic vitality and diversification of the local economy. (SGPU Sec. 4-1, Goal D)

The project proposes develop a commercial site vacant for many years with an upscale hotel and parking structure thereby reusing and revitalizing the site.

Project Design

Land Use

A four story, ±42, 329 square foot, 77-room hotel is proposed for the vacant ±1 acre site. A ±26,592 square foot, three level, 50 space parking garage is also proposed onsite. The project, as proposed, requires Planning Commission approval of a special permit for a building exceeding 40,000 gross square feet in the General Commercial (C-2) zone. The Zoning Ordinance indicates because a special permit is required, the plan review (-R) requirement is eliminated (Section 17.220.010 A). In approving the Special Permit, the Planning Commission is required to make the following findings:

A. A special permit shall be granted upon sound principles of land use.

In this case, staff finds that the proposed hotel use is appropriate because the hotel design is consistent with the "Neighborhood Commercial Corridor Design Principles" and will help promote economic vitality and diversification of the local economy. The hotel could provide accommodations for travelers along State Highway 99 which is nearby as well as for Kaiser Foundation Hospital South visitors

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The project has provided good onsite vehicular circulation for standard vehicle travel as well as for fire safety equipment, has adequate landscaping and parking, and will have just one access drive onto the site, from Massie Court, reducing the potential for vehicular turning movement conflicts from the busy Stockton Boulevard roadway.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the "Neighborhood Commercial Corridor Design Guidelines" as well as the commercial land use policies of both the South Sacramento and General plans.

The hotel, as proposed, exceeds the allowed 45' height (as measured at the plate line) by $\pm 1.5'$. The tower element, above the main entrance, has a height of $\pm 57.66'$ which exceeds the allowed additional 20 percent roof structure height ($.2 \times 45' = .9'$) by 3.66'. The Zoning Ordinance requires the approval of a special permit, in both instances, in order to deviate from the 45' and 54' height limits (Chapter 17.216).

In approving the Special Permit, the Planning Commission is required to make the following findings:

A. A special permit shall be granted upon sound principles of land use.

In this instance, the one acre lot is small and has a unique, dog-leg configuration presenting a commercial development challenge. The site design is consistent with the "Neighborhood Commercial Corridor Design Principles" in that the increased height creates an architectural "anchor" for the corner which both enhances the streetscape and corner as well as creates a sense of place.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

In this case, the project complies with the City's development standards as well as with the "Neighborhood Commercial Corridor Design Principles". By designing a project consistent with the development standards, sufficient parking will be available, safe pedestrian circulation will be provided outside the vehicular travel ways and landscaping, in-scale with the hotel is proposed which will soften the building's visual impact. The hotel is sufficiently setback from adjacent commercial properties so the additional building height will be in proportion to the distance between buildings and the additional height should not impact adjacent businesses and buildings. The development of the property would eliminate the potential for nuisance activities such as illegal dumping or loitering on the vacant lot.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed development is otherwise consistent with the purpose and intent of the zoning regulations in that the safety and proper functioning of the site and adjacent roadways will not be impaired. The proposal does not violate any applicable general plan policies.

Because of the lot configuration and compliance with "Neighborhood Commercial Corridor Design Principles" as well as current design and development requirements, staff supports the special permit requests.

Access, Circulation and Parking

Balanced circulation routes have been provided for both vehicular and pedestrian movement. Vehicular access to the project site is proposed at the northwest corner of the site, off Massie Court. A 20' wide one-way drive provides vehicular circulation on-site around the hotel as well as accessing the three level parking structure which is located in the southern dogleg section of the property. The majority of the parking is housed within the parking structure and away from the street, minimizing the visual prominence of the structure. The parking structure provides 50 parking spaces and the circulation within the structure is two-way.

An additional 16 parking spaces are located along the eastern portion of the site, facing Stockton Boulevard, with a 20-wide landscape buffer between the parking and the roadway. This parking area provides temporary parking for guest check-in and check-out as it is proximate to the hotel's main entrance.

Table 2: Parking			
Use	Required Parking	Proposed Parking	Difference
Hotel	39 spaces (1 space per 2 guest rooms)	66 spaces	+27

As indicated above, the project exceeds parking requirements by 27 spaces. Given the project site is not close to light rail, is in an suburban area, and is proximate to a major north-south transit corridor (State Highway 99) staff believes the additional parking spaces are warranted due to the hotel's proximity to auto-oriented modes of travel along State Route 99 and the hospital.

Setbacks, height and bulk

Table 3: Height and area standards			
Standard	Allowed	Proposed	Deviation?
Height	45' to the plate line (when more than 100' from residential uses)	±46.5'	Yes, ±1.5'
	Tower element – 54' (allowed additional 20 percent roof structure height [.2 x 45' = 9'])	±57.66'	Yes, ±3.66'

Front setback	15'	±50'	no
Side setback	0'	1' – 29"	no
Street side setback	25'	30'	no
Rear setback	0'	2.75'	no
Lot coverage	na	na	na

As indicated above, the project meets or exceeds all applicable setback requirements. However, the project does exceed the height limit for both the building's plate line and tower element, for which special permits to exceed the allowable height are required.

Building design, signage and landscaping

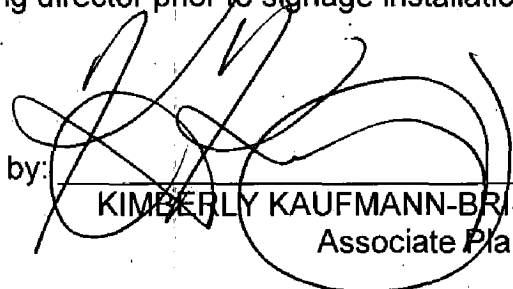
The hotel and parking structure design is consistent with the "Neighborhood Commercial Corridor Design Guidelines". The project design shows a respect for area context by incorporating strong design elements from the surrounding area and avoiding the weaker design elements. The strong Mediterranean influenced design contributes toward the movement of the streetscape to a more attractive and functional future.

The prominent visual landmark, as exhibited with the hotel's tower element, serves to anchor the corner and gives the site a unique identity and sense of place. The hotel façades are well articulated and detailed and the roof lines are stepped creating smaller, more interesting visual elements. Additionally, the parking structure is consistent with the overall hotel architecture design and materials. The use of quality building materials with coordinated colors and textures, as are proposed with this project, adds to the sense of place and aids in inspiring continued investment and upgrading of the commercial corridor.

The landscape design is compatible with the site and building design. An appropriate mix of trees, shrubs, groundcover and annuals are proposed both along the roadways and around the hotel, softening the architecture and adding an organic dimension to the hardscape of building and roadway.

No signage is proposed with this application and the project will be conditioned to provide a signage schedule for review and approval by the planning director prior to signage installation.

Respectfully submitted by:



KIMBERLY KAUFMANN-BRISBY
Associate Planner

Recommendation Approved:



TOM BUFORD
Senior Planner

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Proposed Findings and Conditions

Findings of Fact

- A. Environmental Determination:** Categorical Exemption CEQA Section 15332: The City Planning Commission finds and determines the proposed project is exempt from environmental review pursuant to Section 15332 of the 2006 California Quality Act and Guidelines based on the following Findings of Fact:
1. The project is consistent with the General Plan designation of Neighborhood Commercial and Offices, the South Sacramento Community Plan designation of General Commercial and the zoning designation of General Commercial Review (C-2-R);
 2. The project consists of less than five acres, is within the city limits and is surrounded by urban uses;
 3. The project site has no value as habitat for endangered, rare, or threatened species;
 4. The site can be adequately served by all required utilities and public services; and
 5. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- B. The Special Permit** to construct a building with an area exceeding 40,000 gross square feet in the General Commercial Review (C-2-R) zone is approved subject to the following Findings of Fact and Conditions of Approval:
1. The project is based upon sound principles of land use in that the proposed hotel use is allowed in the General Commercial (C-2) zone. The hotel design is consistent with the "Neighborhood Commercial Corridor Design Principles" and will help promote economic vitality and diversification of the local economy. The hotel will provide accommodations for travelers along State Highway 99 which is nearby as well as for Kaiser Foundation Hospital South visitors.
 2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that: The project has provided good onsite vehicular circulation for standard vehicle travel as well as for fire safety equipment, has adequate landscaping and parking, and will have just one access drive onto the site, from Massie Court, reducing the potential for vehicular turning movement conflicts from the Stockton Boulevard roadway.

3. The proposed project is consistent with the General Plan and South Sacramento Community Plan which designates the site for Community Neighborhood Commercial and Offices and General Commercial, respectively.

