

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2025-01941

12/11/2025

Rosin Court Hotel (P25-004) [Noticed 11/28/2025; Published 11/26/2025]

File ID: 2025-01941

Location: Northern end of Rosin Court, APN: 250-0010-091-0000 & 250-0010-092-0000, District 3

Recommendation: Conduct a public hearing and upon conclusion: 1) pass a **Motion** approving a) Environmental Exemption Per CEQA Guidelines Section 15332 - Infill Development; and b) approve Site Plan and Design Review for the construction of a new 58,935 square foot, four-story hotel with 110 guest rooms on two parcels of approximately 2.35 acres, with deviations to setback and height requirements of the Highway Commercial and Northgate Regency Planned Unit Development (HC-PUD) zone; and 2) adopt a **Resolution** amending the Northgate Regency Planned Unit Development Schematic Plan to redesignate 2.35 gross acres for hotel use.

Contact: Deja Harris, Associate Planner, (916) 808-5853, dnharris@cityofsacramento.org; Zachary Dahla, Senior Planner, (916) 808-5584, zdahla@cityofsacramento.org; Community Development Department.

Presenter: Deja Harris, Associate Planner, (916) 808-5853, dnharris@cityofsacramento.org, Community Development Department

Applicant: Sewa Bhinder, ABS Investments Group LLC, 6834 18th Street, Rio Linda, CA 95673

Property Owner: Sewa Bhinder, ABS Investments Group LLC, 6834 18th Street, Rio Linda, CA 95673

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Resolution: Northgate Regency PUD Schematic Plan Amendment
- 4-Exhibit A: Northgate Regency PUD Schematic Plan Exhibit
- 5-Findings of Facts and Conditions of Approval for Site Plan and Design Review
- 6-Exhibit A: Project Plans
- 7-Presentation

Description/Analysis

Issue Detail: The applicant is requesting to construct a 58,935 square foot, four-story hotel with 131 vehicle parking stalls on 2.35 acres within the Highway Commercial (HC-PUD) zone within the Northgate Regency Planned Unit Development. The building is proposed to contain two hotels, Holiday Inn Express featuring compact affordable rooms and Candlewood Suites offering residential-style extended stay accommodations with a total of 110 guest rooms and a variety of amenities. In the future, the applicant intends to also develop a restaurant on-site but no review or construction of the restaurant is proposed at this time.

This request requires Planning and Design Commission approval of the following entitlements:

- 1) Planned Unit Development (PUD) Schematic Plan Amendment: The Northgate Regency Planned Unit Development designates the project site for a “restaurant” use. A PUD Schematic Plan amendment is requested to redesignate the 2.35 gross acres from “restaurant” to “commercial”, which would allow for the hotel and a future restaurant use.

- 2) Site Plan and Design Review for the construction of the hotel and associated site improvements with deviations to setback and height requirements.

The requested entitlements identified above are discussed in more detail under the Entitlement Review section of Attachment 2 - Background.

Public/Neighborhood Outreach and Comments: As part of the application review process, the proposed project was routed to North Natomas Community Association, Robla Neighbors United, South Natomas United, Natomas Community Association, North Natomas Community Coalition, South Natomas Improvement Association, Rancho Del Paso Neighborhood Association, Benito Juarez Neighborhood Association, Natomas Chamber of Commerce, Gardenland/Northgate Neighborhood Association, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders.

Staff received no comments.

Staff mailed hearing notices to all property owners and residents within 500 feet of the project site and posted the site prior to the public hearing. At the time of writing this report, staff has not received any comments on the project in response to the hearing notice.

Policy Considerations:

2040 General Plan

The 2040 General Plan designation for the project site is Residential Mixed Use (RMU). The General Plan recognizes that Residential Mixed Use designation areas are intended to foster vibrant, walkable areas with a high-intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit. The RMU designation applies principally in the Central City and the corridors. The Plan area is envisioned to include a full range of residential, retail, employment, entertainment, cultural, and personal service uses serving a communitywide market, such as restaurants, apparel stores, specialty shops, theaters, bookstores, hotels and motels, and research and development facilities.

The project is consistent with the RMU designation because this designation allows for hotel uses and facilitates infill development on a vacant underutilized property with a complementary commercial use. Staff also finds that the project is consistent with the following General Plan goals and policies:

Goal LUP-2 Balanced and connected community with thriving neighborhoods and centers and development intensities linked to transit.

Policy LUP-2.1 Overall Balance of Uses. The City should encourage a balance and a mix of employment, residential, commercial, cultural, and tourism-related uses, as well as a full range of amenities and services necessary to support a thriving city.

This site is located close to Interstate 80 and the Sacramento International Airport. As such, the project provides a consumer-based service for travelers to Sacramento. The hotel adds a complementary commercial use that will facilitate development on an underutilized property within an existing commercial center. By introducing a new hospitality use, the project offers direct jobs (e.g., hotel staff) and indirect economic benefits to nearby businesses, supporting the vibrant economy in Natomas and nearby downtown.

Goal LUP-4. Walkable, transit-oriented centers and corridors that concentrate new jobs, housing, and entertainment opportunities to support frequent, reliable transit service and foster connected, accessible neighborhoods.

Policy LUP-4.2 Incentivizing Infill. The City shall consider a range of incentives to attract development to centers, corridors, and sites, including the following:

- Prioritization of capital investment strategies for infrastructure, services, and amenities to support development;
- Economic incentives (e.g., fee reductions, regulatory exemptions, or tools such as enhanced infrastructure financing districts (EIFDs), Opportunity Zones, and Enterprise Zones);
- Streamlined development review, environmental review, and permitting processes;

- By-right entitlements for development projects consistent with applicable zoning; Ministerial approval of infill housing and mixed-use projects consistent with objective development and design standards;
- Public-private partnerships; and
- Proactive solicitation of development.

The proposed PUD Schematic Plan amendment will update the 35-year-old PUD schematic plan by generalizing the PUD designation to “commercial,” which will allow for the hotel, future restaurant pad, or other commercial uses on-site and alleviating the need for subsequent PUD amendments. This allows for future projects consistent with objective development standards to be reviewed at a staff-level in accordance with Chapter 17.808 of the Planning and Development Code, streamlining the development review process. Overall, the proposed PUD schematic plan amendment is consistent with the goals and policies of the 2040 General Plan.

Goal LUP-8. A unique and varied sense of place, defined by distinctive natural and urban elements that contribute to local quality of life and hometown pride.

Policy LUP-8.5. Development Adjacent to Freeways and Railroad Corridors. The City shall promote high-quality design of buildings along freeway and railway corridors, including promoting techniques such as the following:

- Requiring extensive landscaping and trees along the freeway fronting elevation in consultation with City staff, the Sacramento Metropolitan Air Quality Management District, and Caltrans;
- Establishing a consistent building line, articulating and modulating building elevations and heights, and varying the use of materials and color to create visual interest; and
- Including design elements that reduce noise and provide for filtering, ventilation, and exhaust of vehicle air emissions.

In addition to the existing vegetation between the subject site and Interstate 80, the proposed building design positively addresses the freeway with a façade that incorporates variation in material, windows, and lighting to further accentuate building design. The hotel will provide a continuation of the existing building line along Interstate 80, making the design appearance feel intended and “complete.” The main building is placed in the center of the site to reduce noise associated with Interstate 80 on-ramp.

South Natomas Community Plan

The project site is located within the South Natomas Community Plan Area of the 2040 General Plan. The vision of the Community Plan Area is to exemplify a sustainable community where protection of

the well-loved and well-connected American River Parkway and other natural areas goes hand-in-hand with sensitive infill development. Residents and visitors can easily connect to destinations throughout South Natomas, Downtown, and the wider region. This project is consistent with the vision of the community plan Area in that the use will facilitate infill development on an underutilized parcel and the hotel supports local businesses by accommodating visitors and business travelers, further promoting economic activity and reducing the reliance on long commutes to access similar services elsewhere. The South Natomas Community Plan does not have any applicable goals or policies for this area.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined it to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section 15332 (Infill Development). The project qualifies for this exemption because it is consistent with the Residential Mixed Use general plan designation and the Highway Commercial (HC-PUD) zoning designation; occurs within the City of Sacramento city limits on a project site of + 2.35 acres and is substantially surrounded by developed urban areas; has no value as habitat for endangered, rare, or threatened species; would not result in any significant effects regarding traffic, noise, air quality, or water quality; and is served by all required utilities and public services.

200-Year Flood Protection: State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Rationale for Recommendation: Staff recommends the Planning and Design Commission approve the requested entitlements based on the findings and subject to the conditions listed within Attachment 5. The proposal complies with the goals and policies of the 2040 General Plan in that it activates an underutilized parcel within the Northgate Regency Planned Unit Development with a use that will generate employment; provides a consumer-based service to travelers to Sacramento; is designed to be compatible and complement the surrounding area; and will streamline future infill development. Staff supports a hotel at this location because it is easily accessed from Interstate 80 and is located next to compatible land uses such as office uses, and hotels. Furthermore, the proposed project is consistent with the 2040 General Plan and the Planning and Development Code.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): No goods or services are being purchased under this report.

Economic Impacts: Not applicable

Sustainability: Not applicable

Commission/Committee Action: Not applicable

Project Vicinity / Land Use Context

The proposed project is located at a ±2.35-acre site within the Highway Commercial (HC-PUD) zone and Northgate Regency Planned Unit Development (PUD), generally bound by the Interstate 80 on-ramp to the west, a hotel (Extended Stay America) to the south, Rosin Court to the east, and vacant land to the north. The subject site is immediately adjacent to Interstate 80 and is surrounded by office use and several support commercial uses, such as hotels and restaurants. Figure 1 illustrates the surrounding land uses in relation to the subject project's site.

Table 1: Surrounding Zoning and Uses		
Direction:	Zoning:	Use:
North	Highway Commercial (HC-PUD)	Vacant
South	Highway Commercial (HC-PUD)	Hotel
East	Light Industrial (M-1(S))	Office
West	Agricultural-Open Space (A-OS-PUD)	Interstate-80/Vacant

Background Information

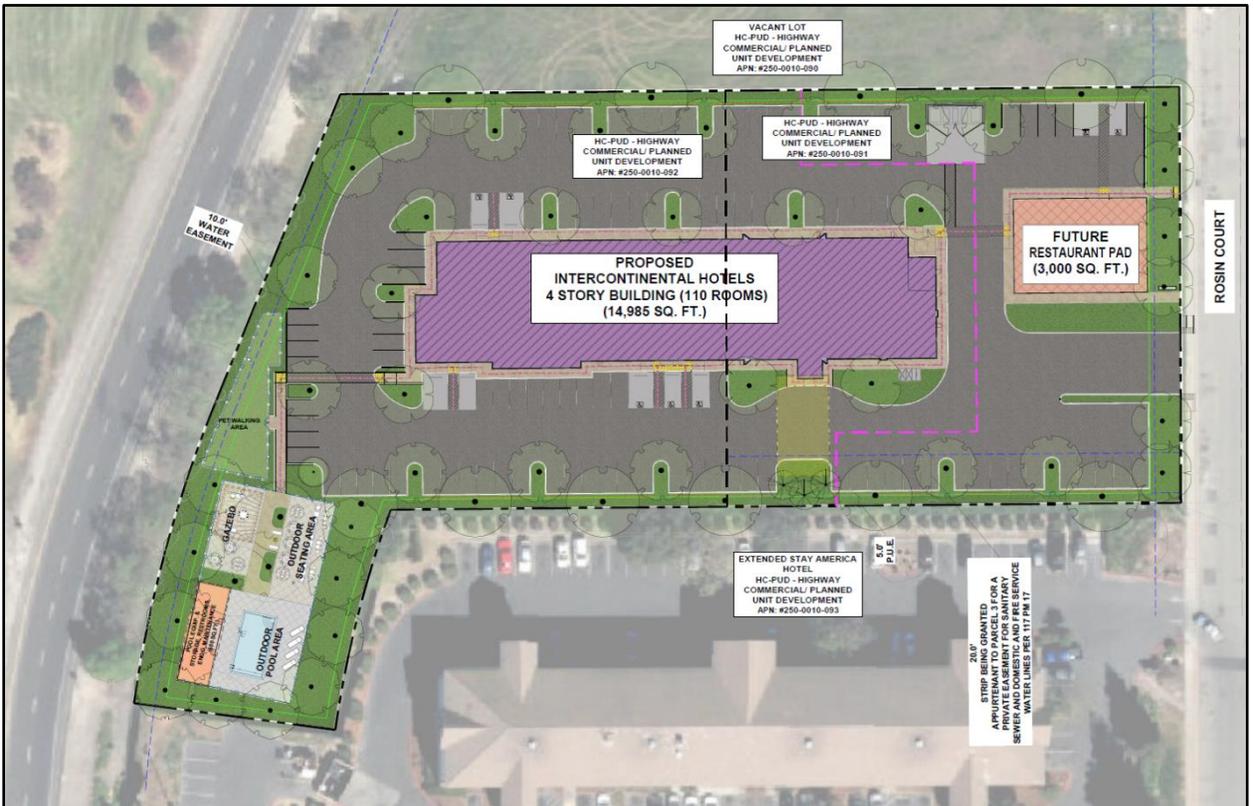
On June 20, 1989, the Sacramento City Council approved entitlements to establish the Northgate Regency PUD and subdivide the 6.5 acre PUD area into four parcels (P89-136). The PUD Schematic Plan indicated two parcels (Parcel 1 and 4) to be developed with hotels and two parcels (Parcels 2 and 3) to be developed with restaurants. The PUD currently consists of one hotel (Extended Stay America) located on Parcel 4 (P96-033). A 48,480 square foot hotel was previously approved on Parcel 1 (DR16-389), but the hotel was never built and the entitlements have expired.

Table 2: Site and Project Information	
General Plan Designation:	Residential Mixed Use (RMU) FAR: 0.15 – 4.0
Housing Element Site:	No
Community Plan:	South Natomas
Specific Plan:	No
Zone:	Highway Commercial (HC-PUD)
Planned Unit Development (PUD):	Northgate Regency PUD
Parking District:	Suburban
Design Review District:	Citywide
Proposed Building Size:	58,935 square-feet
Total Parcel Area:	2.35 acres
Proposed Floor Area Ratio (FAR):	0.15

Figure 2: Existing Condition – Rosin Court



Figure 3: Site Plan



Project Specifics

The applicant is requesting to develop a 58,7935 square foot hotel with 131 vehicle parking stalls and a variety of amenities, including an outdoor pool and lounge area, a dining area, meeting rooms, and lounges. The building is proposed to contain two hotels: Holiday Inn Express featuring compact affordable rooms and Candlewood Suites offering residential-style extended stay accommodations with a total of 110 guest rooms. The dual hotel will feature a porte-cochere at the main entrance of the building and feature a shared common lobby and amenities. The site includes driveway access along Rosin Court and is located within a cul-de-sac off the northwest side of Rosin Court. The site will provide pedestrian connectivity, with enhanced paving, throughout the site from the street frontage to promote walkability and provide ease of access

As shown on Figure 3, the site plan depicts a future restaurant pad at the eastern portion of the site, which is included for illustrative purposes to highlight the intended buildout of this site. However, construction of a restaurant is not proposed at this time.

Entitlement Review

In order to accommodate the request, the project requires approval of the following entitlements: 1) PUD Schematic Plan Amendment and 2) Site Plan and Design Review.

Northgate Regency PUD Schematic Plan Amendment

The project site is located within the Northgate Regency PUD. The purpose of a PUD is to provide for orderly development within a specific area, often with specific standards and design criteria that differentiate the built environment in the PUD from surrounding areas. In a PUD, uses are not permitted unless the base zone and the overlay zone's PUD Schematic Plan and Development Guidelines authorize the use. (Sacramento City Code [SCC] § 17.452.040.B.2.d.). The subject site is located within the Highway Commercial (HC-PUD) Zone which permits hotel uses by right. However, the Northgate Regency PUD Schematic Plan designates the subject site as "restaurant". For this reason, the project requests a PUD Schematic Plan amendment to redesignate the site to "commercial".

Staff is supportive of the requested amendment as the base Highway Commercial (HC) zone allows hotel uses, so it is therefore consistent with the property's base zoning. Staff is in support of the proposed redesignation, as it would permit hotel, along with restaurant, and other commercial uses as allowed in the HC-PUD zone. This PUD Schematic Plan amendment also provides greater flexibility by streamlining future reviews of commercial uses to support the proposed hotel use and adjacent uses within the PUD, the surrounding community, and the city.

Site Plan and Design Review

The purpose and intent of the Site Plan and Design Review entitlement is to ensure the project proposal complies with the relevant design guidelines and applicable development

standards established by the underlying zone, overlay, PUD, or special planning district. It is noted that this Site Plan and Design Review entitlement is for the proposed hotel development, and a separate application for a Site Plan and Design Review entitlement will be required in the future for the restaurant pad.

Development Standards

The project is in HC-PUD zone and within the Northgate Regency PUD. The Northgate Regency PUD has established its own set of development standards. All standards that are not listed in the PUD are regulated by the HC zone in the Planning and Development Code. As illustrated in Table 3 below, the project complies with applicable development standards of the HC-PUD zone and the Northgate Regency PUD, except for the rear-yard setback, front landscaped setback, and height requirements of the Northgate Regency PUD and the Planning and Development Code.

Table 3: HC Zone and Northgate Regency PUD Applicable Development Standards			
<u>Standard Type</u>	<u>Required</u>	<u>Proposed</u>	<u>Deviation Required?</u>
Height*	45' max 54' max	41.25' top of roof 55.75' to tower	Yes
Front Setback*	50' min	116.5'	No
Front Landscape Setback (Rosin Court)*	25' min	15.8'	Yes
Interior-Side Setback (North)*	5' min	71.6'	No
Interior-Side Setback (South)*	5' min	63.2'	No
Rear Setback (Freeway On Ramp)*	25' min	19.3' – 69.9'	Yes
Long-Term Bicycle Parking	1 space per 40 rooms) – 3 spaces	4 spaces	No
Short-Term Bicycle Parking	(1 spaces per 80 rooms) – 2 spaces	2 spaces	No

*Development standard of the Northgate Regency PUD

Site landscaping includes enhanced tree coverage along Rosin Court frontage, planter strips, and additional trees, shrubs and grass. In addition to the existing vegetation between Interstate 80 and the subject site, the landscape plan shows extensive landscaping and trees along the western property line. The provided landscape plan has been reviewed by the Urban Forestry unit of the Department of Public Works to confirm compliance with the City's requirements for parking lot shading which require that after 15 years, 50% of the parking lot, where vehicles will maneuver, is shaded by tree canopy. This project provides 50% tree shading in compliance with this requirement.

Deviation – Rear-Yard Setback

The Northgate Regency PUD requires a 25-foot rear setback. The rear setback of this property is the west side and is measured from the freeway on-ramp right-of-way. While the hotel building itself is in compliance with this requirement, the pool maintenance building (considered an accessory structure) has a rear setback of 19.3 feet, resulting in the need for a deviation from the setback standard. The proposed rear setback deviation to the pool maintenance building is a minor encroachment into the required setback; the encroachment does not significantly impact the privacy of the adjacent neighbors, or hamper access to light and air. For this reason, staff supports the proposed rear-yard setback deviation and finds that the project is consistent with the purpose and intent of the applicable development standard.

Deviation – Height

Pursuant to SCC 17.600.145, roof structures, including parapets and pitched roofs, may exceed the maximum height by up to 20 percent, which would be 54 feet. The maximum height of the proposed hotel building, to the top of the tower, is 55.75 feet, resulting in the need for a deviation to the height standard in the zone. Staff supports the proposed height deviation and finds that the project is consistent with the purpose and intent of the applicable development standard in that the structure utilizes similar scale and form of the adjacent commercial structure and the facades are designed to reduce the apparent height and mass of the building, meeting the purpose and intent of the standard to reduce potentially negative impacts associated with excessively tall structures.

Deviation – Landscaped Setback

The Northgate Regency PUD requires a 25-foot front landscape setback on Rosin Court. This project proposes a 15.8-foot front landscape setback. Staff supports the proposed landscape setback deviation and finds that the project is consistent with the purpose and intent of the applicable development standard for the following reasons: 1) the reduced landscape setback of 15.8-feet still allows ample space for shade trees and landscaping adjacent to the public sidewalk; 2) the reduced landscape setback makes space for a pad for a future commercial/restaurant use adjacent to the street; 3) the onsite parking is generally located along the sides of the property, thereby screening parking areas from the street frontage; and 4) the deviation allows for more landscaping adjacent to Interstate 80 by shifting the development towards Rosin Court.

Architectural Analysis

The building design creates a clean, simple aesthetic that complements surrounding structures, while implementing different colors and materials to create its own sense of place. The proposal features a combination of fiber cement panels and brick veneer along the first floor of the building followed by stucco and fiber cement panels on the upper three floors. The entryway and side elevations are enhanced with fiber cement board siding.

The façade incorporates changes in plane to create visual interest and variation which creates a clean and simple architectural appearance surrounding all elevations. The paint scheme varies between light and dark, which helps break up the massing of the building thereby creating additional awareness to the variation in massing elements. Figure 4 provides a view when looking at the hotel from the south and Figure 5 provides a view from the Interstate 80 EB Northgate entrance.

Figure 4: Rendering of South Elevation



Figure 5: Rendering of East Elevation



RESOLUTION NO. 2025-

Adopted by the Sacramento Planning and Design Commission

December 11, 2025

AMENDING THE NORTHGATE REGENCY PLANNED UNIT DEVELOPMENT (PUD) SCHEMATIC PLAN, FOR THE DESIGNATION OF THE SUBJECT PARCEL FOR HOTEL USES (APN: 250-0010-092-0000 & 250-0010-091-0000) (P25-004)

BACKGROUND

On December 11, 2025, the Planning and Design Commission considered a recommendation to approve the Northgate Regency Planned Unit Development (PUD) Schematic Plan to designate the project site for hotel use.

