



## VALLEJO DESIGN REVIEW BOARD

### REGULAR MEETING MARCH 13, 2025

### BOARD MEMBERS

Matt Kennedy, Chair  
Oskar Lugtu  
Michael Eli  
Jamiah Adams  
Daniel Gordon

### HYBRID MEETING

[www.Cityofvallejo.net](http://www.Cityofvallejo.net)

7:00 PM

Council Chambers  
555 Santa Clara Street  
Vallejo, CA 94590

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| NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.                                                                                           |
| PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM ( <a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a> ), or via phone, by dialing (669) 900-6833.                                                                                                                                                                                                                                                                                                    | For additional instructions on how to speak remotely during public comment, please visit, <a href="http://www.cityofvallejo.net/publiccomment">www.cityofvallejo.net/publiccomment</a>                           |
| <b>VIEW THE MEETING:</b><br>There are four different ways you can view this public meeting: <ul style="list-style-type: none"><li>• In Person</li><li>• Watch Vallejo local channel 28</li><li>• Stream from the City website: <a href="http://www.cityofvallejo.net/Streaming">www.cityofvallejo.net/Streaming</a></li><li>• Join the Zoom webinar: <a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a></li></ul>                                                                                                           | Scan QR code for live captions and translation in Spanish and Tagalog.<br>                                                  |
| <b>Hybrid Options are available for members of the public to participate. To participate remotely</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                  |
| <b><u>Option to Join by Computer</u></b><br>From your browser go to <a href="https://ZoomRegular.CityofVallejo.net">https://ZoomRegular.CityofVallejo.net</a> to launch and join the zoom application.<br>Meeting ID: 914 0075 0676#<br>Meeting Password: 131313                                                                                                                                                                                                                                                                                                   | <b><u>Option to Join by Phone</u></b><br>Dial (669) 900-6833<br>Enter Meeting ID: 914 0075 0676#<br>Meeting Password: 131313<br>Press *9 to digitally raise your hand from the phone.<br>Press *6 to unmute/mute |
| Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at <a href="http://www.cityofvallejo.net/agendas">www.cityofvallejo.net/agendas</a> Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk |                                                                                                                                                                                                                  |



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## **AGENDA**

**1 CALL TO ORDER**

**2 PLEDGE OF ALLEGIANCE**

**3 ROLL CALL**

**4 CONSENT CALENDAR AND APPROVAL OF AGENDA**

**A APPROVAL OF THE AGENDA**

**B APPROVAL OF THE MINUTES**

Recommendation: By motion, Approve December 12, 2024 - Regular Meeting Minutes

**5 REPORT OF THE CITY COUNCIL LIAISON**

**6 COMMUNITY FORUM**

**7 PUBLIC HEARING**

**A ADOPT A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF DESIGN REVIEW (DR24-0014), DEVELOPMENT REVIEW (SD20-0010) AND LANDSCAPE REVIEW (LR20-0003) FOR THE LA QUINTA HOTEL PROJECT AT 5190 SONOMA BOULEVARD**

On February 20, 2025, pursuant to VMC Section 16.602.08, a notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, and any other interested parties and local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, the applicant and property owner. On February 14, 2025, the notice was electronically sent to the members of the Design Review Board.

As of the writing of this staff report, staff has not received any comments or questions from the public on the application.

**8 WRITTEN COMMUNICATIONS**



**9       REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMITTEE/BOARD**

**A       SECRETARY'S REPORT**

**B       CITY ATTORNEY'S REPORT**

**C       REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**

**D       REPORT OF THE ADHOC SUBCOMMITTEES**

**10      ADJOURNMENT**

**ADDITIONAL CITY INFORMATION**

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail ([www.cityofvallejo.net/subscribe](http://www.cityofvallejo.net/subscribe))
- Sign up for emergency alerts at: [alertsolano.com](http://alertsolano.com)

I, Dalia Vidor, Executive Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Matt Kennedy, Chair  
Oskar Lugtu  
Michael Eli  
Jamiah Adams  
Daniel Gordon,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at

Dated:

*Dalia Vidor*

Dalia Vidor, Executive Secretary



**DATE:** March 13, 2025  
**TO:** Design Review Board  
**FROM:** Robby Thacker, Principal Planner  
**SUBJECT:** **ADOPT A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF DESIGN REVIEW (DR24-0014), DEVELOPMENT REVIEW (SD20-0010) AND LANDSCAPE REVIEW (LR20-0003) FOR THE LA QUINTA HOTEL PROJECT AT 5190 SONOMA BOULEVARD**

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**PROJECT INFORMATION**

**Project Summary:**

The project consists of the development of a four-story, 49,741-square-foot hotel featuring 96 guest rooms and on-site amenities including gym, dining area, bar, and outdoor pool. The project also includes on-site and off-site improvements including 27,457 square feet of new landscaping, 89 off-street parking spaces, lighting and frontage improvements along Broadway and Sonoma Boulevard. The project also proposes to subdivide the 13.14-acre parcel into three parcels. The Design Review Board only has purview over the Design Review, Site Development, and Landscape Review and will not take action on the Parcel Map or Minor Use Permit associated with the project.

**Project Number(s):**

Design Review (DR24-0014), Landscape Review (LR20-0003), Development Review (SD20-0010), Parcel Map (PM20-0002), Minor Use Permit (MNP24-0007)

**Location:**

5190 Sonoma Boulevard (APN:0067-140-070)

**Applicant:**

Shaan Ibrahim

**Owner:**

Sonoma Gateway, LLC

**General Plan Land Use Designation:**

District – North Gateway (D-NG)

**Zoning District:**

Central Corridor Commercial (CC)

**RECOMMENDATION**

Staff recommends that the Design Review Board adopt a resolution recommending approval of Design Review (DR24-0014), Development Review (SD20-0010) and Landscape Review (LR20-0003) to the Planning Commission regarding the La Quinta Inn and Suites development project located at 5190 Sonoma Boulevard.

**BACKGROUND AND DISCUSSION**

**Subject: ADOPT A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF DESIGN REVIEW (DR24-0014), DEVELOPMENT REVIEW (SD20-0010) AND LANDSCAPE REVIEW (LR20-0003) FOR THE LA QUINTA HOTEL PROJECT AT 5190 SONOMA BOULEVARD**

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Background

On April 24, 2020, Icon Hospitality, LLC, submitted a Preliminary Review application to develop a 96-room hotel. A preliminary review letter was submitted to the applicant on June 5, 2020, with comments and development standards from various City Departments and public agencies. On August 12, 2020, Dynamic Hospitality, LLC, submitted a formal application for the proposed project consisting of a new hotel with 96 guest rooms and various onsite amenities.

Location and Land Use Context

The project site is located at 5190 Sonoma Boulevard, located in the northern portion of the City. The 10.86-acre parcel is currently vacant land covered with natural vegetation with a portion of the site encumbered by wetland areas. The site is surrounded by commercial development to the south, a vacant commercial building to the north, Sonoma Boulevard/State Route-29 (SR-29) and residential development to the west, and Broadway Street and residential development to the east (see Attachment B, Figure 1).

SR-29 runs parallel to the site. State Route (SR-37) is approximately 0.5 miles to the south and Interstate (I-80) is approximately two miles to the east. Each provides regional access, while Broadway Street would provide direct access to the project site. The site's General Plan 2040 Land Use Designation is District – North Gateway (D-NG), which is implemented by the Central Corridor Commercial (CC) Zoning District.

Project Description

The project consists of the development of a new La Quinta Inn and Suites hotel on a portion of a vacant 10.86-acre parcel. The proposed project involves the development of an approximately 49,741-square-foot, four-story hotel, which would include 96 guest rooms and onsite guest amenities, including an outdoor swimming pool, fitness room, bar, a dining room and community gathering areas. The hotel would feature an entry vestibule with a glass entryway that leads to the main lobby. The first floor would include a guest lobby, employee area, fitness center, bar, and guest rooms located off of a central corridor. The second through fourth floors would consist of guest rooms only. The outdoor swimming pool and amenity area would be located at the rear of the hotel, screened with decorative wood trellises with landscaping. In addition to the onsite guest amenities, the project includes short and long-term bicycle storage, solid waste and recycling storage, 89 off-street surface parking spaces (including 22 compact spaces) and approximately 27,457 square feet of landscaping with integrated bio-retention basins.

The applicant is also seeking approval of a Parcel Map to subdivide the 10.86-acre site into three parcels (Parcel 1 with 1.91-acres, Parcel 2 with 2.06 acres, and Parcel 3 with 6.89 acres) and a Minor Use Permit to allow for the retail sale of alcoholic beverages for on-site consumption in conjunction with the proposed bar. However, as mentioned above, the proposed Parcel Map and Minor Use permit are not under the purview of the Design Review Board. The proposed hotel and associated improvements would be constructed entirely on the proposed Parcel 2, and any future development of the adjacent vacant parcels would be processed through separate applications.

Frontage improvements will be required along both Broadway Street and Sonoma Boulevard along the project frontage as part of the development of the project. Broadway will be widened to create a 34-foot-wide street along the frontage of proposed Parcel 2 and will have new curb, gutter, sidewalk, and two 11-foot interim travel lanes and a future 12-foot turn lane. Sonoma Boulevard will have new curb, gutter, and sidewalk installed along the entire frontage of proposed Parcel 2.

The project would be required to connect to public water and sewer infrastructure within Broadway and Sonoma Boulevard. A new 12-inch water main is being constructed by others within the right-of-way on

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Broadway, which is expected to be completed prior to construction of the proposed hotel. The project would also connect to an existing sewer main within Sonoma Boulevard to provide sanitary sewer service. Stormwater runoff from the project would be routed through two, 12-inch storm drains that would provide stormwater drainage for the development.

Code Compliance

I. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is District – North Gateway (D-NG). The General Plan characterizes this designation as follows:

*The D-NG designation applies to the northern portion of the area north of Highway 37 between Sonoma Boulevard and Broadway, a highly visible area that serves as a gateway to Napa Valley from Highway 37 (heading north) and to Vallejo from American Canyon (heading south). It is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that caters to motorists passing through and surrounding neighborhoods. It also incorporates higher-density residential development that supports nearby services and activates the area. The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of 30 dwelling units per acre, up to 50 dwelling units per acre.*

The project is consistent with the D-NG designation in that it proposes the development of a new four-story hotel with 96 guest rooms with a high-quality architectural design and multiple points of pedestrian access that would foster the community and regional needs of the surrounding area by providing additional lodging opportunities near Highway 37 and Sonoma Boulevard/SR-29. The project is also consistent with General Plan Policy EET-1.3 (Visitor Destination), Policy NBE-2.8 (Infill Development), and Policy EET-1.5 (Arts and Entertainment), in that it would develop underutilized vacant property within the City and provide additional lodging opportunities to facilitate the City's role in becoming a destination for visitors and supporting community events and tourism. Therefore, the project is consistent with the General Plan policies and actions, as further illustrated in Attachment B, Table 1.

II. Zoning Code Compliance

The project site is zoned Central Corridor Commercial (CC). The Zoning Code provides the following description of the CC zoning district:

*The CC Zoning District is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation.*

VMC Table 16.102-A: Zoning Districts provides that the CC Zoning District implements the D-NG General Plan Land Use Designation. VMC Table 16.301 – A: Land Use Regulations provides that “hotel” use is a principally permitted use in the CC zone district.

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Development Standards:

The proposed project was reviewed against applicable development standards found within the CC zoning district and other chapters and sections that apply to the project (refer to Table 2 of Attachment B). As proposed and conditioned, the proposed project is consistent with all applicable development standards of the VMC.

Landscape Review: VMC Section 16.504.01(G.1), requires new nonresidential development to provide landscaping. Table 16.504-A requires a minimum landscaped area of 20% for new commercial land use developments. Additionally, VMC Section 16.504.09(C.1) requires that proposed landscaping for new development with an aggregate landscape area greater than 500 square feet be constructed in accordance with Water Efficient Landscape Requirements.

The project proposes approximately 27,457 square feet of landscaped area, which is approximately 31 percent of the proposed project site. The Landscape Plan reflects a large variety of accent trees, shrubs, and groundcover plantings. Examples of proposed trees include Evergreen Pear and Chinese Elm, along with Small Cape Rush, Fortnight Lily, Fountain Grass shrubs, and Myoporum and Blue Chalk Stick groundcovers. The proposed shade trees will achieve 56 percent coverage of the paved areas of the site and will assist in reducing heat island effects from paved surfaces, while providing shade relief for pedestrians and vehicles. Bioswales will be integrated into the planter areas as required, to capture and treat stormwater before being discharged offsite.

Off-Street Parking

The project proposes 89 dedicated off-street parking spaces to serve the hotel. VMC Table 16.508-B (Off Street Parking Requirements) provides that the minimum number of spaces required is 0.5 per guest room, which would yield a parking requirement of 48 parking spaces based on 96 proposed guest rooms. Parking is proposed to be dispersed throughout the site, with the larger parking lot at the rear of the hotel integrated with landscaping and shade trees. Typical parking spaces have been proposed with dimensions of 9 feet wide and 18 feet in length, accessed via 25-foot-wide drive aisles.

III. Required Entitlements & Findings

The Design Review Board is requested to review and make a recommendation to the Planning Commission on the Design Review, Site Development Review and Landscape Review. Following receipt of a recommendation from the Design Review Board, the Planning Commission will take final action on all project entitlements, including Design Review, Site Plan Review, and the Minor Use Permit and Parcel Map. The specific components being considered and recommended by the Design Review Board are as follows:

Development Review (formerly Site Development Review): According to VMC Section 16.605.01, Development Review is required for all permits for new construction, reconstruction, rehabilitation, alteration, or other improvements to the exterior of a structure, development site or parking area except where specifically exempted. The Planning Director has referred Development Review to the Design Review Board for a recommendation to the Planning Commission pursuant to VMC Section 16.605.02.E, which provides that the director or planning commission may refer development review applications to the design review board for review and comment if such referral seems appropriate.

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VMC Section 16.605.03 requires the Review Authority to make findings with regard to the project prior to granting the Development Review. Specifically, that the project:

1. Complies with all applicable specific standards and criteria of this Zoning Code;
2. Is consistent with the general plan and any applicable approved specific plan or planned development;
3. Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a major or minor use permit, variance, specific plan, planned development, or tentative map applicable to the project or the location where it is proposed;
4. Is in substantial compliance with any applicable adopted design guidelines;
5. Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered;
6. Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area; and
7. That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

Design Review: VMC Section 16.604.01(K.2.B), Design Review is required for new non-residential buildings and new residential development of two units or more. New non-residential buildings exceeding 5,000 square feet shall be approved by the Design Review Board.

VMC Section 16.606.03 (B), requires the review authority, Design Review Board, shall make a recommendation to the Planning Commission for final design review approval after finding that the application:

1. The project is consistent with the purposes of this Chapter, the design policies of the General Plan and any applicable Specific Plan, any adopted applicable design guidelines;
2. The project is consistent with any planning or zoning approvals by the Director of the Planning Commission;
3. The project complies with any other relevant City policies or regulations; and
4. Meets the following criteria:
  1. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.
  2. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.
  3. The project has been designed with consideration of neighboring development.
  4. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.
  5. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

**Subject: ADOPT A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF DESIGN REVIEW (DR24-0014), DEVELOPMENT REVIEW (SD20-0010) AND LANDSCAPE REVIEW (LR20-0003) FOR THE LA QUINTA HOTEL PROJECT AT 5190 SONOMA BOULEVARD**

6. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.
7. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.
8. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.
9. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.
10. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.

#### STAFF ANALYSIS

Staff believes all the applicable Design Review and Development Review findings listed above can be made for the proposed project. A summary of staff's analysis is included below, with specific analysis associated with each required finding, including recommended statements of fact, incorporated into the attached Resolution (Attachment 1 of this report).

#### Site Layout

The project site would be accessed from two new driveways located on Broadway, with no vehicular access off Sonoma Boulevard/SR-29. The proposed development would be oriented towards Broadway with the main entry of the hotel facing Broadway. A row of parking is proposed between the building and Broadway with decorative stamped concrete provided near the main building entry. Additional parking would be located on the western portion of the site adjacent to Sonoma Boulevard/SR-29. Landscape planters would be provided around the base of the hotel with a pedestrian pathway provided around the entire building and connecting to four pedestrian pathways leading to Broadway and Sonoma Boulevard/SR-29. The hotel includes an outdoor pool amenity that located at the rear of the hotel. A trash enclosure and long-term bicycle lockers would be provided near the southern property line. The project has been sited and designed to avoid an existing wetland area located to the south of the project site. The overall layout provides a functional design to allow for adequate vehicular and pedestrian access throughout the project, while siting the building appropriately away from Broadway and the proposed interior side property lines. Landscape planters, street trees, and parking lot shade trees are incorporated appropriately throughout the site including landscaping at the base of the hotel, and buffers along both Sonoma Boulevard and Broadway.

#### Architecture

The building features a modern architectural design that incorporates a mixture of materials, colors, plane breaks, and variable parapet heights to provide a continuous design theme carried across all elevations. A decorative metal porte-cochere feature would overhang the main entry with glass storefront systems along the ground floor. The exterior finishing materials proposed include coarse and soft grain composite cladding finishes with earth tone colors accented by rustic decorative tiling above the main entry and around the entire building. A white metal coping system around the parapet provides an additional accent color and visual distinction to the building. The building would be 45'6" in height, as measured to the top plate, with a maximum overall height of 61'11" at the peak with the incorporation of varied parapet heights.

The project deploys a distinctive architectural design that responds to the surrounding land use context, site layout, and public viewpoints to the building. The building includes articulation at all elevations with a mix of



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composite materials, ceramic tiles, and earth color tones incorporated at various plane breaks around the building. Enhanced materials are proposed at the main building entry in conjunction with a decorative porte-cochere. Building articulation is carried around all elevations to respond to the high visibility from both Broadway and Sonoma Boulevard. The building would be setback 75 feet from Broadway to reduce the massing of the four-story building and to integrate parking around the entire site and avoid large parking fields. The project would create a distinctive development along the Sonoma Boulevard corridor that would complement future development on the adjacent vacant parcels to the north and south of the project. Additionally, the project would be designed to meet the California Building Code Title 24 (energy efficiency standards) and the Green Building Standards.

Landscaping

The project includes new landscaping and shade trees that would serve the site from an aesthetic and functional perspective. The proposed landscaping would provide additional visual interest in contrast with the proposed building and parking lot and create transition areas within the built environment. Planters would be distributed throughout the site, including buffer zones with decorative street trees along Broadway and Sonoma Boulevard/ SR-29, perimeter planters along interior property lines, and parking lot islands for shade trees. The proposed shade trees would achieve 56 percent coverage of the paved areas of the site and would assist in reducing heat island effects from paved surfaces, while providing shade relief for pedestrians and vehicles. Bioswales are proposed to be integrated into the planter areas to capture and treat stormwater before being discharged offsite.

Additionally, the outdoor pool area would feature a wood trellis with vine plantings in raised planters that would provide an additional aesthetic treatment. The overall landscape design would work to create an attractive development that relates well to the proposed hotel and the Sonoma Boulevard and Broadway frontages. Additionally, the landscape plan would incorporate bioswales and function to reduce off-site drainage and improve onsite water quality treatment before discharging off-site.

The proposed off-street parking appears in scale with the proposed building while the majority of parking would be screened from public view from Broadway and screened with landscaping from Sonoma Boulevard/SR-29.

**NOTICE AND COMMENTS**

On February 20, 2025, pursuant to VMC Section 16.602.08, a notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, and any other interested parties and local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, the applicant and property owner. On February 14, 2025, the notice was electronically sent to the members of the Design Review Board.

As of the writing of this staff report, staff has not received any comments or questions from the public on the application.

**ENVIRONMENTAL REVIEW**

**CONCLUSION**

**Subject: ADOPT A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING  
COMMISSION OF DESIGN REVIEW (DR24-0014), DEVELOPMENT REVIEW (SD20-  
0010) AND LANDSCAPE REVIEW (LR20-0003) FOR THE LA QUINTA HOTEL  
PROJECT AT 5190 SONOMA BOULEVARD**

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Based on the analysis contained in this staff report, staff recommends that the Design Review Board make a recommendation to the Planning Commission to APPROVE Design Review (DR24-0014), Development Review (SD20-0010) and Landscape Review (LR20-0003) based on the findings provided in the attached Resolution.