C. The **Special Permit** to exceed the allowed 45' height within the General Commercial (C-2) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project is based upon sound principles of land use in that: The one acre lot is small and has a unique, dog-leg configuration presenting a commercial development challenge. The site design is consistent with the "Neighborhood Commercial Corridor Design Principles" in that the increased height creates an architectural "anchor" for the corner which both enhances the streetscape and corner and creates a sense of place.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that: The project complies with the City's development standards as well as with the "Neighborhood Commercial Corridor Design Principles." By designing a project consistent with the development standards, sufficient parking will be available, safe pedestrian circulation will be provided outside the vehicular travel ways and the applicant proposes to employ high-quality construction materials that will endure. The hotel is sufficiently setback from adjacent commercial properties so the additional building height will be in proportion to the distance between buildings and the additional height would not adversely impact adjacent businesses and buildings. The development of the property would eliminate the potential for nuisance activities such as illegal dumping or loitering on the vacant lot.
3. The proposed project is consistent with the General Plan and South Sacramento Community Plan which designates the site for Community Neighborhood Commercial and Offices and General Commercial, respectively.

D. The **Special Permit** to exceed the allowed 54' height for a roof structure (tower) in the General Commercial Review (C-2-R) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project is based upon sound principles of land use in that: The site design is consistent with the "Neighborhood Commercial Corridor Design Principles" because the increased height creates a prominent visual landmark, as exhibited with the hotel's tower element, which serves to anchor the corner and gives the site a unique identity and sense of place.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance. The project complies with the City's development standards as well as with the "Neighborhood Commercial Corridor Design Principles." By designing a project consistent with the development standards, sufficient parking

will be available, safe pedestrian circulation will be provided outside the vehicular travel ways and landscaping that is consistent in scale with the hotel is proposed which will soften the building's visual impact. The hotel is sufficiently setback from adjacent commercial properties so the additional building height will be in proportion to the distance between buildings and the additional height would not impact adjacent businesses and buildings. The development of the property would eliminate the potential for nuisance activities such as illegal dumping or loitering on the vacant lot.

3. The proposed project is consistent with the General Plan and South Sacramento Community Plan which designates the site for Community Neighborhood Commercial and Offices and General Commercial, respectively.

Conditions of Approval

The **Special Permit** to construct a building with an area exceeding 40,000 gross square feet in the General Commercial Review (C-2-R) zone is hereby approved subject to the following conditions:

B1. Current Planning-General

- a. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- b. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- c. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Code.
- d. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- e. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets and the adjacent homes by the building parapet, and/or architectural projections that are integral to the building design.
- f. The applicant shall paint electrical meters/cabinets, telephone connection boxes, and other utility appurtenances to match the building to which they are attached.
- g. The applicant/owner shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties, and streets.

- h. The applicant/owner shall agree to a "good neighbor policy." The "good neighbor policy" shall require that if any significant problems arise and the City receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.

B2. Current Planning-Landscaping:

- a. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
- b. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking areas and driveways.
- c. Landscaping shall be provided, as allowed, to screen ground-mounted mechanical equipment, backflow preventors, transformers, and other similar appurtenances to the satisfaction of the Planning Director.
- d. Prior to issuance of building permits, the owner/applicant shall submit to Planning-Site Design group for review and approval landscape plans exhibiting the following criteria: Thirty percent of the trees shall be a minimum 24" box size; the remaining trees shall be a minimum 15 gal. container size. A mix of shrubbery and groundcover shall be planted and maintained throughout the plaza area. Drought tolerant groundcover shall be planted to cover all planter soil areas within 2 years of installation. All landscape areas shall have automatic irrigation installed and operational.
- e. Adequate spacing will be provided between the trees to allow the trees to obtain full maturity growth potential. All landscaped area soil surfaces shall be covered with living groundcover within two years of installation. If groundcover is contraindicated beneath the trees a covering 6" deep with mulch shall be applied and maintained in perpetuity beneath and around the trees to an average diameter of six feet around the base of each tree.
- f. Section 17.64.030(H) of the Zoning Code requires trees to be planted and maintained throughout any surface parking lot to ensure that, within fifteen (15) years after establishment of the parking lot, at least fifty (50) percent of the parking area will be shaded. The project will comply with the fifty percent shading requirement for all parking and maneuvering areas, provide planters with a minimum inside width of 6-feet by 6-feet, be fully automatically irrigated and landscaped with a mix of at least four different tree types (genera) throughout the

required shading area (staff recommends the landscaping plan include no more than 20 percent oak trees). All planter soil surfaces shall be covered with living groundcover within two years of installation.

- g. Details of any outdoor furniture and accessories shall be provided the Planning Director for review and approval prior to the issuance of building permits.
- h. The owner/operator/owner's association shall maintain the grounds and landscaped areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and turf as needed if original landscaping dies.
- i. All landscaping shall be maintained so that ground cover plants and shrubs do not exceed a maximum height of thirty inches (30"); and tree limbs shall be trimmed (at maturity) so that they hang no lower than six feet (6') above grade level.

B3. Current Planning-Fencing:

- a. The placement of walls, gates/openings, fencing and the vehicular access points shall conform to the site plan. Any modifications may require additional staff review and/or a special permit modification.

B4. Current Planning-Trash enclosures:

- a. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco that is compatible in color and texture to the building facades.
- b. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates.
- c. The trash enclosure and recycling enclosure (if separate) facility shall be designed to allow walk-in access without having to open the main enclosure gates.
- d. The trash enclosure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines and shall be automatically irrigated.
- e. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size, and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup.

- f. The minimum dimensions of the concrete apron for a single two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Plan Checker.
- g. Paving material shall consist of 5" aggregate base rock and 6" Portland cement paving.
- h. The applicant shall comply with the City's Recycling Ordinance and shall ensure that trash and recycling enclosures are provided with the required capacity.

B5. Current Planning-Exterior Lighting:

- a. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
- b. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- c. The height of pole mounted light fixtures shall be no more than ± 12 feet in height.
- d. Adequate overall exterior site lighting shall be installed and shall be coordinated with the landscaping plan so there is minimal interference between the light standards and required illumination and the trees and required shading. Project lighting shall be provided as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space during business hours and .25 foot-candles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etcetera, from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant. On-site lighting shall be shielded from adjacent parcels and the street so the on-site illumination will not shine on to, or impact the adjacent residential properties or the street.

B6. Current Planning-Parking:

- a. Parking design shall be provided as required by the Zoning Code. Parking shall also be consistent with the currently proposed number of a minimum of 66 spaces, including required ADA accessible spaces.
- b. Prior to the issuance of the Certificate of Occupancy, the applicant shall distribute at regular intervals-2 Class I bicycle parking spaces and 1 Class I, II, or III bicycle parking spaces in secure, well lit areas near the building entrance.

B7. Current Planning-Signage:

- a. The applicant shall submit a sign application for all project signage for the site including but not limited to monument signs, entry signs, building identification and address signs, trash enclosure signs, and directional signage prior to the issuance of any sign permits. The sign application/program shall be reviewed by both the Planning and Building departments for conformance and compatibility with the project.
- b. All signage shall comply with the City of Sacramento's Sign Ordinance.
- c. No monument sign shall exceed 8' in height. The monument sign located at the main entrance shall have only the plaza name.

d. GENERAL SIGN SPECIFICATIONS

- 1. All attached signs shall consist of individually applied letters (no "can" signs).
- 2. No animated, flashing or audible signs are allowed, unless otherwise provided for within these guidelines.
- 3. No exposed lamps are permitted. Neon is acceptable in tenant storefront windows subject to approval by the City of Sacramento Planning Division.
- 4. All signs and their installation shall comply with all local building codes, electrical codes and the approved planned sign permit program for this center.
- 5. No portable signs are allowed.
- 6. No exposed crossovers, raceway, or conduit are permitted.
- 7. All cabinets, conductors, transformers and other equipment shall be concealed.
- 8. Painted lettering is not permitted.
- 9. Sign colors shall be complementary to the overall architecture of the hotel and will be considered on an individual basis and will be subject to the review and approval of the owner/landlord and the City of Sacramento, Current Planning Division.

B7. Current Planning-Maintenance and Security

- a. Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project. Landscaping shall not obscure common areas.

- b. Parking spaces shall be steam cleaned a minimum of twice per year.
- c. Owner/Operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff. Signage shall be subject to approval by the Planning Director.
- d. Owner/Operator shall conduct periodic inspections and repairs, as needed not less than monthly, of the exterior of all buildings, trash enclosures and walls/fences.
- e. Owner/Operator shall establish and conduct a regular program of routine maintenance for the property. Such a program shall inspect the property and schedule repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuously. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.
- f. Owner/Operator shall maintain landscaping and irrigation in a healthy and serviceable condition.
- g. Owner/Operator shall indicate and maintain the location of the parking stall for handicapped/disabled access and strictly enforce rules related thereto.
- h. The owner/operator shall be responsible for the abatement/removal of any and all graffiti on the buildings and walls within 48 hours. The Neighborhood Services Department at www.cityofsacramento.org/npsd/graffiti or (916) 808-5948, is available to assist the operator by providing information for preventative measures to reduce the occurrence of graffiti.