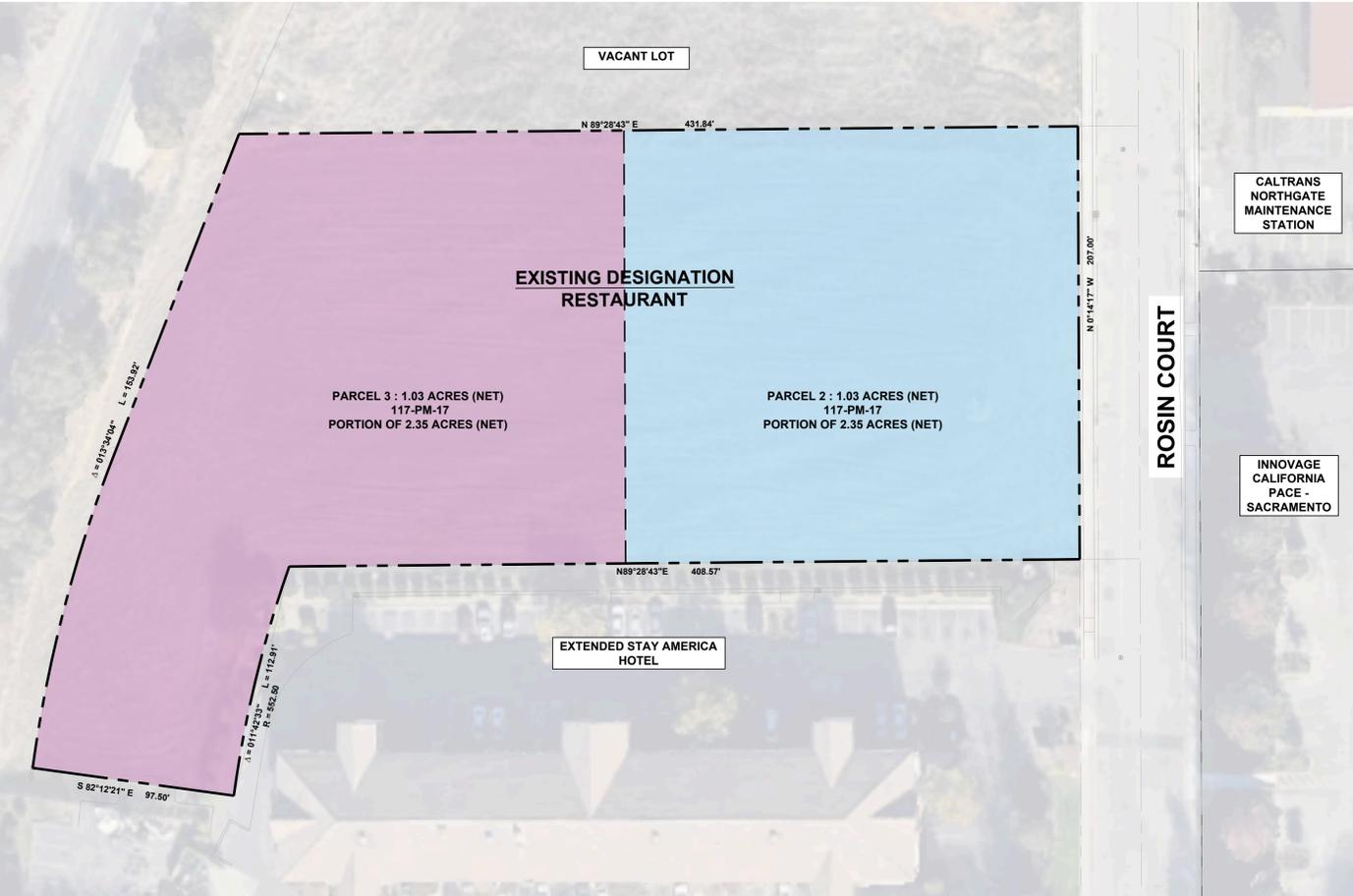
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE PLANNING AND DESIGN COMMISSION RESOLVES AS FOLLOWS:

- Section 1. The Planning and Design Commission approves the amendments to the Northgate Regency Planned Unit Development Schematic Plan (Exhibit A) based on the following findings of fact:
1. The amendment is consistent with the applicable general plan land use designation, use, and development standards; the goals, policies, and other provisions of the general plan, and any applicable specific plan or transit village in that the Residential Mixed Use General Plan land use designation allows for hotel uses and the proposed hotel land use will occupy a vacant infill site that maximizes existing street and utility infrastructure. Furthermore, the amendment streamlines future infill development within the PUD. The project is not in a specific plan or transit village plan area.
 2. The amendment promotes the public health, safety, convenience, and welfare of the city, in that the proposed use is compatible with surrounding office and commercial uses, and provides services for residents, workers, and visitors that will support the local economy.
 3. The proposed amendments are consistent with the zoning designation, Highway Commercial (HC-PUD), and the Northgate Regency Planned Unit Development, in that hotel uses are an allowed use in the zone and supported in the PUD.
 4. Exhibit A is a part of this resolution.

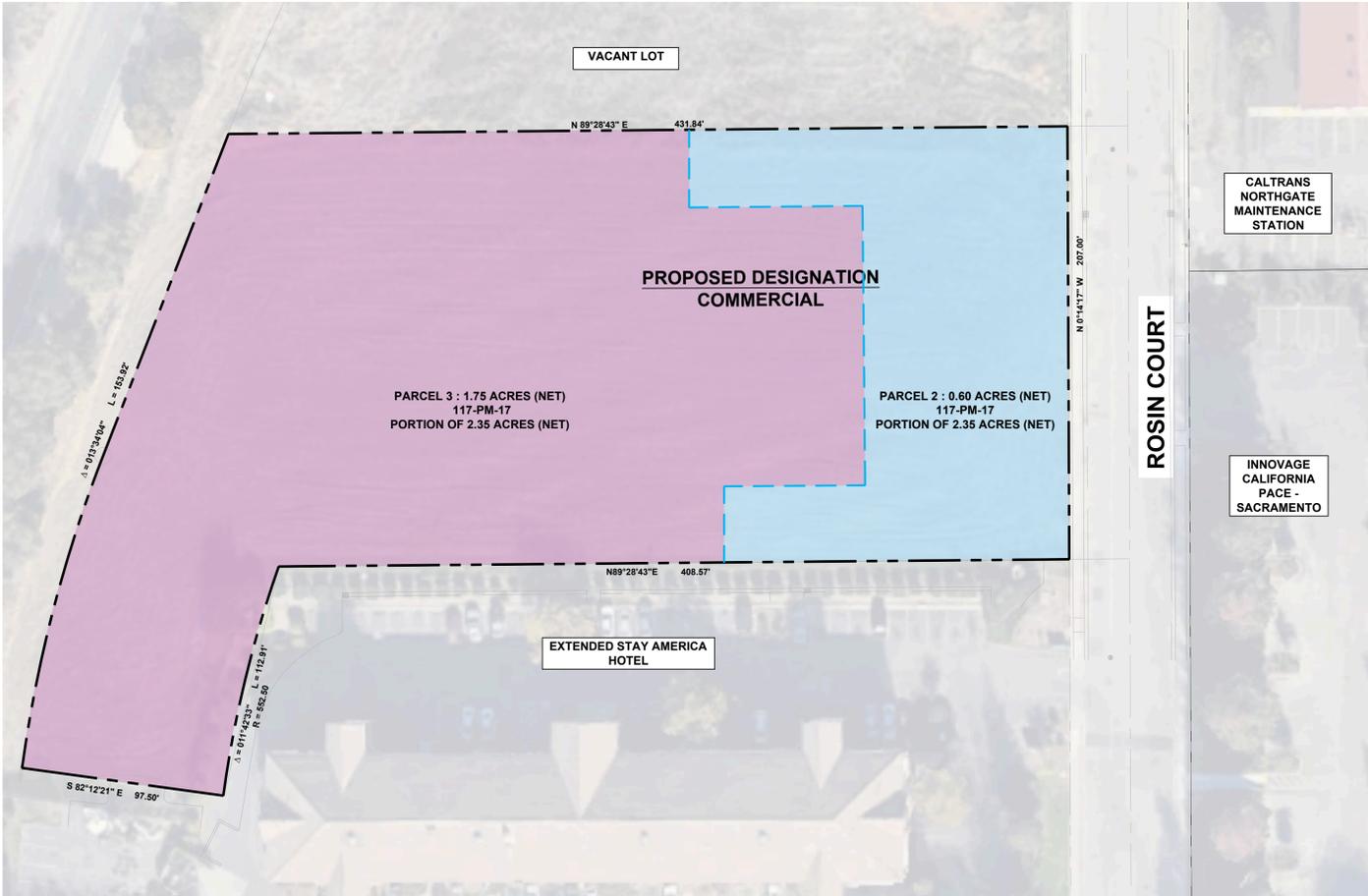
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Exhibit A: Northgate Regency PUD Schematic Plan Exhibit

NORTHGATE REGENCY PUD



1 EXISTING SCHEMATIC PLAN



2 PROPOSED SCHEMATIC PLAN

REVISIONS:	REVISION	ISSUE	DATED

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 Las Vegas, NV
 Woodland, CA
 Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237
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 Civil Engineering • Land Planning and Zoning Entitlements •
 Building Design and Improvements • Construction Consulting

SCHEMATIC SITE PLANS
 INTERCONTINENTAL HOTELS
 ROSIN COURT
 SACRAMENTO, CA 95834

DATE: 09/16/2025
 JOB : SSB-SAC-02
 DWG BY: DV
 CHK BY: SPK
SPDR-3.0.0

FINDINGS OF FACT AND CONDITIONS OF APPROVAL
Rosin Court Hotel (P25-004)
Northern end of Rosin Court APN: 250-0010-091-0000 & 250-0010-092-0000

FINDINGS OF FACT

- A. **Environmental Determination (Exempt Per CEQA Guidelines section 15332):**
Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral documentary evidence received at the hearing on the Project, the Planning and Design Commission finds that the project is exempt from review under Section 15332 (Infill Development – Class 32) of the CEQA Guidelines as follows:
1. The project is consistent with the Residential Mixed Use General Plan designation and the Highway Commercial (HC-PUD) zoning designation in that the proposed project is an allowable use under the zoning designation and the General Plan designation.
 2. The proposed development occurs within the City of Sacramento city limits on a project site of ± 2.35 acres and is substantially surrounded by developed urban areas.
 3. The project has no value as habitat for endangered, rare, or threatened species.
 4. Approval of the project would not result in any significant effects regarding traffic, noise, air quality, or water quality.
 5. The site is served by all required utilities and public services.
- B. **Site Plan and Design Review** for the construction of a new 58,935 square foot, four-story hotel with 110 guest rooms on two parcels of approximately 2.35 acres with deviations to setback and height requirements of the Highway Commercial and Northgate Regency Planned Unit Development (HC-PUD) zone is **approved** based on the following Findings of Fact:
1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan, the Residential Mixed Use (RMU) designation, and any applicable specific plan or transit village plan. The project supports the goals of the Residential Mixed Use designation by providing a hotel use that enhances job opportunities, supports a balance of land uses, and complements the surrounding commercial areas. The project facilitates infill development on a vacant underutilized property and streamlines future commercial developments in the PUD area, consistent with the goals and policies general plan related to incentivizing infill development. The project also provided a balance employment and tourism-related uses, with amenities and services that can support a thriving city.

2. The design, layout, and physical characteristics of the proposed development are consistent with applicable design guidelines and with all applicable development standards or, if deviations from the development standards are approved, the proposed development is consistent with the purpose and intent of those standards. This project is requesting deviations to rear-yard setback, front landscape setback, and height requirements and is consistent with the purpose and intent of the Planning and Development Code in that: 1) the reduced setback is a minor encroachment into the required setback and does not hamper access to light and air; 2) the proposed development maintains a uniform scale; 3) the project otherwise meets applicable development standards within the HC-PUD zoning district and the Northgate Regency PUD Guidelines including side-yard setbacks, floor area ratio, and pedestrian and bicycle amenities; and 4) the project meets applicable Northgate Regency Planned Unit Development Guidelines and the Commercial Design Guidelines by utilizing enhanced design characteristics through tree planting, vegetation, building material variation, and building articulation. The building also adequately addresses landscaping, and pedestrian and vehicular connectivity.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that parking facilities, driveways, and adequate utility infrastructure will be provided.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed project contains materials that are complementary to the visual appearance of other structures in the surrounding area.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged. The project will utilize existing road and utility networks and meets the 50-percent shade requirement which helps shade the buildings and heat absorbent surfaces such as asphalt, ultimately reducing the urban heat island effect, which translates to reduced energy consumption needed to condition or cool the interior of the building.
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance. The hotel provides a needed service in a compatible location, improves economic opportunities, and integrates with the surrounding office/commercial urban fabric without creating a nuisance.

C. 200-Year Flood Protection Findings Consistent with State Law SB(5) and Planning and Development Code Section 17.810:

1. The project site is within an area for which the facilities of the State Plan of Flood

Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Conditions of Approval

B. Site Plan and Design Review for the construction of a new 58,935 square foot, four-story hotel with 110 guest rooms on two parcels of approximately 2.35 acres with deviations to setback and height requirements of the Highway Commercial and Northgate Regency Planned Unit Development (HC-PUD) zone is approved based on the following findings:

Planning

- B1. Development of the site shall be in compliance with the approved plans and these conditions of approval. Any modification(s) 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.
- B2. Deviations to the following development standards are approved as follows:
 - a. The accessory pool building may extend into the 25-foot minimum rear-yard setback consistent with the approved plans.
 - b. Building may exceed the 54-foot building height maximum consistent with the approved plans.
 - c. Building may extend into the 25-foot minimum front landscape setback consistent with the approved plans.
- B3. The applicant shall obtain all necessary building and encroachment permits prior to the commencement of construction.
- B4. The proposed building shall not cross property lines and the applicable properties shall be merged and officially recorded prior to issuance of a building permit.
- B5. Signs were not reviewed as part of the review and approval of the proposed project. All signs shall require review and approval by Design Review and shall conform to the sign ordinance and require sign permit issuance.
- B6. The site layout, access, and building orientations and placements shall be as shown on the final approved plans.

- B7. Building height, setbacks, and massing shall be consistent with the approved plans.
- B8. All building elevations shall have a form and design consistent with the final approved plans.
- B9. The buildings shall be painted with the color theme as shown on the final approved plans. Any significant changes in applied paint colors shall be reviewed and approved by Planning staff during building permit plan check.
- B10. Building massing, plane breaks, setbacks, and building heights shall be as shown on the final approved plans.
- B11. The building elevations shall have a consistency of detail, material quality, and articulation as indicated on the final approved plans.
- B12. Provide glazing and fenestration patterns as shown on the final approved plans.
- B13. Construct porte-cochere at the main entrance of the building as indicated on the approved plans.
- B14. Provide the following building materials on the hotel building as indicated on the approved plans:
 - a. Brick masonry veneer
 - b. Smooth coat stucco
 - c. Fiber cement panel siding
 - d. Anodized aluminum storefront system.
 - e. Anodized aluminum windows
- B15. The accessory pool building shall utilize the same materials and color theme as the main hotel building, as shown on the final approved plans.
- B16. All newly installed exterior wall-mounted and ground-mounted electrical service equipment, excluding transformers, must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior electrical equipment, along with any necessary screening and details, must be shown on site plans, floor plans, and exterior elevations, while maintaining all service clearance requirements. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be

less than 10%. All material shall be painted to match elements of building exterior finish.

- B17. All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior mechanical equipment, along with any necessary screening and details, must be shown on site plans, roof plans, and exterior elevations. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. Louvered material shall be positioned so spacing does not align with line of sight views. All material shall be painted to match elements of building exterior finish.
- B18. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Obtrusive industrial wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
- B19. Landscaping shall be provided as indicated on the approved plans, including, ornamental trees, shrubs, and grass as shown on the landscape plan.
- B20. The project shall comply with the tree shading requirements for parking lots, prescribed in the Planning and Development Code section 17.612.040.
- B21. Parking lot layout shall be consistent with approved plans; parking stalls and drive aisle shall comply with Title 17 development standards.
- B22. Pedestrian crossings shall utilize alternative paving. Alternative paving may include a change in grade, texture, material, color, or finish of paved areas. Final design to be reviewed by Planning and Design Review staff
- B23. Provide a minimum of 2 short-term and 4 long-term bicycle parking spaces for the project. Racks shall be designed to comply with the City's Bicycle Rack Design and Placement Manual. Location shall be provided as indicated on the approved plans.
- B24. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans approved by Urban Design staff shall be subject to review and approval prior to any changes.
- B25. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, and 19 Bldg-Frame. An 89 Planning Final shall be called for prior to 29

Building Final. Please coordinate with your assigned Planning Inspection Team reviewer.

- B26. Prior to final building occupancy, the project shall be subject to an on-site inspection by Planning staff to ensure all conditions of approval are satisfied.
- B27. This approval is valid for three years and subject to SCC section 17.808.400. All building permits shall be secured for the project and construction commenced within three years of the project approval or the entitlements shall be deemed expired unless a request for an extension of time is filed with the Planning Division prior to the expiration date.

Public Works

- B28. Comply with the Northgate Regency Motor Inn PUD and meet all requirements to the satisfaction of the Department of Public Works.
- B29. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter, and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- B30. The applicant shall merge the existing parcels that cover the project site which creates the parcel boundary shown on the proposed site plan prior to obtaining any Building Permits.
- B31. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- B32. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
- B33. The site plan shall conform to the parking requirements set forth in the City Code 17.608.040.
- B34. 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 Department of Public Works.

Department of Utilities

- B35. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: City records indicate there may be multiple water services stubbed to the site. If these services will not be proposed for reuse then they will be required to be abandoned.)
- B36. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
- B37. Common area landscaping shall have a separate street tap for a metered irrigation service.
- B38. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 5,300 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.30 cfs/acre. The

drainage study shall be consistent with the latest basin 141 drainage model for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

- B39. This project is in Drainage Basin 141 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
- B40. The onsite water and storm drain systems shall be private systems maintained by the owner. (Note: If the owner/developer is not proposing to merge the two lots, then a conveyance of easement agreement for the common private water and storm drain systems crossing property lines will be required.)
- B41. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.
- B42. Per City Code, the 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 shall 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.
- B43. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then 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 drainage systems shall be designed to the standard specified in the DOU onsite design manual.
- B44. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

- B45. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's **Storm Water Multiple Application and Report Tracking System** (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
- B46. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B47. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.
- B48. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.
- B49. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as A99 zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). As of July 1, 2024, new regulations to this area apply as contained in the current Comprehensive Flood Management Plan (CFMP). Any new construction of and/or substantial improvement to any structure must have the lowest floor, including the basement, elevated at least 12-inches above the highest adjacent 100-year event HGL of the City's drainage system and at least 18-inches above the Controlling Overland Release Point in the public right-of-way. Also, a Hold

Harmless Agreement, and an Elevation or Floodproofing Certificate or both (commercial properties have the option of floodproofing if elevation is not feasible) will be required.

Fire

- B50. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1. Section 507.5.1 has been amended to require an on-site fire hydrant when the distance to the farthest portion of the structure is greater than 150' from a water supply on a public street with a minimum average spacing of 300' between fire hydrants. Sacramento Fire Design Standards require that a fire hydrant be located not less than 15' nor greater than 50' from a Fire Department Connection. Identify the locations of additional fire hydrants to meet the City of Sacramento Fire Department Code Amendments and Design Standards (2 – 3 additional fire hydrants).
- B51. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided. Revise the Utility Easement as required for the additional fire hydrant locations.
- B52. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.
- B53. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
- a) Provisions for the necessary repair and maintenance of the roadway surface
 - b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
 - c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
 - e) Unrestricted use of and access to the roadways covered by the agreements.
 - f) Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.

- g) Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.
- B54. 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. California Fire Code Section 501.4
- B55. Upon submitting improvement plans for review, identify that Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. California Fire Code Section 503.2.3 Access roads shall be designed and maintained to support the imposed loads of fire apparatus (70,000 Lbs) and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25-year storm and a surface consisting of a minimum of a single layer of asphalt.
- B56. Upon submitting improvement plans for review, provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4
- B57. Upon submitting improvement plans for review, identify that appropriate Knox access for the site and any structures has been provided. California Fire Code Section 506
- B58. Upon submitting improvement plans for review, identify that Fire Department Connections (FDCs) have been provided on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.
- B59. Upon submitting improvement plans for review, identify that an approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control rooms shall not be less than 50 square feet for rooms without a fire pump and 200 square feet when a fire pump is present. California Fire Code as Amended by the Sacramento City Code Section 901.4.7
- B60. Upon submitting improvement plans for review, identify that standpipe hose valves will be provided at the intermediate landing levels of stairways as required by the Sacramento Fire Official. CFC Section 905.4(1) and CBC 909.20.2.3

- B61. Upon submitting improvement plans for review, provide notation on plans that Emergency Responder Radio Coverage may be required. Testing shall be conducted by an authorized technician to verify compliance with section 510, California Fire Code. This test shall verify that the building will support the Sacramento City Fire Department Radio Communication System. This test shall be performed in accordance with California Fire Code Section 510.4.1.
- B62. Upon submitting improvement plans for review, provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:
- a) Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
 - b) Procedures for reporting emergencies.
 - c) Fire Department Access Routes.
 - d) Location of fire protection equipment, including type and size of fire extinguishers.
 - e) Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
 - f) Location(s) and proper safety considerations for temporary heating and any associated equipment.
 - g) Hot Work Plan when any welding and/or cutting shall occur.
 - h) Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
 - i) Designated smoking areas free of ignitable vapors and other combustible materials.