**EXPIRATION**

**APPEAL PROCEDURE**

**ATTACHMENTS**

|    |                                                           |
|----|-----------------------------------------------------------|
| 1. | Attachment 1 - Resolution                                 |
| 2. | Attachment 2 - Supporting Information (Tables and Images) |
| 3. | Attachment 3 - Project Plans                              |

**CONTACT**

Robby Thacker, Principal Planner (707) 648-4506  
Robby.Thacker@cityofvallejo.net

**CITY OF VALLEJO DESIGN REVIEW BOARD**

**RESOLUTION NO. DRB 25-XX**

**A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF  
DESIGN REVIEW (DR24-0014), DEVELOPMENT REVIEW (SD20-0010) AND LANDSCAPE  
REVIEW (LR20-0003) FOR THE LA QUINTA HOTEL PROJECT AT 5190 SONOMA  
BOULEVARD  
(APN: 0067-140-070)**

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**RECITALS**

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, on August 12, 2020, Shaan Ibrahim, the applicant, on behalf of Sonoma Gateway, LLC, the property owner, submitted an application for Development Review, Design Review, and Landscape Review to develop a new hotel and associated improvements at 5190 Sonoma Boulevard (the “subject property”). The application was deemed incomplete, as additional entitlements and project revisions were required. The applicant submitted the revised project plans, and on November 4, 2024, the project was determined to be complete; and

WHEREAS, the subject property has a General Plan 2040 land use designation of District – North Gateway; and

WHEREAS, on June 22, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, the subject property is located in the Central Corridor Commercial Zoning District; and

WHEREAS, on February 20, 2025, pursuant to Vallejo Municipal Code Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property and electronically mailed to the members of the Design Review Board and to the applicant; and

WHEREAS, on March 13, 2025, at 7 p.m., the City of Vallejo Design Review Board, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Design Review Board considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the Record of Proceedings relating to the project, which Record is maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Design Review Board makes the following factual findings:

**I. FINDINGS RELEVANT TO THE APPROVAL OF A DEVELOPMENT REVIEW (VMC 16.605.03)**

**A. The project complies with all applicable specific standards and criteria of the Zoning Code.**

*The proposed project is located on a property zoned Central Corridor Commercial (CC). The CC zone is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation. The project is consistent with the CC zoning district in that it proposes the development of a new hotel and associated improvements and is a permitted land use within the district. The project is also consistent with all applicable development standards, such as outlined in Title 16 of the Vallejo Municipal Code, as proposed and conditioned. The proposed hotel is compliant with the applicable standards of the CC zoning district, VMC Section 16.504 (Landscaping), 16.506 (Lighting and Glare), and 16.508 (Off-Street Parking and Loading).*

**B. The project is consistent with the General Plan and any applicable approved Specific Plan or Planned Development.**

*The site has a General Plan designation of District – North Gateway (D-NG), which is consistent with the current CC zoning of the site. The D-NG designation applies to the northern portion of the area north of Highway 37 between Sonoma Boulevard and Broadway Street, a highly visible area that serves as a gateway to Napa Valley from Highway 37 (heading north) and to Vallejo from American Canyon (heading south). It is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. It also incorporates higher-density residential development that supports nearby services and activates the area. The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of 30 dwelling units per acre up to 50 dwelling units per acre. The project is consistent with the D-NG land use designation in that it proposed the development of a new four-story hotel with 96 guest rooms with a high-quality architectural design and multiple points of pedestrian access that will foster the community and regional needs of the surrounding area by providing additional lodging opportunities near Highway 37 and Sonoma Boulevard. The project is also consistent with General Plan Policy EET-1.3 (Visitor Destination), Policy NBE-2.8 (Infill Development), and Policy EET-1.5 (Arts and Entertainment), to develop underutilized vacant property within the City and provide additional lodging opportunities to facilitate the City's role in becoming a destination for visitors and supporting community events and tourism. Therefore, the project is consistent with the General Plan.*

**C. The project complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a Major or Minor Use Permit, Variance, Specific Plan, Planned Development, or tentative map applicable to the project or the location where it is proposed.**

*The proposed project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code, as proposed and conditioned. No other conditions, Use Permit, Variance, Planned Development, or tentative map condition are applicable to the project*

**D. The project is in substantial compliance with any applicable adopted design guidelines.**

*The proposed project is designed to be compatible with future development on adjacent commercial parcels and is designed to provide quality architectural design visible from both Sonoma Boulevard and Broadway Street. The design is consistent with General Plan policies to create a high-quality gateway into the City through proper architectural design, building massing, site layout, and landscape features.*

- E. The project will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered;**

*The project has been sited to minimize impacts to future development on adjacent properties to the north and south. The four-story building is sited in the middle of the proposed parcel with landscaping treatments along the perimeter of the site to minimize building massing and create a visual buffer between the project and future development. The building setback and landscape buffer from Broadway Street will allow the building to relate well to the existing single-unit dwellings located to the east of the project across Broadway Street. The project also includes a mixture of composite exterior finishes and ceramic tiles that are carried around the entire exterior that is visible from both Broadway Street and Sonoma Boulevard.*

- F. The project will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area.**

*The proposed project demonstrates thoughtful site planning in that it meets all applicable development standards required of the CC zone district, and the proposed design sets the four-story building back 75 feet off Broadway Street to reduce building massing adjacent to existing residential development. The proposed site layout will allow for multiple point of vehicular and pedestrian ingress and egress including a pedestrian connection to Sonoma Boulevard. Parking fields to serve the hotel will be dispersed around the building to allow for a more integrated development pattern. Therefore, it will serve to protect the value of private and public investments in the area.*

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this Chapter.**

*Following a review of the project for compliance with the California Environmental Quality Act (CEQA), the Design Review Board recommends that the Planning Commission find that the project is exempt from the provisions of CEQA, pursuant to Article 12 (Special Situations), Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning) because the project is consistent with the development density and use characteristics established by the Vallejo General Plan and analyzed in the accompanying Environmental Impact Report (EIR, State Clearinghouse #2014112035), which was approved and certified by the City Council on August 29, 2017. A Section 15183 Consistency Evaluation was prepared by Stantec (dated November 12, 2024) which concluded the proposed project will not generate any new environmental impacts above those previously identified in the 2040 General Plan EIR and that the following findings can be made:*

- 1. The project is consistent with the development density established by the existing zoning, community plan or general plan policies for which an EIR was certified.*
- 2. There are no project-specific effects which are peculiar to the project or its site, and which the General Plan EIR failed to analyze as significant effects.*
- 3. There are no potentially significant offsite and/or cumulative impacts which the General Plan EIR failed to evaluate.*

4. *There is no substantial new information which results in more severe impacts than anticipated by the General Plan EIR.*
5. *The project would undertake feasible policies and actions specified in the General Plan EIR.*

*A Section 15183 Consistency Evaluation was prepared by Stantec (dated November 12, 2024) which concluded the proposed project meets all of the required qualifying findings for the 15183 exemption and the project will not generate any new environmental impacts above those previously identified in the 2040 General Plan EIR. Therefore, no additional environmental review is required.*

## **II. FINDINGS RELEVANT TO THE APPROVAL OF A DESIGN REVIEW (VMC Section 16.606.03B)**

- A. That the application is consistent with the purposes of this chapter, the design policies of the general plan and any applicable specific plan, any adopted design guidelines.**

### Purposes of the Chapter

- 1. Establish regulations for an objective process that applies urban design principles to ensure that new construction supports the best of the city's architectural traditions.**

*Not applicable to this Project.*

- 2. Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable.**

*The project deploys a distinctive architectural design that responds to the surrounding land use context, site layout, and public viewpoints to the building. The building includes articulation at all elevations with a mix of composite materials, ceramic tiles, and earth color tones incorporated at various plane breaks around the building. Enhanced materiality of the building is utilized at the main building entry in conjunction with a decorative porte-cochere. Building articulation is carried around all elevations to respond to the high visibility from both Broadway Street and Sonoma Boulevard. The building is proposed with a setback 75 feet from Broadway Street to reduce massing of the four-story building and to integrate parking around the entire site and avoid large parking fields. The project would create a distinctive development along the Sonoma Boulevard corridor that would complement future development on the adjacent vacant parcels to the north and south of the project. Additionally, the project would be designed to meet the California Building Code Title 24 (energy efficiency standards) and the Green Building Standards.*

- 3. Promote architectural and design excellence in new construction and discourage poor quality development.**

*The project promotes architectural and design excellence with new construction and discourages poor quality development. The proposed four-story hotel building features a modern architectural design that incorporates a mixture of materials, colors, plane breaks, and variable parapet heights to provide a continuous design concept that is carried across all building elevations. A decorative metal porte-cochere feature will overhang the main entry with glass storefront systems along the ground floor. The exterior finishing materials proposed include a course and soft grain composite cladding with earth tone colors accented by a rustic finish decorative tiling above the main entry and around side and rear of the building. A white metal coping system around the parapet provides additional accent colors and aesthetic features to the exterior.*

- 4. Ensure that future development should:**
  - a. Reflect the values of the community.**
  - b. Enhance the surrounding environment.**
  - c. Visually harmonize with its surroundings and not unnecessarily obstruct scenic views; and**
  - d. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.**

*The project will enhance the surrounding environment by developing a four-story hotel on a vacant commercial parcel that employs quality design and will serve the surrounding community and regional visitors, consistent with the vision of the North Gateway District. The project will not obstruct scenic views or create nostalgic misrepresentations that may confuse the relationships among structures over time.*

- 5. Ensure that decisions on housing development projects are based on objective design standards as required by the State Housing Accountability Act (Government Code Section 65589.5).**

*Not applicable to the project; the project does not include a housing development.*

- 6. Provide for new landscaping to create a visually pleasing setting for structures on the site.**

*The project proposes approximately 27,457 square feet of landscaping and integrated bio-retention basins. The proposed landscaping will be dispersed equally throughout the site, including landscape buffers along Sonoma Boulevard and Broadway Street, the perimeter of the site and surrounding the trash enclosure, and in landscape islands in the parking lot. The Landscape Plan reflects a large variety of accent trees, shrubs, and groundcover plantings. Examples of proposed trees include Evergreen Pear and Chinese Elm, along with Small Cape Rush, Fortnight Lily, Fountain Grass shrubs, and Myoporum and Blue Chalk Stick groundcovers. Tree shading will be provided throughout the entire site and will achieve 56% shading of the parking and drive-aisle areas of the development. The outdoor pool area will feature a wood trellis with vine plantings in raised planters that will provide additional visual treatments.*

7. **Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value.**

*Not applicable to the project.*

8. **Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.**

*Not applicable, any future signage will be reviewed and approved under a separate Sign Permit application.*

9. **Promote the conservation, enhancement, preservation, and protection of historic resources.**

*Not applicable, there are no historic resources associated with the project.*

#### **Design Policies of the General Plan**

The General Plan 2040 Land Use Designation for the subject property is District – North Gateway (D-NG). The D-NG designation is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. It also incorporates higher-density residential development that supports nearby services and activates the area. The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of 30 dwelling units per acre up to 50 dwelling units per acre.

*The project is consistent with the D-NG designation in that it proposes the development of a new four-story hotel with 96 guest rooms with a high-quality architectural design and multiple points of pedestrian access that will foster the community and regional needs of the surrounding area by providing additional lodging opportunities near Highway 37 and Highway 29. Further, the project is consistent with the following General Plan Policies:*

**Policy NBE-2.2: Inviting Gateways. Establish gateways that proudly announce entry to Vallejo with high-quality, similarly themed design and/or landscaping.**

*The proposed four-story hotel deploys a well-articulated architectural design and landscape features that will serve to create a high-quality entry gateway into the northern portion of the City.*

**Policy NBE-2.3: Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.**

*The proposed hotel development has been sited and designed to be compatible with future adjacent commercial or residential development through the use of quality architectural features, building setbacks, landscape buffers with a variety of plantings and street trees.*



**Policy EET-1.3: Visitor Destination. Make Vallejo an important visitor destination in the Bay Area.**

*The proposed four-story hotel includes 96 guest rooms and will incorporate a highly articulated exterior façade with high visibility to major transit corridors (Interstate 80 and Highway 29). The proposed hotel will strengthen Vallejo's ability to attract and accommodate visitors to the City and surrounding regional attractions.*

**B. The project is consistent with any planning or zoning approvals by the Director of the Planning Commission.**

*Not applicable.*

**C. The project complies with any other relevant City policies or regulations.**

*The project proposes a floor-area ratio (FAR) of 0.55 and complies with the maximum FAR of 3.0. The proposed hotel will be four-stories in height, within the maximum allowed of 8 stories. The project site requires a minimum of 20 percent of the project site to be landscaped and the project is proposing 30 percent, including the installation of 11 street trees which meets the minimum required of one street tree per 30 feet of parcel frontage. Based on the frontage length of Broadway Street, a minimum of three pedestrian access pathways will be constructed to serve the project. The project is also compliant with respect to parking space and drive aisle dimensions, landscape planting requirements, and 50 percent tree shading.*

**D. Meets the following criteria:**

- 1. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.**

*The building will feature quality exterior materials that are utilized around the entire building to provide architectural treatments from all public viewpoints including enhanced architectural treatments at the main building entry to provide an attractive and comfortable environment for visitors and the general community. The project also proposes landscape planters along Broadway Street, Sonoma Boulevard, and within the proposed parking lots to reduce the heat island effect, improve stormwater drainage and water quality, and improve site aesthetics and create appropriate buffer areas throughout the site.*

- 2. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.**

*The hotel building incorporates a fully developed design theme that is carried across all building elevations utilizing a mix of exterior materials including smooth and textured composite EIFS (Exterior Insulation*

*Finishing System) and ceramic tiling. The project includes landscape planters with groundcovers, shrubs, and shade trees distributed throughout the project site and within the parking areas to create a visually consistent design throughout the project. The project details, colors, materials, and landscaping are integrated in a manner that is visually consistent with the proposed architectural design.*

**3. The project has been designed with consideration of neighboring development.**

*The project site is surrounded by vacant commercial property to the north and south with existing residential subdivisions located to the east and west. The four-story building is setback 75 feet from Broadway Street to provide a buffer from existing residential development and to reduce building massing from the street. The proposed development incorporates landscaping around the perimeter of the project to create a natural transition to future development on neighboring properties that will likely develop with commercial uses in the future.*

**4. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.**

*The building features a modern architectural design that incorporates a mixture of materials, colors, plane breaks, and variable parapet heights to provide a continuous design concept that is carried across all building elevations. A decorative metal porte-cochere feature will overhang the main entry with glass storefront systems along the ground floor. The exterior finishing materials proposed include a course and soft grain composite cladding with earth tone colors accented by a rustic finish decorative tiling above the main entry and around side and rear of the building. The building incorporates wall offsets on each elevation to create three-dimensional facades with plane breaks and material variations. A white metal coping system around the parapet provides additional accent colors and aesthetic features to the exterior. The building height will be 45'6" to the top plate with a maximum overall height of 61'11" at the peak with the incorporation of variable parapets. The development supports pedestrian activity with the incorporation of frontage improvements that will include three pedestrian connections to a new sidewalk on Broadway Street and a paved pedestrian connection to Sonoma Boulevard.*

**5. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.**

*The project has public street frontage on both Sonoma Boulevard and Broadway. Public street improvements, including new sidewalks, will be constructed along Broadway and Sonoma that will be bordered by a new landscape planter and street trees that will be constructed as part of the project. The proposed hotel building and main entry will be oriented toward Broadway and will incorporate large glass windows along the ground floor in addition to windows at each guest room on each floor to provide visual surveillance to the street and parking areas.*

- 6. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.**

*Not applicable to the project.*

- 7. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.**

*The project preserves public views and vistas from public streets and open spaces. The proposed hotel development will retain open views from Broadway Street to Sonoma Boulevard including the adjacent wetland area. The development will incorporate pedestrian access pathways around the entire building and to both Sonoma Boulevard and Broadway Street.*

- 8. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.**

*The project proposes approximately 27,457 square feet of landscaping and integrated bio-retention basins. The proposed landscaping will be dispersed equally throughout the site, including landscape buffers along Sonoma Boulevard and Broadway Street, the perimeter of the site and surrounding the trash enclosure, and in landscape islands in the parking lot. The Landscape Plan reflects a large variety of accent trees, shrubs, and groundcover plantings. Examples of proposed trees include Evergreen Pear and Chinese Elm, along with Small Cape Rush, Fortnight Lily, Fountain Grass shrubs, and Myoporum and Blue Chalk Stick groundcovers. Tree shading will be provided throughout the entire site and will achieve 56% shading of the parking and drive-aisle areas of the development. The outdoor pool area will feature a wood trellis with vine plantings in raised planters that will provide additional visual treatments.*

9. **The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.**

*The project will be required to comply with the most recently adopted California Building Code standards for energy efficiency and will incorporate new drought-tolerant landscaping that will provide improved aesthetics, drainage, and shading.*

10. **The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.**

*The proposed project parcel boundaries have been designed to avoid the existing wetland features that exist on the overall project site. No additional natural features including creeks, open space, sensitive natural communities and vegetation, or geologic features exist on the subject site.*

- E. **Notification.** Notice shall be provided in compliance with the requirements of Chapter 16.602, Common Procedures, Section 16.602.08, Noticing. When a project subject to an exception permit approval and requires a development review permit, use permit variance, an amendment of the Zoning Code or any other discretionary action, the notice for such approval shall also state that the project is subject to an exception.

*On February 20, 2025, pursuant to VMC Section 16.602.08, a notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, and any other interested parties and local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, as well as to members of the Design Review Board, the applicant and property owner.*

#### **IV. RESOLUTION RECOMMENDING APPROVAL OF THE PROJECT**

**NOW, THEREFORE, LET IT BE RESOLVED** that the Design Review Board hereby recommends that the Planning Commission APPROVE Design Review (DR24-0014) Development Review (SD20-0010), and Landscape Review (LR20-0003) based on the above findings.

**PASSED AND ADOPTED** at a regular meeting of the Design Review Board of the City of Vallejo, State of California, on the 13<sup>th</sup> day of March 2025 by the following vote, to-wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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MATTHEW KENNEDY, CHAIRPERSON  
City of Vallejo Design Review Board

Attest:

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CESAR OROZCO, SECRETARY  
City of Vallejo Design Review Board

| Table 1 - General Plan 2040 Policies and Actions                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policies and Actions                                                                                                                                                                            | Staff's Analysis                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>Policy NBE-2.2:</b><br/>Inviting Gateways. Establish gateways that proudly announce entry to Vallejo with high-quality, similarly themed design and/or landscaping.</p>                   | <p><i>The proposed four-story hotel deploys a well-articulated architectural design and landscape features that will serve to create a high-quality entry gateway into the northern portion of the City.</i></p>                                                                                                                                                                                                                      |
| <p><b>Policy NBE-2.3:</b><br/>Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.</p>                                                         | <p><i>The proposed hotel development has been sited and designed to be compatible with future adjacent commercial or residential development through use of quality architectural features, building setbacks, and landscape buffers with a variety of plantings and street trees.</i></p>                                                                                                                                            |
| <p><b>Policy EET-1.3:</b><br/>Visitor Destination. Make Vallejo an important visitor destination in the Bay Area.</p>                                                                           | <p><i>The proposed four-story hotel with 96 guest rooms located in the northern portion of the City with close proximity to major transit corridors (Interstate 80 and Highway 29) will strengthen Vallejo's ability to attract and accommodate visitors to the City and surrounding regional attractions.</i></p>                                                                                                                    |
| <p><b>Policy NBE-1.8:</b><br/>Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.</p> | <p><i>The project will include the installation of 27,457 square feet of new landscaping including buffer planters, parking lot shade trees, and street trees along both Broadway and Sonoma Boulevard that will serve the site from an aesthetic and functional perspective. The improvements will provide aesthetic enhancements to the site and will support use of pedestrian facilities to encourage walking and biking.</i></p> |

|                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Policy NBE-2.8:</b></p> <p>Infill Development. Promote infill development targeting vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.</p> | <p><i>The project proposes to develop an approximately 2.06-acre portion of a 10.86-acre vacant and underutilized parcel with a new hotel and associated improvements. The future hotel will support community demand for events and tourism and is a compatible use with existing and future commercial development to the north and existing residential development to the east.</i></p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Table 4 –Central Corridor Commercial (VMC Chapter 16.204) and Title-16 Development Standards |                                                                                                                                                             |                                                                                                                                                                               |           |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Code Section                                                                                 | Development Standard                                                                                                                                        | Proposal                                                                                                                                                                      | Compliant |
| Table 16.204-A: Minimum Lot Size (sq. ft.)                                                   | 5,000 sq. ft.                                                                                                                                               | Parcel 1: 83,199 sq.ft.<br>Parcel 2: 89,733 sq.ft.<br>Parcel 3: 300,128 sq.ft.                                                                                                | Yes       |
| Table 16.204-A: Minimum Lot Width                                                            | 50 ft.                                                                                                                                                      | Parcel 1: 251 ft.<br>Parcel 2: 290 ft. (approx.)<br>Parcel 3: 578 ft.                                                                                                         | Yes       |
| Table 16.204-A: Maximum Non-Residential Floor Area Ratio                                     | 3.0                                                                                                                                                         | 0.55                                                                                                                                                                          | Yes       |
| Table 16.204-A: Setbacks, Commercial Development                                             | Street Frontages: 0 – 10 where abutting R District<br><br>Interior Side: 5/10 ft, where abutting R District<br><br>Rear: 5/10 ft, where abutting R District | Project site adjacent to an R District across Sonoma Blvd.<br><br>.<br><br>>225 ft. (Sonoma Blvd)<br>>75 ft. (Broadway)<br>>25 ft. (Interior Side)<br>>30 ft. (Interior Side) | Yes       |
| Table 16.204-A: Building Maximum Height (Stories)                                            | 8                                                                                                                                                           | 4                                                                                                                                                                             | Yes       |
| Table 16.204-A: Building Minimum Height (ft.)                                                | N/A                                                                                                                                                         | 61 ft, 11 inches                                                                                                                                                              | Yes       |
| Table 16.204-A: Ground Floor non-residential Use                                             | 15 ft.                                                                                                                                                      | 15 ft.                                                                                                                                                                        | Yes       |
| Table 16.204-A: Ground Floor Ceiling Height, Residential Uses                                | 12 ft.                                                                                                                                                      | N/A                                                                                                                                                                           | N/A       |



|                                                                             |                                                                                                                                                                                           |                                                                                                                                                        |     |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Table 16.204-A: Street Trees<br>(ft. Frontage)<br>1 per 30 feet of frontage | 11 street trees per 324.43 feet of<br>frontage (Broadway)<br><br>5 street trees per 138.35 feet of<br>frontage (Sonoma Blvd)<br><br>(Excludes paved driveway<br>frontages)                | 11 Street Trees (Broadway)<br><br>6 Street Trees<br>(Sonoma Blvd)                                                                                      | Yes |
| VMC Section 16.204.03 (C.1)<br>– Pedestrian Entrances and<br>Paths.         | All non-residential activities located<br>at the street level shall provide one<br>direct at grade entrance from the<br>public right-of-way for each street<br>frontage exceeding 50 feet | 3 pedestrian paths leading to the hotel entrance are provided<br>from Broadway                                                                         | Yes |
| VMC Section 16.204.03 (E) -<br>Street Preservation                          | Existing public right-of-way shall be<br>preserved.                                                                                                                                       | No public right-of-way is being eliminated on Broadway or<br>Sonoma Blvd/SR-29.                                                                        | Yes |
| VMC Section 16.204.03 (F) –<br>Frontage Improvements                        | New Development shall provide<br>street frontage improvements                                                                                                                             | Public improvements such as drainage, and sidewalk, curb and<br>gutter on Broadway and Sonoma Boulevard will be constructed<br>as part of the project. | Yes |
| VMC Section 16.204.03 (G) –<br>Building Orientation and<br>Entrances        | Buildings shall be oriented to face<br>public streets; building shall be<br>generally parallel to streets                                                                                 | Building is oriented towards Broadway and is oriented parallel.                                                                                        | Yes |

|                                                   |                                                                                                                                                                                                                                                                     |                                                                                                                                    |                        |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| VMC Section 16.204.03 (H) – Building Transparency | Exterior walls facing and within twenty feet of a front or street side property line shall include windows, glass doors, or other openings for at least sixty percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. | The building façade is setback at least 75 feet from Broadway and includes glass window systems and a variety of siding materials. | Yes                    |
| VMC Table 16.508-B (Off-Street Parking)           | 0.5 spaces per guest room – minimum of 48 parking spaces                                                                                                                                                                                                            | 89 Vehicle Parking Spaces                                                                                                          | Yes                    |
| VMC Table 16.508-D (Bicycle Parking)              | Short-Term: Minimum eight spaces<br>Long-Term: 0.25 spaces per room                                                                                                                                                                                                 | Conditioned to comply with the minimum requirements                                                                                | Yes<br>(Conditionally) |
| VMC Table 16.508-E (Loading Requirements)         | 40,000 – 80,000 square feet building area = 2 Large Loading Spaces                                                                                                                                                                                                  | Minimum two loading spaces provided                                                                                                | Yes                    |