Graffiti shall mean any unauthorized inscription, work, figure or design that is marked, etched, scratched, drawn, or painted on or otherwise affixed to or on any surface.

B8. Development Engineering

- a. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

- b. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along Stockton Boulevard and Massie Court per City standards and to the satisfaction of the Development Engineering Division.
- c. The applicant shall dedicate sufficient right-of-way (If needed) along Stockton Boulevard to be consistent with the City's 4-lane arterial standards (99-foot R/W) for future separated sidewalks to the satisfaction of the Development Engineering Division. If more than 50% of the existing improvements along Stockton Boulevard are deteriorated, then the applicant shall remove existing improvements and reconstruct new improvements to City standards.
- d. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- e. The site plan shall conform to A.D.A. requirements in all respects. This shall include the repair/construction of ADA compliant ramps at the south-west corner of Stockton Boulevard and Massie Court to the satisfaction of the Development Engineering Division.
- f. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Code).
- g. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

B9 Utilities

The following are conditions for the **Special Permit** of a proposed ±42,000 square foot, 77-room hotel in the General Commercial review (C-2-R) zone that shall be approved by the Department of Utilities prior to issuance of a building permit.

- a. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities.
- b. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- c. All water connections shall comply with the City of Sacramento's Cross

Connection Control Policy.

- d. Multiple fire services are allowed per parcel and may be required.
- e. The proposed development is located within County Sanitation District No. 1 (CSD-1). The applicant shall comply with all CSD-1 requirements.
- f. Prior to the submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required and shall be approved by the Department of Utilities. It is the responsibility of the applicant to contact the Sacramento County Department of Water Resources (or other agencies) and obtain in writing the 10-year and 100-year HGL in Elder Creek. Prior to performing the drainage study and prior to design, contact the DOU for the latest infill criteria. A SWMM model of this shed and the surrounding area may be required for this project. On-site detention storage may be required. The required volume shall be stored within oversized pipes and/or within the on-site street section prior to overland release. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain run-off. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release elevation. The 10-year and 100-year HGL's shall be shown on the improvement plans.
- g. Per City Code, the owner/applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project may be required to construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- h. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- i. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- j. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the

proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

- k. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Both source controls and onsite treatment control measures are required. Onsite treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. The following list includes, but is not limited to, acceptable on-site water quality treatment controls: (1) vegetative swales and (2) underground vaults. Vegetative swales may require additional landscape areas and City approved underground vaults (Con Span Vault) are costly. Improvement plans must include the source controls and onsite treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Storm water Quality Control Measures," for appropriate source control measures and onsite treatment control measures.
- l. This project is greater than 1 acre in size; therefore the project is required to comply with the State "NPDES General Permit for Storm water Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

Advisory notes for the Special Permit:

- m. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.
- n. The proposed project is located in the 100-year floodplain, designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the Shaded X zone, there are no requirements to elevate or flood proof.

B10 Fire Department

- a. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- b. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- c. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Contact the Utilities Department at 808-7065.
- D. Provide appropriate Knox access for site.
- e. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- f. Locate and identify Fire Department Connections (FDCs) on address side of building within 40 feet of a fire hydrant.
- g. Parking garage will need to be fitted with an approved automatic fire sprinkler system.

B11. Solid Waste

- a. Recycling capacity of 3 cubic yards of recycling and 3 cubic yards of solid waste capacity shall be met or exceeded.
- b. A recycling program shall be established. The developer should send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.
- c. This project shall divert construction waste. The project proponent shall target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer should submit the following information to the Solid Waste Division:
 - Method of recovery
 - Hauler information
 - Disposal facility

- Diversion percentage
- Weigh tickets documenting disposal and diversion

Solid Waste Advisories:

- The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
- Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.
- Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

If the project developer has any questions, please contact 916-808-4927.

B12. Police Department

Landscaping

1. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines as well as under vulnerable windows.
2. The perimeter-landscaped areas shall incorporate security-type plant materials to discourage persons from cutting through parking areas or trampling the vegetation or climbing perimeter fence or walls.
3. The perimeter of the site shall be fenced during construction and security lighting and security guards shall be employed and deployed as necessary.

Parking

4. The area should be routinely patrolled by security.
5. An extensive closed-circuit television system should be incorporated throughout the parking area with recorder capability.

6. Parking areas, stairwells, & sidewalks shall be designed to provide added visibility and a sense of security.
7. Any assigned parking stalls shall be clearly marked.
8. Space shall be designated and clearly marked near the main entrance for passenger loading and unloading, including taxi and bus services.
9. All handicapped, compact loading/unloading, & delivery parking spaces shall be clearly marked with pavement markings and appropriate signs.
10. The applicant shall install directional signs, traffic control devices, & traffic circulation markings where appropriate or required on site.
11. All entrances to the parking areas shall be posted with appropriate signs per 22685(a) CVC to assist in removing vehicles at the property owner's/manager's request.

Lighting

12. Project lighting shall be as follows: 1.5 foot candles of minimum maintained.
13. Illumination per square foot of parking space during business hours and 0.25 foot candles of minimum illumination per square foot of surface on any walkway, alcove, passageway, etc from ½ hour before dusk to ½ hour after dawn. All light fixtures shall be equipped with vandal-resistant covers/lenses.
14. Parking lots, aisles, passageways, recesses, & grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination for the safety and security of vehicles and pedestrians using the site during the hours of darkness or diminished lighting.
15. All exterior doors shall be adequately illuminated at all hours with their own light source.
16. Exterior door, perimeter, canopy, & parking area lights shall be controlled by photocell and shall remain on during the hours of darkness or diminished lighting.
17. Stairwell lights shall remain on at all times.

18. Each entry, patio, balcony, & pedestrian outside door shall be equipped with its own light source.

Windows

19. Windows shall be constructed so that when the window is locked, it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.
20. The sliding portion of a sliding glass window shall be on the inside track.
21. Windows that are capable of being opened shall be secured on the interior with a locking device capable of withstanding a force of 300 pounds in any direction.
22. Secondary locking devices are required on ground floor windows and any windows accessible from outside connecting balconies.
23. Primary windows of each unit should be focused for observation of common use areas, adjacent units, recreational areas, child play areas, & outside vehicle parking to provide for self-policing and a sense of community.

Doors

24. All storage, mechanical, electrical, maintenance, & roof access doors shall be of solid core wood or hollow sheet metal with a thickness of 1 ¾ inches and shall be secured by a deadbolt lock with a minimum throw of 1 inch.
25. A 180-degree viewing device (a.k.a. peephole) shall be installed in solid doors.
26. Exterior hinges on all exterior doors shall be provided with non-removable pins when pin-type hinges are used or shall be provided with hinge studs to prevent removal of the door.
27. Exterior doors into all hallways and doors leading into stairwells shall have self-locking (dead latch) devices allowing egress to the exterior of the building or stairwell, but requiring a key to be used to gain access to the interior of the building from the outside or into the hallway from the stairwell.
28. Exterior doors and doors leading into stairwells shall be equipped with self-closing devices.
29. There shall be intrusion detection for all stairwell doors in the building as well as a capability to electronically open stairwell doors in case of emergency.

30. All exterior doors and doors leading from the parking areas to rooms shall be solid core with a minimum thickness of 1 ¾ inches.
31. Main entrance doors into individual units and the main building shall be secured with single cylinder deadbolt locks with a minimum throw of 1 inch as well as to door latches with a ½ inch minimum throw. The locks shall be so constructed that both the deadbolt and dead latch can be retracted by a single action of the interior doorknob.
32. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 pounds of pressure in both a vertical distance of 3 inches and a horizontal distance of 1 inch on each side of the strike.
33. On pairs of doors, the active leaf shall be secured with the type of lock required for single doors in this section. The inactive leaf shall be equipped with automatic flush extension bolts protected by hardened material with a minimum throw of ¾ inch at head and foot and shall have no door knob or surface-mounted hardware. Multiple point locks, cylinder-activated from the active leaf and satisfying the requirements, may be used in lieu of flush bolts.
34. Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum of 1 throw bolt at both the top and bottom rails.
35. Doors with panic bars shall have vertical rod panic hardware with top and bottom latch bolts.
36. Employee/pedestrian doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1 ¾ inches and shall be secured by a deadbolt lock with a minimum throw of 1 inch. The following doors shall be addressed: all storage room doors, all office doors, connecting doors, & all exit doors not panic-equipped.
37. Any rear door used to admit employees or deliveries shall be equipped with a 180-degree viewing device to screen persons before allowing entry.

Sliding glass doors:

38. Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.
39. Secondary dead locks shall be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts shall be of hardened material or shall have hardened steel inserts.

40. Glass doors shall be secured with a deadbolt lock with a minimum throw of 1 inch. The outside ring should be free-moving and case-hardened.
41. Doors with glass panels and with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent if double-cylinder deadbolt locks are not installed.