Solid Waste

- B63. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.
- B64. The project must have sufficient space to store bins for trash, recycling, and organics. Containers may be used with an increase in collection frequency as an alternative to bins. Service level minimums for recycling and organics can

be found in Chapter 13.24.600. Minimum service levels for recycling and organics can be found in Chapter 13.24.600. Trash and organics must be serviced at least weekly and recycling must be serviced at least monthly.

- B65. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely.
- B66. This project may be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <https://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition> Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

Sacramento City Code can be found online here:

Chapter 13.24

http://www.qcode.us/codes/sacramento/view.php?topic=13-13_24

Chapter 17.616

http://www.qcode.us/codes/sacramento/view.php?topic=17-vi-17_616

Police Department

Lighting:

- B67. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.
- B68. Light poles, if applicable, shall be no higher than 16-feet.
- B69. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
- B70. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.
- B71. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

- B72. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.
- B73. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
- B74. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

- B75. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.
- B76. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security:

- B77. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.
- B78. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
- B79. Manager with access to VASS storage shall be able to respond to any activation within two hours.
- B80. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.
- B81. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.
- B82. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.
- B83. VASS shall be capable of storing no less than 30 days' worth of activity.

- B84. VASS shall provide comprehensive coverage of:
- areas of ingress and egress
 - parking lot
 - coverage of all four (4) exterior sides of the property
 - adjacent public rights of way
 - main lobby entrance
 - common area
 - all hallways
 - all elevators
 - bike storage
- B85. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.
- B86. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
- B87. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- B88. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.
- B89. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).
- B90. Property management shall be responsible for the daily removal of all litter from the site.
- B91. Applicant shall install a **law enforcement** “Knox Box” for police access to common areas on the premises, including, but not limited to the main lobby entrance. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.
- B92. Applicant shall install bollards rated at K4 or higher, or their equivalent, at the main lobby entrance to protect pedestrians/guests and prevent vehicle intrusion into the area.

During Construction:

- B93. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
- B94. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
- B95. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

SMUD

- B96. SMUD has existing underground 12kV facilities along Rosin Ct 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.
- B97. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- B98. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
- B99. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

- B100. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity.
- B101. 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.).
- B102. 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. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B103. 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>.
- B104. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B105. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B106. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be

subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

- B107. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
- B108. Pad-mounted transformer space will be required. The transformer location and space on the provided plans will have to be validated by SMUD to ensure it meets all spacing and design criteria per the requested service size. Please contact SMUD Line Design for additional information.

Sacramento Area Sewer District

- B109. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.
- B110. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
- B111. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.
- B112. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD).
- B113. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.
- B114. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.

- B115. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.
- B116. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact fees for eligible commercial and industrial customers. Please visit www.sacsewer.com/confluence-regional-partnership-program to learn more.

Advisory Notes:

Planning

- ADV1. The applicant shall obtain a separate Site Plan and Design Review entitlement for the future restaurant on the final approved plans.

Department of Utilities

- ADV2. City records indicate there is an existing 10-foot water line easement adjacent to the western property line of APN 250-0010-092-0000.
- ADV3. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.
- ADV4. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state (Caltrans), and local agencies for the construction of this project.
- ADV5. Building permits filed on or after July 1, 2023 for all new commercial nonresidential buildings shall comply with the Alternate Water Systems Ordinance as stated in the Sacramento City Code section 15.24.030, 15.24.040 and 15.24.050. The requirement at minimum for all new commercial nonresidential buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system that can be utilized for an on-site treated non-potable gray water system for water closets and urinals.
- ADV6. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

Building

- ADV7. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).
- ADV8. Accessible guest rooms or suites shall be dispersed among the various classes of sleeping accommodations to provide a range of options applicable to room sizes, costs and amenities provided per CBC
- ADV9. The plans are required to demonstrate compliance with CGBC 4.106.4 regarding the EV charging.

Police Department

- ADV10. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

Parks

- ADV11. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$17,615. This project proposes a total of 58,717 square feet of Commercial Office development. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$0.30 per square foot for Commercial Office projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Sacramento Area Sewer District

- ADV12. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.
- ADV13. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.

Sacramento Metro Air District

- ADV14. This project's location near a high-volume roadway, Interstate 80, may pose increased health risk to its future users. Sac Metro Air District's [Mobile](#)

[Source Air Toxics Protocol mapping tool](#) shows an increased cancer risk of approximately 52 in a million at the project site, in addition to the existing background risk, resulting from exposure to vehicle [Toxic Air Contaminant \(TAC\)](#) emissions from nearby mobile TAC sources, such as motor vehicles traveling on Interstate 80. Note, however, that the modeling tool does not take into account building requirements that reduce pollution concentrations, such as the [California Building Energy Efficiency Standards](#) requirement for [MERV 13](#) filtration in new residential construction, or site features such as shrub and tree plantings. For more information, please visit the Sac Metro Air District's [Mobile Source Air Toxics Protocol](#), available on our website. *Sac Metro Air District recommends incorporating tree plantings along the project's northern and western perimeters to the full extent feasible, to help reduce exposure to TAC emissions for project guests, using tree species selected from our [Landscaping Guidance for Improving Air Quality Near Roadways](#) (Landscaping Guidance). The Landscaping Guidance, available on our website, provides specific recommendations on using vegetation to reduce public health impacts from motor vehicle emissions, including the selection, placement, planting, and care of tree and shrub species on project sites.*

- ADV15. Sac Metro Air District recommends incorporating project measures to reduce urban heat island effect impacts. Attached for easy reference is a Sac Metro Air District fact sheet on urban heat island effect impacts and measures to reduce these impacts, which the City provides to project proponents. Measures in this fact sheet support policies in the [City Climate Action & Adaptation Plan](#), associated with Goal A-2 to reduce the urban heat island effect. Due to the urban heat island effect, developed areas in Sacramento range 3 to 9 degrees Fahrenheit warmer than surrounding areas, which results in decreased air quality and associated public health impacts. The urban heat island results from the conversion of undeveloped land to developed land. In addition to meeting the [commendable City parking lot shade requirements](#), *Sac Metro Air District recommends incorporating cool roofing and pavement into the proposed project.* The Cool Roof Rating Council provides [a product directory of roofs](#), and attached is a cool pavement overview fact sheet for information on implementing cool pavement, including cost comparisons.
- ADV16. Governor Newsom's [Executive Order N-79-20](#) (EO N-79-20) will move the state away from its reliance on climate change-causing fossil fuels while retaining and creating jobs and spurring economic growth by requiring sales of all new passenger vehicles to be zero-emission by 2035. Hotels are an ideal place for travelers to charge their vehicles overnight. Consistent with EO N-79-20, *Sac Metro Air District recommends that this project meet [CalGreen Tier 2](#) electric vehicle (EV) charging infrastructure stipulations for hotels and motels (section A4.106.8.2).* Tier 2 provides two avenues for compliance for hotels, for example by equipping 55% of the total number of parking spaces with Level 2 EV charging receptacles, or

equipping 20% of the total number of parking spaces with Level 2 EV chargers (of which half are equipped with J1772 connectors).

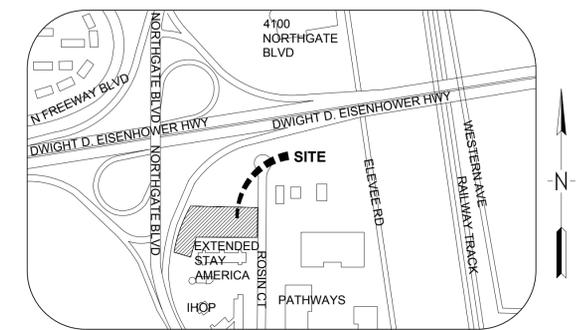
- ADV17. Policies in the City Climate Action & Adaptation Plan call for transitioning buildings to all carbon-free energy such as renewable electricity, and away from energy such as natural gas. To develop a healthier project and ensure that the project is consistent with measure E-2 of the City's [Climate Action & Adaptation Plan](#), *Sac Metro Air District recommends that no new natural gas infrastructure be constructed as part of the proposed project.*
- ADV18. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to [find a list of the most common rules that apply at the construction phase of projects](#). Projects undergoing any environmental review must implement Sac Metro Air District [Basic Construction Emission Control Practices](#), also available on our website, to help avoid significant construction-related air quality impacts.

EXHIBITS:

Exhibit A: Project Plans

SITE PLAN DESIGN REVIEW AND NORTH REGENCY PUD AMENDMENT FOR INTERCONTINENTAL HOTELS

**58,935 SQ.FT., 4-STORY, 110 KEYS
ROSIN COURT,
CITY OF SACRAMENTO, CA 95834
±1.04 ACRES & ±1.31 ACRES
APN #250-0010-091 & #250-0010-092**



VICINITY MAP
SCALE: N.T.S.

REVISIONS:
REVISION ISSUE

NO.	REVISION	ISSUE	DATE

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SHEET INDEX

GENERAL PLANS

SPDR-1.0 COVER SHEET	C7.0 SITE SECTIONS
SPDR-2.0 CONTEXT PHOTOS	C8.0 SITE DETAILS
SPDR-2.1 TOPOGRAPHIC SURVEY	C8.1 AGENCY DETAILS
SPDR-3.0.0 SCHEMATIC SITE PLANS	C8.2 AGENCY DETAILS
SPDR-3.0.1 PUD GUIDELINES	C8.3 AGENCY DETAILS
SPDR-3.1 APPROVED SITE PLAN	ERC1 EROSION AND SEDIMENT CONTROL PLAN
SPDR-3.2 PROPOSED SITE PLAN	ERC2 EROSION AND SEDIMENT CONTROL DETAILS
SPDR-3.3 ENLARGED SITE PLAN	E-1.0 SITE PHOTOMETRIC PLAN
SPDR-4.0 PROPOSED FLOOR PLANS	E-1.1 EXTERIOR LIGHT FIXTURE DETAILS
SPDR-4.1 PROPOSED ROOF PLAN	LANDSCAPING PLANS
SPDR-5.0 EXTERIOR ELEVATIONS	LSP-1 LANDSCAPE SITE PLAN
SPDR-5.1 OUTDOOR AREA ELEVATIONS	LSP-2 LANDSCAPE SITE PLAN
SPDR-6.0 3D VIEWS	

CIVIL PLANS

C1.0 COVER SHEET
C1.1 CONSULTANT'S NOTES
C1.2 AGENCY NOTES
C2.0 ALTAINSPS LAND TITLE SURVEY
C2.1 ALTAINSPS LAND TITLE SURVEY
C3.0 GRADING AND DRAINAGE PLAN
C4.0 SURFACE IMPROVEMENTS PLAN
C5.0 UTILITIES PLAN
C6.0 FIRE TRUCK ACCESS PLAN

PROJECT DATA

PROJECT INFORMATION

I. PROJECT NAME _____ INTERCONTINENTAL HOTELS
II. LOCATION _____ ROSIN COURT, SACRAMENTO, CA 95834
III. APN _____ 250-0010-091 & 250-0010-092
IV. JURISDICTION _____ CITY OF SACRAMENTO
V. CODES _____ SACRAMENTO, CALIFORNIA CITY CODE (CCC)
CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA GREEN BUILDING CODE (CALGREEN)
(FOR EV PARKING)

VI. SITE AREA	APN	ACRES	SQ.FT.
	#250-0010-092	1.31	57,064
	#250-0010-091	1.04	45,302
TOTAL SITE AREA		2.35	102,366

VII. BUILDING FOOTPRINT ANALYSIS

BUILDING TYPE	AREA (SQ.FT.)
HOTEL	14,985
FUTURE RESTAURANT	3,000
POOL EQUIP. & STORAGE, RESTROOM, ENGG. MAINTAINANCE	680
TOTAL	18,665

PLANNING INFORMATION ZONING ORDINANCE TITLE 17

I. ZONING _____ HC-PUD - HIGHWAY COMMERCIAL/
PLANNED UNIT DEVELOPMENT
II. GENERAL PLAN _____ REGIONAL COMMERCIAL

II. HEIGHTS (TABLE - 17.224.420)
• ALLOWABLE _____ 35'-0"
• PROPOSED _____ 41'-4" TOP OF ROOF
55'-9" UPTO TOWER

III. SETBACK (TABLE - 17.224.430)	REQUIRED	PROVIDED	REMARKS
FRONT SIDE	15.0'	116.5'	ALONG ROSIN COURT
INTERIOR SIDE	5.0'	63.2'	ALONG #250-0010-093
		71.6'	ALONG #250-0010-090
REAR	15.0'	69.9'	--

IV. BUILDING AREA ANALYSIS

FLOOR	AREA
FIRST FLOOR	14,985 SQ.FT.
SECOND FLOOR	14,650 SQ.FT.
THIRD FLOOR	14,650 SQ.FT.
FOURTH FLOOR	14,650 SQ.FT.
TOTAL	58,935 SQ.FT.

V. F.A.R
• ALLOWABLE _____ 0.15 - 0.3
• PROPOSED _____ 0.18 (18,665/ 102,366)

VI. NO. OF STORIES _____ 4

VII. TOTAL GUESTROOMS _____ 110

VIII. MAX. NO. OF EMPLOYEES PER SHIFT _____ 5

IX. PARKING ANALYSIS _____ REFER SPDR-3.3 FOR PARKING DETAIL

PROJECT DESCRIPTION

- CONSTRUCTION OF 4-STORY, 110 ROOMS, HOTEL BUILDING (APPROX. 58,935 SQ.FT.) & FUTURE RESTAURANT PAD (APPROX. 3,000 SQ.FT) ON A VACANT LOT IN NORTHGATE REGENCY PUD.

X. GUESTROOMS

ROOM TYPE	KEY DISTRIBUTION PER FLOOR				TOTAL ROOMS	
	FIRST	SECOND	THIRD	FOURTH		
HOLIDAY INN & SUITES						
GUESTROOM KING	4	11	11	11	37	
GUESTROOM KING ADA	1	-	-	-	1	
GUESTROOM KING X WIDE	-	1	-	1	2	
GUESTROOM KING X WIDE ADA	-	-	1	-	1	
GUESTROOM QQ	-	10	10	9	29	
TOTAL	5	22	22	21	70	
CANDLEWOOD SUITES						
STUDIO KING	6	6	6	5	23	
STUDIO KING ADA	1	1	1	1	4	
STUDIO QUEEN	2	2	2	2	8	
STUDIO QUEEN ADA	1	1	1	1	4	
ACC. OWNER SUITE	-	-	-	1	1	
TOTAL	10	10	10	10	40	
					GRAND TOTAL	110

a. GUESTROOMS W/ COMMUNICATION FEATURE (TABLE 11B-224.4)
• REQUIRED _____ 12
• PROVIDED _____ 12

b. GUEST ROOMS W/ MOBILITY FEATURE (TABLE 11B-224.2)
• REQUIRED _____ 7
• PROVIDED _____ 11

TITLE
PROJECT

COVER SHEET
INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834

DATE: 10/13/2025
JOB : SSB-SAC-02
DWG BY: DV
CHK BY: SPK

SPDR-1.0



1



11



12



6



2



3



4



5



13



14



7



8



9



10

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CONTEXT PHOTOS
INTERCONTINENTAL HOTELS
ROSLIN COURT
SACRAMENTO, CA 95834

TITLE
PROJECT
DATE: 11/16/2024
JOB: SSB-SAC-02
DWG BY: GK
CHK BY: DV

SPDR-2.0

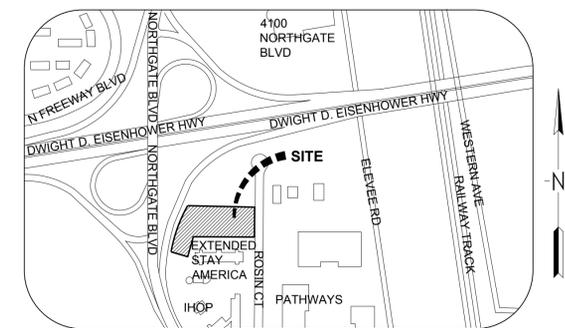
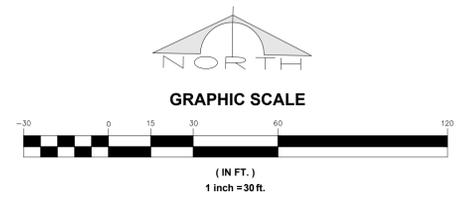


LEGEND

- PROPERTY LINE
- PARCEL LINE SUBJECT TO ADJUSTMENT PER PLAN
- NEW PARCEL LINE AFTER LOT LINE ADJUSTMENT
- ROAD CENTRE LINE
- EASEMENT LINE
- PROPOSED BUILDING
- LANDSCAPING
- CEMENT CONCRETE PAVING
- STAMPED CONCRETE PAVING @ OUTDOOR SEATING
- FUTURE DEVELOPMENT
- MIN. 5'-0" WIDE ACCESSIBLE PATH OF TRAVEL W/ 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE

NOTE:
REFER PRELIMINARY LANDSCAPING PLANS FOR DETAILS

1 PROPOSED SITE PLAN



REVISIONS:	REVISION	ISSUE	DATED

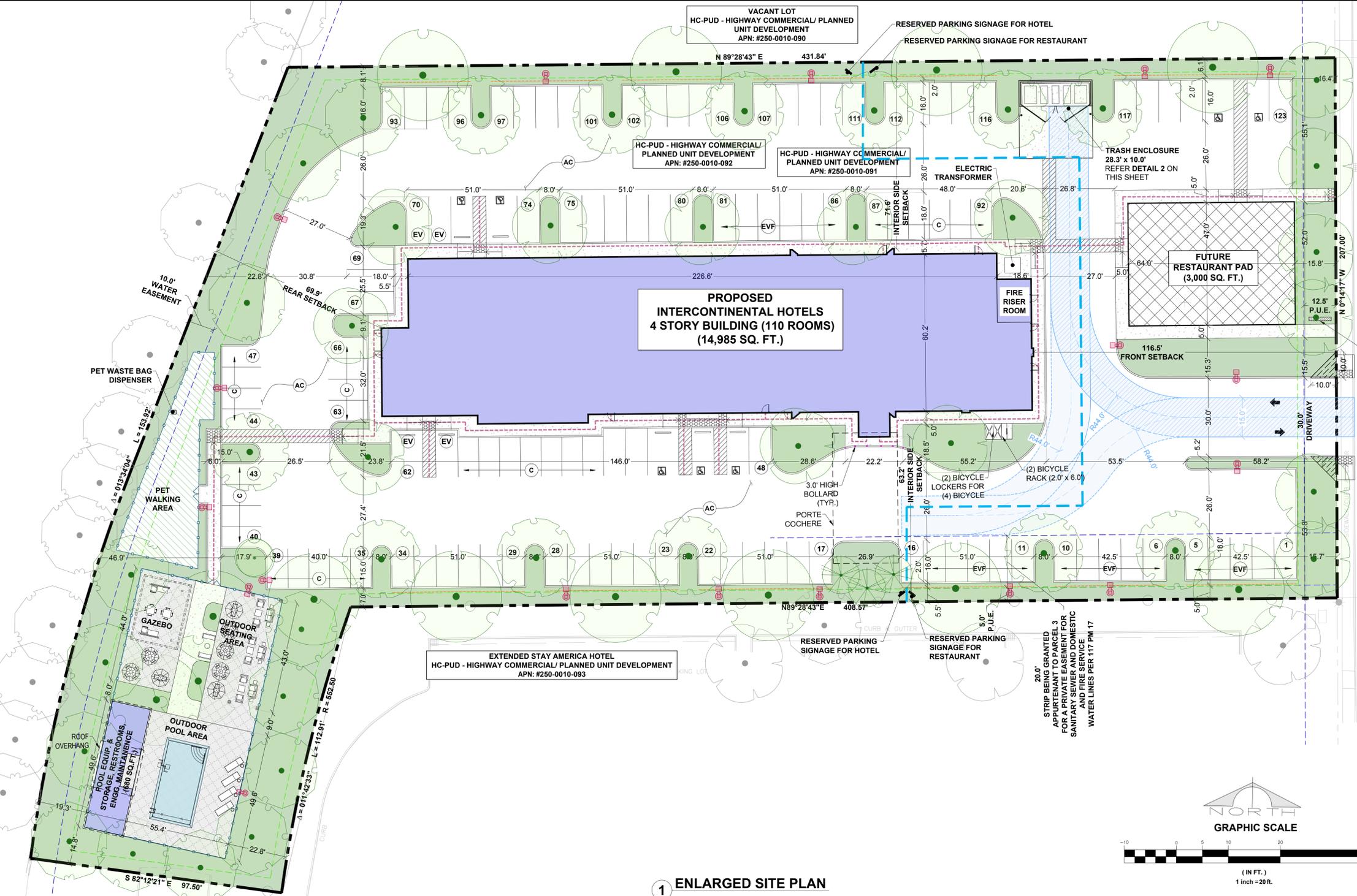
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PROPOSED SITE PLAN
INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834

TITLE
 PROJECT
 DATE: 10/13/2025
 JOB: SSB-SAC-02
 DWG BY: ASB
 CHK BY: DV

SPDR-3.2

VICINITY MAP
 SCALE: N.T.S.