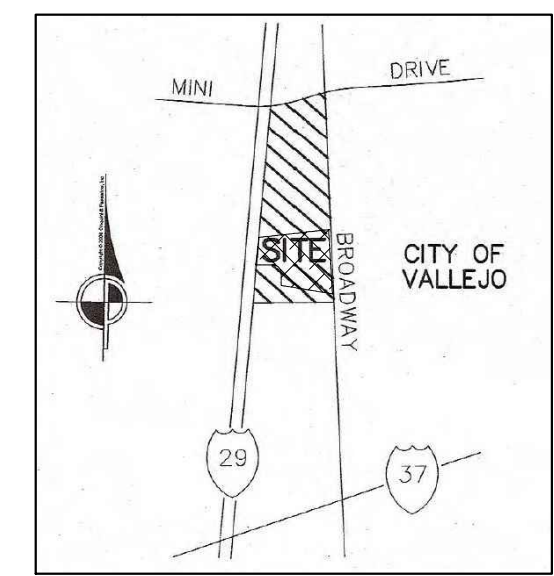
Figure 1 – Location and Land Use context







**1 SITE PLAN**  
SCALE: 1" = 30'-0"



## SITE DATA

| PROJECT INFORMATION                                           |                                                                  |
|---------------------------------------------------------------|------------------------------------------------------------------|
| ASSESSORS PARCEL NUMBER                                       | 0067-140-070                                                     |
| ADDRESS                                                       | 5190 SONOMA BOULEVARD<br>VALLEJO, CALIFORNIA 94589               |
| PROJECT DESCRIPTION                                           | NEW CONSTRUCTION                                                 |
| CONSTRUCTION TYPE                                             | V-A                                                              |
| ZONING                                                        | CENTRAL CORRIDOR<br>COMMERCIAL                                   |
| EXISTING LAND USE                                             | VACANT LOT                                                       |
| PROPOSED LAND USE                                             | HOTEL                                                            |
| BUILDING INFORMATION                                          | 96 KEY LA QUINTA HOTEL,<br>WITH BAR FACILITY AND<br>OUTDOOR POOL |
| MAXIMUM NON-RESIDENTIAL PERMISSIBLE<br>FLOOR AREA RATIO (FAR) | 3.0                                                              |
| GROSS ACREAGE                                                 | 89602.37 SQ FT (2.057 ACRES)                                     |
| PROPOSED SITE AREA                                            | 89602.37 SQ FT (2.057 ACRES)                                     |
| PROPOSED BUILDING AREA                                        | 49740.79 SQ FT                                                   |
| PROPOSED F.A.R.                                               | 0.56                                                             |
| BUILDING HEIGHT                                               | 62'                                                              |
| LOT COVERAGE                                                  | 14.96 % (13405.21 SQ FT)                                         |
| LANDSCAPING AREA                                              | 30.64 % (27457.85 SQ FT)                                         |
| REQUIRED SETBACKS                                             |                                                                  |

|                      |                                |                                |
|----------------------|--------------------------------|--------------------------------|
| Street Frontages (A) | 0                              | 0-10 where abutting R District |
| Interior Side (B)    | 0/10 where abutting R District | 5/10 where abutting R District |
| Rear (B)             | 0/10 where abutting R District | 5/10 where abutting R District |

|             |                 |
|-------------|-----------------|
| ELECTRICAL  | TBD             |
| GAS         | TBD             |
| WATER       | CITY OF VALLEJO |
| STORM SEWER | TBD             |
| SEWER       | CITY OF VALLEJO |

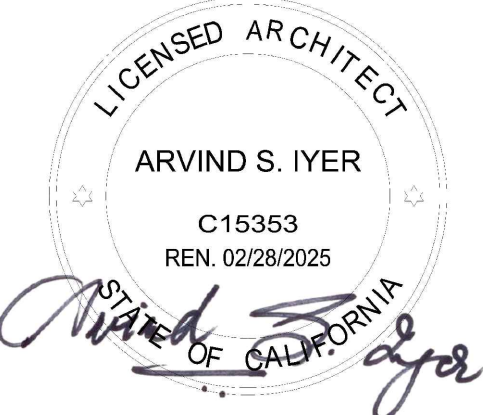
|                            |                                |
|----------------------------|--------------------------------|
| PARKING REQUIREMENTS       | TBD                            |
| PARKING PROPOSED           | 89 - TOTAL                     |
| STANDARD                   | 57                             |
| EVCS                       | 7 (INCLUDES 1 ACCESSIBLE EVCS) |
| ACCESSIBLE PARKING SPACES  | 4                              |
| COMPACT PARKING SPACES     | 22                             |
| LONG TERM BICYCLE PARKING  | 24                             |
| SHORT TERM BICYCLE PARKING | 8                              |

| GUESTROOM MIX - OUTDOOR POOL          |           |           |           |           |           |  |
|---------------------------------------|-----------|-----------|-----------|-----------|-----------|--|
| Room Type                             | 1st Flr   | 2nd Flr   | 3rd Flr   | 4th Flr   | Total     |  |
| KING ROOM<br>(291 SFT.)               | 6         | 13        | 13        | 13        | 45        |  |
| EXTENDED KING SUITE<br>(372 SFT.)     | 00        | 04        | 04        | 04        | 12        |  |
| EXTENDED KING SUITE<br>ACC.(372 SFT.) | 02        | 00        | 00        | 00        | 02        |  |
| WIDE KING SUITE<br>(380 SFT.)         | 00        | 00        | 01        | 01        | 02        |  |
| WIDE KING SUITE ACC.<br>(380 SFT.)    | 00        | 01        | 00        | 00        | 01        |  |
| DOUBLE QUEEN<br>(300 SFT.)            | 00        | 09        | 09        | 09        | 27        |  |
| DOUBLE QUEEN END<br>(369 SFT.)        | 00        | 00        | 02        | 02        | 04        |  |
| ADA DOUBLE QUEEN<br>(380 SFT.)        | 01        | 02        | 0         | 0         | 3         |  |
| <b>Total</b>                          | <b>09</b> | <b>29</b> | <b>29</b> | <b>29</b> | <b>96</b> |  |

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**LA QUINTA  
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5190 SONOMA BOULEVARD,  
VALLEJO, 94589**

Sheet  
SITE PLAN

| Date       | Issued for:                                                                                              |
|------------|----------------------------------------------------------------------------------------------------------|
| 07/22/2022 | PLANNING SUBMITTAL                                                                                       |
| 10/20/2022 | PLANNING SUBMITTAL  |
| 03/21/2023 | PLANNING SUBMITTAL  |
| 10/22/2024 | PLANNING SUBMITTAL  |
|            |                                                                                                          |
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Drawn by ARD

Checked by AMB

Scale: AS NOTED

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| Project no.<br><b>12160726</b> | Sheet no.<br><b>A-1.0</b> |
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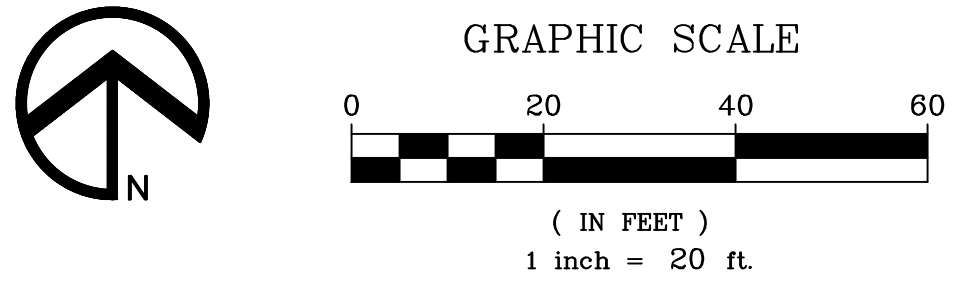
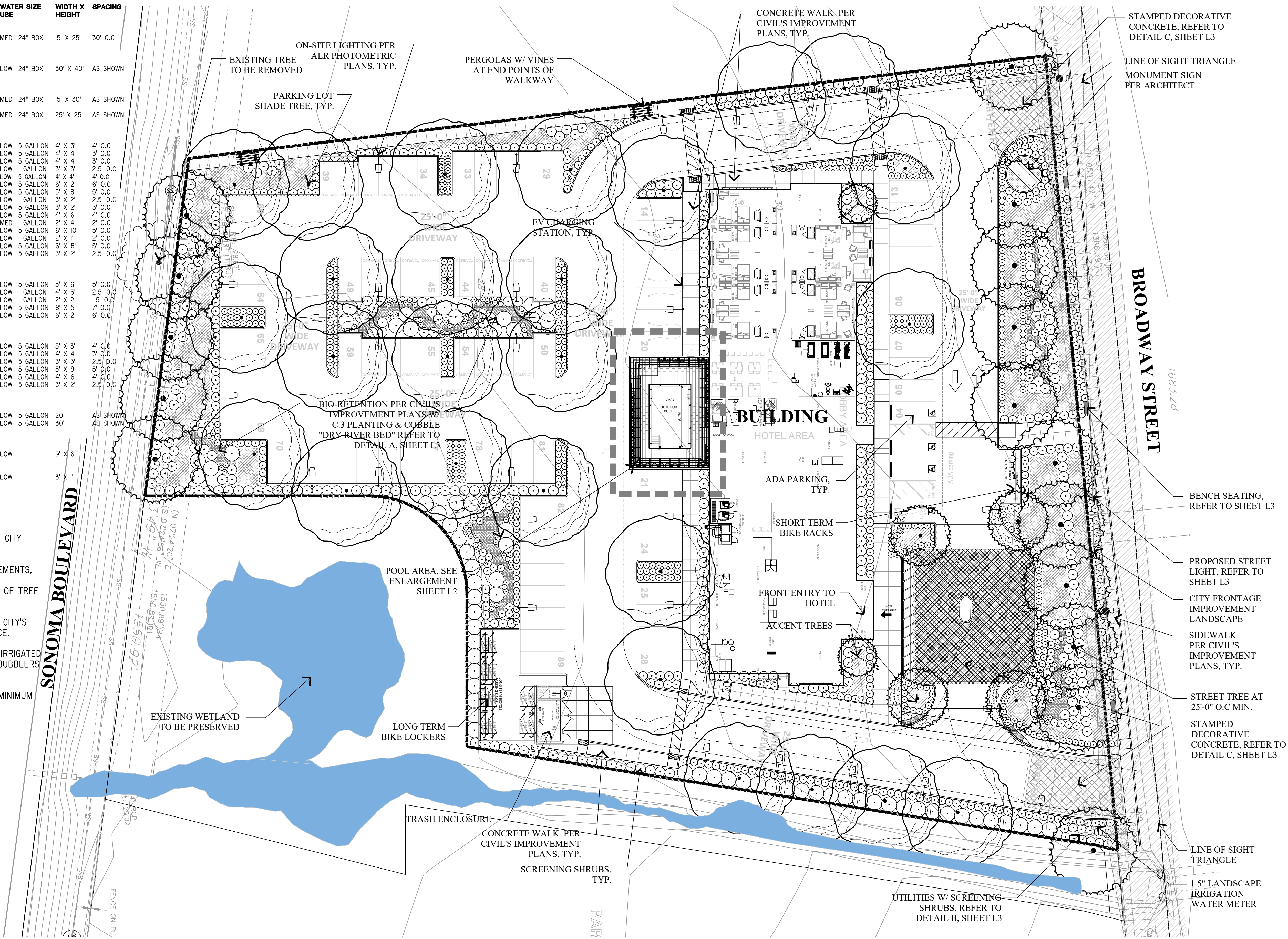


PRELIMINARY PROPOSED PLANTING PALETTE

| BOTANICAL NAME                     | COMMON NAME            | WATER SIZE USE | WIDTH X HEIGHT | SPACING   |
|------------------------------------|------------------------|----------------|----------------|-----------|
| <strong>STREET TREES</strong>      |                        |                |                |           |
| PIRUS KAWAKAMII                    | EVERGREEN PEAR         | MED 24" BOX    | 15' X 25'      | 30' O.C.  |
| <strong>PARKING LOT TREES</strong> |                        |                |                |           |
| ULMUS PARVIFOLIA                   | CHINESE ELM            | LOW 24" BOX    | 50' X 40'      | AS SHOWN  |
| <strong>ACCENT TREES</strong>      |                        |                |                |           |
| GINKGO BILOBA 'FASTIGIATA' (MALE)  | MAIDENHAIR TREE (MALE) | MED 24" BOX    | 15' X 30'      | AS SHOWN  |
| CERCIS CANADENSIS                  | EASTERN REDBUD         | MED 24" BOX    | 25' X 25'      | AS SHOWN  |
| <strong>SHRUBS</strong>            |                        |                |                |           |
| CHONDRPETALUM TECTORUM             | SMALL CAPE RUSH        | LOW 5 GALLON   | 4' X 3'        | 4' O.C.   |
| DIETES BICOLOR                     | FORTNIGHT LILY         | LOW 5 GALLON   | 4' X 4'        | 3' O.C.   |
| DIETES IRIDIODES                   | FORTNIGHT LILY         | LOW 5 GALLON   | 4' X 4'        | 3' O.C.   |
| FESTUCA MAIREI                     | MAIRE'S FESCUE         | LOW 1 GALLON   | 3' X 3'        | 2.5' O.C. |
| HESPERALOE PARVIFLORA              | RED YUCCA              | LOW 5 GALLON   | 4' X 4'        | 4' O.C.   |
| LANTANA MONTEVIDENSIS              | LANTANA                | LOW 5 GALLON   | 6' X 2'        | 6' O.C.   |
| LAVATERA MARITIMA                  | TREE MALLOW            | LOW 5 GALLON   | 5' X 8'        | 5' O.C.   |
| LEYMUS CONDENSATUS 'CANYON PRINCE' | CANYON PRINCE WILD RYE | LOW 1 GALLON   | 3' X 2'        | 2.5' O.C. |
| LOMANDRA LONGIFOLIA 'BREEZE'       | MAT RUSH               | LOW 5 GALLON   | 3' X 2'        | 3' O.C.   |
| OLEA E. 'LITTLE OLLIE'             | DWARF OLIVE            | LOW 5 GALLON   | 4' X 6'        | 4' O.C.   |
| PENNISETUM 'FAIRY TAILS'           | FOUNTAIN GRASS         | MED 1 GALLON   | 2' X 4'        | 2' O.C.   |
| PRUNUS 'BRIGHT & TIGHT'            | BRIGHT & TIGHT LAUREL  | LOW 5 GALLON   | 6' X 10'       | 5' O.C.   |
| TEUCRIUM CHAMAEDRYS                | GERMANDER              | LOW 1 GALLON   | 2' X 1'        | 2' O.C.   |
| XYLOSMA C. 'COMPACTA'              | COMPACT XYLOSMA        | LOW 5 GALLON   | 6' X 8'        | 5' O.C.   |
| WESTRINGIA 'GREY BOX'              | GREYBOX WESTRINGIA     | LOW 5 GALLON   | 3' X 2'        | 2.5' O.C. |
| <strong>C3 SHRUBS</strong>         |                        |                |                |           |
| CHONDRPETALUM ELEPHANTINUM         | LARGE CAPE RUSH        | LOW 5 GALLON   | 5' X 6'        | 5' O.C.   |
| DIPLOCLADUS AURANTIACUS            | STICKY MONKEY FLOWER   | LOW 1 GALLON   | 4' X 3'        | 2.5' O.C. |
| JUNCUS PATENS 'ELK BLUE'           | CALIFORNIA GRAY RUSH   | LOW 1 GALLON   | 2' X 2'        | 1.5' O.C. |
| RHAMNUS C. 'MOUND SAN BRUNO'       | COFFEEBERRY            | LOW 5 GALLON   | 8' X 5'        | 7' O.C.   |
| SALVIA 'BEE'S BLISS'               | BEE'S BLISS SAGE       | LOW 5 GALLON   | 6' X 2'        | 6' O.C.   |
| <strong>FRONTAGE SHRUBS</strong>   |                        |                |                |           |
| GISTUS X SKANBERGII                | PINK ROCKROSE          | LOW 5 GALLON   | 5' X 3'        | 4' O.C.   |
| DIETES BICOLOR                     | FORTNIGHT LILY         | LOW 5 GALLON   | 4' X 4'        | 3' O.C.   |
| FESTUCA MAIREI                     | MAIRE'S FESCUE         | LOW 5 GALLON   | 3' X 3'        | 2.5' O.C. |
| LAVATERA MARITIMA                  | TREE MALLOW            | LOW 5 GALLON   | 5' X 8'        | 5' O.C.   |
| OLEA E. 'LITTLE OLLIE'             | DWARF OLIVE            | LOW 5 GALLON   | 4' X 6'        | 4' O.C.   |
| WESTRINGIA 'GREY BOX'              | GREYBOX WESTRINGIA     | LOW 5 GALLON   | 3' X 2'        | 2.5' O.C. |
| <strong>VINES</strong>             |                        |                |                |           |
| FICUS PUMILA (REPENS)              | CREeping FIG           | LOW 5 GALLON   | 20'            | AS SHOWN  |
| ROSA BANKSIAE                      | WHITE LADY BANKS' ROSE | LOW 5 GALLON   | 30'            | AS SHOWN  |
| <strong>GROUNDCOVERS</strong>      |                        |                |                |           |
| MYOPORUM PARVIFOLIUM               | MYOPORUM               | LOW            | 9' X 6"        |           |
| 1 GALLON @ 48" O.C.                |                        |                |                |           |
| SENECIO MANDRALISCAE               | BLUE CHALK STICKS      | LOW            | 3' X 1'        |           |
| 1 GALLON @ 18" O.C.                |                        |                |                |           |

NOTES:

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



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Sheet  
LANDSCAPE  
PLAN

| Date | Issued for: |
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Checked by AMG

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A CANTILEVERED TRELLIS AT POOL PERIMETER



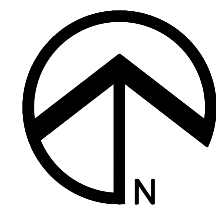
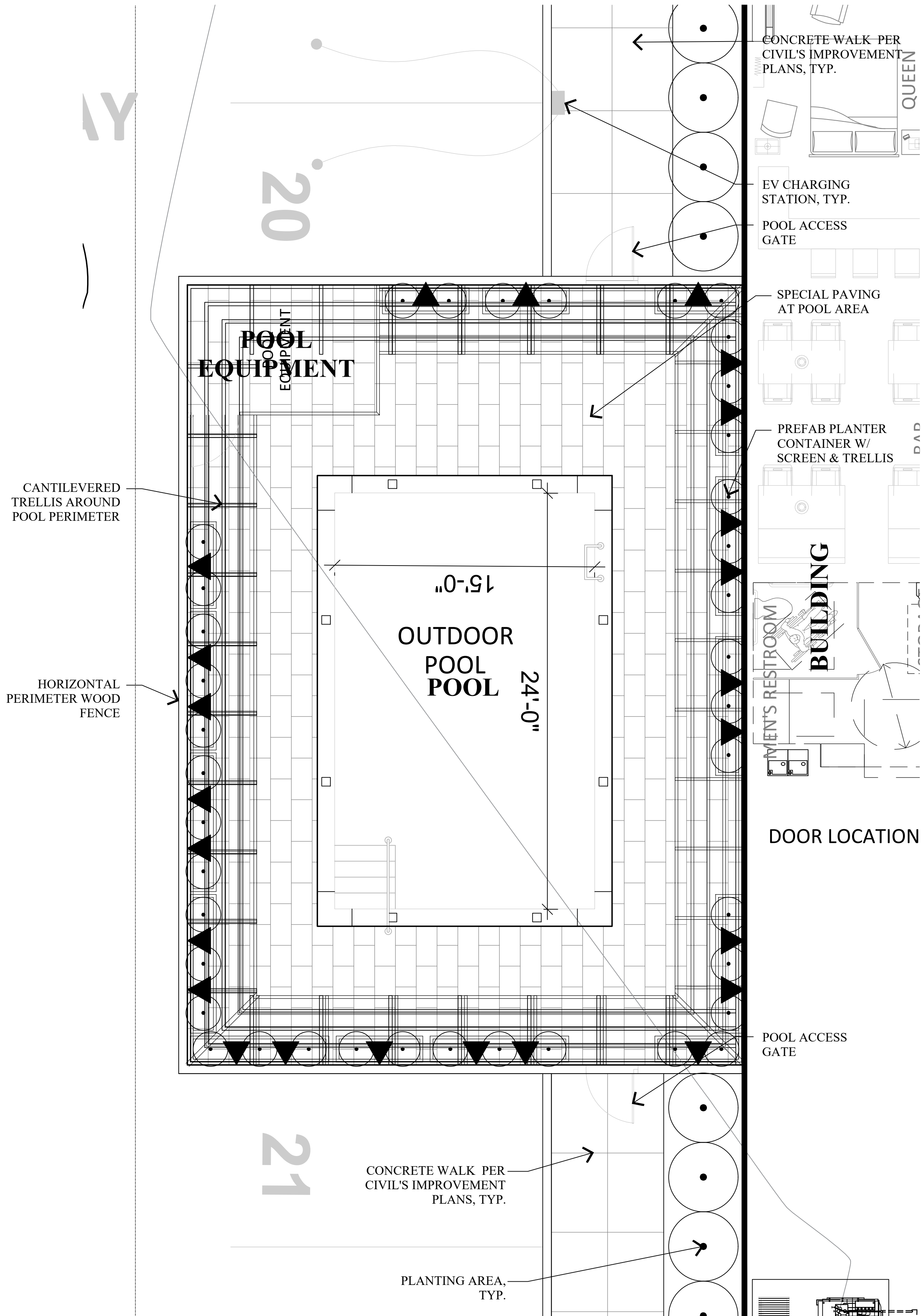
PLAZA BACKGROUND:  
DAL TILE, ASSEMBLE SERIES  
MODEL: RECTANGLE/RUNNING BOND  
COLORS: PROXY ASII  
SIZE: 12"x24"  
THICKNESS: 3/8  
FINISH: MATTE