Roof Openings

42. All glass skylights on the roof of any building shall be provided with ONE of the following:
 - a. Rated burglary-resistant glass or glass-like acrylic material
 - b. Iron bars of at least ½ inch round or 1 by ¼ inch flat steel material spaced no more than 5 inches apart under the skylight and securely fastened
 - c. A steel grill of at least 1/8 inch material or 2 inch mesh under skylight and securely fastened.
43. All hatchway openings on the roof of any building shall be secured as follows:
 - a. If the hatchway is of wooden material, it shall be covered on the outside with at least 16-gauge sheet steel or its equivalent attached with screws.
 - b. The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the fire department.
 - c. Outside hinges on hatchway openings shall be provided with non-removable pins when using pin-type hinges.
44. All air duct or air vent openings exceeding 8"x12" on the roof or exterior walls of any building shall be secured by covering the same with ONE of the following:
 - a. Iron bars of at least ½ inch round or 1 by ¼ inch flat steel material, spaced no more than 5 inches apart and securely fastened
 - b. A steel grill of at least 1/8 inch material or 2 inch mesh and securely fastened.
45. If the barrier is on the exterior, it shall be secured with galvanized rounded head flush bolts of at least 3/8 inch diameter on the exterior.

Numbering

46. All buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than 4 inches in height and shall be of a contrasting color to the background to

which they are attached; the numerals shall be lighted during the hours of darkness.

47. Directional signs shall be installed where appropriate on site to facilitate location of individual units within the property.
48. The address shall be located in the roof so that it is easily viewed from a law enforcement aircraft.

Alarms

49. All alarms shall be approved by the Sacramento Police Department's Alarm Unit.

Miscellaneous Security Measures

50. Closed-circuit television cameras shall be employed to monitor high-risk areas in case of robbery or other serious felony. Additional cameras shall monitor other areas of the property, such as other ground-floor entry doors, if access is not limited to the front entry after dark and any vending area lacking direct surveillance.
51. The complex shall employ at least 2 uniformed security personnel during the hours of darkness or diminished lighting to patrol the parking areas, hallways, & other public areas on site. Security activities shall be coordinated with other nearby security personnel. The Police Department reserves the right to increase the minimum number of security personnel without further public hearings should negative activity warrant it.
52. Access into miscellaneous storage areas should be strictly controlled.
53. As much care as possible shall be taken not to impair the view of the passing patrol units outside the property.
54. Any vending machines installed on the site shall be emptied of money daily and a sign posted to indicate this provision.
55. The applicant shall have the responsibility of assuring that the perimeter of the construction site is fenced during construction with security lighting and guard patrols employed as necessary. If the general contractor is assigned this responsibility, it shall be the applicant's responsibility to assure compliance.
56. No video/arcade-type games shall be installed or maintained on the premises.
57. A person or information directory to assist patrons on the property.

58. Any office which contains a safe or will be used to count receipts shall be equipped with a 180-degree viewing device.
59. A secure central security office with restricted access shall be included to monitor the following:
 - a. Intrusion detection annunciators in all project phases
 - b. Closed-circuit television monitors
 - c. Any card key access control and mini-processor with hard copy print out and annunciators
 - d. Base station radio equipment
 - e. Telephones
 - f. Fire protective devices
 - g. Emergency power supply equipment
 - h. Public safety communications systems and inter-com system
 - i. Documented procedures manuals for emergency operations

Entire Project Conditions

60. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises as well as the Police Department. The Police Department shall be named as the enforcing agent of 602 (k) CPC.
61. No public telephone shall be installed on the site.
62. Signs shall be posted prohibiting consumption of alcoholic beverages in the business or in the parking areas.
63. Business rules shall be posted in the business interior in a conspicuous place.
64. All windows shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties, & streets.
65. All dumpsters must be kept locked.

B13. Parks Department

- a. As per City code, the applicant may be responsible to meet his/her obligation regarding Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated a \$13,225. This is based on a 41,329 square foot hotel building at the rate of \$0.32 per square foot. Any change in these factors will change the amount of PIF due. The fee is

calculated using factors at the time the project is submitted for building permit.

B14. County Regional Sanitation District 1 (CSD-1)

- a. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- b. Each building with a sewage source shall have a separate connection to the CSD-1 system.
- c. In order to obtain sewer service, construction of CSD-1 sewer infrastructure may be required. This may include off-site construction.
- d. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.

CSD-1 Advisories:

- e. Developing this property will require the payment of sewer impact fees. The applicant should contact the Fee Quote Desk at 916-876-6100 for sewer impact fee information.

For questions regarding the previous CSD-1 conditions and advisories, please contact Stephen Moore at 916-876-6296.


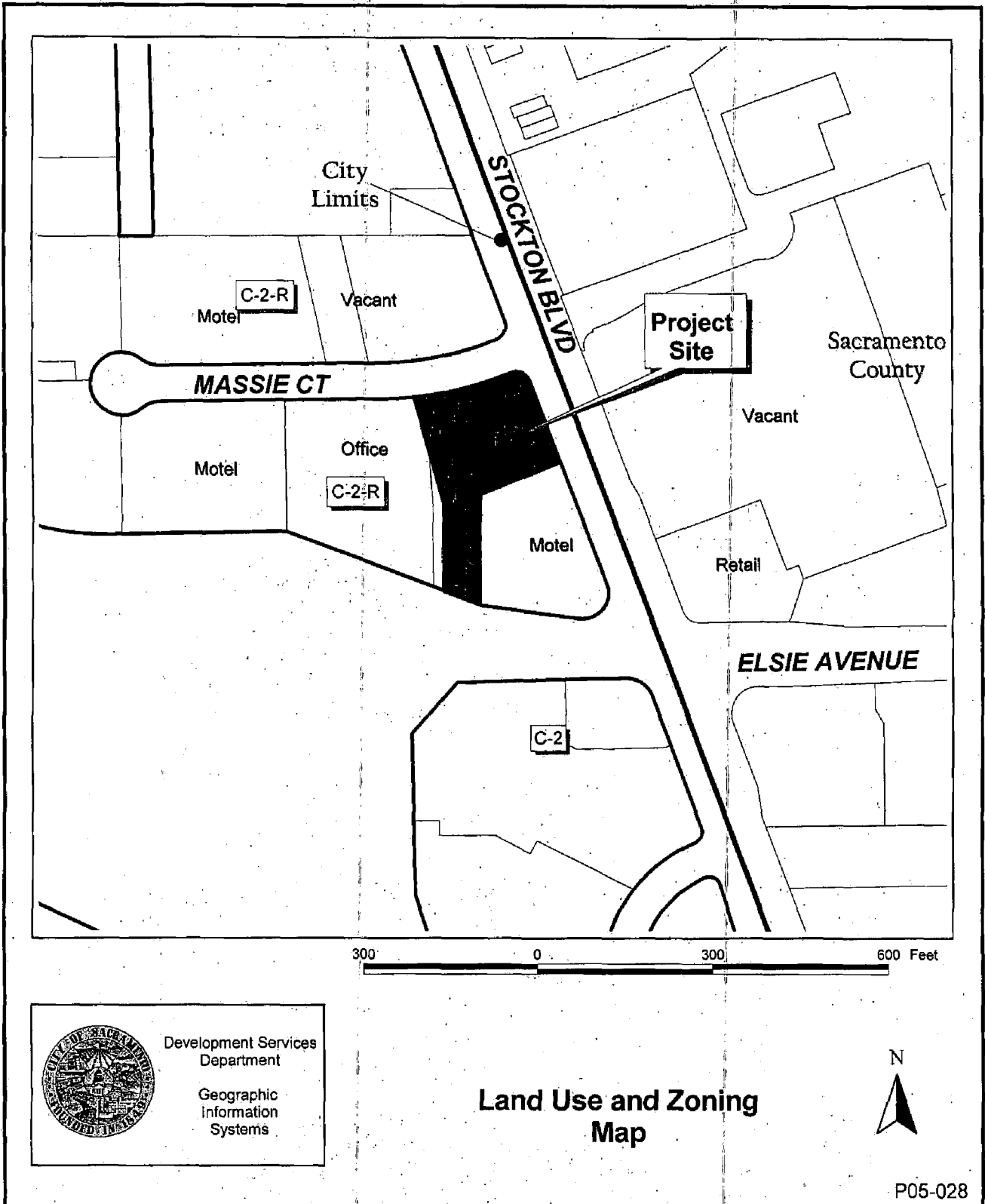
The **Special Permit** to exceed the allowed 45' height within the General Commercial (C-2) zone is hereby approved subject to the following conditions:

- C1. The building plate height shall not exceed ± 46.5 feet above ground level.

The **Special Permit** to exceed the allowed 54' height for a roof structure (tower) in the General Commercial Review (C-2-R) zone is hereby approved subject to the following conditions:

- D1. The tower element /roof structure shall not exceed ± 58 feet above ground level.