- LEGEND**
- PROPERTY LINE
 - - - NEW PARCEL LINE AFTER LOT LINE ADJUSTMENT
 - ROAD CENTRE LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - - - 2.0' OVERHANG LINE @ CAR PARKING ON ADJACENT LANDSCAPING
 - (E) FENCE - CYCLONE
 - 4'-0" HIGH WROUGHT IRON FENCE AT OUTDOOR SEATING POOL AREA & PET WALKING AREA
 - PROPOSED BUILDING
 - ▨ FUTURE DEVELOPMENT
 - CEMENT CONCRETE PAVING
 - STAMPED CONCRETE PAVING @ OUTDOOR SEATING
 - TREES / LANDSCAPING, REFER LANDSCAPING PLANS FOR DETAILS
 - MIN. 5'-0" WIDE ACCESSIBLE PATH OF TRAVEL W/ 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE
 - TRASH TRUCK ROUTE - 15'-0" WIDE W/ 44'-0" CENTERLINE RADIUS
 - ▨ VISIBILITY TRIANGLE (CITY STD DETAIL - CDD-0148)
 - 20.0' HIGH SITE LIGHT POLE (REFER PHOTOMETRICS PLANS)
 - ⊙ ASPHALT CONCRETE PAVING
 - ⊙ PARKING SPACE NUMBERING (8.5' x 18.0')
 - ⊙ COMPACT CAR PARKING SPACES (8.0' x 15.0')
 - ⊙ CAR PARKING SPACE EQUIPPED WITH EVSE
 - ⊙ CAR PARKING SPACE WITH FUTURE EVSE PROVISIONS
 - ➔ VEHICULAR CIRCULATION
 - ⊙ ACCESSIBLE PARKING

PARKING ANALYSIS:

a) CAR PARKING (TABLE 17.608.030B)

- REQUIRED
- HOTEL (1 SPACE PER 1 GUEST ROOMS) 110 SPACES WITH 10% OF IHG DISCOUNT SERVICES) = 99 SPACES
- FUTURE RESTAURANT 3,000 SQ.FT. / 125 = 24 SPACES
- PROVIDED 123 SPACES

b) ACCESSIBLE PARKING (CBC - TABLE 11B 208.2)

- REQUIRED 5
- PROVIDED 7

c) COMPACT PARKING (17.608.040)

- REQUIRED (123 x 40) / 100 = 49 SPACES MAX.
- PROVIDED 30 SPACES (24%)

d) EV CAR PARKING (CALGREEN - TABLE 5.106.5.3.1)

- REQUIRED 25 (TOTAL NUMBER OF EVCS)
- PROVIDED 6 (NUMBER OF EVCS OUT OF 19 EQUIPPED WITH EVSE)

e) ACCESSIBLE EV PARKING (CBC - TABLE 11B-228.3.2.1)

- REQUIRED 2 (1 VAN & 1 STANDARD)
- PROVIDED 2

f) SHORT TERM BICYCLE PARKING (TABLE 17.608.030C)

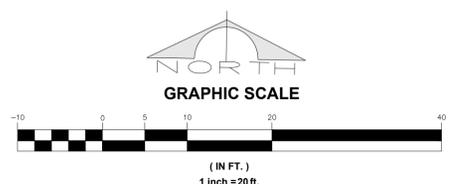
- REQUIRED (1 SPACE PER 80 ROOMS) 135/80 = 1.6 = 2
- PROVIDED 2

g) LONG TERM BICYCLE PARKING (TABLE 17.608.030C)

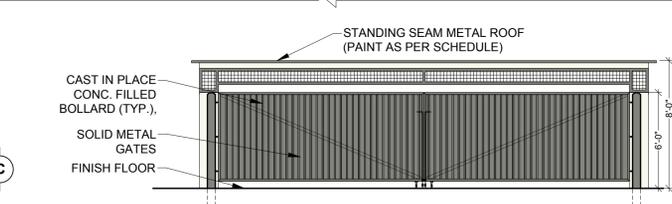
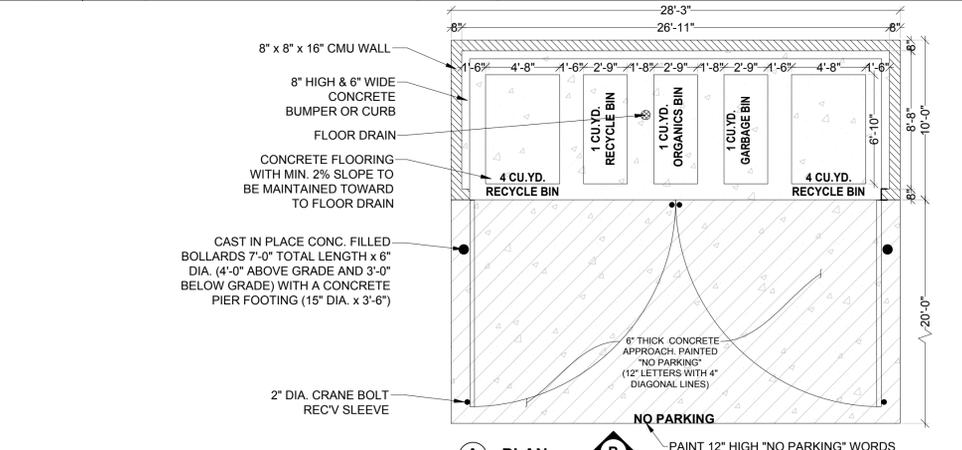
- REQUIRED (1 SPACE PER 40 ROOMS) 135/40 = 3.3
- PROVIDED 4

LANDSCAPING ANALYSIS (PUD GUIDELINE - V):

- REQUIRED (15% OF TOTAL SITE) (102,366 x 15) / 100 = 15,355 SQ.FT.
- PROVIDED 20,303 SQ.FT. (19.8%)



1 ENLARGED SITE PLAN

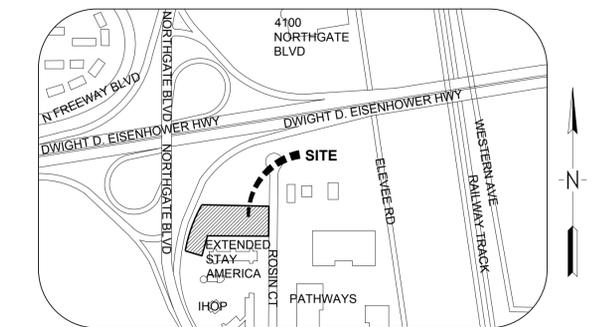


2 TRASH ENCLOSURE DETAILS

COLOR SCHEDULE:

DESCRIPTION	LEGEND	BASE MATERIAL	COLOR & TYPE	MANUFACTURER & ITEM CODES
BODY COLOR	□	STUCCO SYSTEM	LACEY PEARL	BENJAMIN MOORE # 2108-70
ACCENT COLOR	■	STUCCO SYSTEM	DOLPHIN	BENJAMIN MOORE # AF-715

NOTE:
THE PHOTOMETRIC PLAN WILL BE SUBMITTED FOLLOWING THE FINALIZATION OF THE LANDSCAPE PLAN.

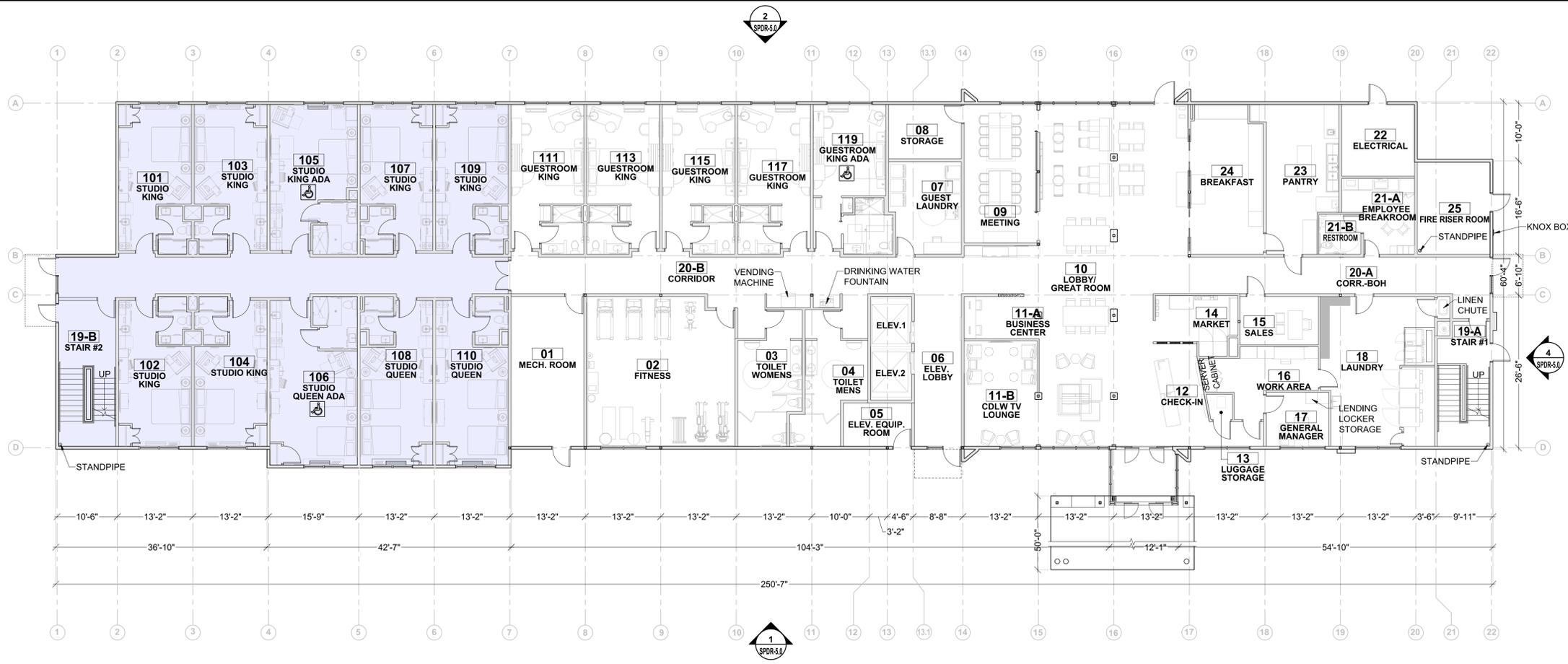


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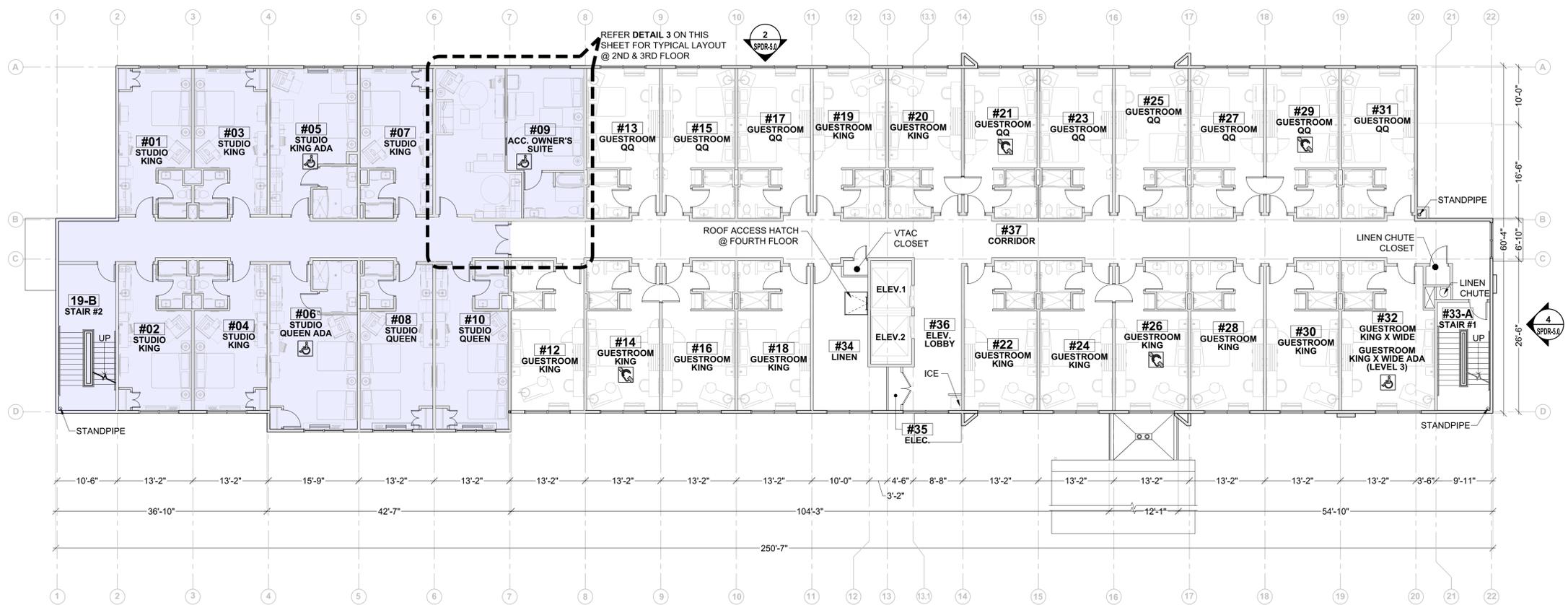
ENLARGED SITE PLAN
INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834

DATE: 10/10/2025
JOB: SSB-SAC-02
DWG BY: DV
CHK BY: SPK

SPDR-3.3



1 FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 (GROSS AREA - 14,985 SQ.FT.)



2 TYPICAL 2ND, 3RD & 4TH FLOOR PLANS
 SCALE: 3/32" = 1'-0"
 (GROSS AREA - 14,650 SQ.FT.)

- LEGEND:**
- 2X WOOD STUD WALL
 - ### ROOM/ KEY NUMBER
 - ♿ ACCESSIBILITY COMPLIANCE GUESTROOM
 - ♿ HEARING IMPAIRED COMPLIANCE GUESTROOM
 - Extended Stay Rooms

ROOM TYPE:

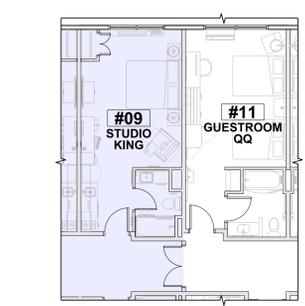
HOLIDAY INN & SUITES	
GUESTROOM KING	
GUESTROOM KING ADA	
GUESTROOM KING X WIDE	
GUESTROOM KING X WIDE ADA	
GUESTROOM QQ	
CANDLEWOOD SUITES	
STUDIO KING	
STUDIO KING ADA	
STUDIO QUEEN	
STUDIO QUEEN ADA	
ACC. OWNER'S SUITE	

ROOM BREAKDOWN (DUAL BRAND):

FLOOR	HOLIDAY INN EXPRESS & SUITES	CANDLEWOOD SUITES	# OF GUEST UNITS
FIRST FLOOR PLAN	5	10	15
SECOND FLOOR PLAN	22	10	32
THIRD FLOOR PLAN	22	10	32
FOURTH FLOOR PLAN	21	10	31
TOTAL # OF GUEST UNITS	70	40	110

AREA ANALYSIS:

FLOOR LEVEL	AREA (SQ.FT.)
FIRST FLOOR	14,985
SECOND FLOOR	14,650
THIRD FLOOR	14,650
FOURTH FLOOR	14,650
TOTAL	58,935 SQ.FT.



3 TYPICAL 2ND & 3RD FLOOR PLANS
 SCALE: 3/32" = 1'-0"

REVISIONS:

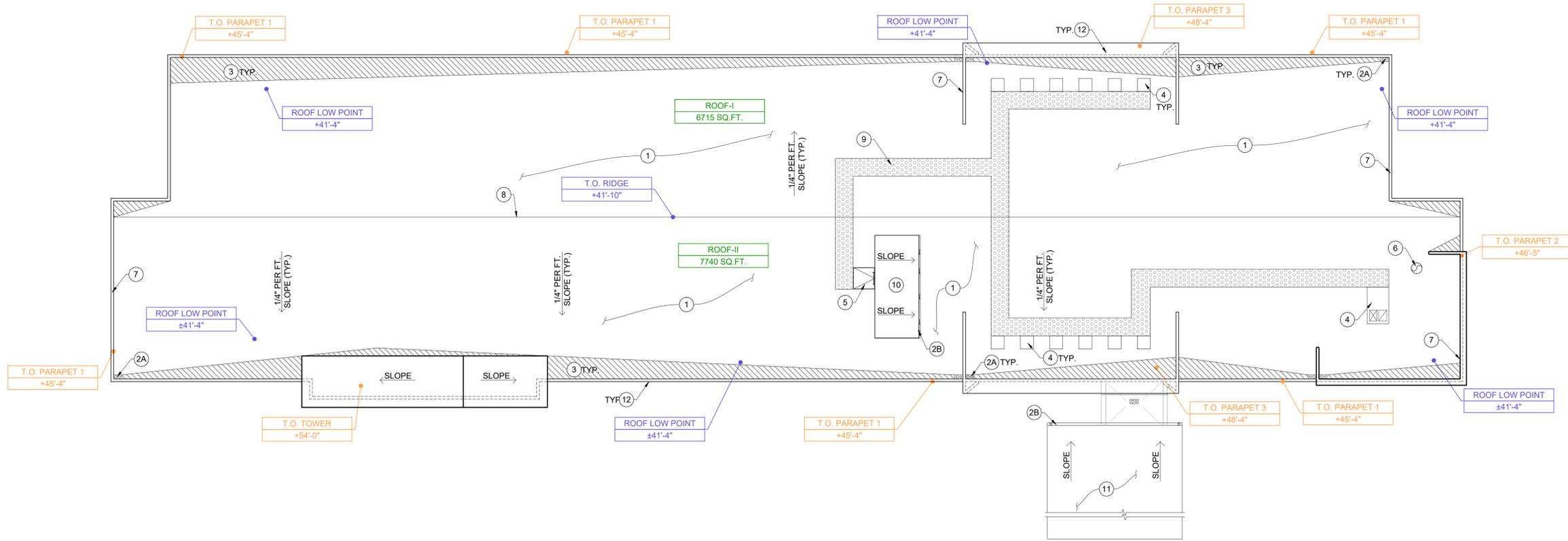
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PROPOSED FLOOR PLANS
INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834

TITLE
 PROJECT
 DATE: 10/15/2025
 JOB : SSB-SAC-02
 DWG BY: KK
 CHK BY: DV

SPDR-4.0



1 ROOF PLAN
SCALE: 3/32" = 1'-0"

#	KEYNOTES
1.	ROOFING SYSTEM
2A.	3" ROOF DRAIN & OVER FLOW PIPE (TYP.)
2B.	3" Ø SEMI-CIRCULAR GUTTER WITH 3" VERTICAL LEADER/ DOWNSPOUT
3.	JUNCTURE TO BE SLOPED TO AVOID PERPENDICULAR CONDITION
4.	ROOF TOP EQUIPMENT
5.	ROOF ACCESS HATCH
6.	LINEN CHUTE VENT
7.	PARAPET WALL
8.	RIDGE LINE
9.	WALKING PAD
10.	ELEVATOR TOWER
11.	PORTE COCHERE
12.	DASHED LINE INDICATES THE BUILDING LINE BELOW

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TITLE: **PROPOSED ROOF PLAN**
PROJECT: **INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834**

DATE: 12/28/2024
JOB: SSB-SAC-02
DWG BY: KK
CHK BY: DV

SPDR-4.1



1 FRONT (SOUTH) ELEVATION
SCALE: 3/32" = 1'-0"



2 REAR (NORTH) ELEVATION
SCALE: 3/32" = 1'-0"



3 SIDE (WEST) ELEVATION
SCALE: 3/32" = 1'-0"



4 SIDE (EAST) ELEVATION
SCALE: 3/32" = 1'-0"

KEYNOTES:

1	METAL COPING
2	WINDOWS
3	MECHANICAL GRILLES/ LOUVERS
4	CANOPY/ AWNING
5	BUILDING SIGNAGE, BY OTHERS
6A	3 COAT STUCCO SYSTEM
6B	FIBER CEMENT PANELS
6C	BRICK VENEER
7	STOREFRONT
8	DOOR
9	PORTE COCHERE
10	BUILDING ADDRESS

COLOR SCHEDULE:

DESCRIPTION	LEGEND	BASE MATERIAL	COLOR & TYPE	MANUFACTURER & ITEM CODES
ACCENT - I (WAINSCOT)	[Pattern]	BRICK VENEER	VOLCANO	HC MUDDOX
ACCENT - II	[Pattern]	STUCCO SYSTEM	WATERTOWN	BENJAMIN MOORE # 818
ACCENT - III	[Pattern]	FIBER CEMENT PANELS	NASHVILLE GRAY	JAMES HARDIE EXO TECH FACADE PANEL
ACCENT - IV	[Pattern]	FIBER CEMENT PANELS	WHITE HOUSE	JAMES HARDIE EXO TECH FACADE PANEL
ACCENT - V (HORIZONTAL BAND, CORNICE, AWNING)	[Pattern]	STUCCO SYSTEM	EBONY KING	BENJAMIN MOORE # 2132-20
BODY-I (BUILDING)	[Pattern]	STUCCO SYSTEM	LACEY PEARL	BENJAMIN MOORE # 2108-70
WINDOWS FRAME/ DOOR	[Pattern]	ALUMINUM	BLACK ANODIZED	
STOREFRONT	[Pattern]	ALUMINUM	WHITE ANODIZED	

RME NOTE:

ROOF MOUNTED EQUIPMENT (RME) TO BE SCREENED BEHIND HIGH PARAPET

SIGNAGE NOTES:

- SIGNAGE SHOWN FOR IDENTIFICATION PURPOSE ONLY.
- ACTUAL SIGNAGE TO BE UNDER SEPARATE PERMIT.