B POOL AREA PAVERS BY DAL TILE



C PREFAB RAISED PLANTERS BY TOURNESOL SITE WORKS

NOTE:  
PLANTERS TO BE BOULEVARD WOOD PLANTERS W/  
BOULEVARD SCREEN ATTACHMENT FOR VINES

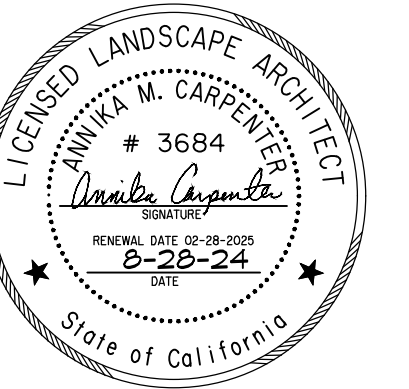


GRAPHIC SCALE  
0 2 4 8  
( IN FEET )  
SCALE: 1/4" = 1'-0"

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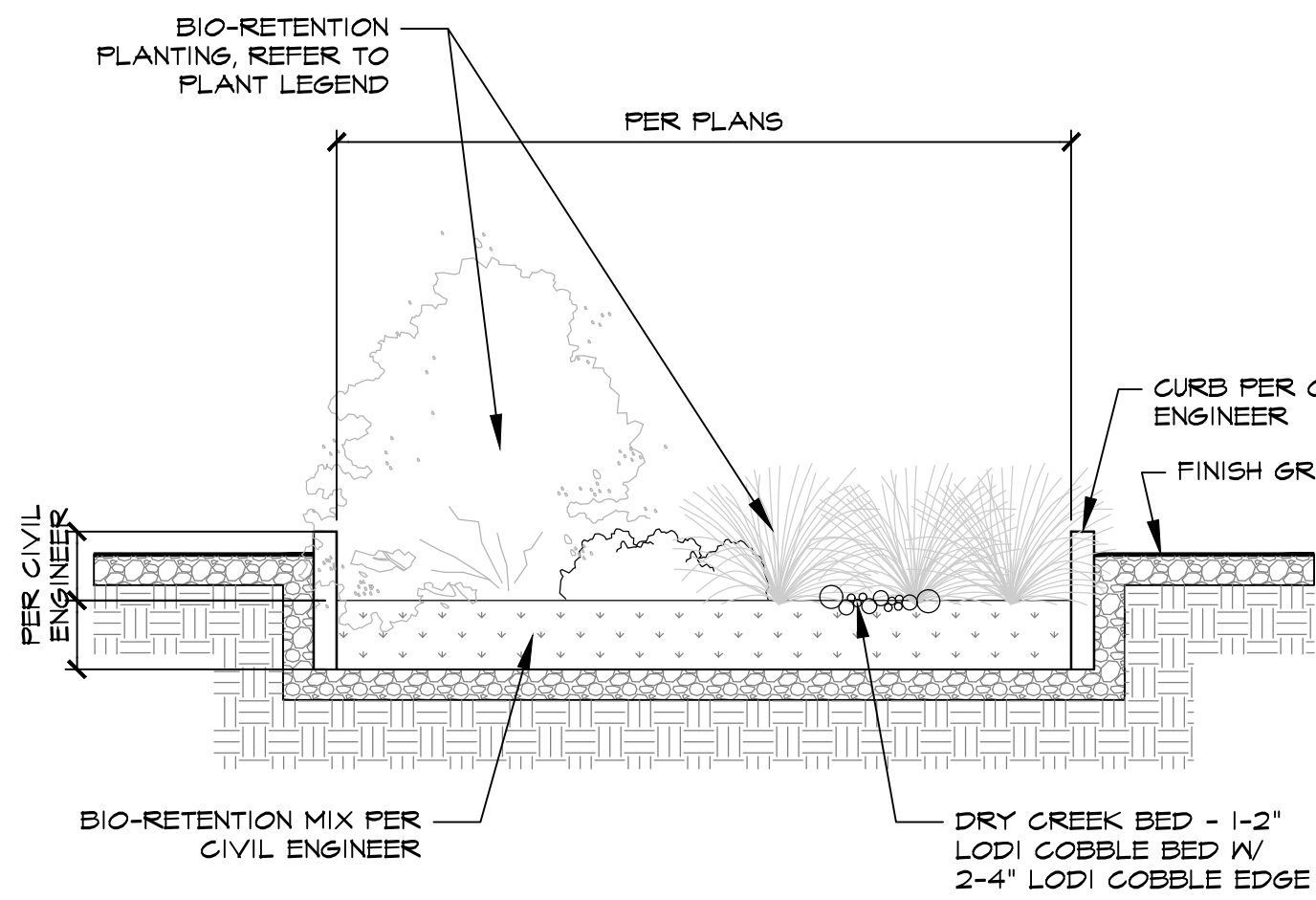
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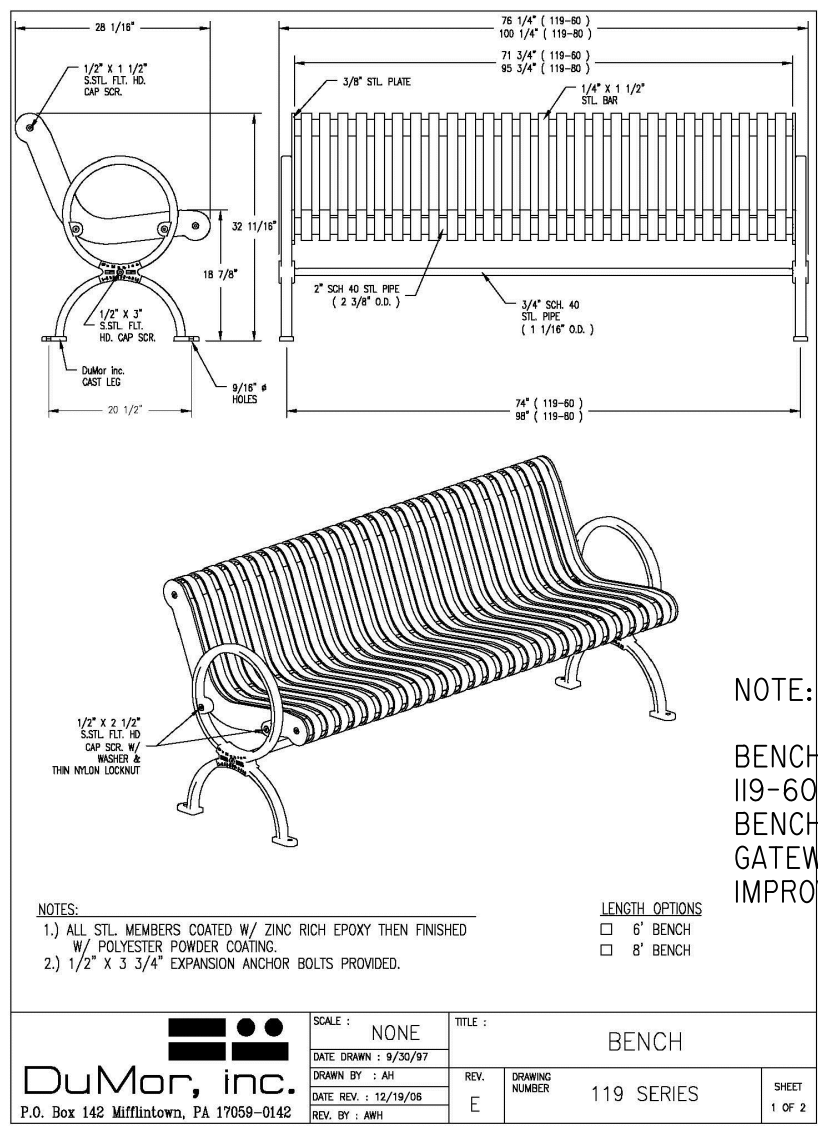
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L2

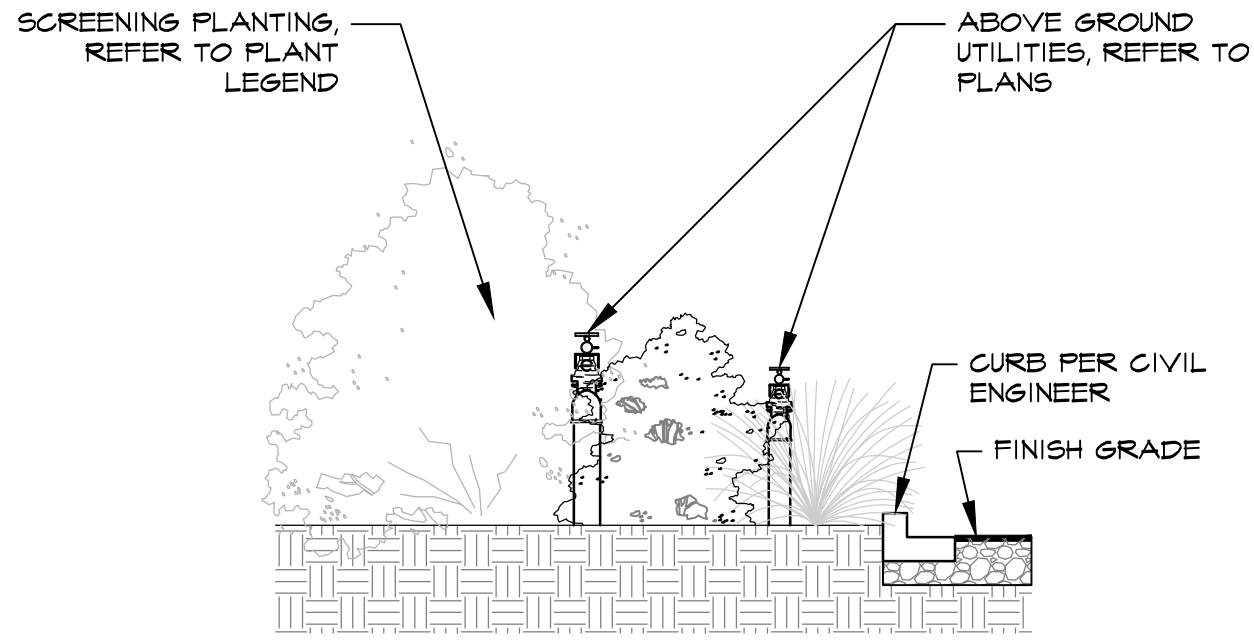




**A BIO-RETENTION SECTION** SCALE: 1/4" = 1'-0"



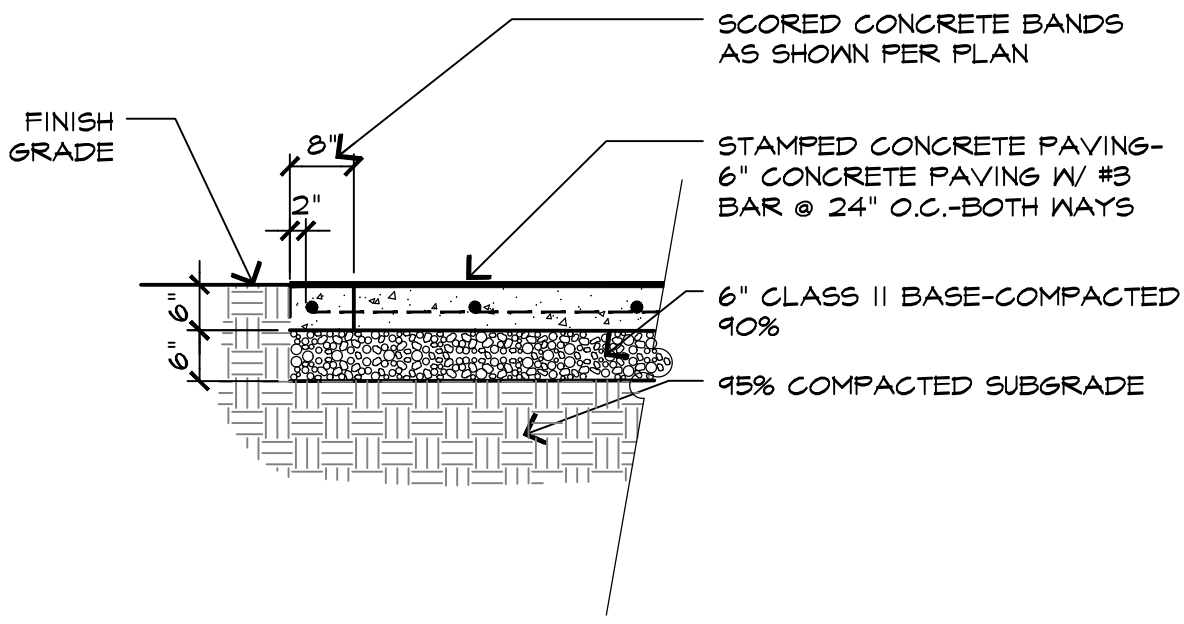
**E BENCH BY DUMOR**



**B ABOVE GROUND UTILITY SCREENING** SCALE: 1/4" = 1'-0"



**F WOOD PERGOLA OVER WALKWAY**



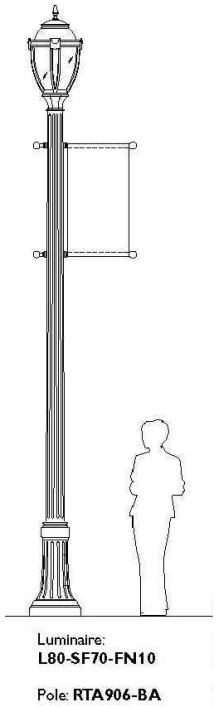
NOTES:  
1. CONCRETE STAMP PATTERN TO BE SMOOTH TILE PATTERN SERIES #M-43 8" TILE BY MATCRETE OR EQUAL. CONCRETE COLOR: SILVERSMOKE BY DAVIS COLOR.  
2. VERIFY CONCRETE SPECIFICATIONS AND BASE DEPTH WITH GEOTECHNICAL ENGINEER.

**C STAMPED CONCRETE PAVING WITH SCORED BAND** SCALE: 1/2" = 1'-0"



**G BIKE LOCKERS BY DERO**

## CONTEMPORARY LANTERN URBAN LUMINAIRE



NOTE:  
LIGHTING TO MEET CITY OF VALLEJO PUBLIC IMPROVEMENTS STANDARDS

FIXTURE AND LIGHTING TO MATCH NORTH GATEWAY DISTRICT IMPROVEMENTS

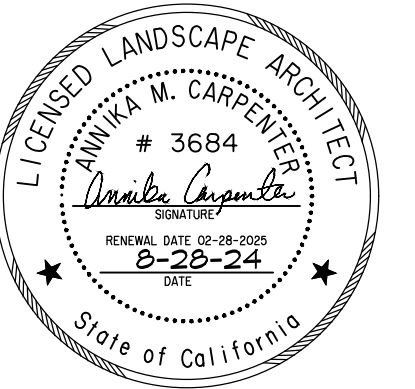
LIGHTING TO BE PHILIPS LUMEC CONTEMPORARY LANTERN FIXTURE ON ALUMINUM FLUTED POLE OR EQUAL

**D BROADWAY STREET LIGHT POST BY PHILIPS**

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LANDSCAPE  
DETAILS

| Date | Issued for: |
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Project no.

12160726

Sheet no.

L3



HYDROZONE INFORMATION TABLE

| SYMBOL                    | DESCRIPTION                                        | IRRIG METHOD | AREA      | % OF LANDSCAPE AREA |
|---------------------------|----------------------------------------------------|--------------|-----------|---------------------|
| <div>ZONE / VALVE 1</div> | ON-SITE TREES<br>MED WATER USE                     | BUBBLERS     | 161 SF    | 1%                  |
| <div>ZONE / VALVE 2</div> | ON-SITE TREES<br>LOW WATER USE                     | BUBBLERS     | 147 SF    | 1%                  |
| <div>ZONE / VALVE 3</div> | PERIMETER & PARKING LOT<br>SHRUBS<br>LOW WATER USE | DRIP         | 14,818 SF | 63%                 |
| <div>ZONE / VALVE 4</div> | SHRUBS AROUND BUILDING<br>LOW WATER USE            | DRIP         | 3,242 SF  | 14%                 |
| <div>ZONE / VALVE 5</div> | BIO-RETENTION SHRUBS<br>LOW WATER USE              | DRIP         | 3,665 SF  | 16%                 |
| <div>ZONE / VALVE 6</div> | STREET FRONTAGE SHRUBS<br>LOW WATER USE            | DRIP         | 1,180 SF  | 5%                  |
| <div>ZONE / VALVE 7</div> | STREET TREES<br>MEDIUM WATER USE                   | BUBBLERS     | 84 SF     | 0%                  |
| <div>ZONE / VALVE 8</div> | POOL AREA SHRUBS<br>MEDIUM WATER USE               | DRIP         | 113 SF    | 0%                  |
| TOTAL                     |                                                    |              | 23,410 SF | 100.0%              |

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

$MAWA = (ET_o)(0.62)(0.55 \times LA)$

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$ETWU = (ET_o)(0.62)((PF \times HA) + SLA)$

ET<sub>o</sub> = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)  
LA = LANDSCAPE AREA  
HA = HYDROZONE AREA (SQUARE FEET)  
PF = PLANT FACTOR FROM WUCOLS  
IE = IRRIGATION EFFICIENCY (0.81)  
0.55 = ET ADJUSTMENT FACTOR  
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRANSPIRATION (ET<sub>o</sub>) : 40.3

MAXIMUM APPLIED WATER ALLOWANCE: 321,707 GAL/YR

MAWA = (40.3) X (0.62) X (0.55 X 23,410) = 321,707 GAL/YR

ESTIMATED TOTAL WATER USE: 219,950 GAL/YR

LOW ETWU = (40.3) X (0.62) X  $(\frac{0.30 \times 23,052}{0.81})$  = 213,324 GAL/YR

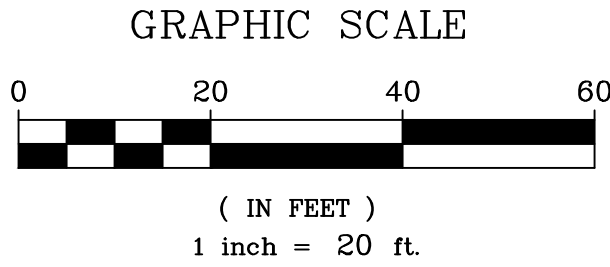
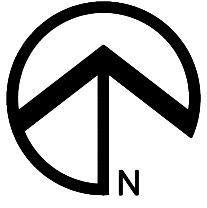
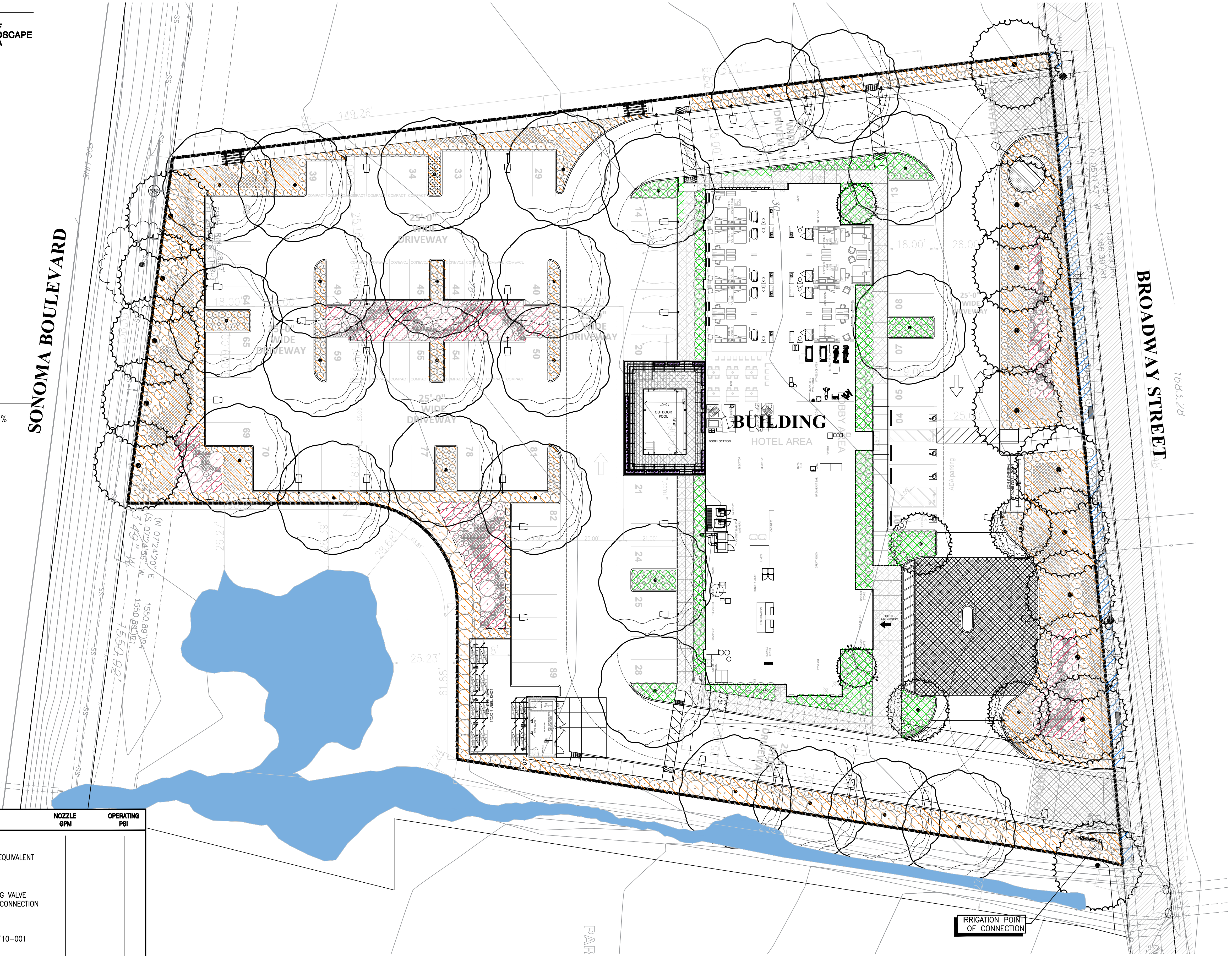
MED ETWU = (40.3) X (0.62) X  $(\frac{0.60 \times 358}{0.81})$  = 6,626 GAL/YR