Land Use and Zoning Map



Development Services
Department

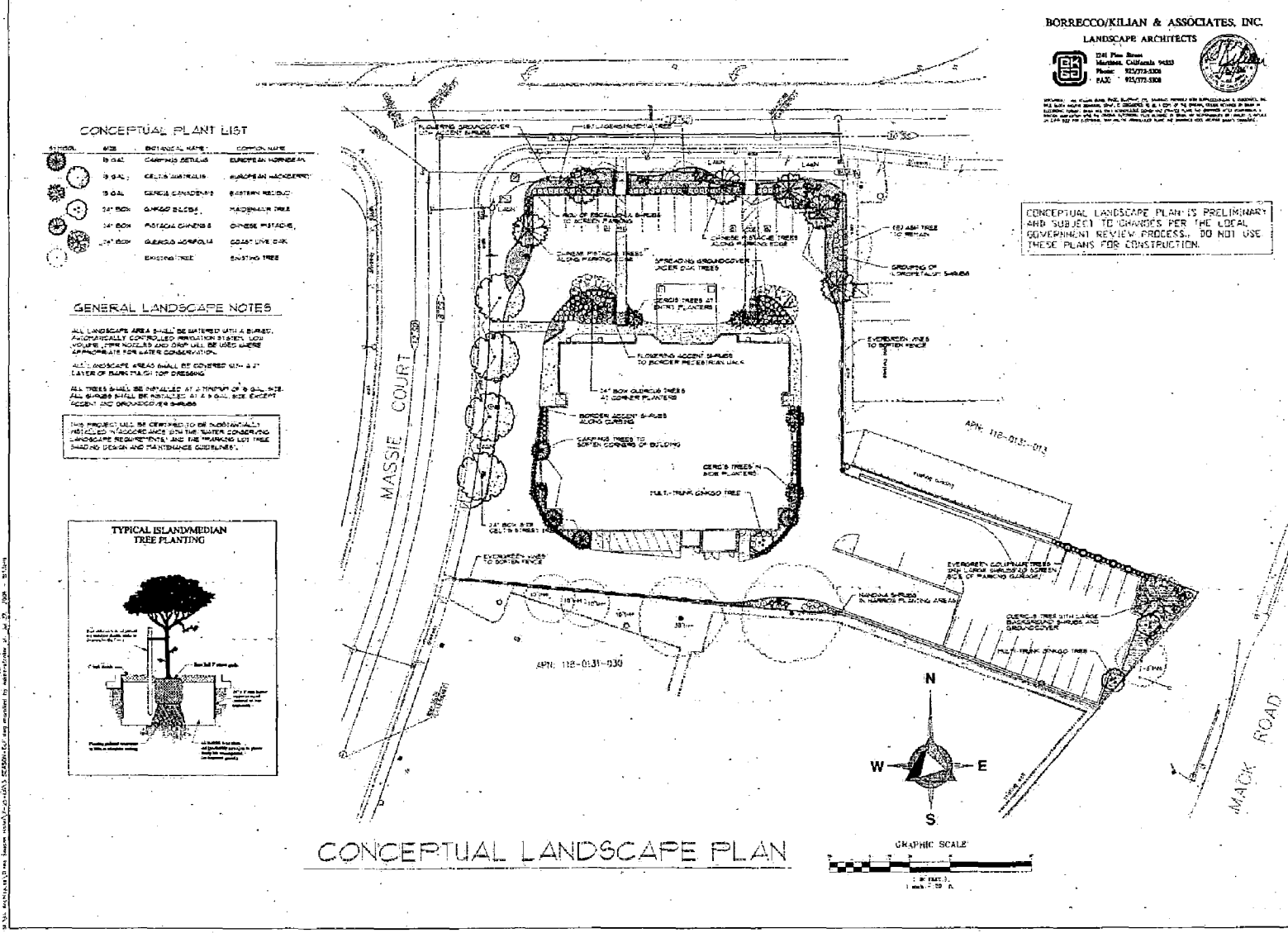
Geographic
Information
Systems

Land Use and Zoning Map



P05-028

Landscape Plan



CONCEPTUAL PLANT LIST

SYMBOL	SIZE	ENTRANCE NAME	COMMON NAME
(Symbol)	18 GAL	CERTINA BETHUNE	EUROPEAN HORNBEAM
(Symbol)	18 GAL	CERTINA BETHUNE	EUROPEAN HORNBEAM
(Symbol)	18 GAL	GENIE SANDERSON	EASTERN REDWOOD
(Symbol)	24" BOX	QUAKO BUCKLE	MADAGASCAR TREE
(Symbol)	24" BOX	POSTAL GARDNER	CHINESE PISTACHE
(Symbol)	24" BOX	GENIE SANDERSON	COAST LIVE OAK
(Symbol)		EXISTING TREE	EXISTING TREE

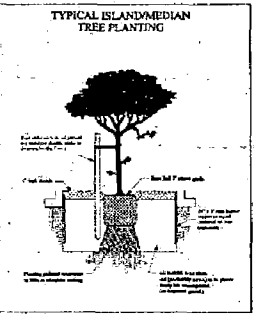
GENERAL LANDSCAPE NOTES

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURST, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, EFFICIENTLY AND SHIP WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 2" LAYER OF PLANTING TOP DRESSING.

ALL TREES SHALL BE INSTALLED AT A TYPICAL 9" GAL. SIZE. ALL SHRUBS SHALL BE INSTALLED AT A 9" GAL. SIZE EXCEPT AS NOTED AND PROVIDED FOR SHRUBS.

THIS PROJECT WILL BE CONSIDERED TO BE SUBSTANTIALLY FULLY COMPLETED IN ACCORDANCE WITH THE WATER CONSERVATION LANDSCAPE REQUIREMENTS AND THE PLANNING LOT TREE SHADING DESIGN AND MAINTENANCE SCHEDULES.



BORRECCO/KILIAN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS

201 Pine Street
 Martinez, California 94530
 Phone: 925/275-5300
 FAX: 925/275-5308



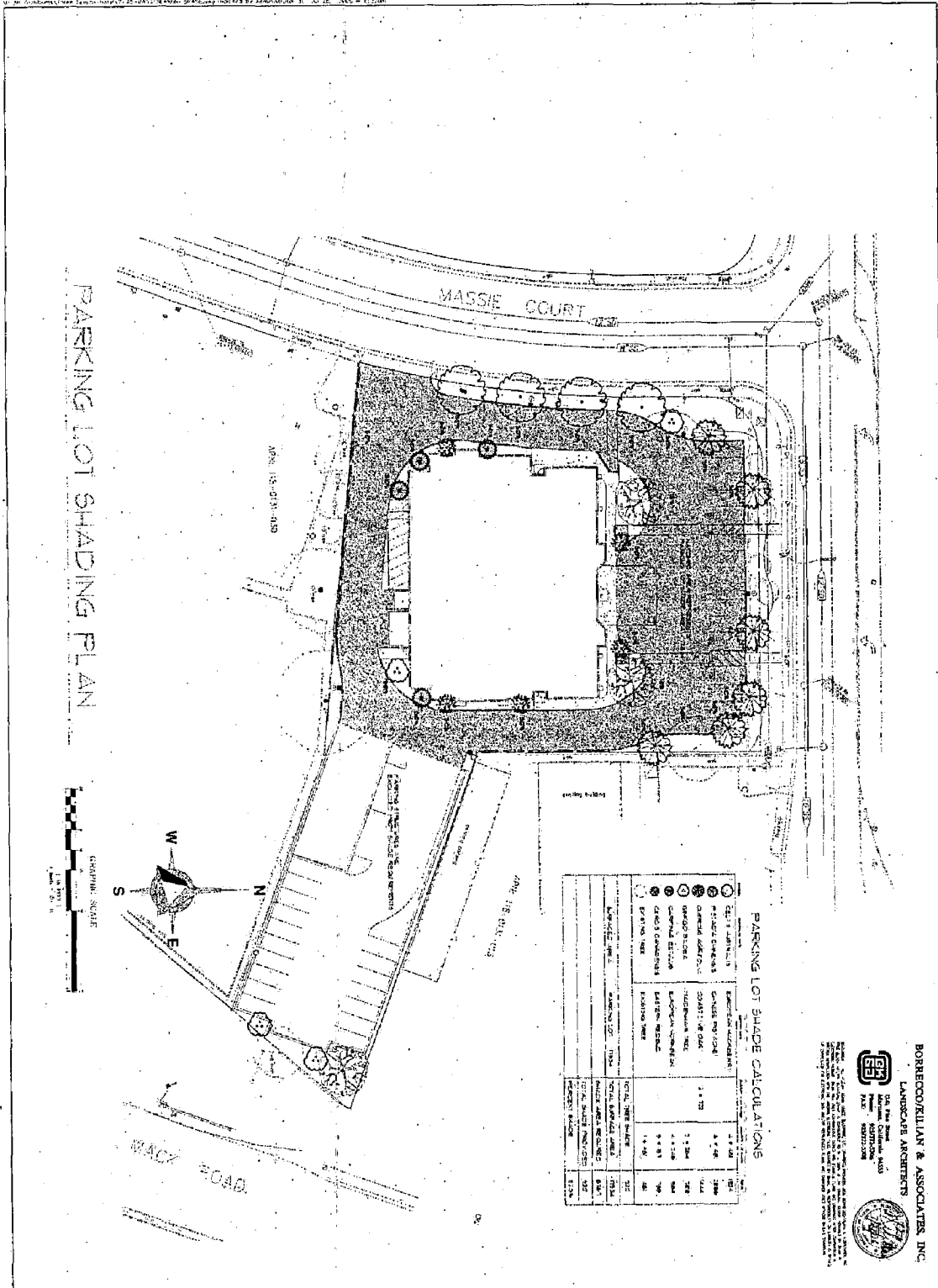
ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 CONSTRUCTION
 MAINTENANCE

CONCEPTUAL LANDSCAPE PLAN IS PRELIMINARY AND SUBJECT TO CHANGES PER THE LOCAL GOVERNMENT REVIEW PROCESS. DO NOT USE THESE PLANS FOR CONSTRUCTION.