GLAZING NOTE:

STOREFRONTS TO HAVE ANTI-GRAFFITI FINISH ON EXTERIOR WITHOUT TINTED AND REFLECTED GLASS.

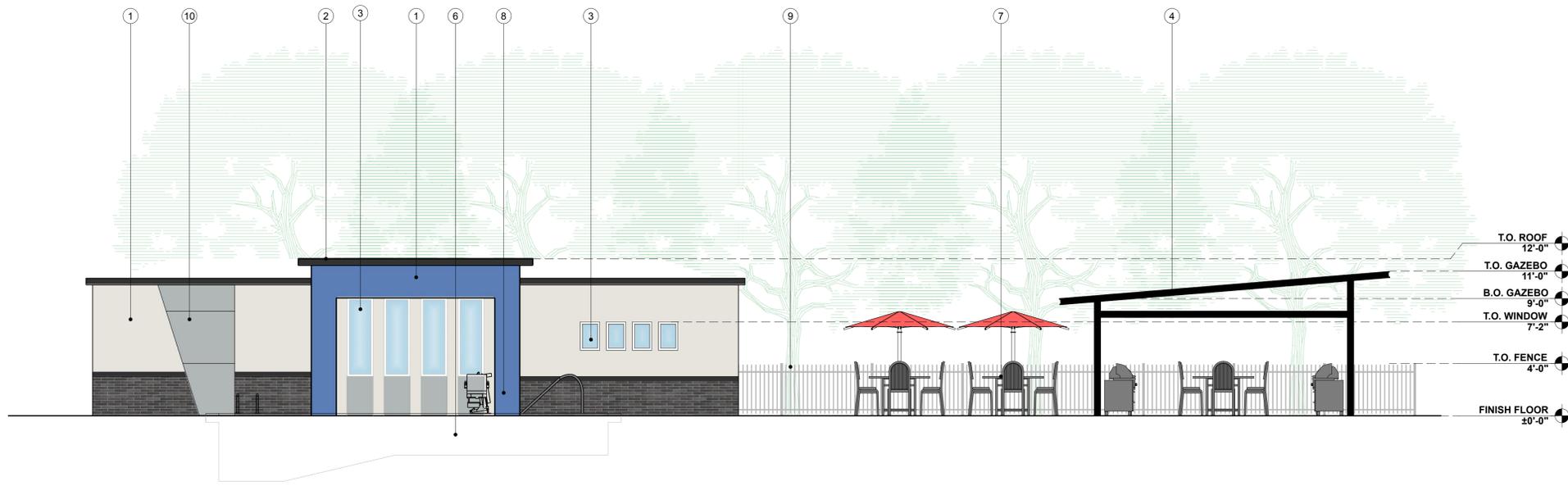
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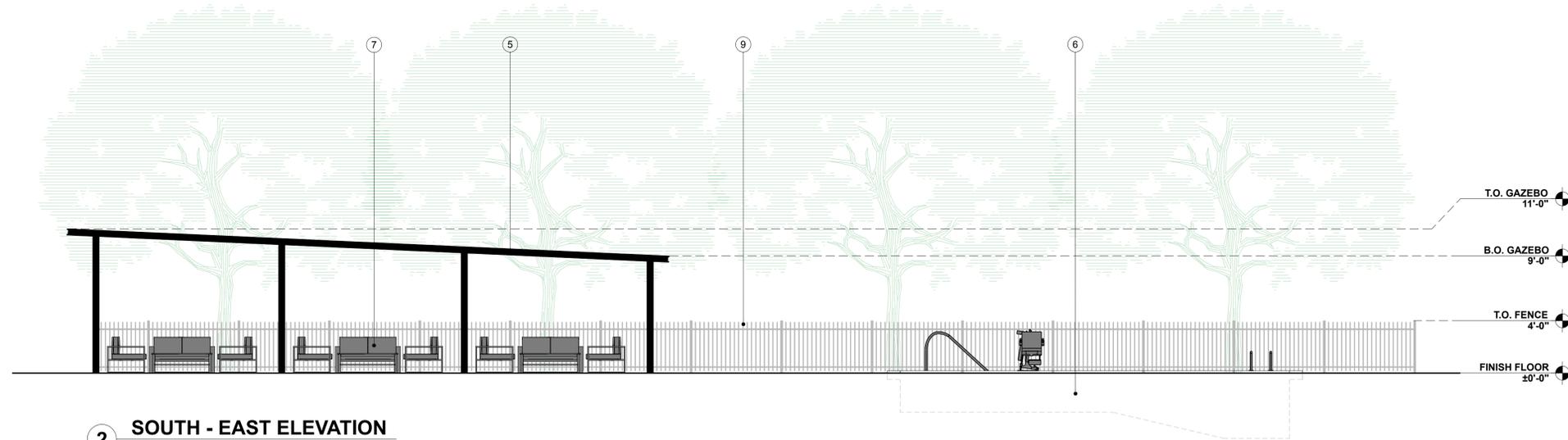
EXTERIOR ELEVATIONS
INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834

DATE: 10/22/2025
JOB : SSB-SAC-02
DWG BY: PS
CHK BY: DV

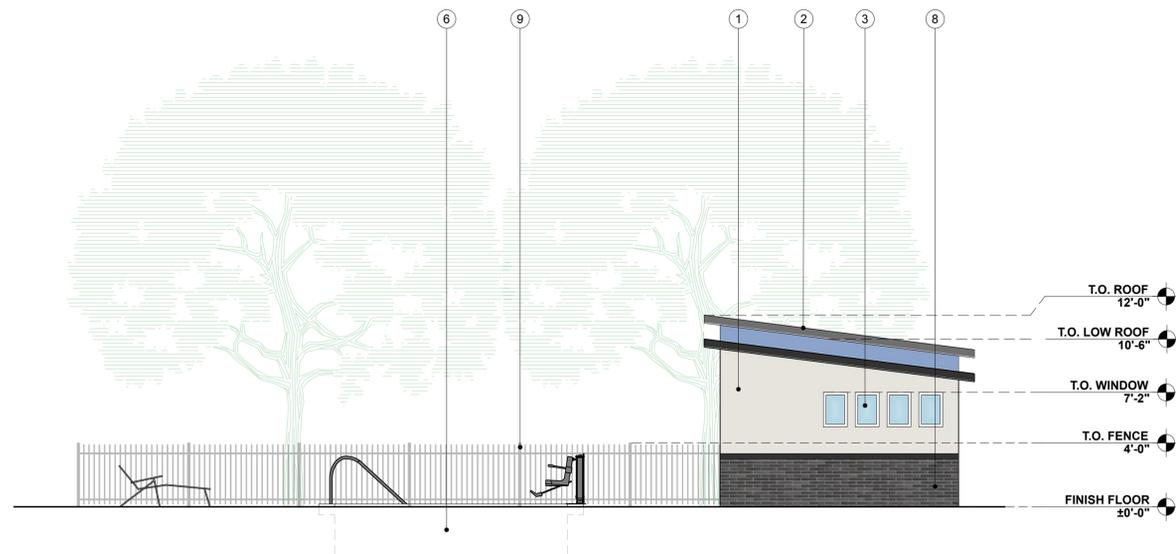
SPDR-5.0



1 NORTH - WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH - EAST ELEVATION
SCALE: 3/16" = 1'-0"



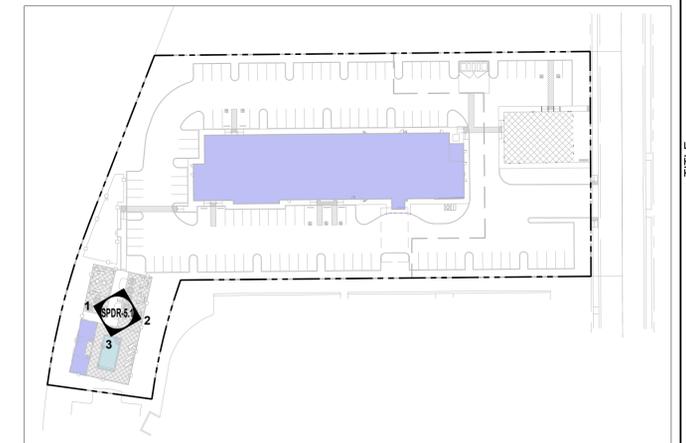
3 SOUTH - WEST ELEVATION
SCALE: 3/16" = 1'-0"

KEYNOTES:

1	3 COAT STUCCO SYSTEM
2	SEAM METAL ROOF
3	WINDOW SYSTEM
4	GAZEBO
5	PERGOLA
6	OUTDOOR SEATING
7	OUTDOOR SEATING
8	BRICK VENEER
9	3'-0" HIGH WROUGHT IRON FENCE
10	FIBER CEMENT PANEL

COLOR SCHEDULE:

DESCRIPTION	LEGEND	BASE MATERIAL	COLOR & TYPE	MANUFACTURER & ITEM CODES
ACCENT - I	[Pattern]	FIBER CEMENT PANELS	BLEU DE BAIE	NICHIHA EDF680F-BAY BLUE
ACCENT - II (WAINSCOT)	[Pattern]	BRICK VENEER	VOLCANO	HC MUDDOX
ACCENT - III	[Pattern]	SEAM METAL ROOF	1605	OLYMPIA STEEL BUILDING
ACCENT - IV	[Pattern]	STUCCO SYSTEM	WATERTOWN	BENJAMIN MOORE # 818
ACCENT - V (CORNICE, HORIZONTAL BAND)	[Pattern]	STUCCO SYSTEM	EBONY KING	BENJAMIN MOORE # 2132-20
BODY-I (BUILDING)	[Pattern]	STUCCO SYSTEM	LACEY PEARL	BENJAMIN MOORE # 2108-70
WINDOW/DOOR	[Pattern]	ALUMINUM	WHITE ANODIZED	



4 KEY PLAN

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OUTDOOR AREA ELEVATIONS
PROJECT
INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834

TITLE
PROJECT

DATE: 10/22/2025
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CHK BY: DV

SPDR-5.1



1 FRONT VIEW FROM ROSIN CT.



2 REAR VIEW



3 OUTDOOR PATIO & POOL



4 NORTH-EAST SIDE VIEW



5 TOP VIEW



6 OUTDOOR PATIO & POOL

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3D VIEWS

INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834

TITLE

PROJECT

DATE: 10/23/2025
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CHK BY: DV

SPDR-6.0

IMPROVEMENT PLANS

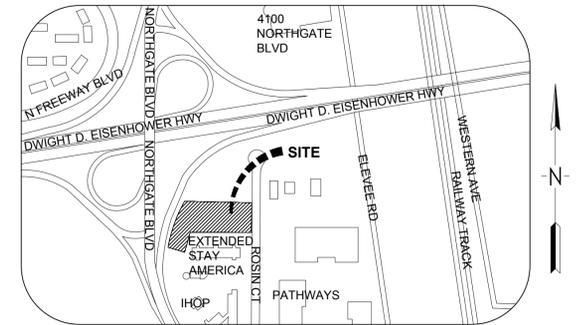
INTERCONTINENTAL HOTELS, ROSIN COURT, CITY OF SACRAMENTO, CA 95834

APN: 250-0010-091 & 250-0010-092

TOTAL DISTURBED AREA: 2.37 ACRE

TOTAL ONSITE DISTURBED AREA: 2.34 ACRE

TOTAL OFFSITE DISTURBED AREA: 0.03 ACRE



VICINITY MAP
SCALE: N.T.S.

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES AND CODES IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY CODES, THE CITY CODES SHALL PREVAIL.

TOPOGRAPHIC SURVEY NOTE

INFORMATION SHOWN ON THIS PLAN IS BASED ON TOPOGRAPHIC SURVEY DATED 01/09/2025, PREPARED BY MORROW SURVEYING AND SHOWN ON SHEET C2.0 AND C2.1.

EARTHWORK QUANTITIES

FOR EARTHWORK QUANTITIES REFER SHEET C3.0 GRADING AND DRAINAGE PLAN.

FLOOD ZONE INFORMATION

ZONE A99 (WITHOUT BASE FLOOD ELEVATION)
06067C0063J
EFF. 06/16/2015

OWNER/ DEVELOPER

SEWA SINGH BHINDER
6834 18TH STREET
RIO LINDA, CA 95673
PHONE: (916) 300-8887 ; (775) 473-9911
EMAIL: karm12@msn.com

DESIGN CONSULTANTS

CONTINENTAL DEVELOPMENT CONSULTANTS, INC.
P.O. BOX 1924
WOODLAND, CA 95776
CONTACT
HARSEV SINGH, PROJECT ENGINEER
PHONE: (530) 341-2558
EMAIL: singh.harsev@continentaldc.com

CIVIL SHEET INDEX

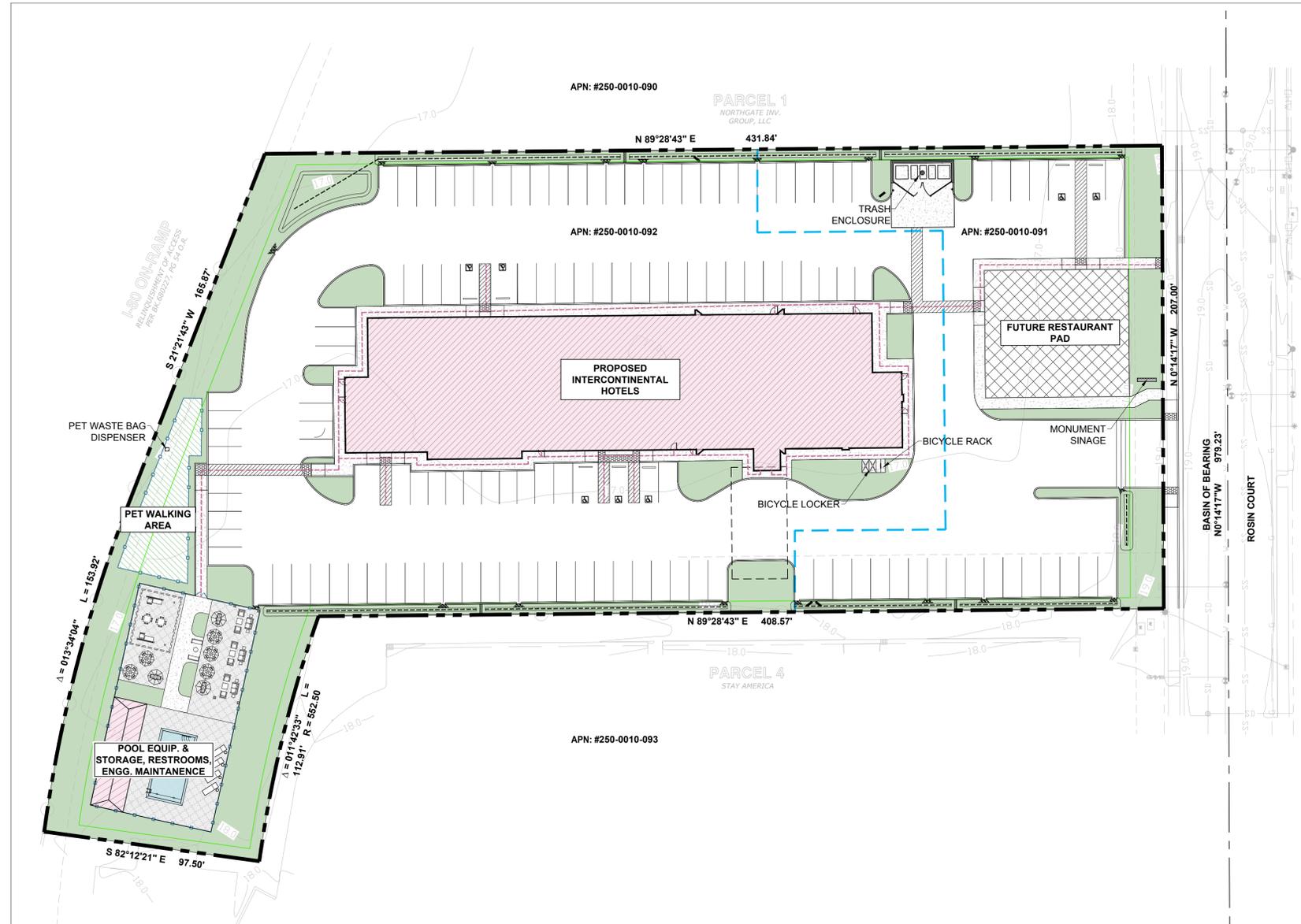
PAGE NO	SHEET	NAME
1.	C1.0	COVER SHEET
2.	C1.1	CONSULTANT'S NOTES
3.	C1.2	AGENCY NOTES
4.	C2.0	ALTAINSPS LAND TITLE SURVEY
5.	C2.1	ALTAINSPS LAND TITLE SURVEY
6.	C3.0	GRADING AND DRAINAGE PLAN
7.	C4.0	SURFACE IMPROVEMENTS PLAN
8.	C5.0	UTILITIES PLAN
9.	C6.0	FIRE TRUCK ACCESS PLAN
10.	C7.0	SITE SECTIONS
11.	C8.0	SITE DETAILS
12.	C8.1	AGENCY DETAILS
13.	C8.2	AGENCY DETAILS
14.	C8.3	AGENCY DETAILS
15.	ERC1	EROSION AND SEDIMENT CONTROL PLAN
16.	ERC2	EROSION AND SEDIMENT CONTROL DETAILS

ELECTRICAL SHEET INDEX

17.	E1.0	SITE PHOTOMETRIC PLAN
18.	E1.1	EXTERIOR LIGHT FIXTURE DETAILS

LANDSCAPING SHEET INDEX

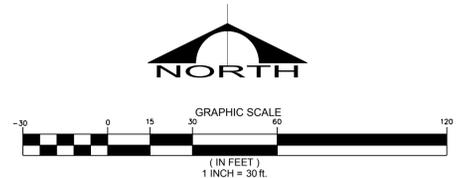
19.	LSP-1	LANDSCAPE SITE PLAN
20.	LSP-2	LANDSCAPE SITE PLAN



SITE PLAN

LEGEND

- PROPOSED PROPERTY LINE
- ROAD CENTER LINE
- SETBACK LINE
- EASEMENT LINE
- NEW PARCEL LINE
- 3'-0" HIGH WROUGHT IRON FENCE
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE PAVING
- PROPOSED BUILDING
- FUTURE DEVELOPMENT
- MIN. 5'-0" WIED ACCESSIBLE PATH OF TRAVEL (MAX 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE)
- TRUNCATED DOME



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COVER SHEET
INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834

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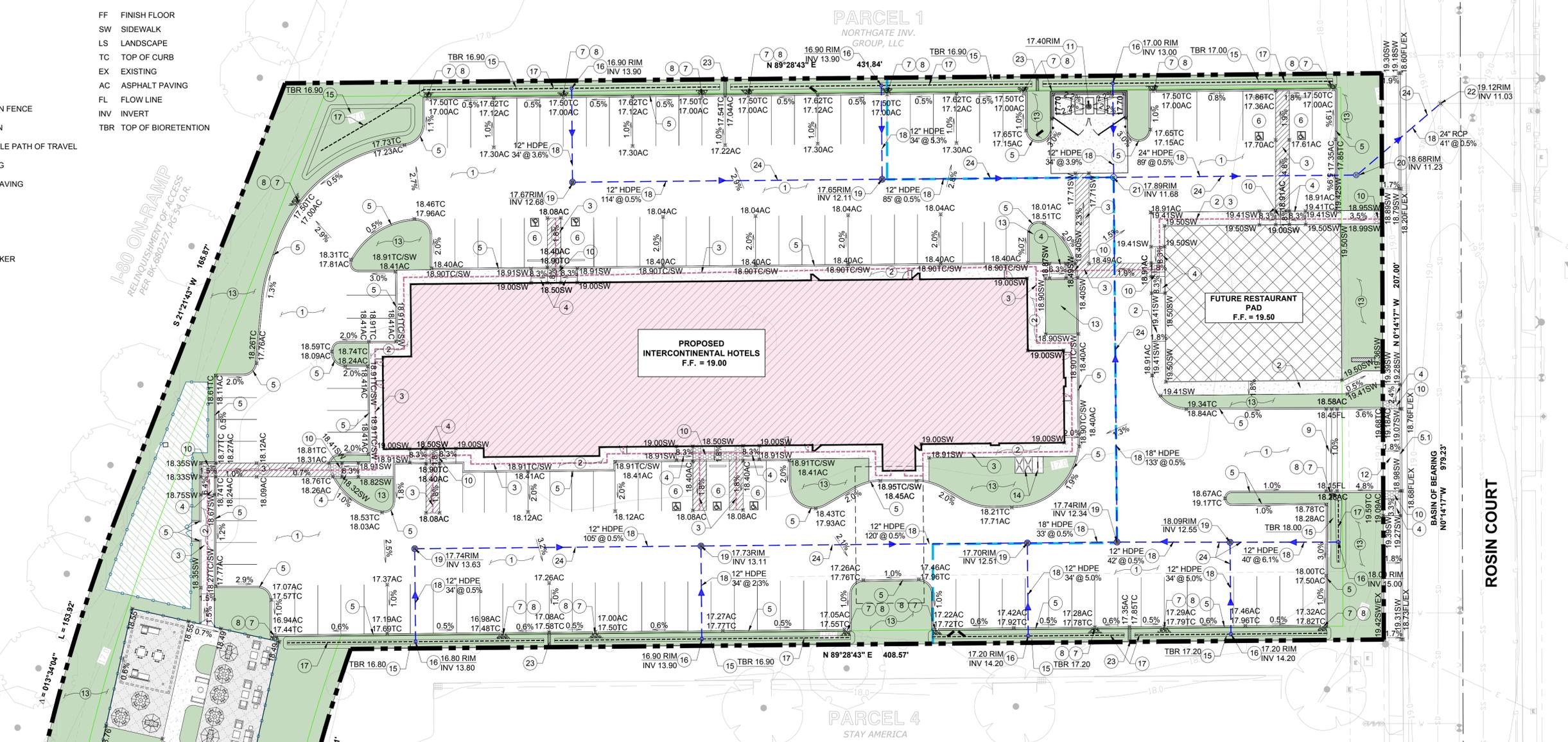
C1.0

LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- NEW PARCEL LINE
- SETBACK LINE
- EASEMENT LINE
- 3'-0" HIGH WROUGHT IRON FENCE
- PROPOSED STORM DRAIN
- MIN. 5'-0" WIDE ACCESSIBLE PATH OF TRAVEL
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE PAVING
- PROPOSED BUILDING
- FUTURE BUILDING
- TRUNCATED DOME
- PROPOSES BICYCLE LOCKER
- EXISTING FIRE HYDRANT
- PROPOSED GRADE
- SURFACE FLOW/SLOPE

ABBREVIATIONS

- FF FINISH FLOOR
- SW SIDEWALK
- LS LANDSCAPE
- TC TOP OF CURB
- EX EXISTING
- AC ASPHALT PAVING
- FL FLOW LINE
- INV INVERT
- TBR TOP OF BIoretention



CONSTRUCTION NOTES

1. INSTALL 3.0 INCH A.C. OVER 12.0 INCH OF CLASS 2 A.B. COMPACTED TO MINIMUM 95% RELATIVE COMPACTION.
2. CONSTRUCT CONCRETE SIDEWALK WITH 2.0% MAX. CROSS SLOPE AND 5.0% MAX. LONGITUDINAL SLOPE WITH MIN. 4.0 INCH CONCRETE OVER 6.0 INCH AGGREGATE BASE.
3. ACCESSIBLE PATH OF TRAVEL WITH 5.0% MAX LONGITUDINAL SLOPE AND 2.0% MAX. TRANSVERSE SLOPE.
4. CONSTRUCT RAMP WITH 8.33% MAX. LONGITUDINAL SLOPE AND 2.0% MAX. CROSS SLOPE.
5. CONSTRUCT 6 INCH TYPE 3 CURB PER CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL T-11. REFER SHEET C8.1 FOR DETAILS.
- 5.1 CONSTRUCT CURB & GUTTER TYPE 1 PER CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL T-11. REFER SHEET C8.1 FOR DETAILS.
6. CONSTRUCT ADA CAR PARKING STALLS WITH A MAX SLOPE OF 2.0% IN ALL DIRECTION.
7. PROVIDE 6.0 INCH D50 RIP RAP.
8. INSTALL 2.0 FEET WIDE CURB CUT. REFER SHEET C8.0 FOR DETAIL.
9. INSTALL 4.0 FEET WIDE VALLEY GUTTER WITH 6.5% CROSS SLOPE. REFER SHEET C8.0 FOR DETAILS.
10. INSTALL DEPRESSED CURB & TRUNCATED DOME/DETECTABLE WARNINGS.
11. CONSTRUCT TRASH ENCLOSURE WITH FLOOR DRAIN. DUMPSTER TO BE MARKED WITH A "DO NOT DUMP HAZARDOUS MATERIAL HERE" SIGN.
12. CONSTRUCT 30 FEET WIDE DRIVEWAY PER CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORK STANDARD DETAIL T-21. REFER SHEET C8.1 FOR DETAILS.
13. PROPOSED LANDSCAPING AREA. LANDSCAPING AREA TO BE DEPRESSED 1.0 INCH BELOW THE CURB AND SIDEWALK WITH A MAXIMUM SLOPE OF 3:1.
14. INSTALL BICYCLE RACKS AND BICYCLE LOCKERS.
15. PROPOSED BIoretention AREA. REFER SHEET C8.0 FOR DETAILS.
16. INSTALL ADS 12 INCH DOME GRATE ASSEMBLY OR EQUIVALENT. REFER SHEET C8.1 FOR DETAILS.
17. INSTALL 4.0 INCH PERFORATED PIPE.
18. INSTALL STORM DRAIN PIPE WITH MINIMUM SLOPE OF 0.5%. SIZE, MATERIAL AND LENGTH PER PLAN.
19. INSTALL ADS DRAIN BASIN OR EQUIVALENT AT JUNCTIONS/CORNERS/BENDS. REFER SHEET C8.1 FOR DETAILS.
20. INSTALL SERVICE MANHOLE PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD DETAILS S-70. REFER SHEET C8.1 FOR DETAILS.
21. INSTALL STANDARD STORM DRAIN MANHOLE PER CITY OF SACRAMENTO STANDARD DETAIL S-70. REFER SHEET C8.1 FOR DETAILS.
22. CONNECT TO EXISTING PUBLIC STORM DRAIN NETWORK.
23. CONSTRUCT EARTHEN CHECK DAM. REFER SHEET C8.0 FOR DETAIL.
24. BACKFILL AND RESURFACING IN PAVED AREAS PER CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL T-80. REFER SHEET C8.1 FOR DETAILS.

TOPOGRAPHIC SURVEY NOTE

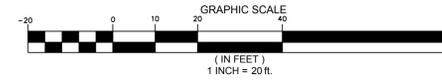
INFORMATION SHOWN ON THIS PLAN IS BASED ON TOPOGRAPHIC SURVEY DATED 01/09/2025, PREPARED BY MORROW SURVEYING AND SHOWN ON SHEET C2.0 AND C2.1.

EARTHWORK QUANTITIES

	(REFER NOTE ON C1.1)
FILL	= 4,110 CU.YD.
CUT	= 195 CU.YD.
NET CUT/FILL	= 3,915 CU.YD.

NOTE: ALL PEDESTRIAN PATHWAYS, RAMPS, AND SIDEWALK SHALL MEET ADA STANDARDS.

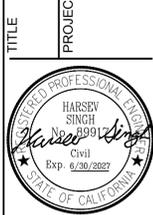
NOTE: ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (70,000 LBS) AND SHALL BE PROVIDED WITH A ROADBED CONSISTING OF MATERIAL UNAFFECTED BY THE INTRODUCTION OF WATER BASED UPON FIRE FLOW OR RAIN BASED ON 25-YEAR STORM AND A SURFACE CONSISTING OF A MINIMUM OF A SINGLE LAYER OF ASPHALT.



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GRADING AND DRAINAGE PLAN
INTERCONTINENTAL HOTELS
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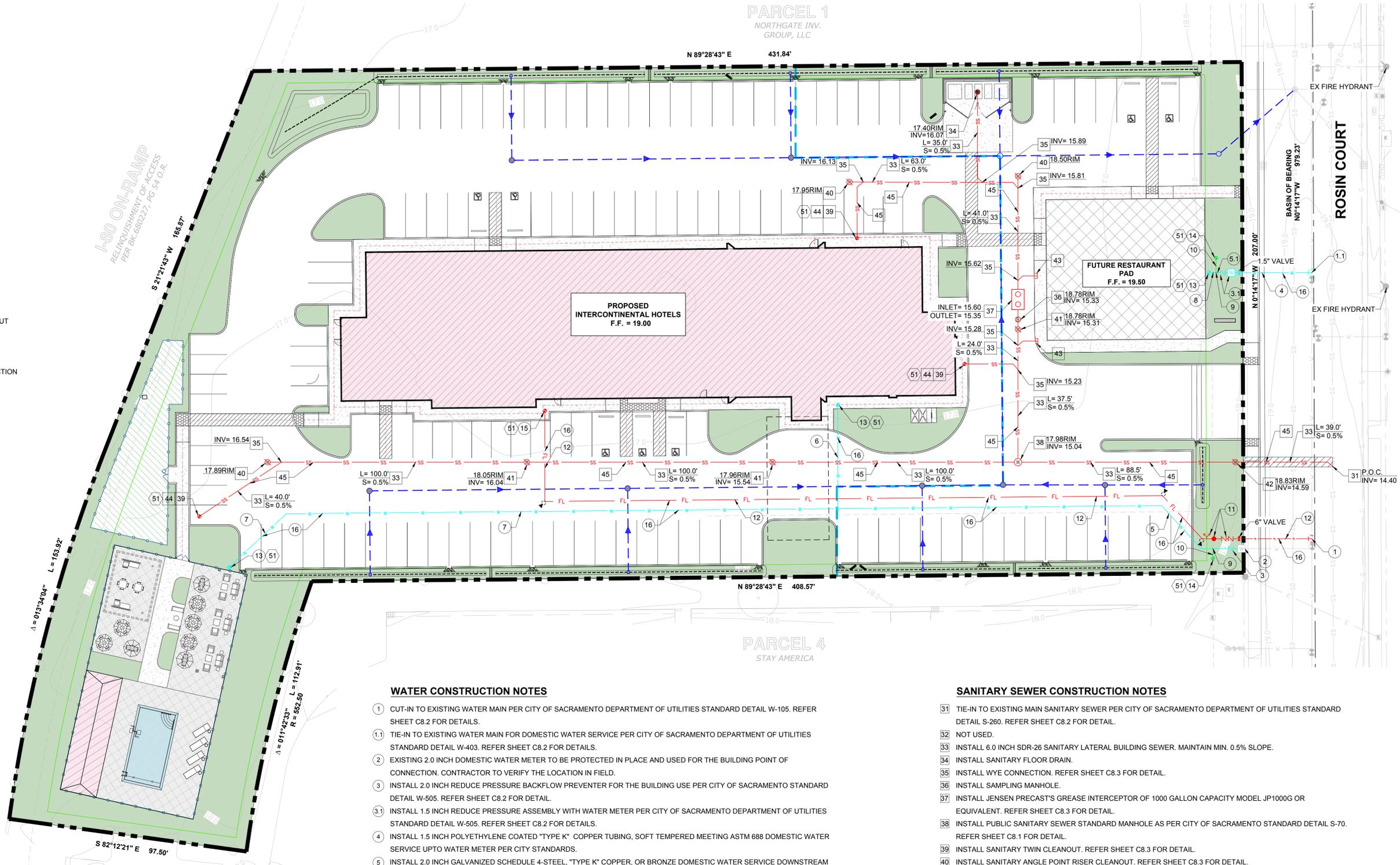


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 DWG BY: KV
 CHK BY: HS

C3.0

LEGEND

- PROPERTY LINE
- ROAD CENTER LINE
- PROPOSED STORM DRAIN
- NEW WATER LATERAL
- NEW IRRIGATION LATERAL
- SANITARY SEWER LATERAL
- FIRE LINE
- SANITARY CLEANOUT
- POINT OF CONNECTION
- PROPOSED WATER METER
- EXISTING WATER METER
- GATE VALVE
- BACKFLOW PREVENTER
- SANITARY FLOOR DRAIN
- SANITARY SERVICE CLEANOUT
- DOUBLE CHECK VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- THRUST BLOCK
- EXISTING FIRE HYDRANT



STORM

REFER SHEET GRADING AND DRAINAGE PLAN FOR NOTES RELATED TO STORM DRAINAGE NETWORK.

NOTE:

- WATER MAINS AND SERVICES, INCLUDING THE METERS, MUST BE LOCATED AT LEAST 10 FT. HORIZONTALLY FROM AND 1 FT. VERTICALLY ABOVE ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE (INCLUDING SANITARY SEWER LATERALS), AND AT LEAST 4 FT. FROM AND ONE FOOT VERTICALLY ABOVE ANY PARALLEL PIPELINE CONVEYING STORM DRAINAGE.
- INSTALL THRUST BLOCK PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD DETAIL W-103. REFER SHEET C8.2 FOR DETAILS.

TOPOGRAPHIC SURVEY NOTE

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GENERAL NOTES

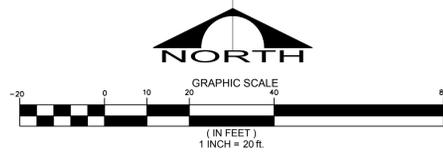
- (51) CAP UTILITY LINE WITHIN 5 FEET OF PROPOSED BUILDING. CONTRACTOR TO MARK STUB OUT LOCATION WITH WOODEN 2X4 AND MARK UTILITY AS APPLICABLE.

WATER CONSTRUCTION NOTES

- 1 CUT-IN TO EXISTING WATER MAIN PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD DETAIL W-105. REFER SHEET C8.2 FOR DETAILS.
- 1.1 TIE-IN TO EXISTING WATER MAIN FOR DOMESTIC WATER SERVICE PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD DETAIL W-403. REFER SHEET C8.2 FOR DETAILS.
- 2 EXISTING 2.0 INCH DOMESTIC WATER METER TO BE PROTECTED IN PLACE AND USED FOR THE BUILDING POINT OF CONNECTION. CONTRACTOR TO VERIFY THE LOCATION IN FIELD.
- 3 INSTALL 2.0 INCH REDUCE PRESSURE BACKFLOW PREVENTER FOR THE BUILDING USE PER CITY OF SACRAMENTO STANDARD DETAIL W-505. REFER SHEET C8.2 FOR DETAIL.
- 3.1 INSTALL 1.5 INCH REDUCE PRESSURE ASSEMBLY WITH WATER METER PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD DETAIL W-505. REFER SHEET C8.2 FOR DETAILS.
- 4 INSTALL 1.5 INCH POLYETHYLENE COATED "TYPE K" COPPER TUBING, SOFT TEMPERED MEETING ASTM 688 DOMESTIC WATER SERVICE UP TO WATER METER PER CITY STANDARDS.
- 5 INSTALL 2.0 INCH GALVANIZED SCHEDULE 40-STEEL, "TYPE K" COPPER, OR BRONZE DOMESTIC WATER SERVICE DOWNSTREAM OF WATER METER UP TO THE FINAL TEE OFF LOCATION PER CITY STANDARDS.
- 5.1 INSTALL 1.5 INCH GALVANIZED SCHEDULE 40-STEEL, "TYPE K" COPPER, OR BRONZE DOMESTIC WATER SERVICE DOWNSTREAM OF WATER METER UP TO THE FINAL TEE OFF LOCATION PER CITY STANDARDS.
- 6 INSTALL 2.0 INCH NSF APPROVED POLYETHYLENE DRINKING WATER SAFE PIPE PER CITY STANDARDS.
- 7 INSTALL 1.0 INCH NSF APPROVED POLYETHYLENE DRINKING WATER SAFE PIPE PER CITY STANDARDS.
- 8 INSTALL 1.5 INCH NSF APPROVED POLYETHYLENE DRINKING WATER SAFE PIPE PER CITY STANDARDS.
- 9 TEE OFF THE DOMESTIC WATER LINE.
- 10 INSTALL 1.0 INCH IRRIGATION WATER SERVICE TO USE FOR IRRIGATION POINT OF CONNECTION.
- 11 INSTALL FIRE PROTECTION ASSEMBLY PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD DETAIL W-510. REFER SHEET C8.2 FOR DETAIL.
- 12 INSTALL 6.0 INCH, C-900 CLASS 235 PIPE FOR FIRE LINE.
- 13 DOMESTIC POINT OF CONNECTION.
- 14 IRRIGATION POINT OF CONNECTION.
- 15 FIRE RISER POINT OF CONNECTION.
- 16 TRENCH EXCAVATION AND BACKFILL PER CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL T-80. REFER SHEET C8.1 FOR DETAIL.

SANITARY SEWER CONSTRUCTION NOTES

- 31 TIE-IN TO EXISTING MAIN SANITARY SEWER PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD DETAIL S-260. REFER SHEET C8.2 FOR DETAIL.
- 32 NOT USED.
- 33 INSTALL 6.0 INCH SDR-26 SANITARY LATERAL BUILDING SEWER. MAINTAIN MIN. 0.5% SLOPE.
- 34 INSTALL SANITARY FLOOR DRAIN.
- 35 INSTALL WYE CONNECTION. REFER SHEET C8.3 FOR DETAIL.
- 36 INSTALL SAMPLING MANHOLE.
- 37 INSTALL JENSEN PRECAST'S GREASE INTERCEPTOR OF 1000 GALLON CAPACITY MODEL JP1000G OR EQUIVALENT. REFER SHEET C8.3 FOR DETAIL.
- 38 INSTALL PUBLIC SANITARY SEWER STANDARD MANHOLE AS PER CITY OF SACRAMENTO STANDARD DETAIL S-70. REFER SHEET C8.1 FOR DETAIL.
- 39 INSTALL SANITARY TWIN CLEANOUT. REFER SHEET C8.3 FOR DETAIL.
- 40 INSTALL SANITARY ANGLE POINT RISER CLEANOUT. REFER SHEET C8.3 FOR DETAIL.
- 41 INSTALL SANITARY WYE CLEANOUT. REFER SHEET C 8.3 FOR DETAIL.
- 42 INSTALL SANITARY SERVICE CLEANOUT PER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARD DETAIL S-260 AND S-265. REFER SHEET C8.2 AND C8.3 FOR DETAIL.
- 43 PROVIDE 4.0 INCH STUB FOR THE FUTURE BUILDING CONNECTION.
- 44 SANITARY SEWER POINT OF CONNECTION, 5FT AWAY FROM THE BUILDING.
- 45 TRENCH EXCAVATION AND BACKFILL PER CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL T-80. REFER SHEET C8.1 FOR DETAIL.



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UTILITIES PLAN
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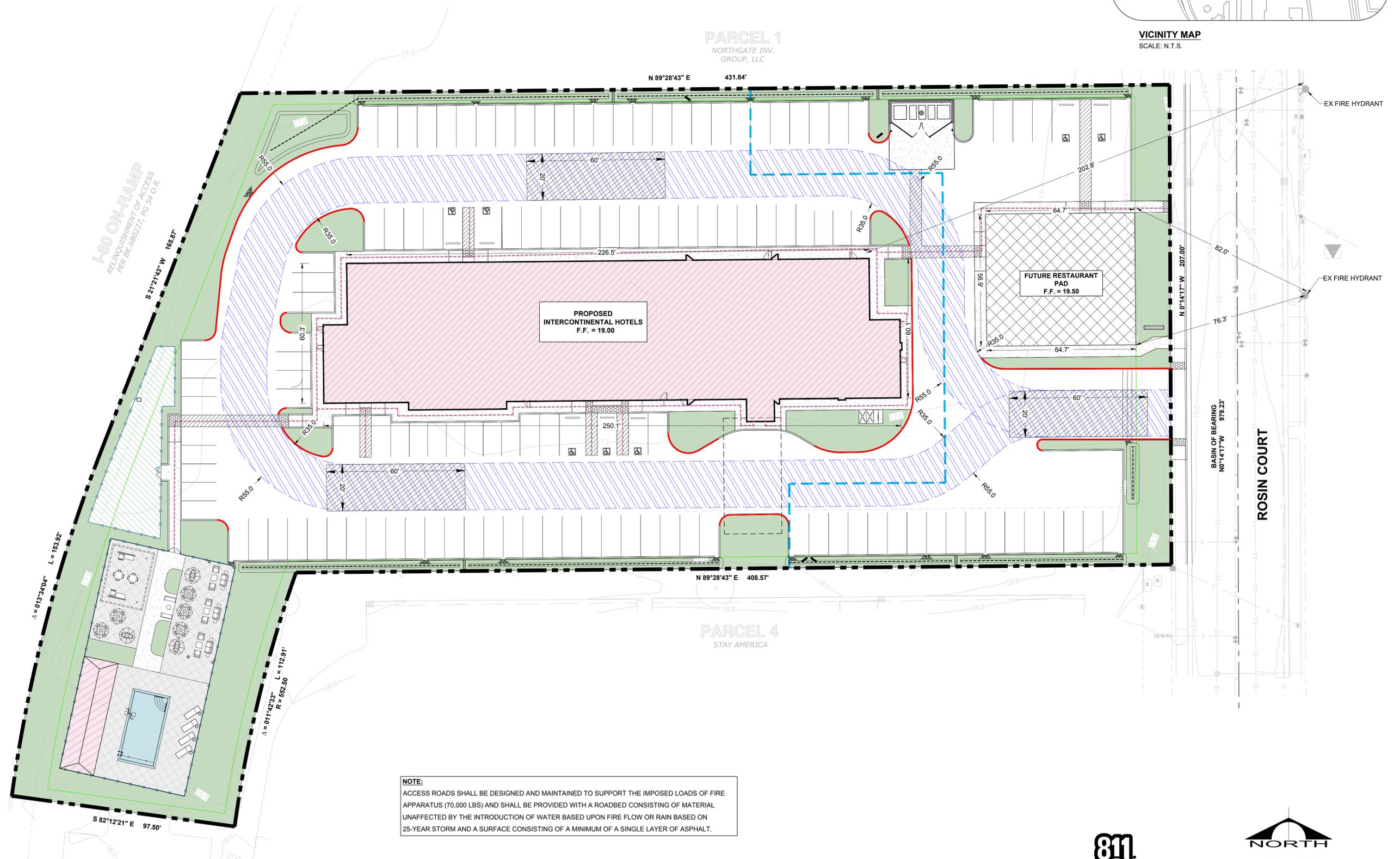
C5.0

LEGEND

-  PROPOSED PROPERTY LINE
-  NEW PARCEL LINE
-  FIRE TRUCK
-  FIRE TRUCK ROUTE
-  NO PARKING FIRE LANE
-  EXISTING FIRE HYDRANT



VICINITY MAP
SCALE: N.T.S.