IRRIGATION SYSTEM LEGEND

| SYMBOL          | DESCRIPTION                      | SPECIFICATION                                                                                                | NOZZLE GPM | OPERATING PSI |
|-----------------|----------------------------------|--------------------------------------------------------------------------------------------------------------|------------|---------------|
| <div>Ⓜ</div>    | IRRIGATION WATER METER           | -PER CIVIL ENGINEER                                                                                          |            |               |
| <div>Ⓢ</div>    | ELECTRIC CONTROLLER              | -HUNTER-A2C-2400-PED-SS - OR EQUIVALENT                                                                      |            |               |
| <div>Ⓜ</div>    | BACKFLOW PREVENTOR               | -ZURN-1" WILKINS 975XL W/ "Y" STRAINER - OR EQUAL                                                            |            |               |
| <div>Ⓜ</div>    | PRESSURE REGULATOR               | -ZURN-1" NR3XL PRESSURE REDUCING VALVE<br>SINGLE UNION COPPER SWEAT X NPT CONNECTION<br>LEAD FREE - OR EQUAL |            |               |
| <div>Ⓜ</div>    | MASTER VALVE                     | -HUNTER-IBV-101G-FS-AS-ADJ                                                                                   |            |               |
| <div>Ⓜ</div>    | FLOW SENSOR                      | -CREATIVE SENSOR TECHNOLOGY FSI-T10-001                                                                      |            |               |
| <div>Ⓜ</div>    | REMOTE CONTROL VALVES            | -HUNTER-ICV-101G-FS                                                                                          |            |               |
| <div>Ⓜ</div>    | REMOTE CONTROL VALVES            | -HUNTER-ICZ-101-LF                                                                                           |            |               |
| <div>Ⓜ</div>    | BALL VALVE                       | -NIBCO-T-FP-600N OR EQUAL- MAINLINE SIZE                                                                     |            |               |
| <div>Ⓜ</div>    | BUBBLER (2 PER TREE)             | -HUNTER-PCB-50 OR EQUAL                                                                                      | .50        | 30            |
| <div>Ⓜ</div>    | EMITTER (SHRUB)                  | -SALCO SINGLE OUTLET EMITTER- SLV-1                                                                          | 1.0 (GPH)  | 30            |
| <div>Ⓜ</div>    | QUICK COUPLER                    | -HUNTER-HQ44-LRC OR EQUAL                                                                                    |            |               |
| <div>---</div>  | IRRIGATION DRIP LINE - 3/4"      | -SALCO AR-IPS-075 FLEX HOSE                                                                                  |            |               |
| <div>---</div>  | 2" IRRIGATION SUPPLYLINE         | -CLASS 315 OR C900 CLASS 200                                                                                 |            |               |
| <div>---</div>  | IRRIGATION SPRINKLERLINE         | -1120/CLASS 200 PVC PIPE                                                                                     |            |               |
| <div>---</div>  | ELECTRICAL CONDUIT               | -1120/SCHEDULE 80 PVC PIPE                                                                                   |            |               |
| <div>---</div>  | SLEEVING                         | -1120/SCHEDULE 40 PVC PIPE                                                                                   |            |               |
| <div>STA</div>  | CONTROLLER STATION NUMBER        |                                                                                                              |            |               |
| <div>GPM</div>  | GALLONS PER MINUTE THROUGH VALVE |                                                                                                              |            |               |
| <div>SIZE</div> | CONTROL VALVE SIZE               |                                                                                                              |            |               |

I HAVE COMPLIED WITH THE CRITERIA OF THE VALLEJO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION PLAN.

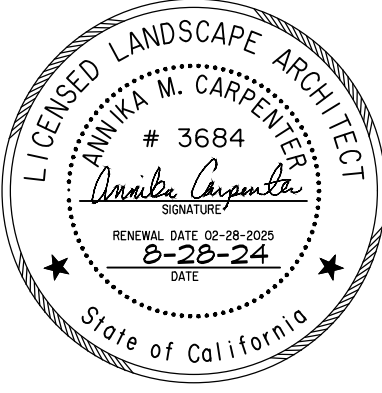
*Annika Carpenter*  
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684



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**LANDSCAPE  
HYDROZONE PLAN**

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Sheet no.

**L4**



TREES



CERCIS CANADENSIS  
EASTERN REDBUD



GINKGO BILOBA 'FASTIGIATA' (MALE)  
MAIDENHAIR TREE (MALE)



PYRUS KAWAKAMII  
EVERGREEN PEAR



ULMUS PARVIFOLIA  
CHINESE ELM

GROUNDCOVERS



MYOPORUM PARVIFOLIUM  
MYOPORUM



SENECIO MANDRALISCAE  
BLUE CHALK STICKS

C.3 SHRUBS



CHONDROPETALUM ELEPHANTINUM  
LARGE CAPE RUSH



DIPLACUS AURANTIACUS  
STICKY MONKEY FLOWER



JUNCUS PATENS 'ELK BLUE'  
CALIFORNIA GRAY RUSH



RHAMNUS C. 'MOUND SAN BRUNO'  
COFFEEBERRY



SALVIA 'BEE'S BLISS'  
BEE'S BLISS SAGE

SHRUBS



CHONDROPETALUM TECTORUM  
SMALL CAPE RUSH



CISTUS X SKANBERGII  
PINK ROCKROSE



DIETES BICOLOR  
FORTNIGHT LILY



DIETES IRIDIODES  
FORTNIGHT LILY



FESTUCA MAIREI  
MAIRE'S FESCUE



HESPERALOE PARVIFLORA  
RED YUCCA



LANTANA MONTEVIDENSIS  
LANTANA



LAVATERA MARITIMA  
TREE MALLOW



LEYMUS CONDENSATUS 'CANYON PRINCE'  
CANYON PRINCE WILD RYE



LOMANDRA LONGIFOLIA 'BREEZE'  
MAT RUSH



OLEA E. 'LITTLE OLLIE'  
DWARF OLIVE



PENNISETUM 'FAIRY TAILS'  
EVERGREEN FOUNTAIN GRASS



PRUNUS 'BRIGHT & TIGHT'  
BRIGHT & TIGHT LAUREL



TEUCRIUM CHAMAEDRYS  
GERMANDER



XYLOSMA C. 'COMPACTA'  
COMPACT XYLOSMA



WESTRINGIA 'GREY BOX'  
GREYBOX WESTRINGIA

VINES



FICUS PUMILA (REPENS)  
CREEPING FIG



ROSA BANKSAIE  
YELLOW LADY BANKS CLIMBING ROSE

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Sheet

LANDSCAPE  
PLANT IMAGERY

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Drawn by CL

Checked by AMC

Scale: AS NOTED

Project no.

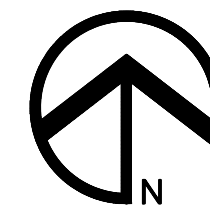
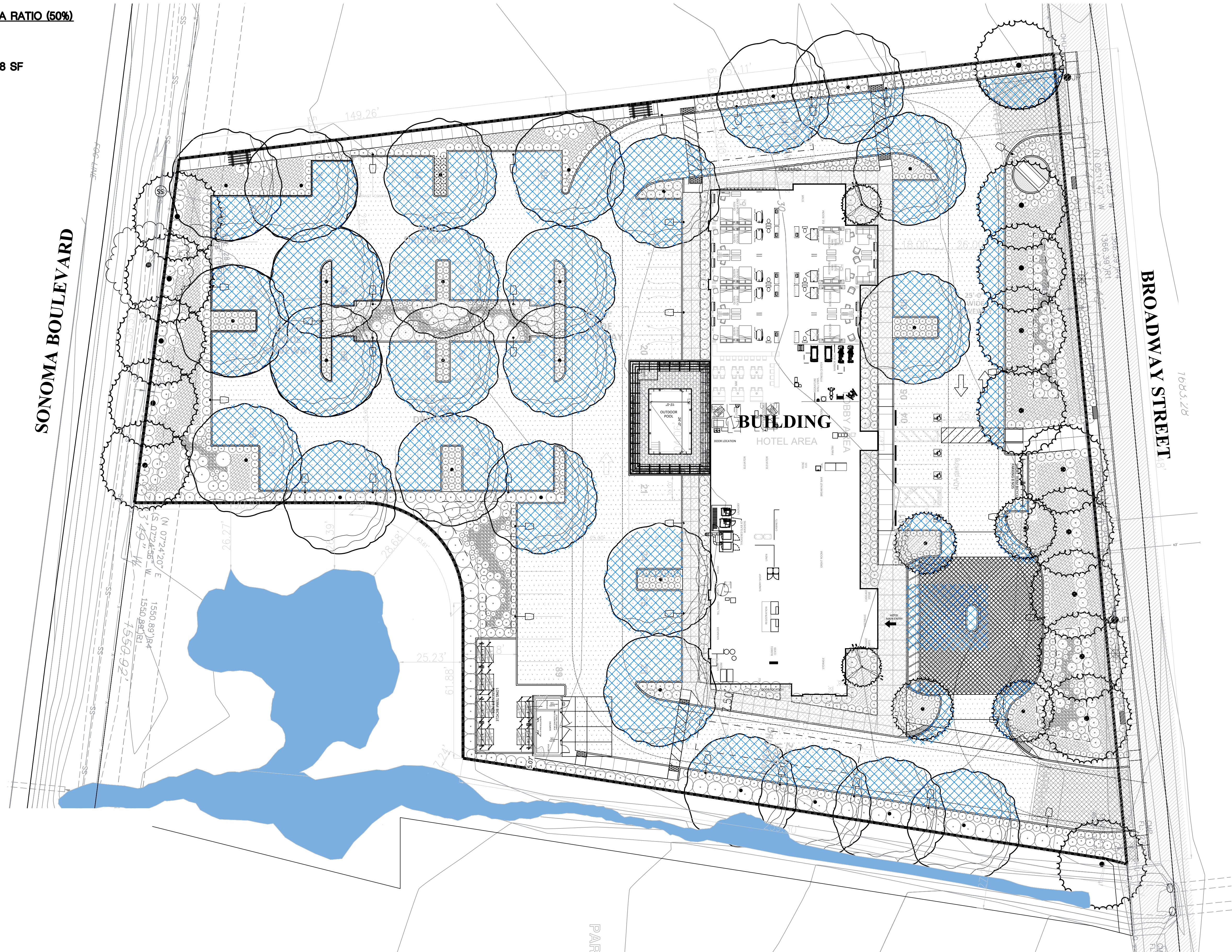
12160726

Sheet no.

L5

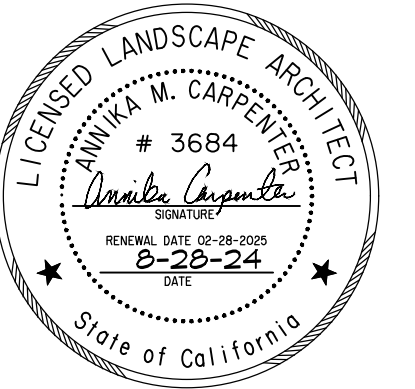


 PARKING LOT AREA = 45,675 SF  
 TREE/STRUCTURE SHADE AREA = 25,588 SF  
 25,588 / 45,675 = 56%



( IN FEET )  
1 inch = 20 ft.

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**LA QUINTA  
INNS & SUITES  
VALLEJO, 94589**

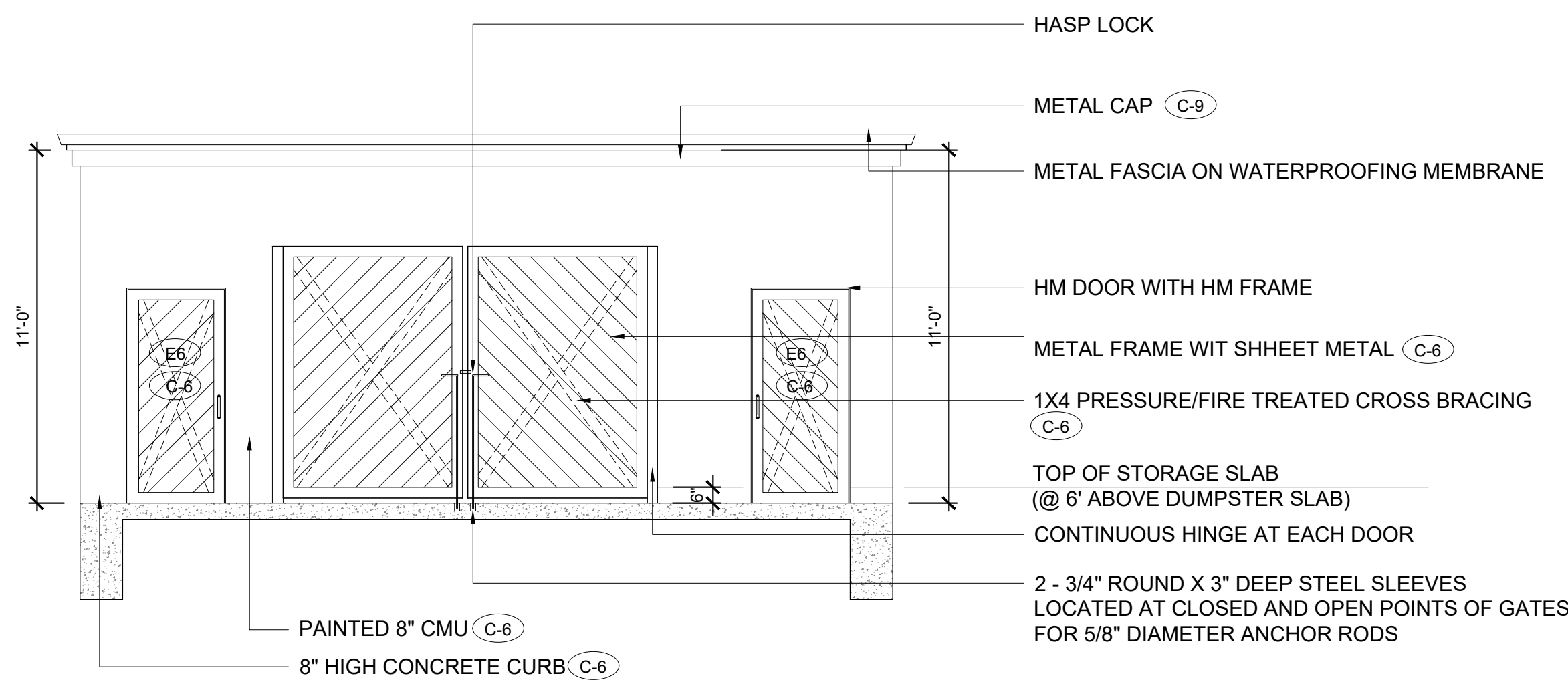
Sheet  
**LANDSCAPE PARKING  
LOT SHADING PLAN**

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|------|-------------|
|      |             |
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|      |             |
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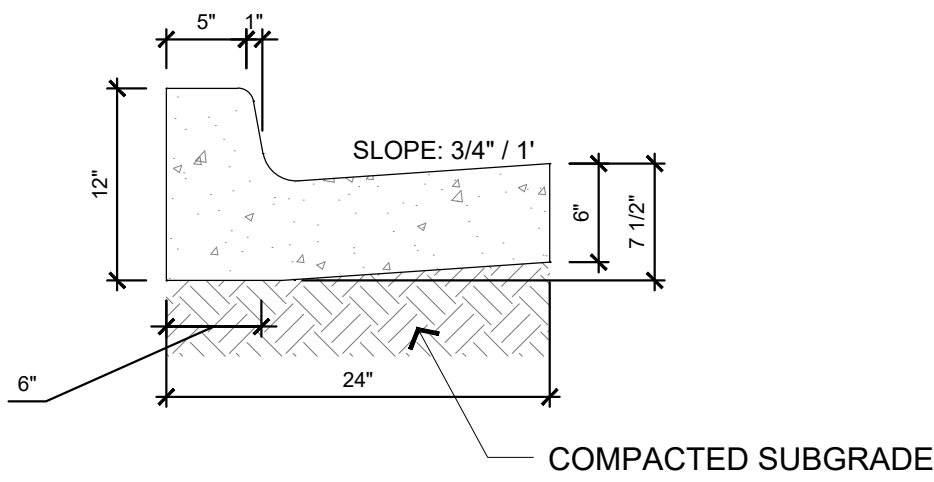
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**L6**

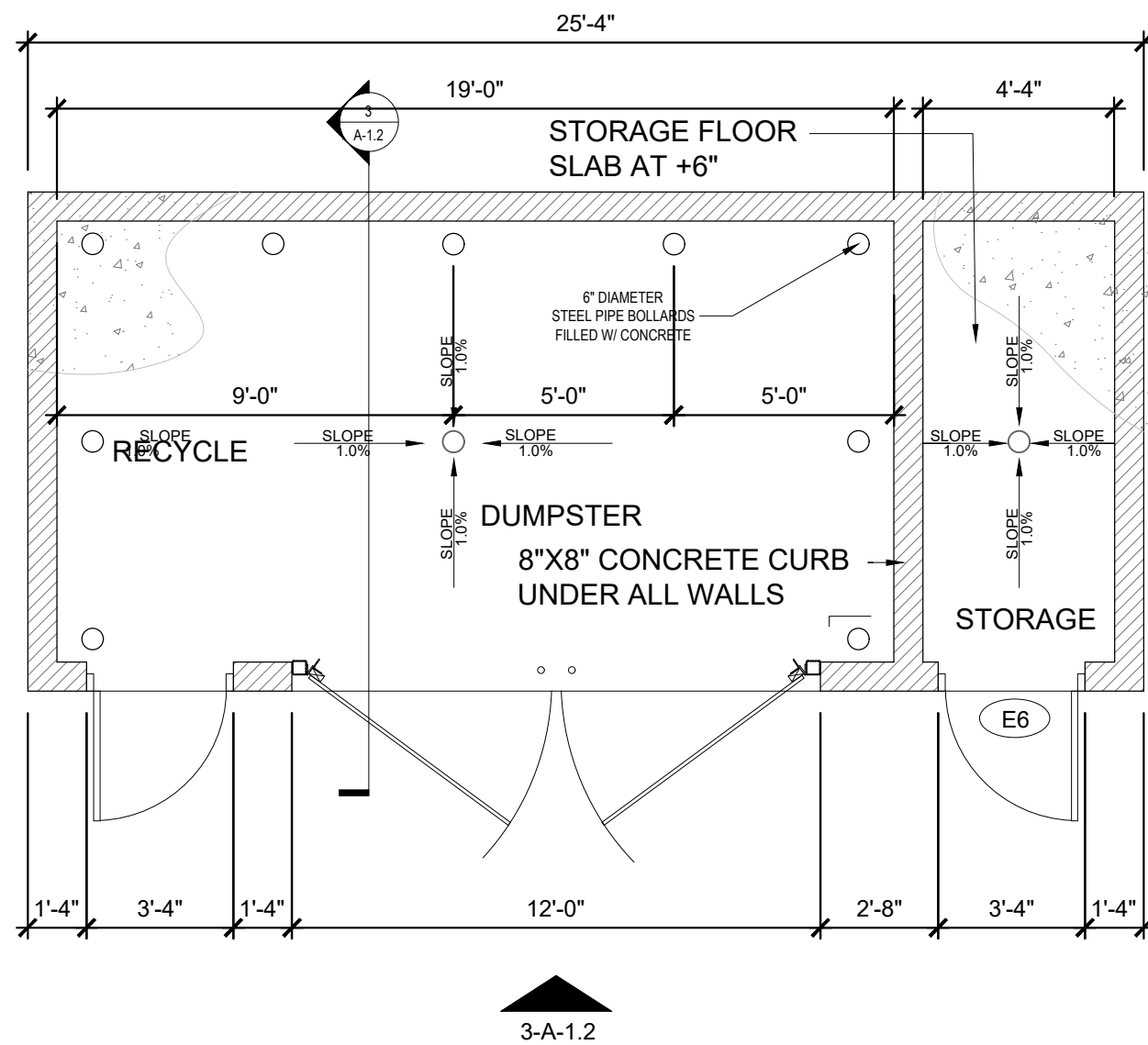




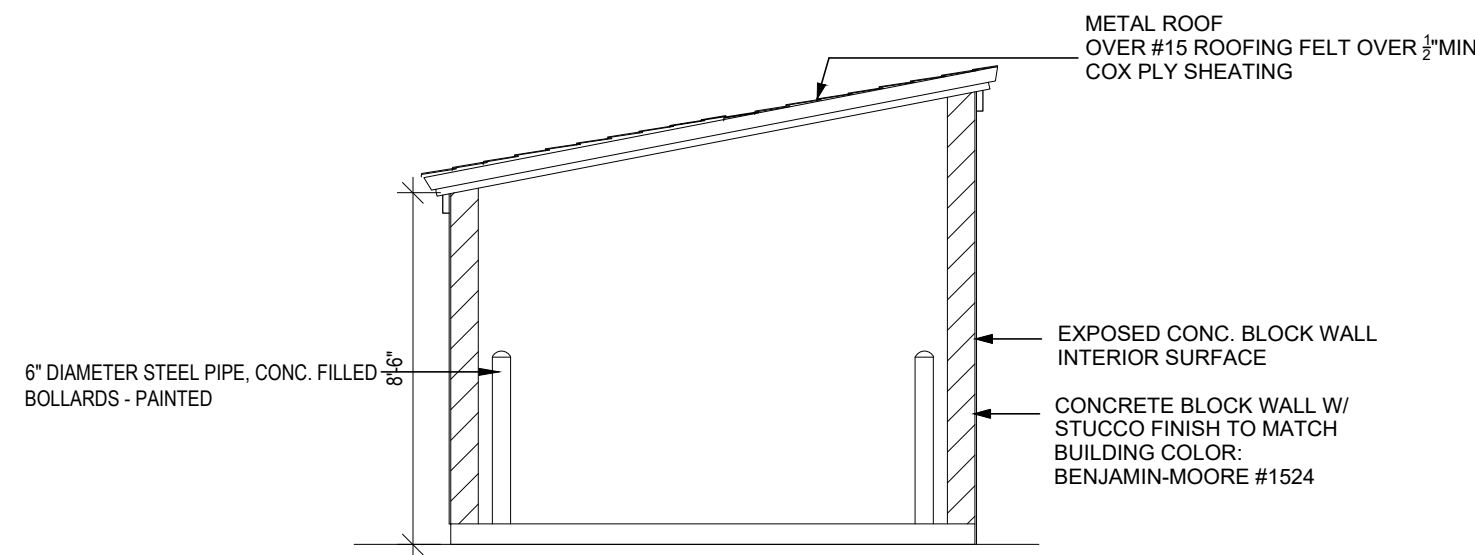
**2 DUMPSTER & STORAGE SHED ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 STANDARD 6"X12"X24" CONCRETE CURB & GUTTER**  
SCALE: 1" = 1'-0"



**1 DUMPSTER & STORAGE ENCLOSURE**  
SCALE: 1/4" = 1'-0"



**3 TRASH ENCLOSURE SECTION**  
SCALE: 1/4" = 1'-0"

Sheet

**SITE DETAILS**

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Drawn by ARD

Checked by AMB

Scale: AS NOTED

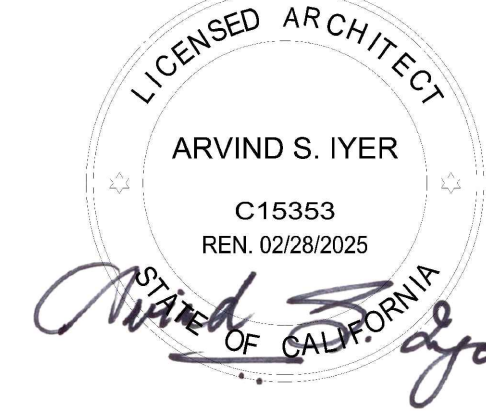
Project no.