THREE SEASONS HOTEL
 STOCKTON BOULEVARD @ MASSIE COURT
 SACRAMENTO, CALIFORNIA

PROJECT NO.	05-028
DATE	12/14/06
BY	JK
CHECKED BY	JK
DATE	12/14/06

Parking Lot Shade Exhibit



PARKING LOT SHADING PLAN



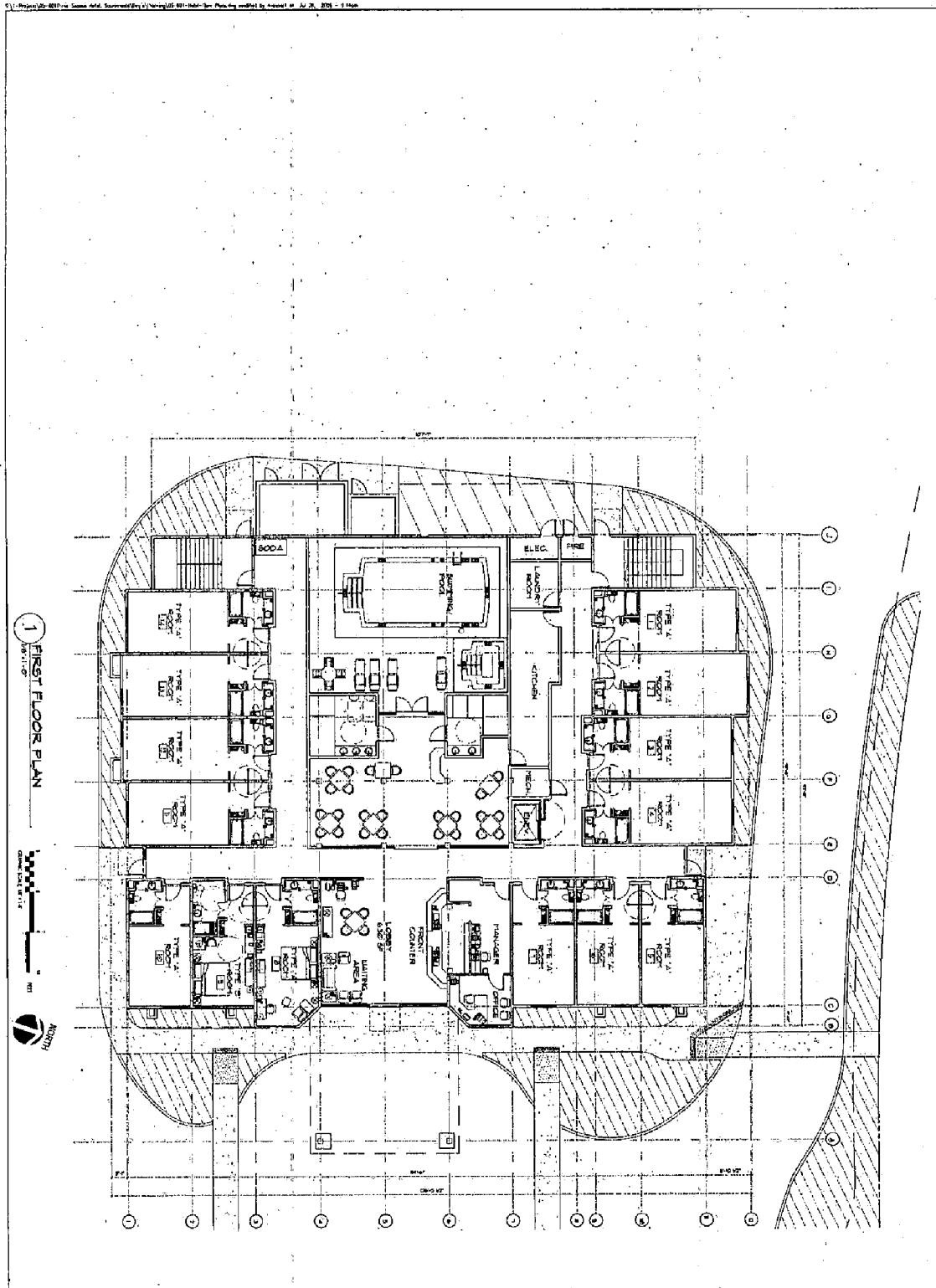
BORECO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1000 N. STREET
SACRAMENTO, CALIFORNIA 95811
TEL: 916.441.1111
WWW.BKLANDSCAPE.COM

DATE: 12/14/06
SCALE: AS SHOWN
PROJECT: THREE SEASONS HOTEL
SHEET: PL-3

THREE SEASONS HOTEL
STOCKTON BOULEVARD @ MASSIE COURT
SACRAMENTO, CALIFORNIA

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First Floor Plan



1 FIRST FLOOR PLAN



NO.	REVISION
1	ISSUED FOR PERMITTING
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR OCCUPANCY
4	ISSUED FOR AS-BUILT
5	ISSUED FOR FINAL REVIEW

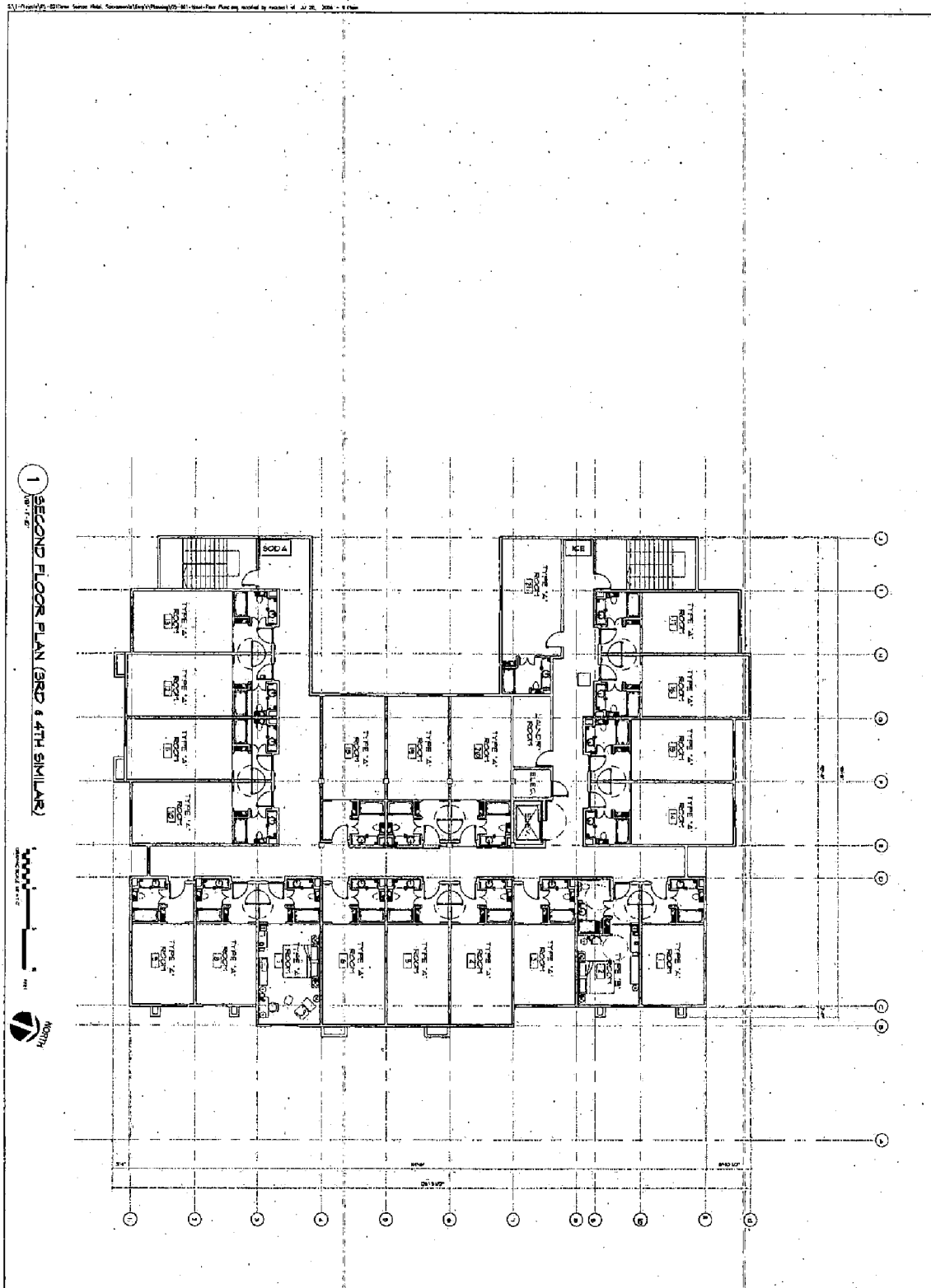
THREE SEASONS HOTEL
1110 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA