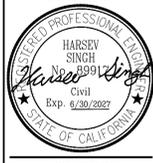


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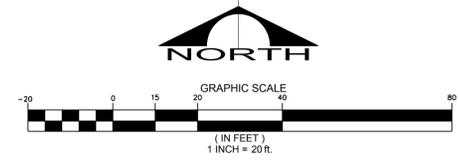
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FIRE TRUCK ACCESS PLAN

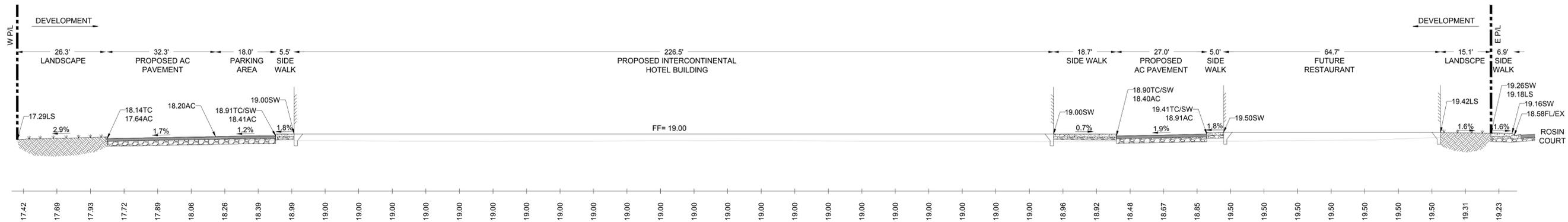
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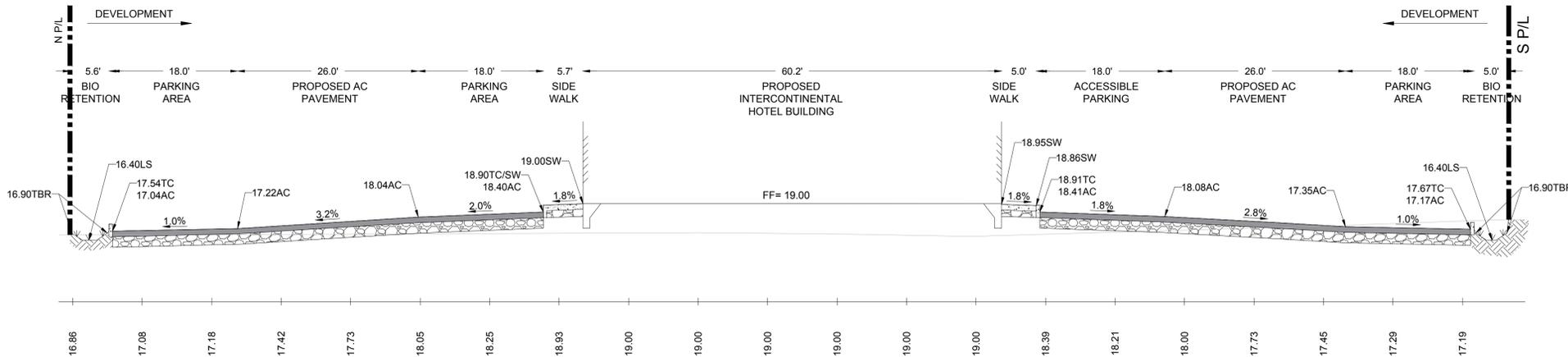
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C6.0

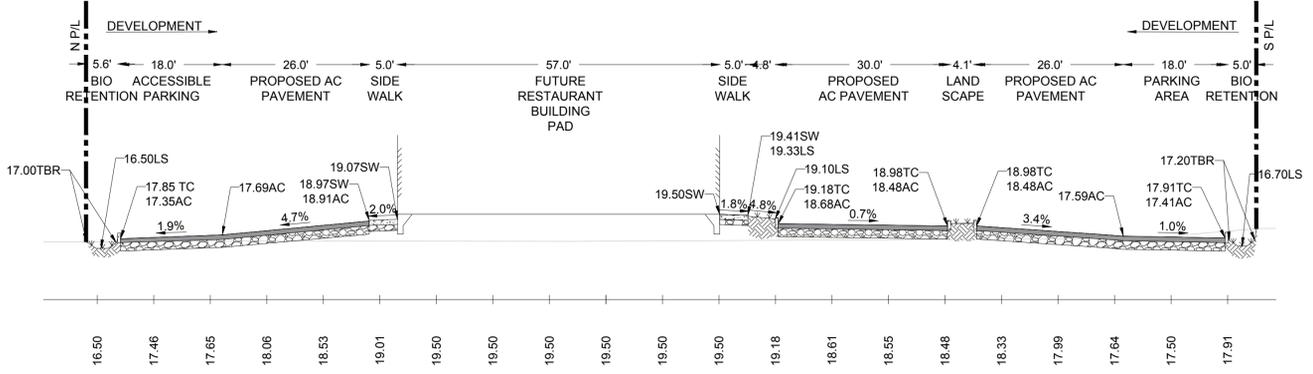




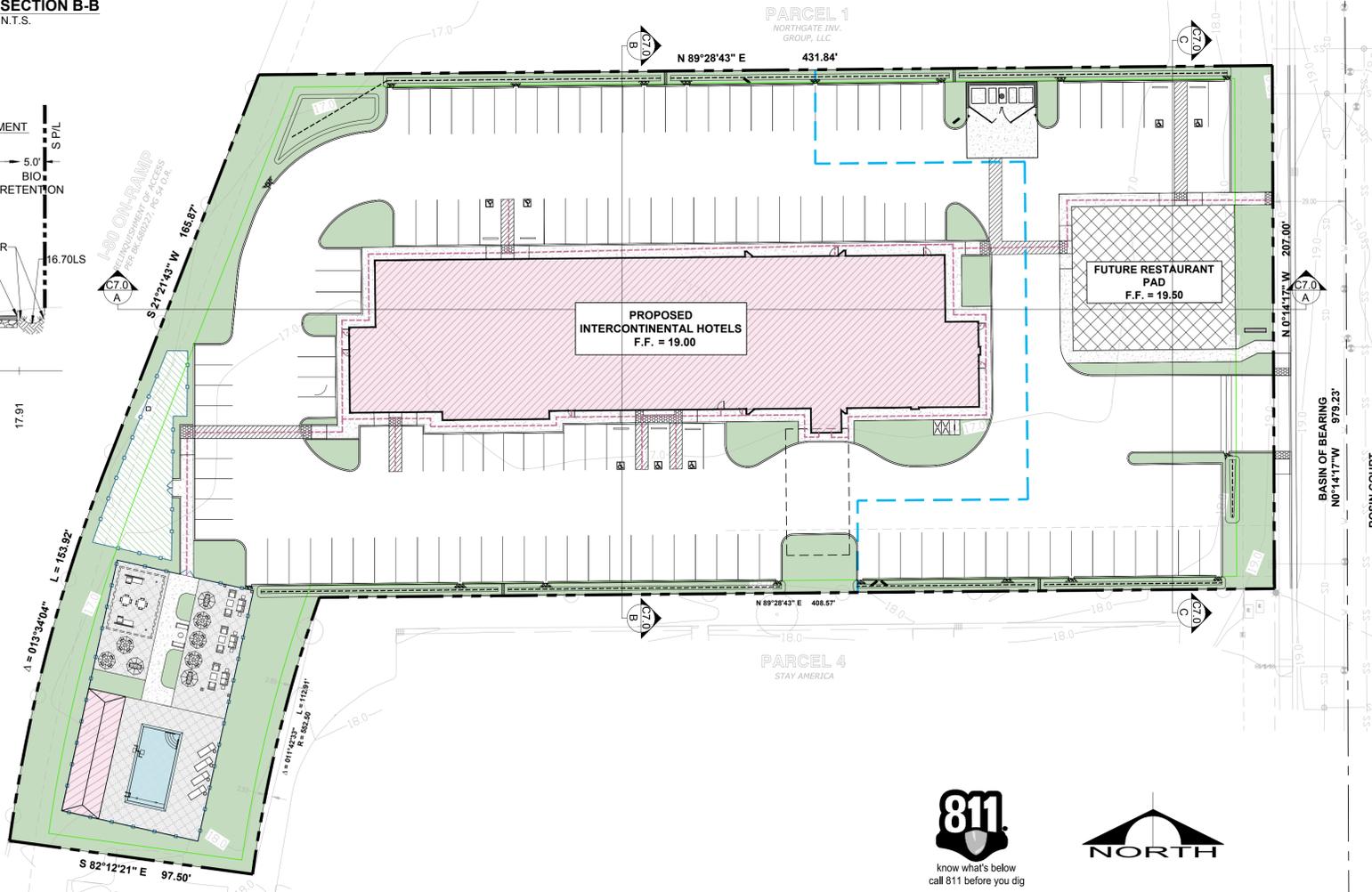
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION CUT PLAN
N.T.S.

ABBREVIATIONS

- FF FINISH FLOOR
- TC TOP OF CURB
- AC ASPHALT PAVING
- LS LANDSCAPE
- SW SIDEWALK
- FL FLOW LINE
- EX EXISTING
- TBR TOP OF BIORETENTION



REVISIONS:	DATED

Continental Development Consultants, Inc.
 Las Vegas, NV
 Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237
 Email: Contact@contdev.com
 Civil Engineering • Land Planning and Zoning Entitlements •
 Building Design and Improvements • Construction Consulting



SITE SECTIONS
INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834

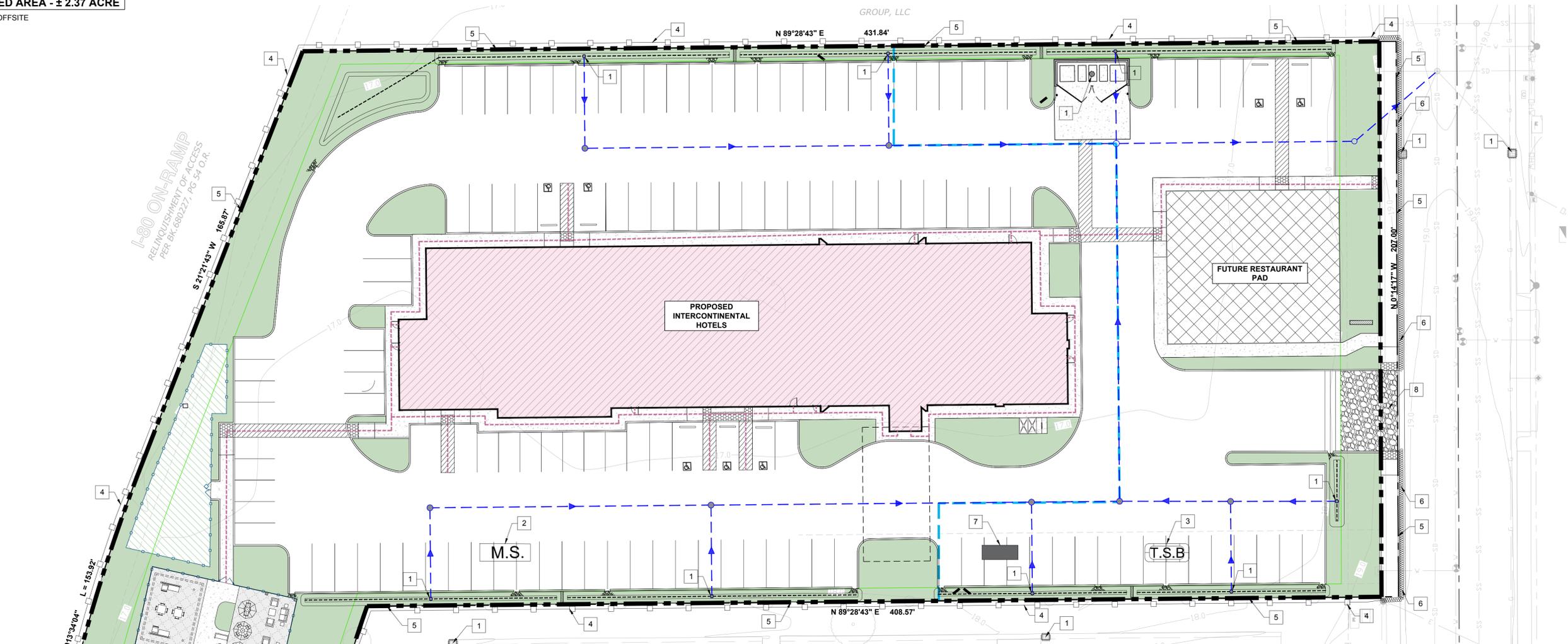
TITLE PROJECT



DATE: 08/13/2025
 JOB: SSB-SAC-02
 DWG BY: AK
 CHK BY: KV

C7.0

TOTAL DISTURBED AREA - ± 2.37 ACRE
INCLUDES ONSITE AND OFFSITE



BMPs	MAINTENANCE
INLET SEDIMENT CONTROL	<ol style="list-style-type: none"> BIOFILTER BAGS EXPOSED TO SUNLIGHT WILL NEED TO BE REPLACED EVERY TWO TO THREE MONTHS DUE TO DEGRADING OF THE BAGS. SEDIMENT THAT IS RETAINED BY THE BMP SHOULD BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS.
VEHICLE AND EQUIPMENT CLEANING/ MAINTENANCE AREA	<ol style="list-style-type: none"> INSPECT AND MAINTENANCE IS MINIMAL, ALTHOUGH SOME BERM REPAIR MAY BE NECESSARY. INSPECT SUMP REGULARLY AND REMOVE LIQUIDS AND SEDIMENT AS NEEDED. VEHICLES AND EQUIPMENT SHOULD BE INSPECTED ON EACH DAY OF USE. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE PROBLEM VEHICLE(S) OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE. KEEP STORAGE AREA CLEAN AND WELL ORGANIZED, INCLUDING A CURRENT LIST OF ALL MATERIALS ONSITE.
FIBER ROLL	<ol style="list-style-type: none"> REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS. IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP SHOULD BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD THE DESIGNATED STORAGE DEPTH. IF FIBER ROLLS ARE USED FOR EROSION CONTROL, SUCH AS IN A CHECK DAM, SEDIMENT REMOVAL SHOULD NOT BE REQUIRED AS LONG AS THE SYSTEM CONTINUES TO CONTROL THE GRADE. SEDIMENT CONTROL BMPs WILL LIKELY BE REQUIRED IN CONJUNCTION WITH THIS TYPE OF APPLICATION.
SILT FENCE	<ol style="list-style-type: none"> INSPECT SILT FENCES WHEN RAIN IS FORECAST AND AGAIN AFTER RAINFALL EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN SEDIMENT ACCUMULATION IS 1/3 THE HEIGHT OF THE BARRIER OR WHEN SEDIMENT ACCUMULATION IS CAUSING THE SILT FENCE TO FAIL.
CONCRETE WASHOUTS	<ol style="list-style-type: none"> TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4IN. FOR ABOVE GRADE FACILITIES, MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHOULD BE REMOVED AND PROPERLY DISPOSED OR RECYCLED IN ACCORDANCE WITH FEDERAL, STATE OR LOCAL REGULATIONS. CONCRETE WASHOUTS SHALL BE CLEANED WHEN THE WASTE VOLUME IN THE WASHOUT REACHES 75 PERCENT OF CAPACITY. INSPECT WASHOUT FACILITIES FOR DAMAGE (E.G. TORN LINER, EVIDENCE OF LEAKS, SIGNAGE, ETC.). REPAIR ALL IDENTIFIED DAMAGE.
STABILIZED CONSTRUCTION ACCESS	<ol style="list-style-type: none"> INSPECT STABILIZED CONSTRUCTION ACCESS DAILY FOR DAMAGE AND EFFECTIVENESS OF PREVENTING SOIL, SEDIMENT, AND CONSTRUCTION DEBRIS FROM BEING TRACKED ONTO PUBLIC STREETS. STREETS ADJACENT TO STABILIZED CONSTRUCTION ACCESS AREAS SHALL BE SWEEP DAILY TO REMOVE LOOSE MATERIALS. REMOVE AGGREGATE, SEPARATE, AND DISPOSED OF SEDIMENT IF CONSTRUCTION ACCESS IS CLOGGED WITH SEDIMENT OR AS DIRECTED BY THE COUNTY INSPECTOR.
MATERIAL & WASTE DISPOSAL LOCATION	INSPECT SITE ON A WEEKLY BASIS TO EXAMINE CONSTRUCTION MATERIALS ARE PROPERLY STORED AND WASTE IS PROPERLY DISPOSED TO PREVENT WATER POLLUTION.

LEGEND

1		INLET SEDIMENT CONTROL (Q-20) REFER DETAIL ON SHEET ERCP2.
2		LOCATION OF EQUIPMENT/MATERIAL STORAGE.
3		CONCRETE WASHOUT AREA (Q-80) REFER DETAIL ON SHEET ERCP2.
4		SILT FENCE (Q-50) (AROUND PROPERTY LINE EXCEPT DRIVEWAYS).
5		LIMITS OF DISTURBED AREAS.
6		FIBER ROLLS (Q-40) REFER DETAIL ON SHEET ERCP2.
7		VEHICLE AND EQUIPMENT CLEANING.
8		STABILIZED CONSTRUCTION CONTROL (Q-10) REFER DETAIL ON SHEET ERCP2.

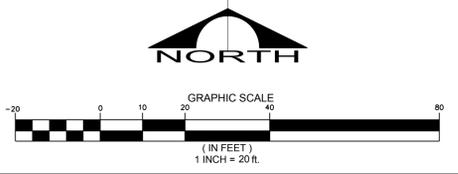
SEDIMENT CONTROL	REFERENCE ID
SILT FENCE	Q-50
FIBER ROLLS	Q-40
INLET SEDIMENT CONTROL	Q-20

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL	REFERENCE ID
CONCRETE WASHOUT AREA	Q-80

TEMPORARY TRACKING CONTROL	REFERENCE ID
STABILIZED CONSTRUCTION ENTRANCE/EXIT	Q-10

NOTE:

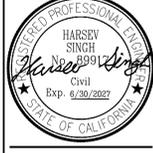
- FOR DETAILS ON CONSTRUCTION AND IMPLEMENTATION OF BMPs, REFER CITY OF SACRAMENTO DEPARTMENT OF UTILITIES STANDARDS.
- BMPs MUST BE INSPECTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS FOR THE ASSOCIATED PROJECT TYPE AND RISK LEVEL. IT IS RECOMMENDED THAT AT A MINIMUM, BMPs BE INSPECTED WEEKLY, PRIOR TO FORECASTED RAIN EVENTS, DAILY DURING EXTENDED RAIN EVENTS, AND AFTER THE CONCLUSION OF RAIN EVENTS.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.



REVISIONS:	REVISION	ISSUE	DATED

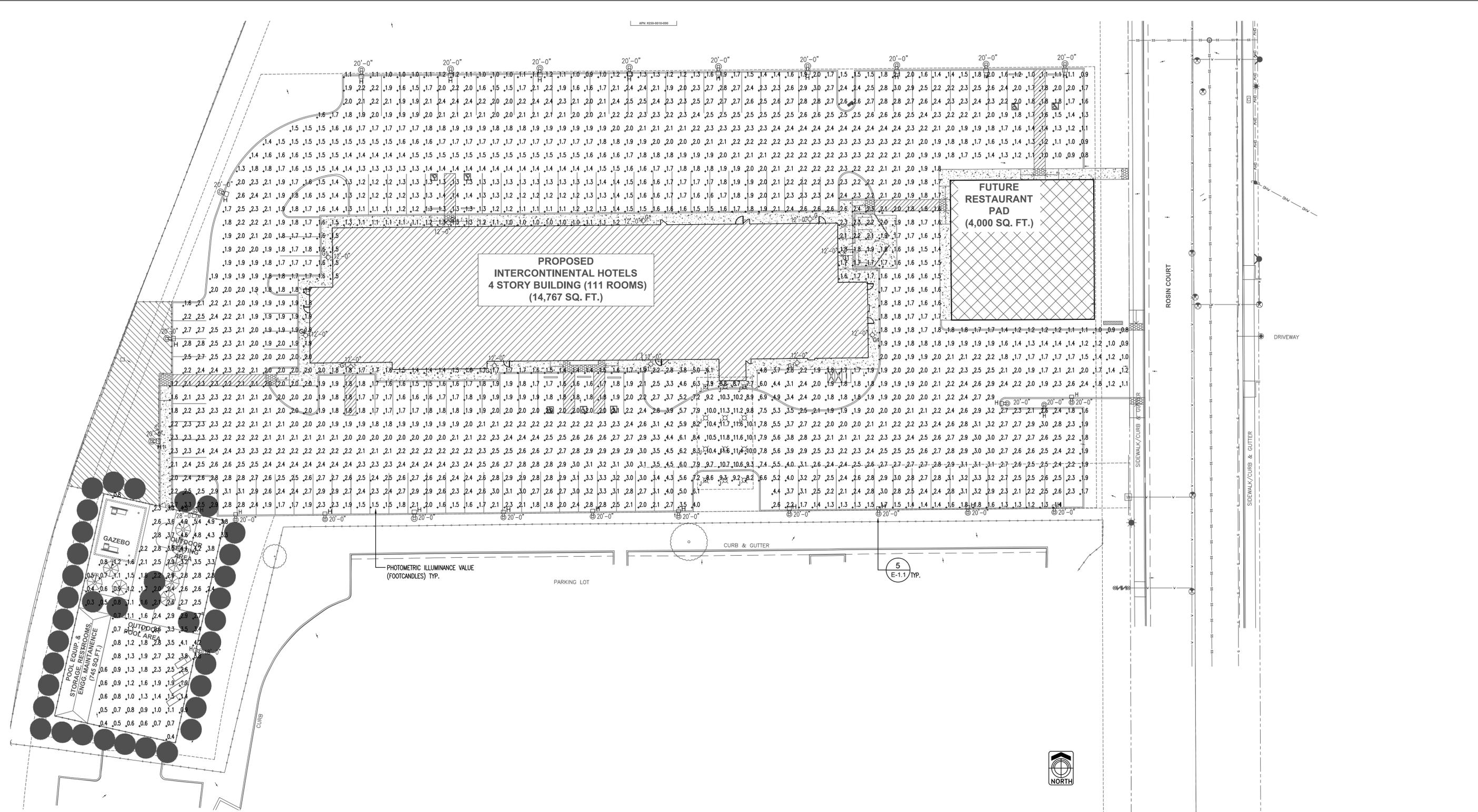
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EROSION AND SEDIMENT CONTROL PLAN
PROJECT
INTERCONTINENTAL HOTELS
ROSIN COURT
SACRAMENTO, CA 95834



DATE: 08/13/2025
JOB: SSB-SAC-02
DWG BY: AK
CHK BY: KV

ERCP 1



EXTERIOR FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	WATTS	VA	MFR./MODEL
H	LED AREA LUMINAIRE, POLE-MTD., 120-277V, 4000K, 54 WATTS, QTY. 30-LED, 6,816 LUMENS, TYPE T4M DISTRIBUTION, BUG: B1U0G2. FURNISH WITH HOUSE SIDE SHIELD	54	56	LITHONIA DSX1 LED P1 40K T4M HS MVOLT OR EQUAL
H1	LED AREA LUMINAIRE, POLE-MTD., 120-277V, 4000K, 54 WATTS, QTY. 30-LED, 6,984 LUMENS, TYPE T2M DISTRIBUTION, BUG: B2U0G2. FURNISH WITH HOUSE SIDE SHIELD	54	56	LITHONIA DSX1 LED P1 40K T2M HS MVOLT OR EQUAL
G	LED LUMINAIRE, BLDG.-MTD., 120, 4000K, 73 WATTS, QTY. 20-LED, 7,420 LUMENS, TYPE T4M DISTRIBUTION.	73	76	LITHONIA DSXW1 LED 20C 1000 40K T4M MVOLT OR EQUAL
G1	LED LUMINAIRE, BLDG.-MTD., 120, 4000K, 19 WATTS, QTY. 10-LED, 2,700 LUMENS, TYPE T4M DISTRIBUTION.	26	28	LITHONIA DSXW1 LED 10C 700 40K T4M MVOLT OR EQUAL
J	LED CIRCULAR RECESSED DOWNLIGHT, 1,800 LUMENS, 20 WATTS, 80 CRI	20	21.5	COOPER HALO HC6200D10 OR EQUAL

FIXTURE MFR./MODEL NOS. SHOWN FOR REFERENCE. CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH OWNER PRIOR TO CONSTRUCTION.