**12160726**

Sheet no.

**A-1.2**





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VALLEJO, 94589

Sheet  
FIRST AND SECOND FLOOR  
PLANS

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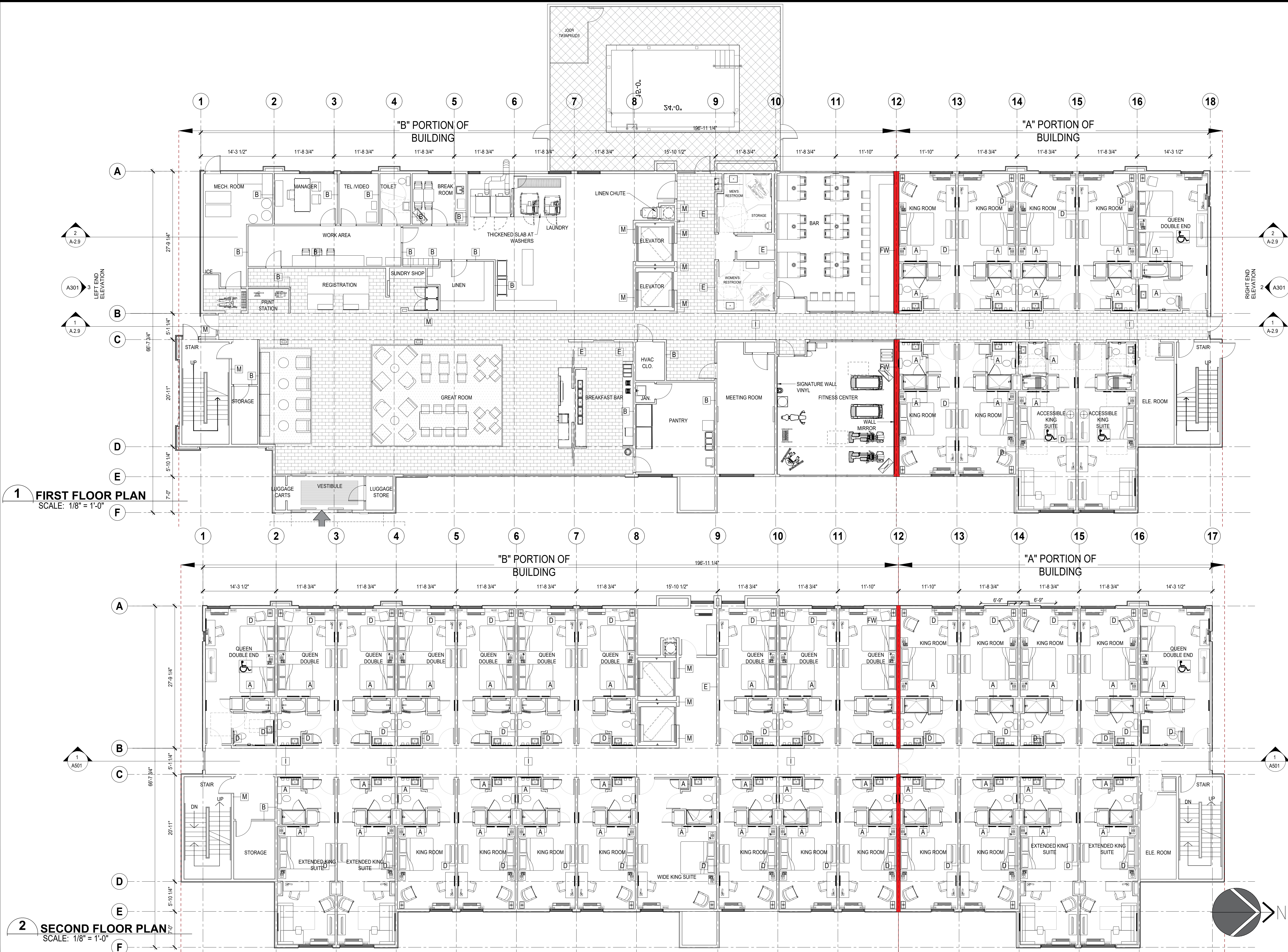
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Project no.

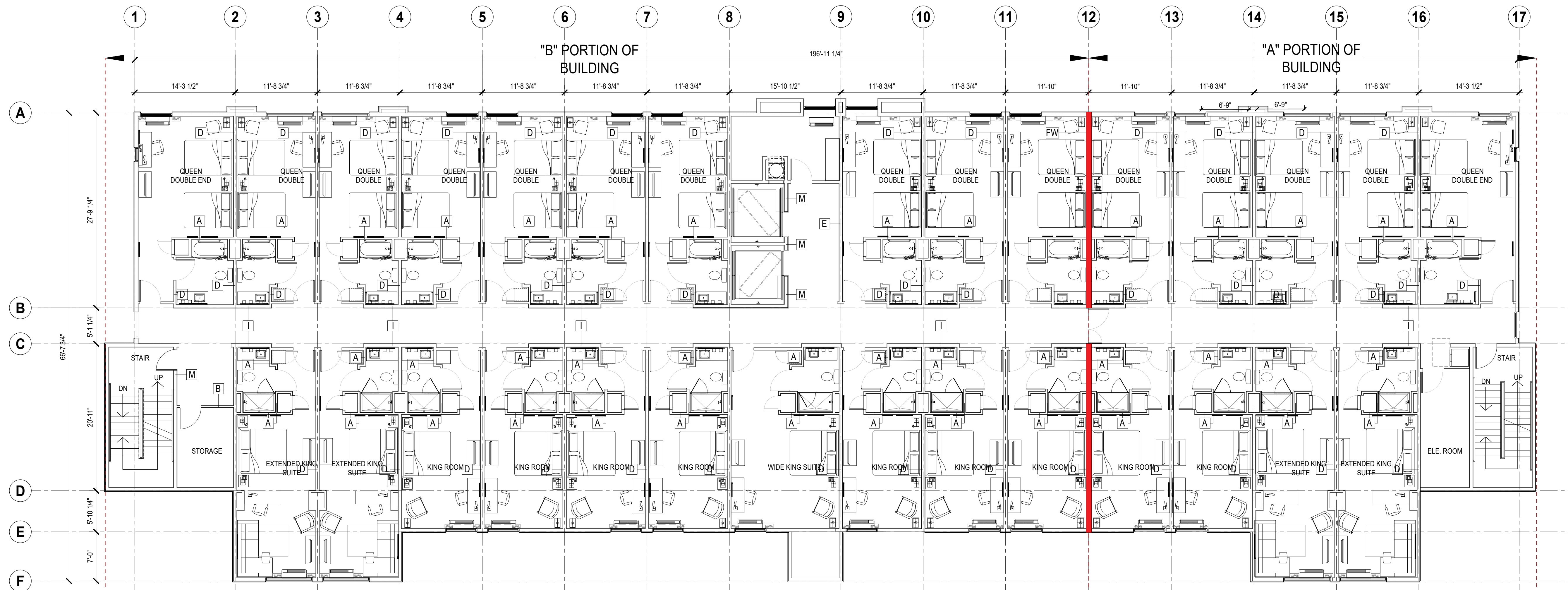
12160726

Sheet no.

A-2.1

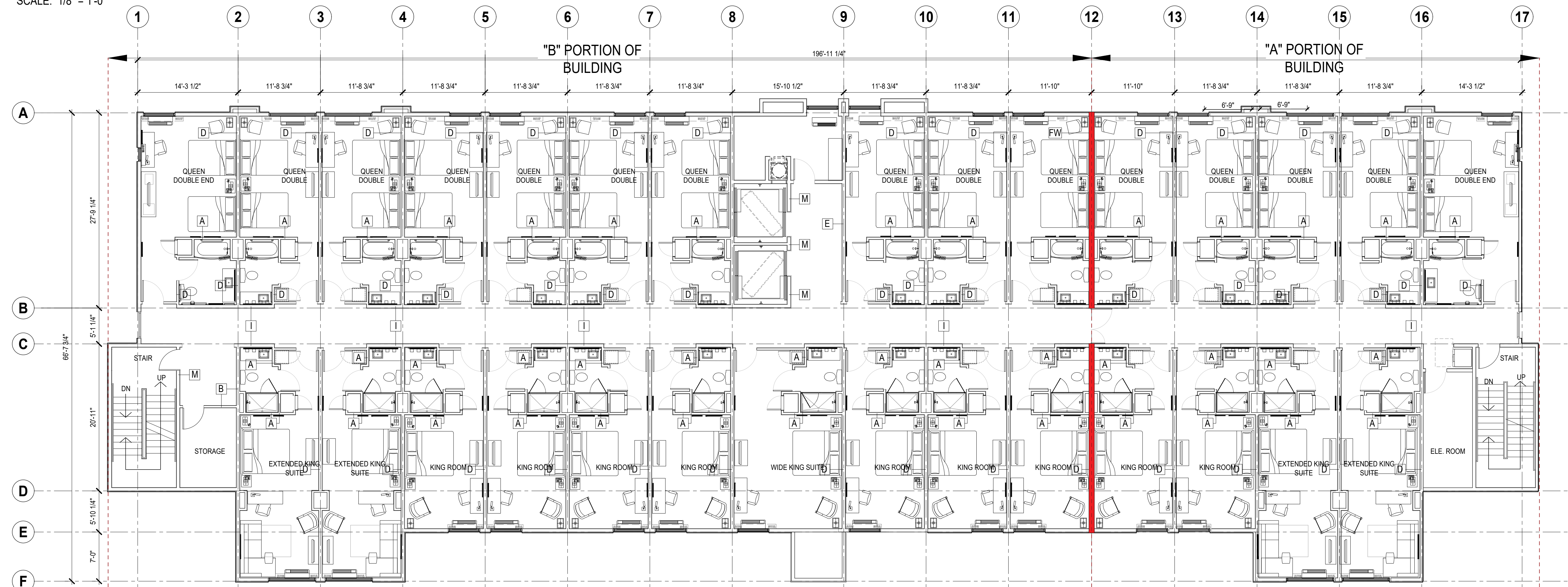






**1 THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"



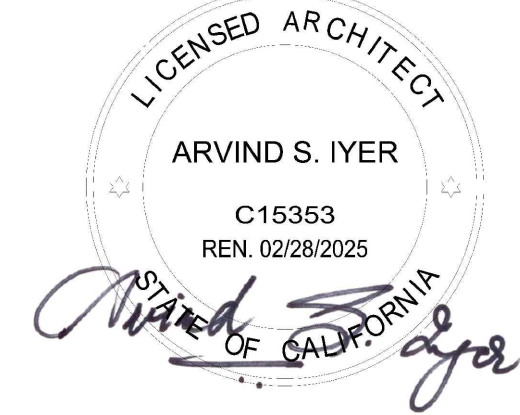
**2 FOURTH FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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Sheet  
THIRD AND FOURTH FLOOR  
PLANS

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| 03/21/2023 | PLANNING SUBMITTAL |
| 10/22/2024 | PLANNING SUBMITTAL |

Drawn by ARD

Checked by AMB

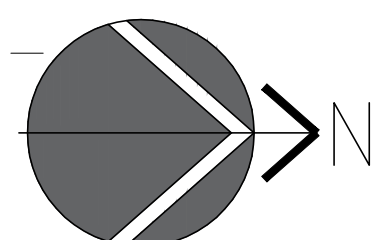
Scale: AS NOTED

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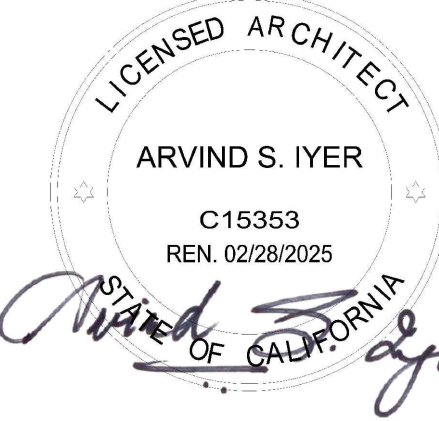
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Sheet no.

A-2.2







**LA QUINTA  
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Sheet  
ROOF PLAN

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Drawn by ARD

Checked by AMB

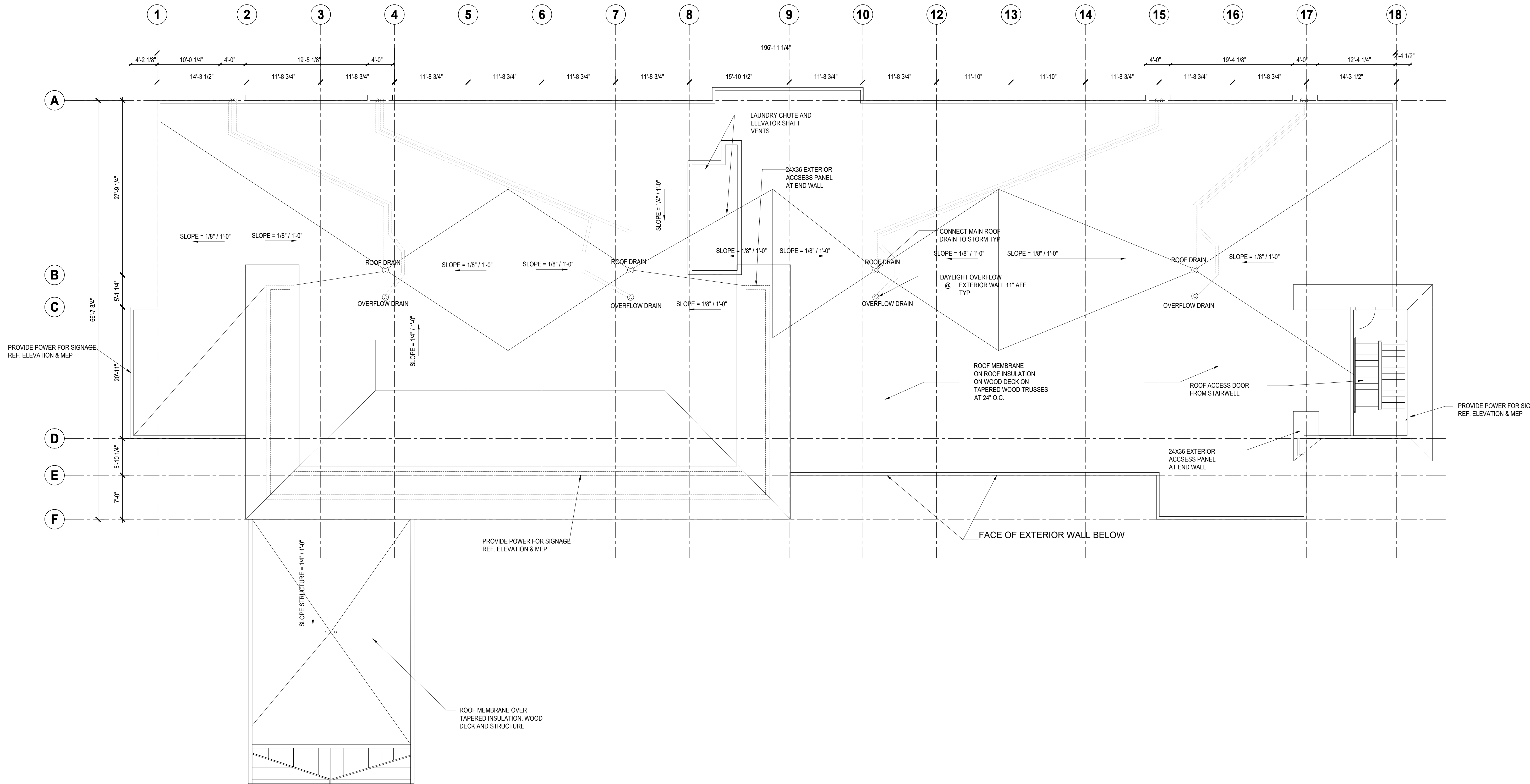
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Project no.

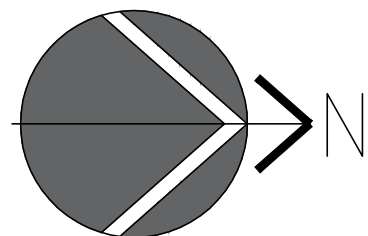
12160726

Sheet no.

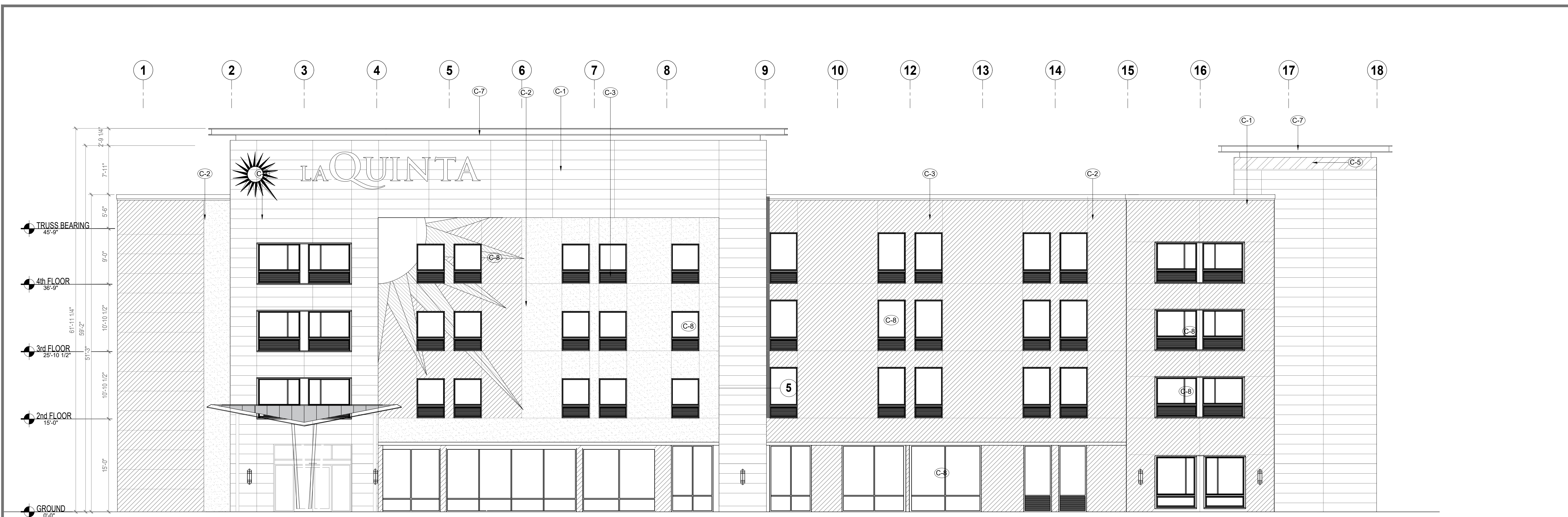
A-2.3



**1 ROOF PLAN**  
SCALE: 1/8" = 1'-0"







1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

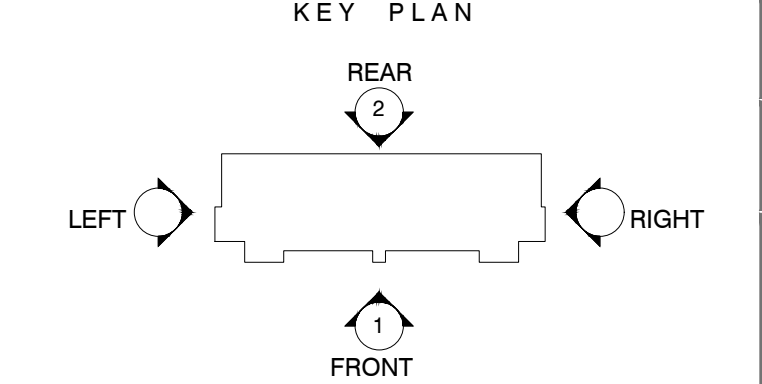


2 REAR ELEVATION

SCALE: 1/8" = 1'-0"

| COLOR SCHEDULE |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
|                | CERAMIC PANELS<br>MANUF: NEOLITH<br>COLOR: IRON CORTEN<br>CONTACT: PETER HOLLAND<br>HOLLAND MARBLE<br>972.247.1621 |
|                | EIFS (COARSE SAND TEXTURE) PAINTED<br>SW-7645 - THUNDER GRAY                                                       |
|                | EIFS (FINE SAND TEXTURE) PAINTED<br>SW-7031 - MEGA GREIGE                                                          |
|                | EIFS (FINE SAND TEXTURE)<br>SW-7010 - DUCK WHITE                                                                   |
|                | EIFS (FINE SAND TEXTURE) (AS NOTED)<br>SW-6374 - TORCHLIGHT                                                        |
|                | DOOR & FRAME PAINT (AS NOTED)<br>SW-7645 - THUNDER GRAY                                                            |
|                | ALUMINUM (TOWER PARAPET EXTENSIONS)<br>PAC-CLAD - SILVER                                                           |
|                | ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS)<br>CLEAR ANODIZED                                                    |
|                | ALUMINUM FLUSH PANELS (PORTE-COCHERE)<br>PAC-CLAD - STONE WHITE FINISH                                             |