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A1.1

Second Floor Plan (Third and Fourth plans similar)



1 SECOND FLOOR PLAN (3RD & 4TH SIMILAR)



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/14/06
2	ISSUED FOR PERMIT	12/14/06
3	ISSUED FOR PERMIT	12/14/06
4	ISSUED FOR PERMIT	12/14/06
5	ISSUED FOR PERMIT	12/14/06
6	ISSUED FOR PERMIT	12/14/06
7	ISSUED FOR PERMIT	12/14/06
8	ISSUED FOR PERMIT	12/14/06
9	ISSUED FOR PERMIT	12/14/06
10	ISSUED FOR PERMIT	12/14/06

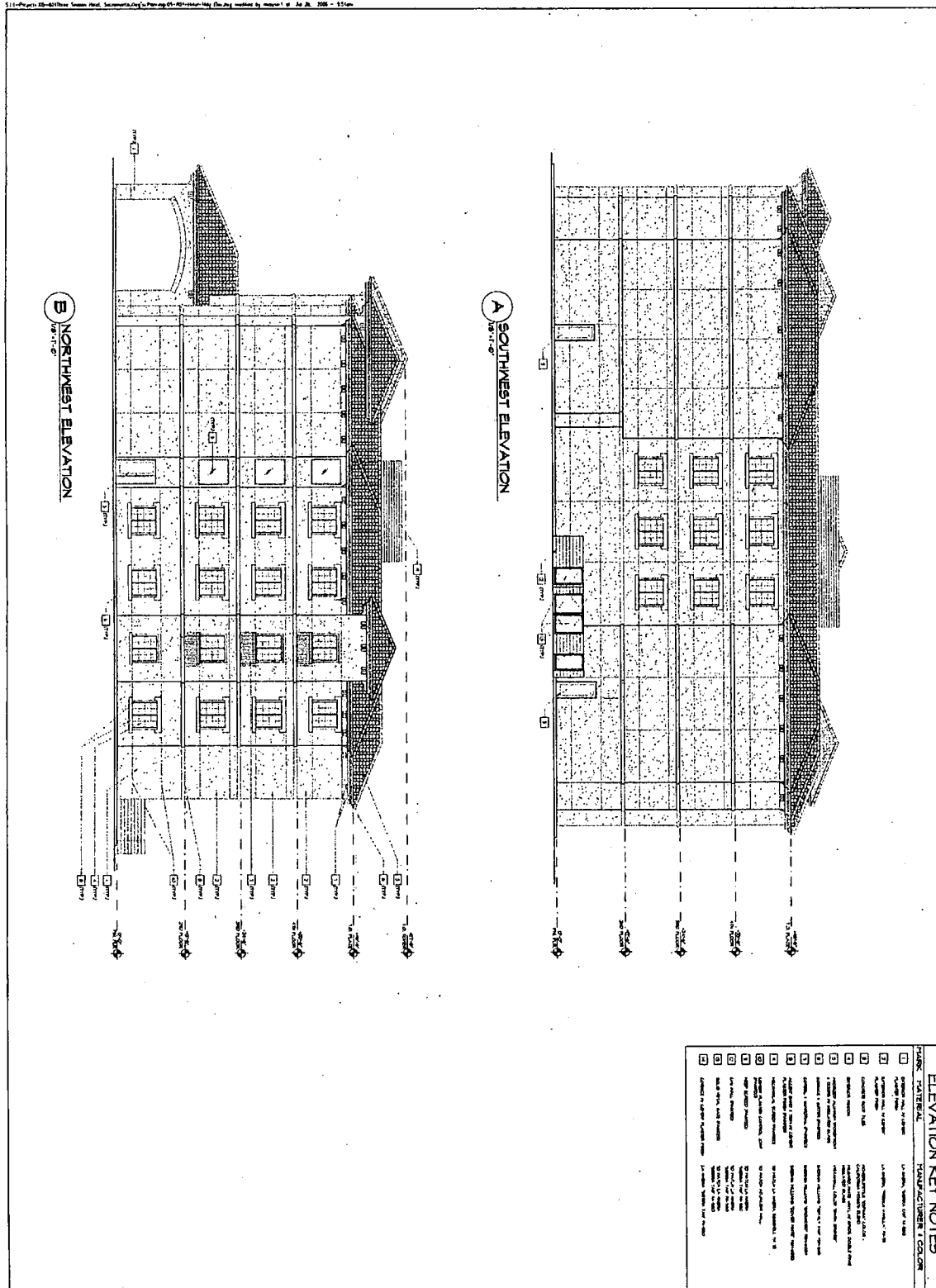
THREE SEASONS HOTEL
7110 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA

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A1.2

Hotel Elevations



ELEVATION KEY NOTES

SYMBOL	MATERIAL	MANUFACTURER / COLOR
1	Light Gray Concrete	LAURENCE, 100% GRAY
2	Dark Gray Concrete	LAURENCE, 100% DARK GRAY
3	Light Gray Concrete	LAURENCE, 100% GRAY
4	Dark Gray Concrete	LAURENCE, 100% DARK GRAY
5	Light Gray Concrete	LAURENCE, 100% GRAY
6	Dark Gray Concrete	LAURENCE, 100% DARK GRAY
7	Light Gray Concrete	LAURENCE, 100% GRAY
8	Dark Gray Concrete	LAURENCE, 100% DARK GRAY
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43	Light Gray Concrete	LAURENCE, 100% GRAY
44	Dark Gray Concrete	LAURENCE, 100% DARK GRAY
45	Light Gray Concrete	LAURENCE, 100% GRAY
46	Dark Gray Concrete	LAURENCE, 100% DARK GRAY
47	Light Gray Concrete	LAURENCE, 100% GRAY
48	Dark Gray Concrete	LAURENCE, 100% DARK GRAY
49	Light Gray Concrete	LAURENCE, 100% GRAY
50	Dark Gray Concrete	LAURENCE, 100% DARK GRAY

REVISIONS

NO.	DATE	DESCRIPTION
1	12/14/06	ISSUED FOR PERMIT
2	12/14/06	ISSUED FOR PERMIT
3	12/14/06	ISSUED FOR PERMIT
4	12/14/06	ISSUED FOR PERMIT
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49	12/14/06	ISSUED FOR PERMIT
50	12/14/06	ISSUED FOR PERMIT