SITE PHOTOMETRIC SUMMARY					
AREA	AVE.	MAX.	MIN.	MAX:MIN	AVE:MIN
HOTEL PARKING	2.3	11.8	0.8	14.8	2.9
OUTDOOR POOL	2.1	5.4	0.3	18.0	7.0

Per Visual Lighting Software 2020

REVISIONS:

 DATED:

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SITE PHOTOMETRIC PLAN
INTERCONTINENTAL HOTELS
ROSLIN COURT
SACRAMENTO, CA 95834

TITLE: **SITE PHOTOMETRIC PLAN**
 PROJECT: **INTERCONTINENTAL HOTELS ROSLIN COURT SACRAMENTO, CA 95834**

REGISTERED PROFESSIONAL ENGINEER
 TUDAS A. BERTNER
 No. 46464
 Exp. 12-31-28
 ELECTRICAL
 STATE OF CALIFORNIA

DATE: 1/10/24
 JOB: SSB-SAC-02
 DWG BY: TB
 CHK BY:

E-1.0

project:

**INTERCONTINENTAL
HOTELS**

**ROSIN COURT
SACRAMENTO,
CA. 95834**

client:

des:gnlab 252

P.O. Box 27616 Fresno, CA 93729
Studio: 559.472.9966 Fax: 559.472.9969



drawn by: **KJ** checked by: **PB**

submittal:	date:
No. 1	01/28/2025
No. 2	08/13/2025
No. 3	10/13/2025
No. 4	11/04/2025

scale: 1"=20'-0"

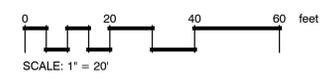
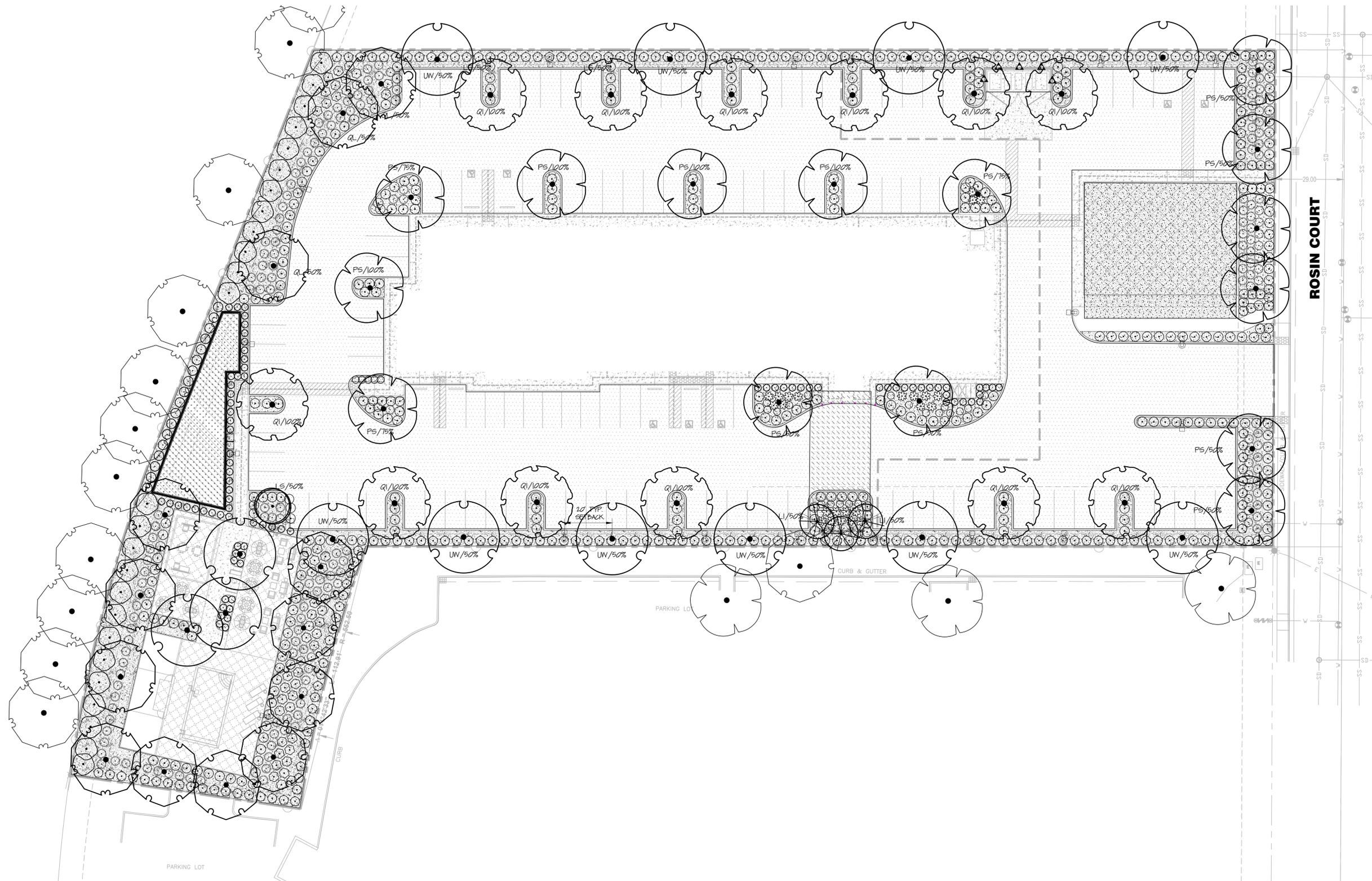
sheet title:

**PLANTING
PLAN**

sheet no.

LA-01

project no. 24-09-002



project:

INTERCONTINENTAL HOTELS

ROSIN COURT SACRAMENTO, CA. 95834

client:

des:gnlab 252
 P.O. Box 27616 Fresno, CA 93729
 Studio: 559.472.9966 Fax: 559.472.9969



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scale: 1"=20'-0"

sheet title:

PLANTING SCHEDULE

sheet no.

LA-02

project no. 24-09-002

PLANT SCHEDULE

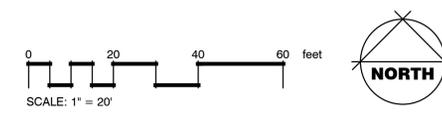
SYMBOL	BOTANICAL / COMMON NAME	CONT	WATER USE	MATURE WIDTH	QTY	
TREES						
	LAGERSTROEMIA INDICA 'ALBA' WHITE GRAPE MYRTLE	15 GAL	LOW	15 TO 20 DIA	3	
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	15 GAL	LOW	15 TO 20 DIA	1	
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	15 GAL	LOW	30 TO 35 DIA	15	
	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL	VERY LOW	30 TO 35 DIA	6	
	QUERCUS ILEX HOLLY OAK	15 GAL	LOW	30 TO 35 DIA	12	
	QUERCUS LOBATA VALLEY OAK	15 GAL	LOW	35 TO 40 DIA	7	
	ULMUS WILSONIANA PROSPECTOR PROSPECTOR ELM	24"BOX	LOW	35 TO 40 DIA	13	
EXISTING TREES						
	PISTACIA CHINENSIS CHINESE PISTACHE	EXISTING	LOW	30 TO 35 DIA	3	
	QUERCUS AGRIFOLIA COAST LIVE OAK	EXISTING	LOW	30 TO 35 DIA	1	
	QUERCUS LOBATA VALLEY OAK	EXISTING	LOW	35 TO 40 DIA	11	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	MATURE WIDTH	QTY	
SHRUBS						
	ACACIA REDOLENS BANK CATCLAW	5 GAL	LOW	10 DIA	25	
	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' FEATHER REED GRASS	1 GAL	LOW	3 DIA	5	
	CAMPSIS RADICANS TRUMPET CREEPER	5 GAL	LOW	8 DIA	5	
	CISTUS X PURPUREUS ORCHID ROCKROSE	1 GAL	LOW	5 DIA	18	
	LANтана X 'NEW GOLD' NEW GOLD LANTANA	1 GAL	LOW	5 DIA	210	
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL	LOW	5 DIA	174	
	ROSA X 'MEISWELDON' SWEET DRIFTW GROUNDCOVER ROSE	5 GAL	LOW	5 DIA	24	
	ROSMARINUS OFFICINALIS 'BLUE SPIRES' ROSEMARY	1 GAL	LOW	3 DIA	82	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	5 DIA	301	
	SALVIA CLEVELANDII CLEVELAND SAGE	1 GAL	LOW	3 DIA	48	
	SANTOLINA CHAMAECYPARISSUS 'COMPACTA' LAVENDER COTTON	1 GAL	LOW	3 DIA	24	
SYMBOL	BOTANICAL / COMMON NAME	CONT	WATER USE	MATURE WIDTH	SPACING	QTY
GROUND COVERS						
	CYNODON DACTYLON 'TIFGREEN' PERMUDAGRASS	SOD	MEDIUM	CREEPING		1,368 SF

PARKING LOT SHADE CALCULATIONS

SPECIES	MATURE CANOPY RADIUS (ft)	TOTAL CANOPY AREA (sf)	QUANTITY BY SHADE COVERAGE				TOTAL SHADE (SF)
			25%	50%	75%	100%	
LAGERSTROEMIA INDICA	10	314	0	2	0	0	314
LAURUS X SARATOGA	10	314	0	1	0	0	157
PISTACHIA CHINENSIS	15	707	0	6	3	3	5829
QUERCUS ILEX	17.5	962	0	0	0	12	11540
QUERCUS LOBATA	17.5	962	0	3	0	0	1442
ULMUS WILSONIANA PRO	17.5	962	0	10	0	0	4808
						TREE AREA SHADE	24090
						CARPET AREA SHADE	1265
						TOTAL AREA PARKING LOT	47500
						PERCENT SHADE	50

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY				
MULCH						
	ORGANIC RECYCLED MULCH 3" DEPTH, SIZE 1" - 3"	245 CY				
SYMBOL	DESCRIPTION	QTY	CONC. THICKNESS	MATERIAL	FINISH	INTEGRAL COLOR
PAVING						
	CONCRETE PAVER	019 CY	3.5"	CONCRETE	BROOM	NATURAL
SYMBOL	DESCRIPTION	QTY				
PRELIMINARY DESIGN						
	PARKING LOT AREA	47500 SF				
	CANOPY	1265 SF				
SITE FURNISHINGS						
	CONCRETE MON CURB-SEE DETAIL	206 LF				





Deja Harris, Associate Planner
Community Development Dept.
December 11, 2025

A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Golden Gate Bridge, set against a light blue background.

P25-004 Rosin Court Hotel

Northern end of Rosin Court

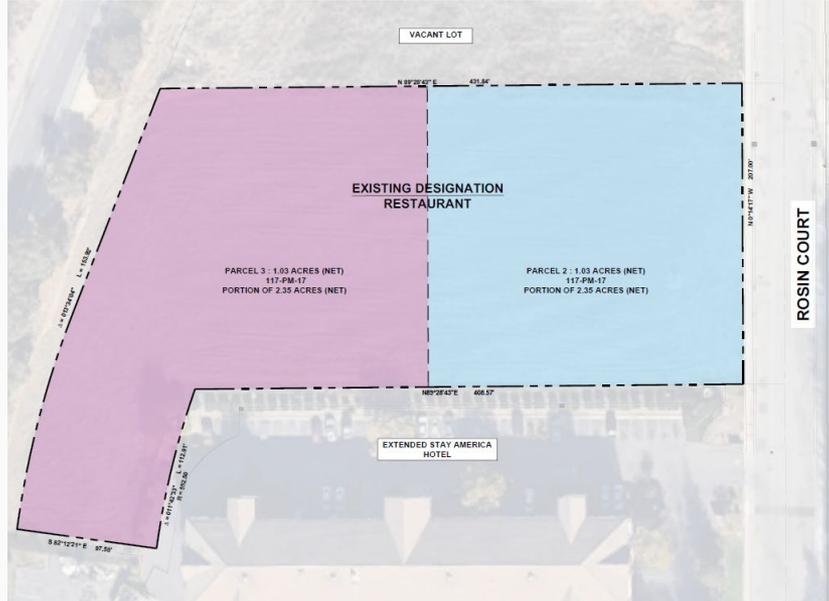
APN: 250-0010-091-0000 & 250-0010-092-0000 (Council District 3)

Requested Entitlements

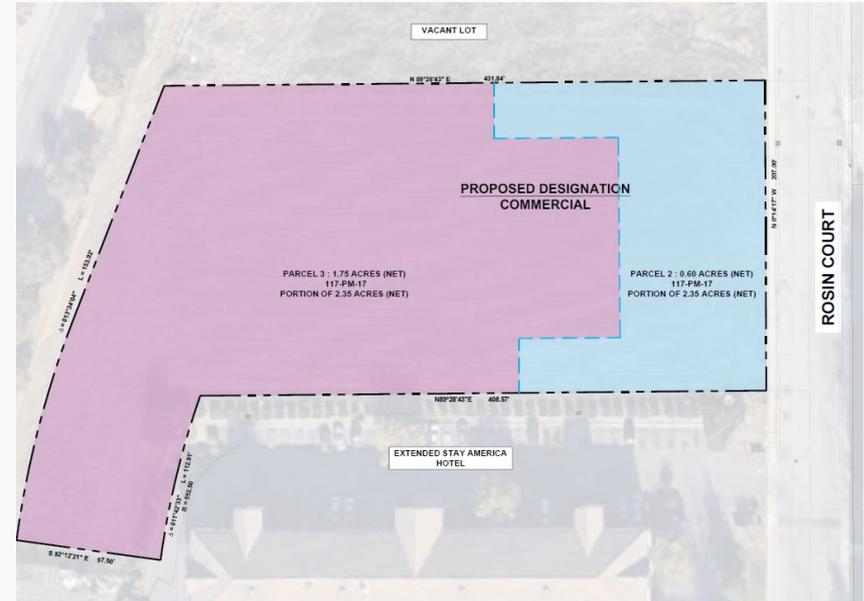
Planned Unit Development (PUD) Schematic Plan Amendment to redesignate 2.34 gross acres for a hotel use.

Site Plan and Design Review for the construction of a new 58,935 square foot, four-story hotel with 110 guest rooms on two parcels of approximately 2.34 acres with deviations to setback and height requirements of the Highway Commercial and Northgate Regency Planned Unit Development (HC-PUD) zone.

PUD Schematic Plan Amendment



EXISTING



PROPOSED

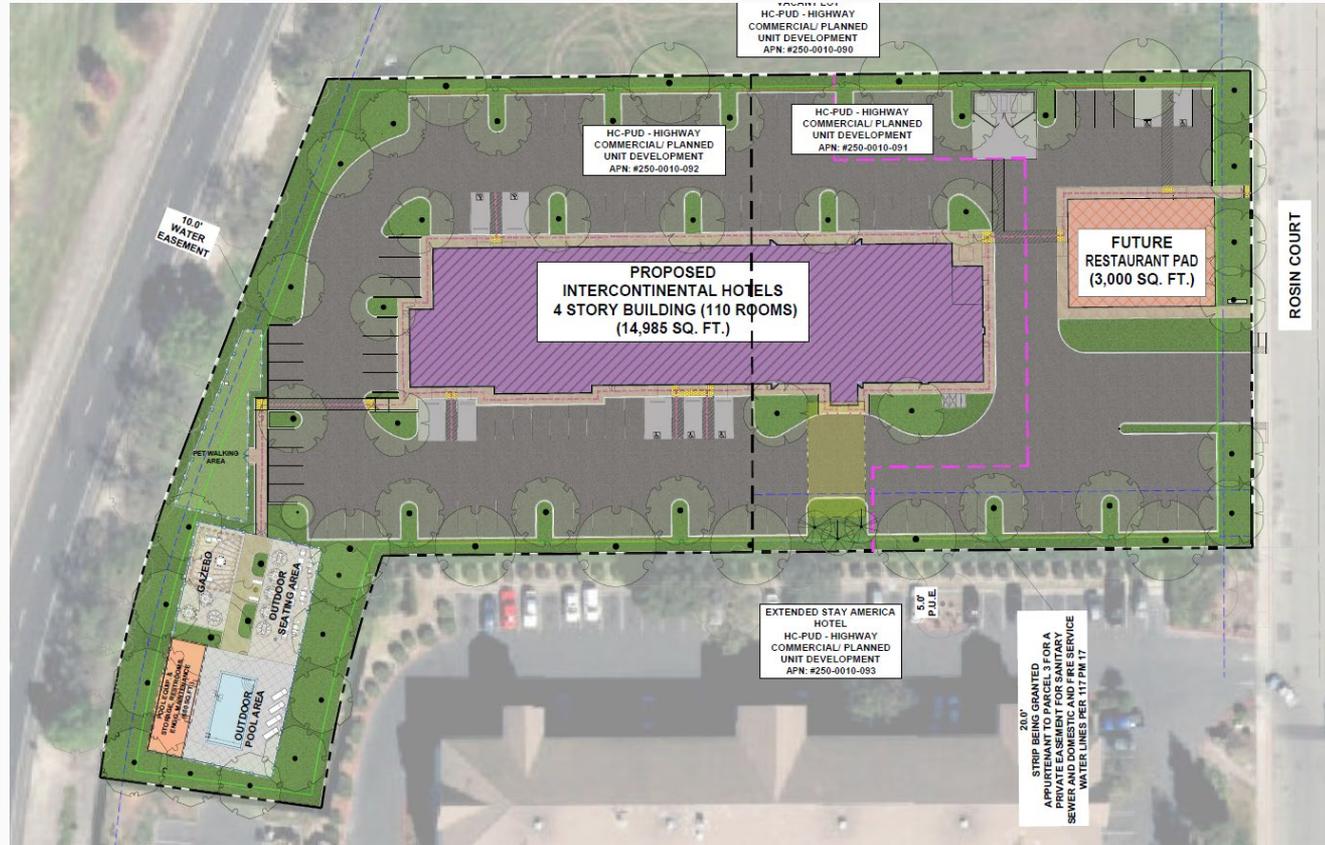
Site Plan

Amenities:

- Outdoor pool and spa, business center, meeting rooms, lounges, and a dining area

Parking:

- 131 spaces provided, 25 EV ready
- No minimum or maximum required





East Elevation –
Facing Rosin Court



North Elevation –
Facing Interstate-80

Staff Recommendation

Staff recommends the Planning and Design Commission **approve** the requested entitlements.

- Consistent with zoning, PUD, and general plan.
- Compatible with surrounding uses
- Provides a consumer-based service for travelers to Sacramento.

Thanks!

Contact us:

Community Development
Department

300 Richards Blvd., 3rd Floor
Sacramento, CA 95814

planning@cityofsacramento.org
[cityofsacramento.org/Community-
Development](https://www.cityofsacramento.org/Community-Development)

City of
SACRAMENTO