NOTE:  
ALL SIGNAGES ARE DEFERRED  
SUBMITTAL

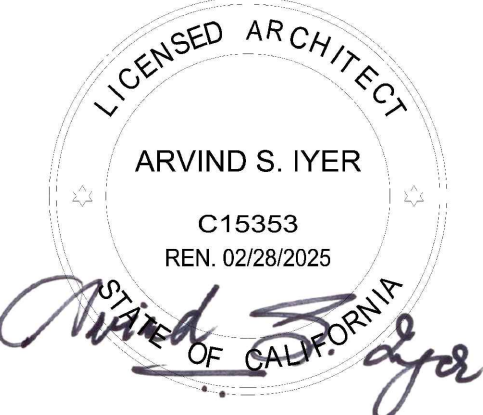


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Sheet  
FRONT AND REAR ELEVATIONS

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| 10/22/2024 | PLANNING SUBMITTAL |

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Checked by AMB

Scale: AS NOTED

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Sheet no. A-2.4



SAMPLE 3

Item Name: Exterior Main Entry Doors  
Description: All Glass Entryway with Sliding Glass Doors  
Specifications

Metal Finish: Clear Anodized Aluminum  
Glass: Clear  
Manufacturer: Stanley  
Product Number: Dura-Glide 2000/3000 BP  
All Glass Sliding Door Systems



SAMPLE 4

Item Name: Storefront & Glazing  
Description: Full height glazing for public areas  
Specifications

Finish: Clear Anodize Aluminum  
White

Manufacturer: YKKAP  
Product Number: 45XT



Manufacturer: Neolith  
Product: Large Format Tiles for La Quinta Del Sol Prototype  
Specifications

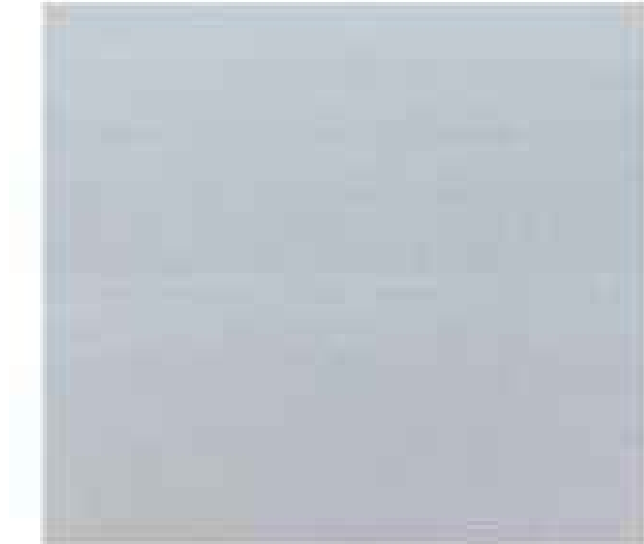
Color: Iron Corten (Custom La Quinta Finish Color)  
Thickness: 6mm  
Slab Size: 59" x 125" (Cut @ factory into 19 1/8" x length of slab (125: approx.) 274 slabs.  
60"x125" (Cut @ factory into 19 1/8" x length of slab (125: approx.) 274-297 slabs  
needed, depending on the building



SAMPLE 1D



EIFS Sherwin Williams 6374 Torchlight



Doors, Storefront, Window Frames  
Clear Anodized Finish

Large Format Panel



SAMPLE 1A



EIFS Sherwin Williams 7645 Thunder Gray

SAMPLE 1B



EIFS Sherwin Williams 7031 Mega Greige

SAMPLE 1C

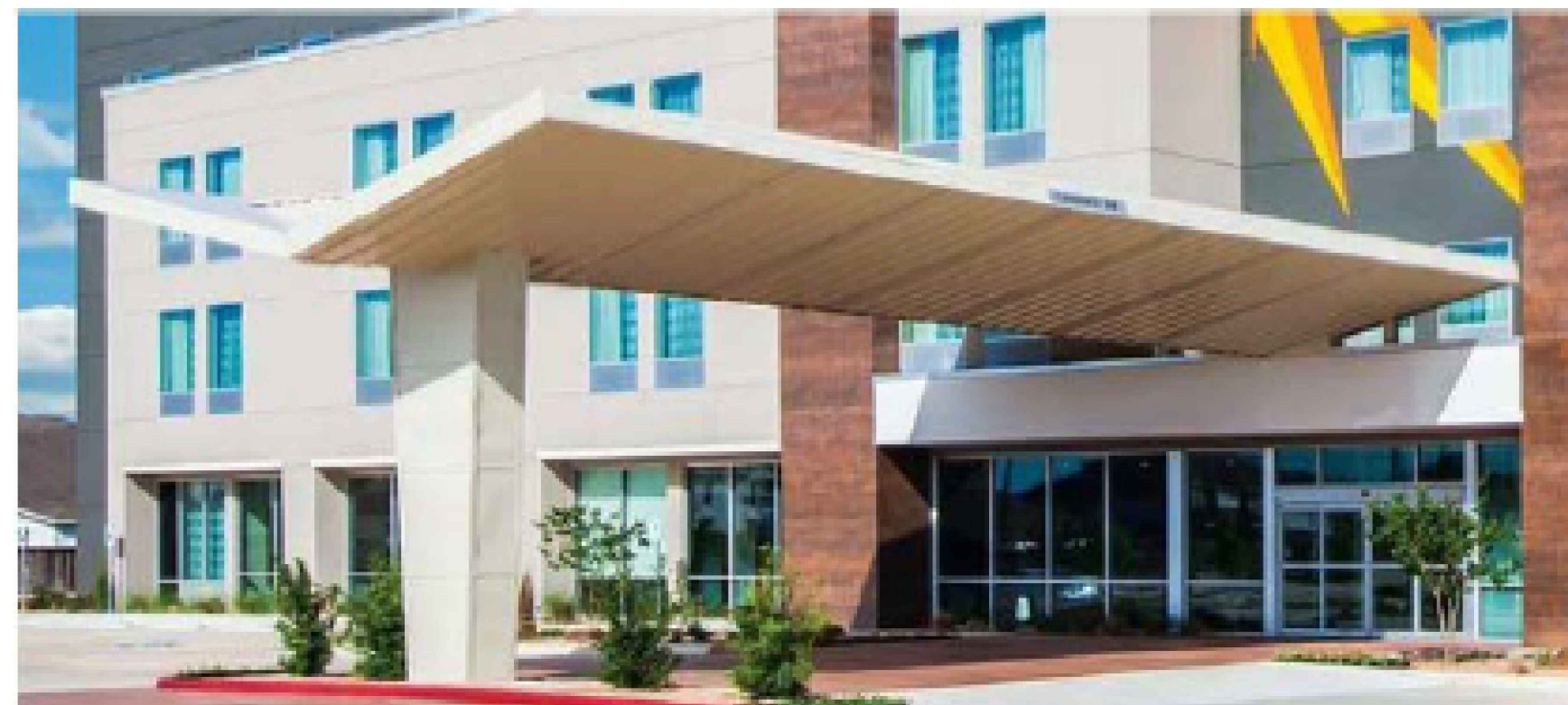


EIFS Sherwin Williams 7010 Duck White

SAMPLE 6

Item Name: Exterior Metal  
Description: Tower, Coping, Porte Cochere Metal Panel Fabricator

Item Name: Exterior Facade  
Description: Aluminum Pac-Clad  
Manufacturer: Metal Era



Item Name: Stamp Concrete  
Description: Exterior Stamp Concrete  
Item Quantity: Per Drawings  
Area: Outdoor Pool Paving Area, Patio Paving Area & Arrival Areas



NOTE:  
ALL SIGNAGES ARE DEFERRED  
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Sheet  
MATERIAL BOARD

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Scale: AS NOTED

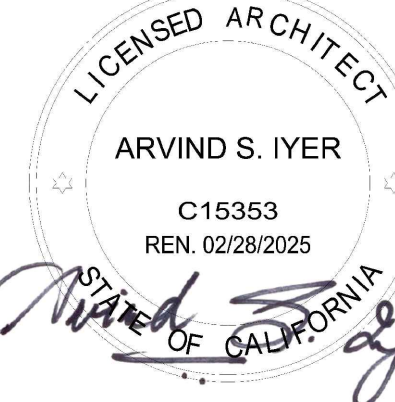
Project no.

12160726

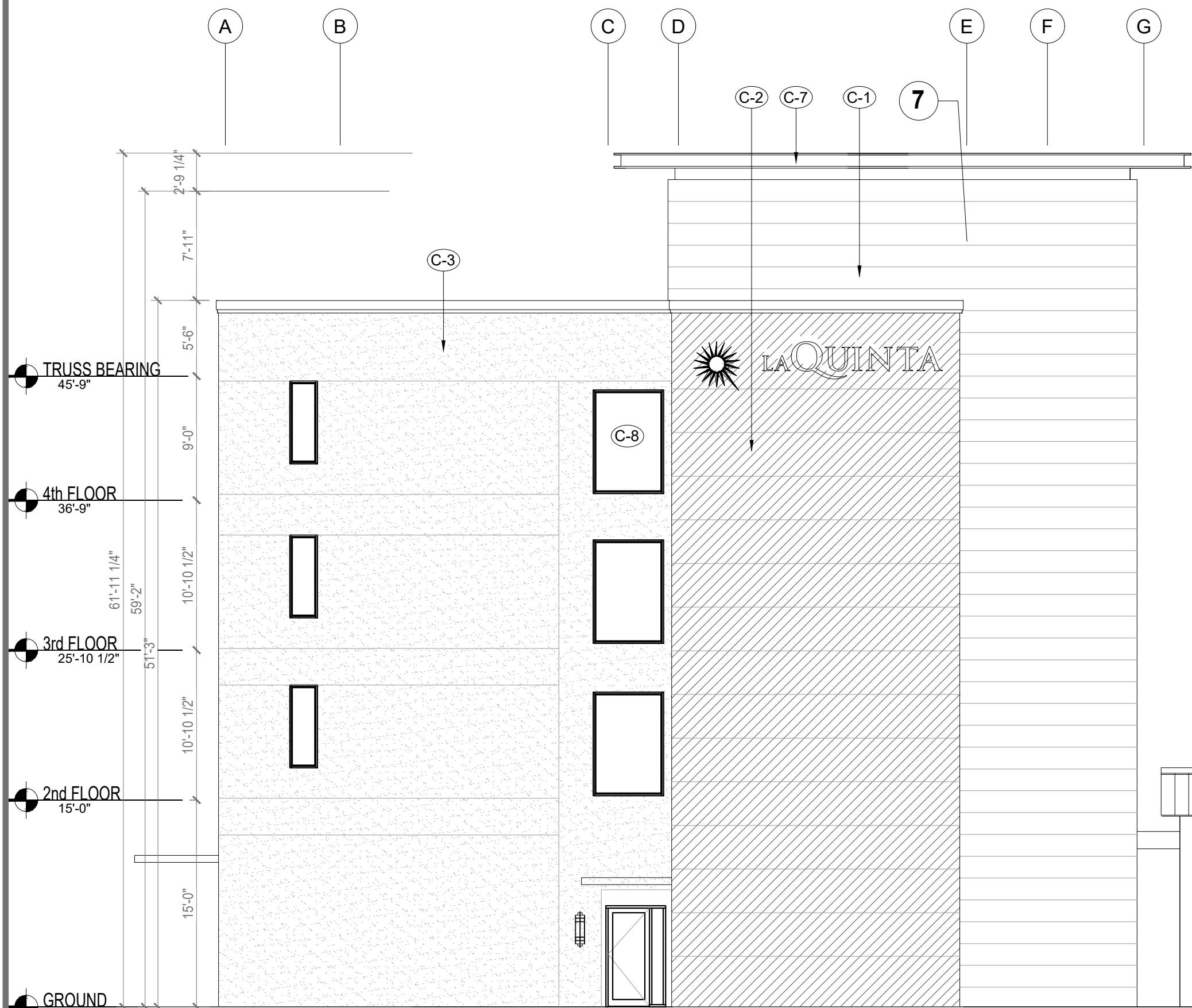
Sheet no.

A-2.4\_B



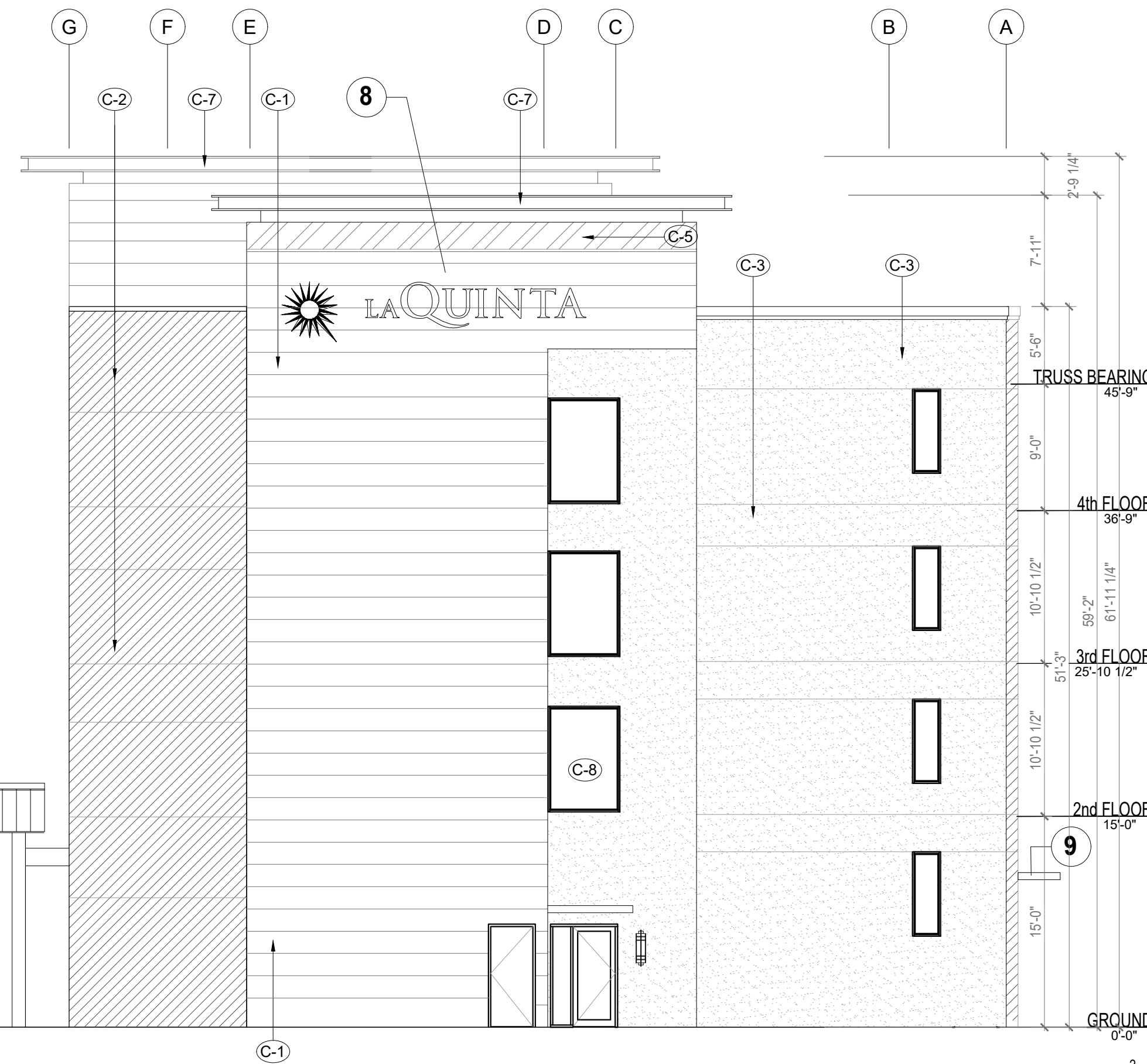


**LA QUINTA  
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5190 SONOMA BOULEVARD,  
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**1 LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

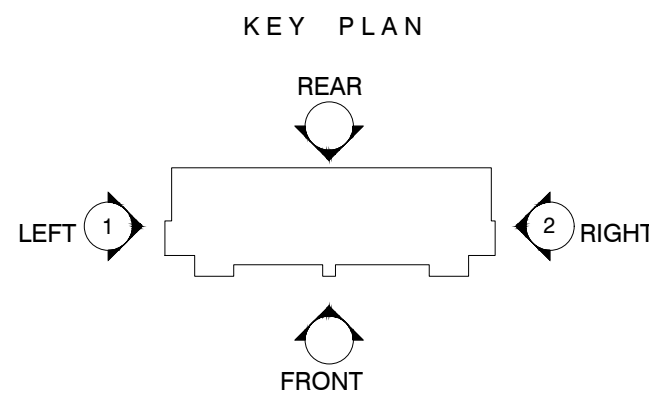


**2 RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

NOTE:  
ALL SIGNAGES ARE DEFERRED  
SUBMITTAL

| COLOR SCHEDULE |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
|                | CERAMIC PANELS<br>MANUF: NEOLITH<br>COLOR: IRON CORTEN<br>CONTACT: PETER HOLLAND<br>HOLLAND MARBLE<br>972.247.1621 |
|                | EIFS (COARSE SAND TEXTURE) PAINTED<br>SW-7645 - THUNDER GRAY                                                       |
|                | EIFS (FINE SAND TEXTURE) PAINTED<br>SW-7031 - MEGA GREIGE                                                          |
|                | EIFS (FINE SAND TEXTURE)<br>SW-7010 - DUCK WHITE                                                                   |
|                | EIFS (FINE SAND TEXTURE)<br>SW-6374 - TORCHLIGHT                                                                   |
|                | DOOR & FRAME PAINT (AS NOTED)<br>SW-7645 - THUNDER GRAY                                                            |
|                | ALUMINUM (TOWER PARAPET EXTENSIONS)<br>PAC-CLAD - SILVER                                                           |
|                | ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS)<br>CLEAR ANODIZED                                                    |
|                | ALUMINUM FLUSH PANELS (PORTE-COCHERE)<br>PAC-CLAD - STONE WHITE FINISH                                             |



Sheet  
LEFT AND RIGHT SIDE  
ELEVATIONS

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| 10/22/2024 | PLANNING SUBMITTAL |

Drawn by ARD

Checked by AMB

Scale: AS NOTED

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Sheet no.

A-2.5





VIEW 1 - ENTRY CANOPY - FROM BROADWAY STREET



VIEW 2 - MONUMENT SIGN - FROM BROADWAY STREET



VIEW 3 - REAR ELEVATION - FROM DRIVE AISLE



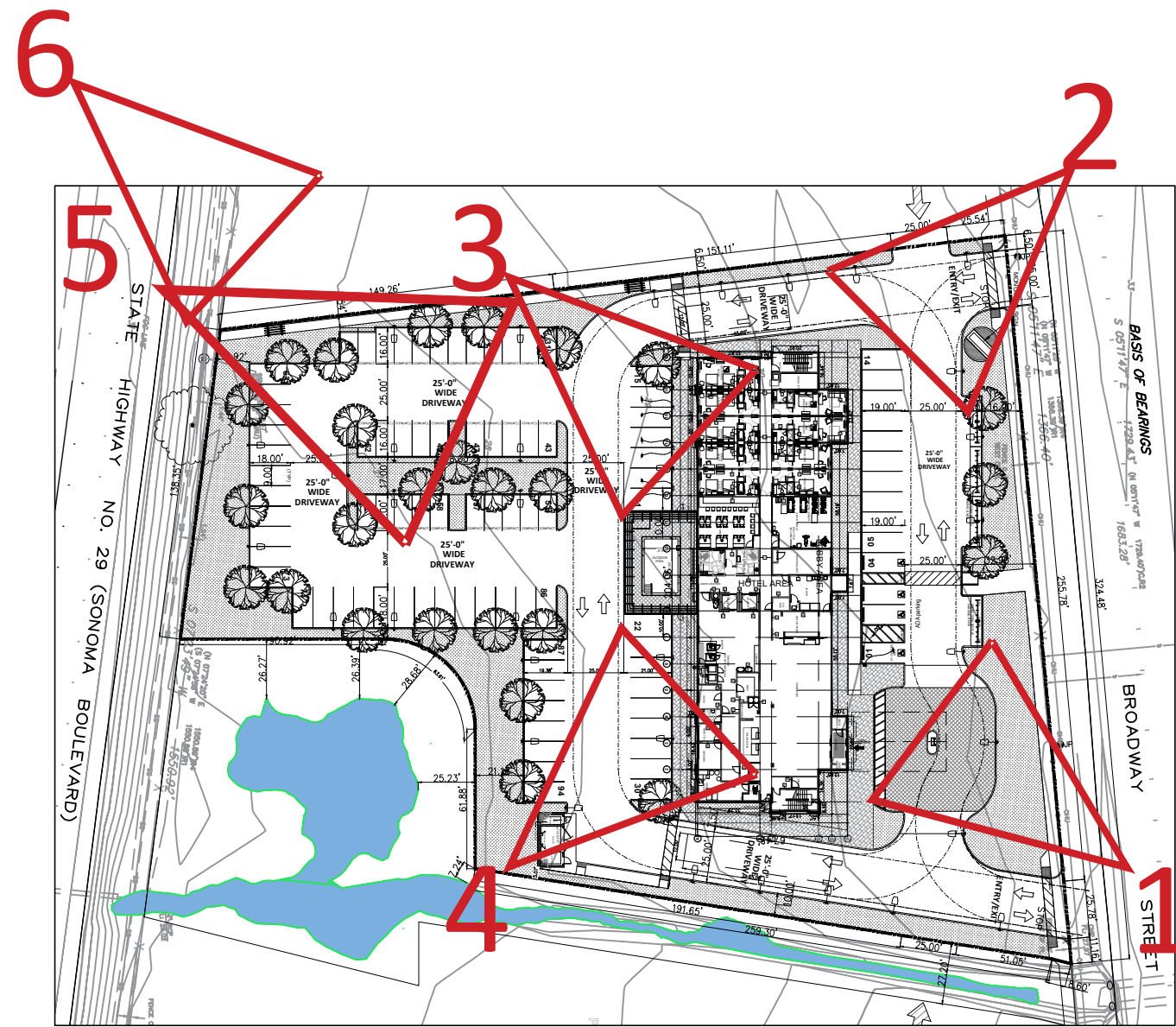
VIEW 4 - REAR ELEVATION - FROM DRIVE AISLE



VIEW 5 - REAR ELEVATION - FROM SONOMA BOULEVARD



VIEW 6 - REAR ELEVATION AERIAL VIEW



KEY PLAN

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**VIEWS**

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**12160726**

Sheet no.