THREE SEASONS HOTEL
1110 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA

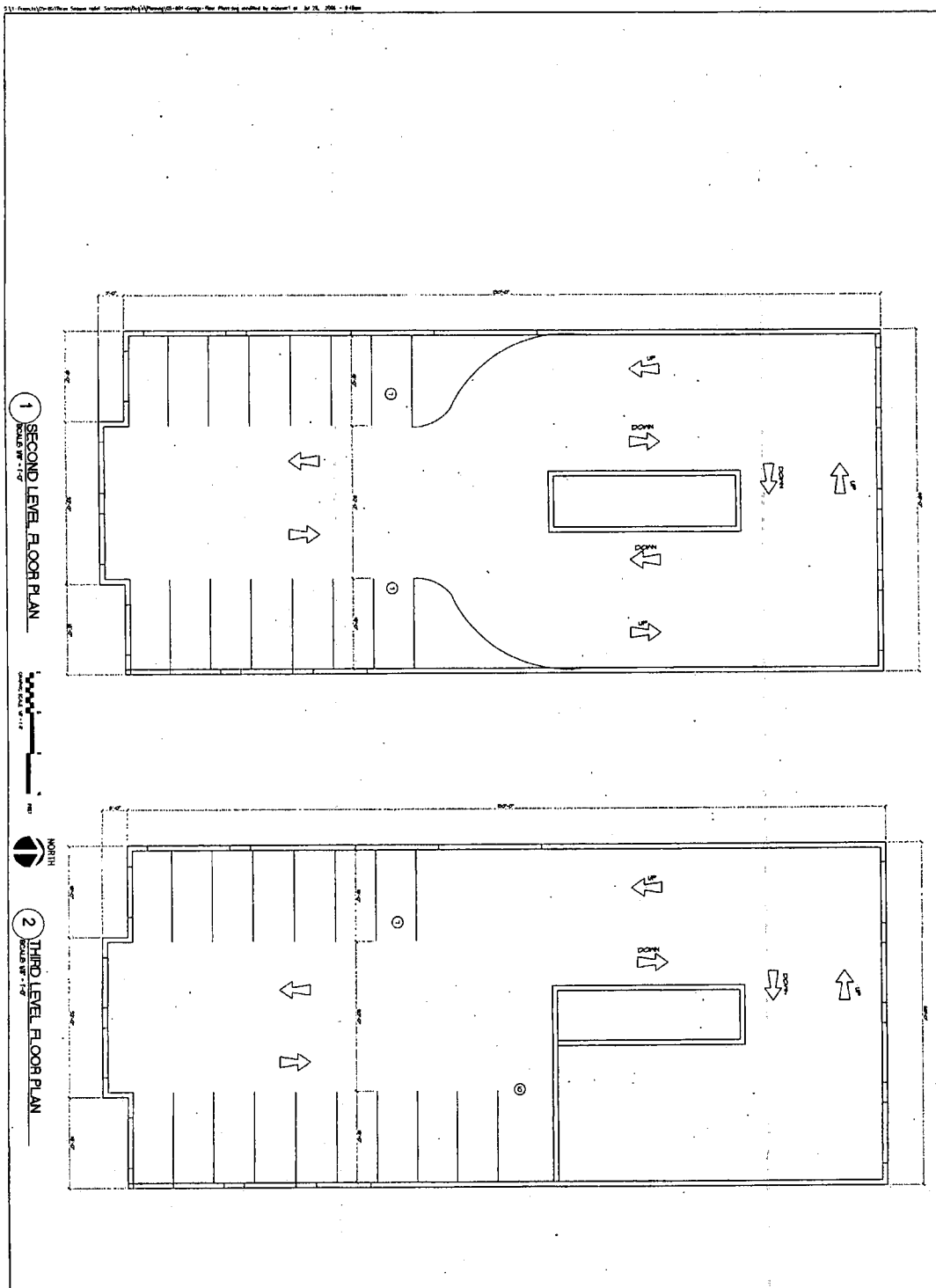
OWNER: THREE SEASONS HOTEL
 ARCHITECT: [Firm Name]
 DATE: 12/14/06

Architects

ARCHITECTURE
INTERIORS
LANDSCAPE ARCHITECTURE
PLANNING
DESIGN

2100 CALIFORNIA AVENUE
 SUITE 200
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-1111
 WWW.ARCHITECTS.COM

Parking Structure Floor Plan



NO. 1	REVISION
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NO. 3	REVISION
NO. 4	REVISION
NO. 5	REVISION
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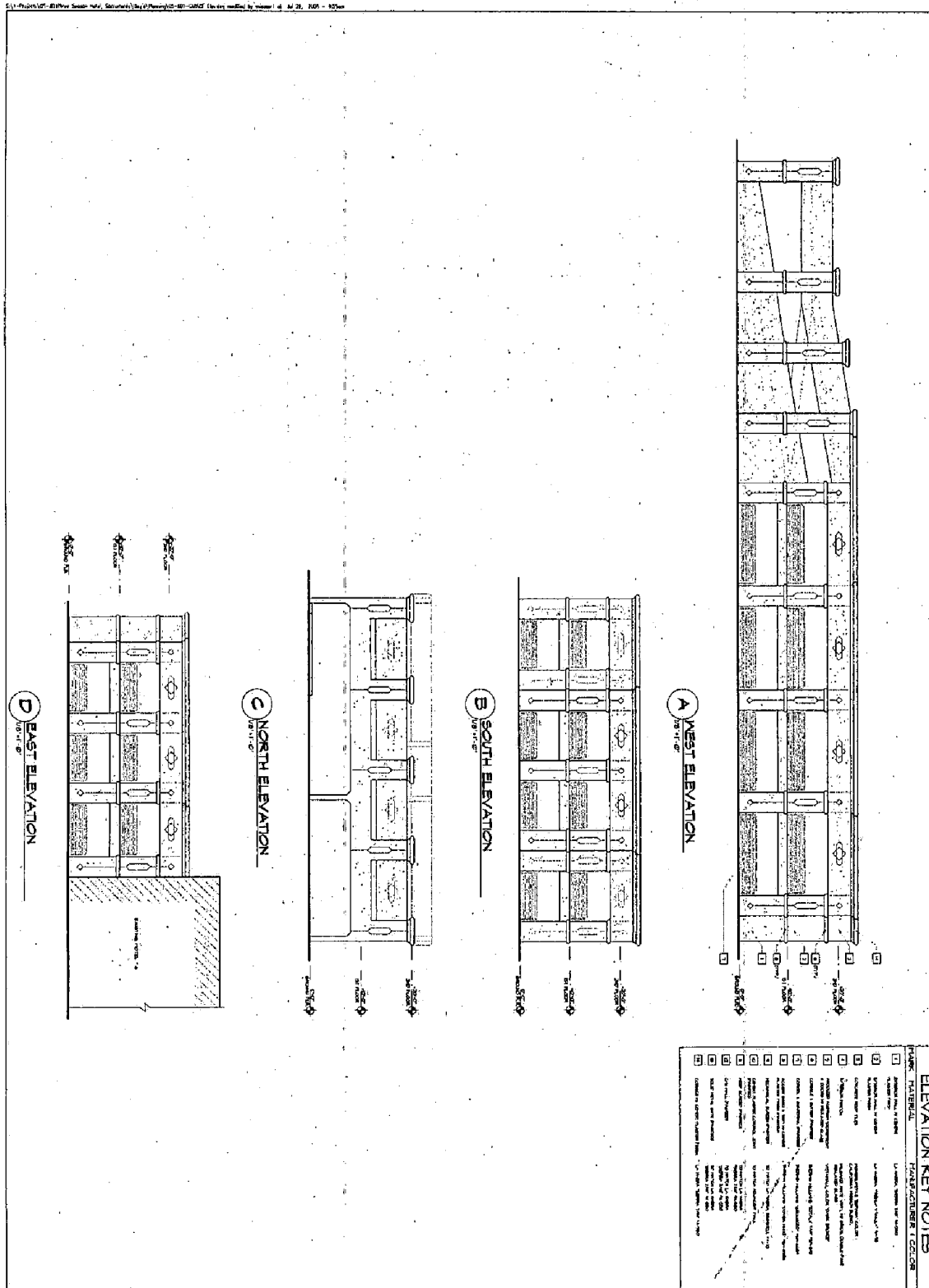
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THREE SEASONS HOTEL
 7710 STOCKTON BOULEVARD
 SACRAMENTO, CALIFORNIA

DESIGNS AND SPECIFICATIONS AND THE CONCEPTS ENCLOSED HEREIN, WHEN CONSIDERED TOGETHER WITH THE GENERAL SPECIFICATIONS, SHALL BE HELD TO CONSTITUTE THE COMPLETE CONTRACT BETWEEN THE ARCHITECT AND THE OWNER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR ANY OTHER PARTY.

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 (916) 441-1112
 (916) 441-1113
 (916) 441-1114
 (916) 441-1115
 (916) 441-1116
 (916) 441-1117
 (916) 441-1118
 (916) 441-1119
 (916) 441-1120

Parking Structure Elevations



ELEVATION KEY NOTES

MARK	MATERIAL	MANUFACTURER / COLOR
1	Concrete	Standard
2	Steel	Standard
3	Aluminum	Standard
4	Paint	Standard
5	Cladding	Standard
6	Glazing	Standard
7	Handrails	Standard
8	Signage	Standard
9	Lighting	Standard
10	Other	Standard

REVISIONS

NO.	DATE	DESCRIPTION
1	12/14/06	Issue for Construction
2	12/14/06	Issue for Construction
3	12/14/06	Issue for Construction
4	12/14/06	Issue for Construction
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7	12/14/06	Issue for Construction
8	12/14/06	Issue for Construction
9	12/14/06	Issue for Construction
10	12/14/06	Issue for Construction

PROJECT INFORMATION

PROJECT: THREE SEASONS HOTEL
 LOCATION: 7710 STOCKTON BOULEVARD, SACRAMENTO, CALIFORNIA
 ARCHITECT: MAA
 DATE: 12/14/06

THREE SEASONS HOTEL
7710 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA

DESIGNER AND SPECIFICATIONS AND THE CONSULTANT SERVICES ARE NOT GUARANTEED TO BE COMPLETE, ACCURATE, OR FREE FROM OMISSIONS. THE USER OF THESE DRAWINGS AND SPECIFICATIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS AND FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES AND REMAINING RESPONSIBLE FOR THE INTEGRITY OF THE PROJECT. THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE IS PROHIBITED.

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 INTERIORS
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 3RD FLOOR DESIGN
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