**A-2.7**



# TENTATIVE PARCEL MAP SUBDIVISION OF PARCEL B2

( PM )

**OWNER**  
SONOMA GATEWAY, LLC  
2908 DUMBARTON ST, NW  
WASHINGTON, DC 20007

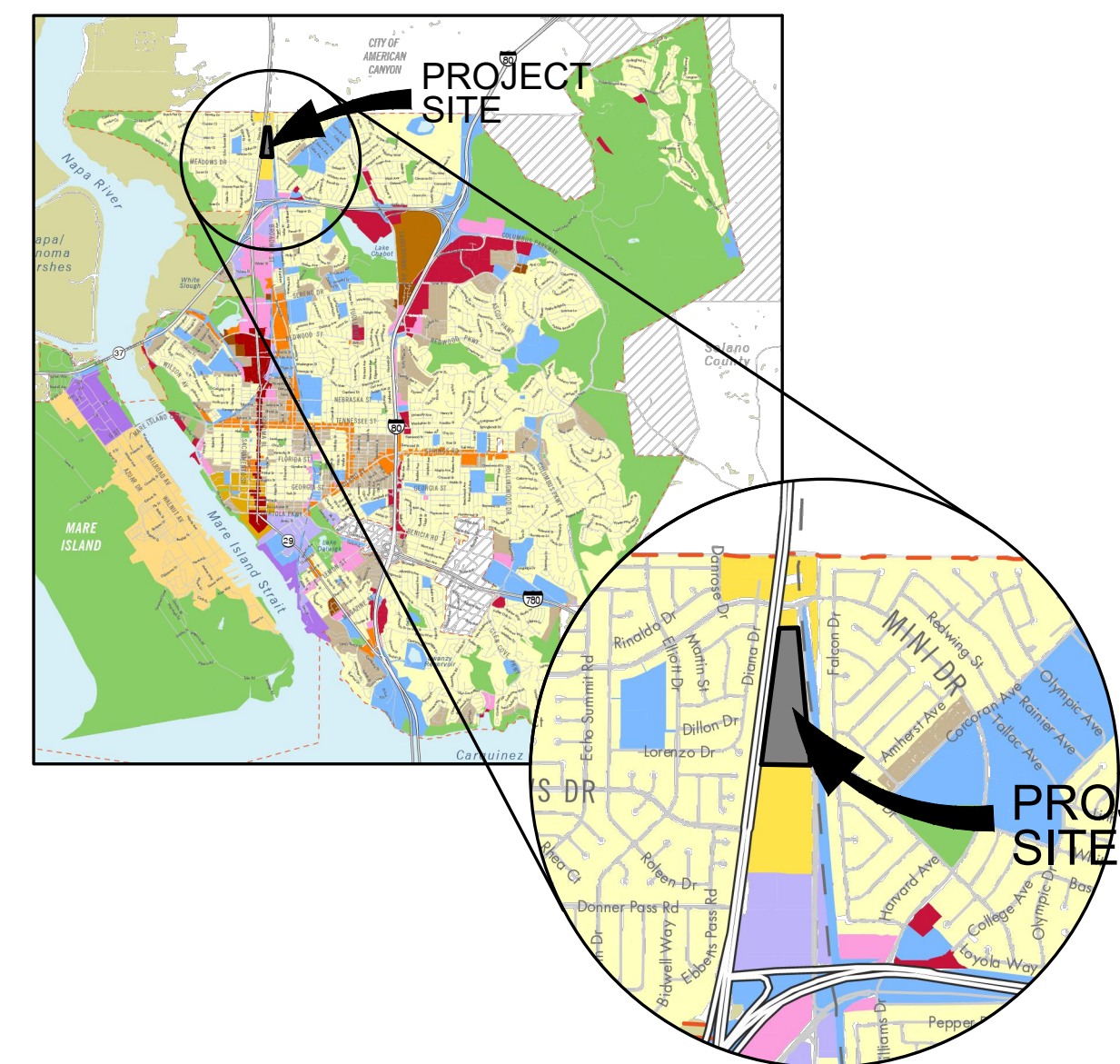
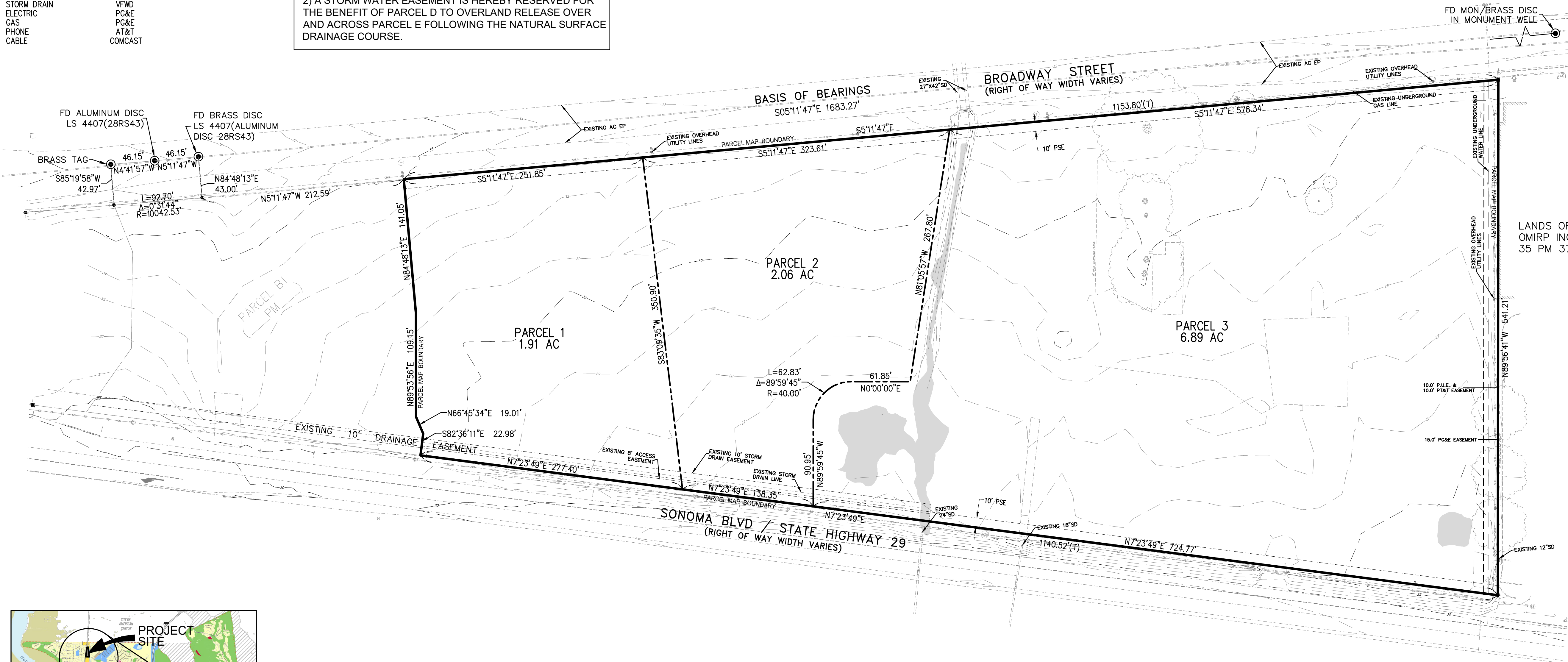
**CIVIL ENGINEER**  
HADDOX CONSULTING  
ENGINEERS, INC.  
190 S. ORCHARD AVE.  
SUITE C120-D  
VACAVILLE, CA 95688

**UTILITY OWNERSHIP**

| UTILITY        | OWNER           |
|----------------|-----------------|
| SANITARY SEWER | VFWD            |
| POTABLE WATER  | CITY OF VALLEJO |
| STORM DRAIN    | VFWD            |
| ELECTRIC       | PG&E            |
| GAS            | PG&E            |
| PHONE          | AT&T            |
| CABLE          | COMCAST         |

## PARCEL MAP NOTE

- 1) A STORM DRAIN EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF PARCEL D TO DRAIN INTO THE EXISTING WETLAND SWALE LOCATED WITHIN PARCEL E
- 2) A STORM WATER EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF PARCEL D TO OVERLAND RELEASE OVER AND ACROSS PARCEL E FOLLOWING THE NATURAL SURFACE DRAINAGE COURSE.



## BASIS OF BEARINGS:

THE BEARINGS ON THIS MAP ARE BASED ON THE CENTERLINE OF BROADWAY STREET BETWEEN FOUND SURVEY MONUMENTS AS SHOWN ON THAT RECORD OF SURVEY FILED OCTOBER 8, 2020 IN BOOK 34 OF SURVEYS MAPS AT PAGE 56, SOLANO COUNTY RECORDS.  
TAKEN AS SOUTH 05°11'47" EAST.

## BENCHMARK:

NGS BENCHMARK DISK, DESIGNATION P 467 RESET, PID JT0400, MONUMENT WELL AT THE CENTERLINE INTERSECTION OF DANROSE DRIVE AND MINI DRIVE, ELEVATION = 27.8 (NAVD 1988)

## LEGEND

- DISTINCTIVE BORDER
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- ADJOINING PROPERTY LINE
- FD. BRASS DISK IN WELL

## ABBREVIATIONS

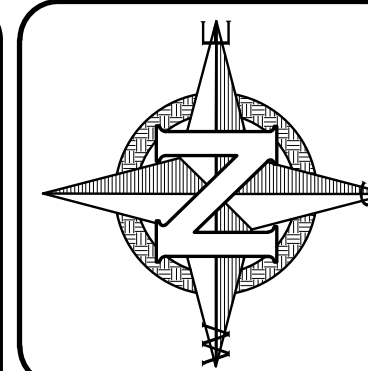
- |                                  |                                  |
|----------------------------------|----------------------------------|
| AB - AGGREGATE BASE              | LP - LOW POINT                   |
| AC - ASPHALT CONCRETE            | LT - LEFT                        |
| ARV - AIR RELEASE VALVE          | MAX - MAXIMUM                    |
| BFC - BACK FACE OF CURB          | MH - MANHOLE                     |
| BOW - BACK OF WALK               | MIN - MINIMUM                    |
| BOV - BLOW OFF VALVE             | MISC - MISCELLANEOUS             |
| BV - BUTTERFLY VALVE             | MON - MONUMENT                   |
| CB - CATCH BASIN                 | N - NORTH                        |
| CL - CENTER LINE, CLASS          | NIC - NOT IN CONTRACT            |
| CO - CLEANOUT                    | NPW - NON POTABLE WATER          |
| CONC. - CONCRETE                 | NTS - NOT TO SCALE               |
| DI - DRAIN INLET                 | OLR - OVERLAND RELEASE           |
| D/W - DRIVEWAY                   | PL - PROPERTY LINE               |
| DWG - DRAWING                    | PUE - PUBLIC UTILITY EASEMENT    |
| E - EAST                         | PVC - POLYVINYL CHLORIDE         |
| ELEV - ELEVATION                 | RT - RIGHT                       |
| EP - EDGE OF PAVEMENT            | W - WEST                         |
| ESMT - EASEMENT                  | R/W - RIGHT OF WAY               |
| EXIST/EX - EXISTING              | S - SLOPE, SOUTH                 |
| FDC - FIRE DEPARTMENT CONNECTION | SD - STORM DRAIN                 |
| FES - FLARED END SECTION         | SS - SANITARY SEWER              |
| FFC - FRONT FACE OF CURB         | SF - SQUARE FEET                 |
| FL - FLOWLINE                    | SID - SOLANO IRRIGATION DISTRICT |
| FG - FINISH GRADE                | SL - STREET LIGHT                |
| FH - FIRE HYDRANT                | STD - STANDARD                   |
| GB - GRADE BREAK                 | S/W - SIDEWALK                   |
| HORIZ - HORIZONTAL               | TB - TOP OF BANK                 |
| HP - HIGH POINT                  | TC - TOP OF CURB                 |
| I.E - INVERT ELEVATION           | TYP - TYPICAL                    |
| IRR - IRRIGATION                 | VERT - VERTICAL                  |
| JT - JOINT TRENCH                | WM - WATER MAIN                  |

## SITE SUMMARY

PARCEL B2 (10.86± ACRES) (LLA 201400085019)  
FEMA: FLOOD ZONE X  
(AREAS OF MINIMAL FLOOD HAZARD)  
PANNEL 06095C0419F  
08/03/2016  
GENERAL PLAN LAND USE DESIGNATION: (D-NV)  
(DISTRICT - NORTH GATEWAY)  
ZONING: CC  
(CENTRAL CORRIDOR COMMERCIAL)  
APN: 0067-140-200  
CURRENT USE: VACANT LAND  
ADJACENT LAND USES: COMMERCIAL

## PROPOSED PARCEL SUMMARY

|          |            |
|----------|------------|
| PARCEL C | 1.91± ACRE |
| PARCEL D | 2.06± ACRE |
| PARCEL E | 6.89± ACRE |



SCALE:  
1" = 60'



**HADDOX CONSULTING ENGINEERS**  
Civil Engineering • Land Surveying • Planning

PROJECT NAME:  
**SUBDIVISION OF PARCEL B2 ( PM )**  
SHEET TITLE:  
**TENTATIVE PARCEL MAP**  
PROJECT NO.:  
20010.1  
SHEET NO.:  
C1  
SOLANO COUNTY  
CITY OF VALLEJO

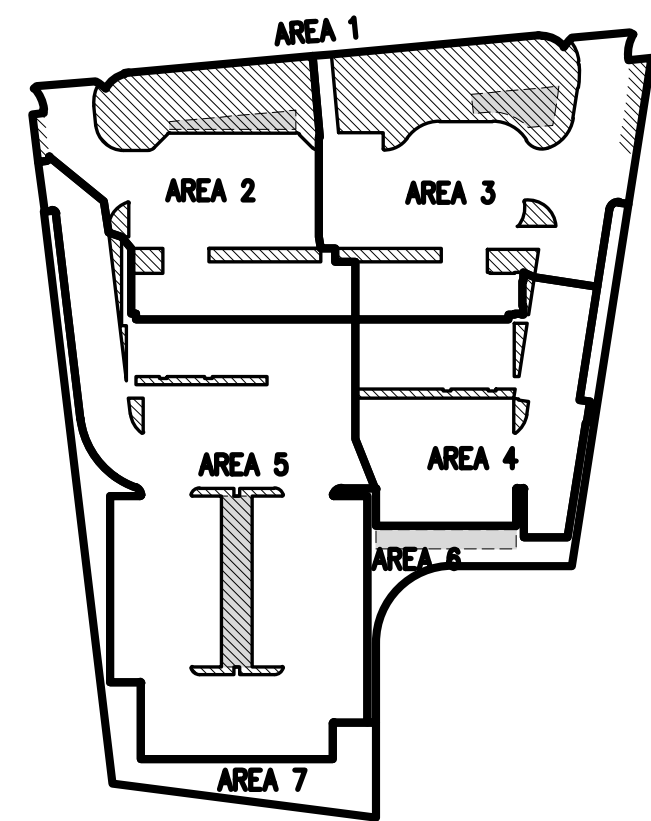
| REVISION STATUS |             | PLAN STATUS |               |
|-----------------|-------------|-------------|---------------|
| NO.             | DESCRIPTION | INITIALS    | APPROVAL DATE |
|                 |             |             |               |
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ISSUE DATE:  
11/20/2024  
PROJECT NO.:  
20010.1  
SHEET NO.:  
C1  
OF 1  
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## STORMWATER CONTROL

SCALE  
1" = 100'



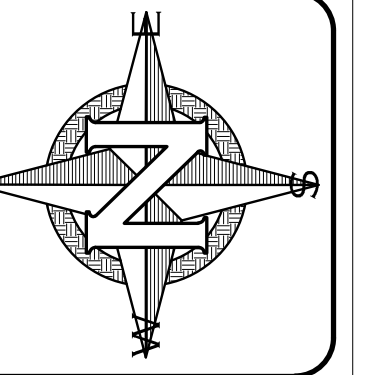
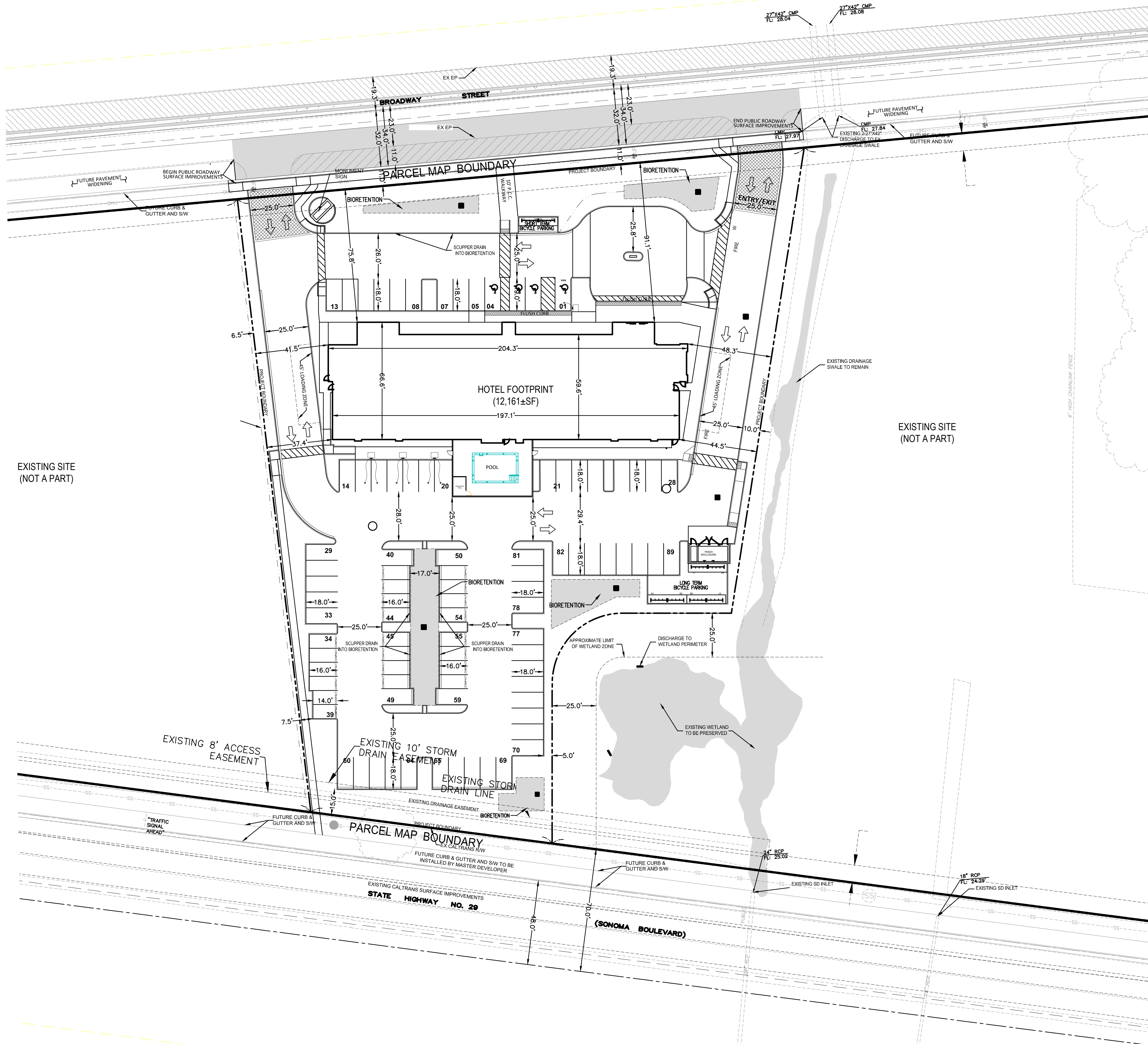
C.3 COMPLIANCE TABLE

|                                           |                          |
|-------------------------------------------|--------------------------|
| Project Name                              | Vallejo La Quinta        |
| Application Submittal Date                | 7/22/2020                |
| Project Location                          | Broadway                 |
| Assessor's Parcel Number                  | 0067-140-070             |
| Name of Developer                         | Dynamic Hospitality, LLC |
| Project Types and Description             | 96 Room Hotel            |
| Total Project Site Area (square Feet)     | 2.23                     |
| Total New Impervious Surface Area         | 70765.46                 |
| Total Replaced Impervious Surface Area    | 0                        |
| Total Pre-Project Impervious Surface Area | 0                        |
| Total Impervious Surface Area             | 70765.46                 |
| C.3 Compliance Required                   | YES                      |
| C.3 Storm Water Quality Treatment Method  | Bio-Retention            |
| Runoff Reduction Measures Selected        | N/A                      |

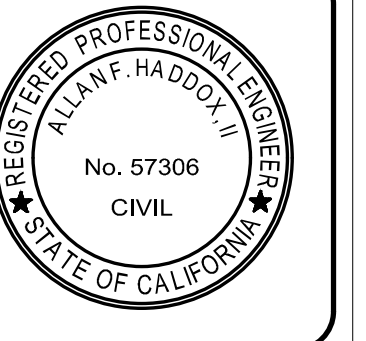
TRIBUTARY AREAS AND BMP SUMMARY

| Tributary Area | Total Area | Pervious | Impervious | Bioretention Required | Bioretention Provided |
|----------------|------------|----------|------------|-----------------------|-----------------------|
| Area 1         | 2448.7     | 0        | 2448.7     | 97.948                | 0*                    |
| Area 2         | 16374.2    | 5217.44  | 11156.76   | 446.27                | 460                   |
| Area 3         | 21442.8    | 7131.8   | 14311      | 572.44                | 606                   |
| Area 4         | 13167.7    | 706      | 12461.7    | 498.468               | 730                   |
| Area 5         | 32770.4    | 2383.1   | 30387.3    | 1215.49               | 1424                  |
| Area 6         | 4360       | 4360     | 0          | 0                     | 0                     |
| Area 7         | 6443       | 6443     | 0          | 0                     | 0                     |

\* Public Curb & Gutter and Sidewalk tributary to existing mitigate with In Lieu City Fee.



SCALE:  
1" = 30'



**HADDOX**  
CONSULTING  
ENGINEERS  
Civil Engineering • Land Surveying • Planning

PROJECT NAME  
**VALLEJO LA QUINTA HOTEL**  
SHEET TITLE  
**PRELIMINARY SITE PLAN**

| REVISION STATUS | DESCRIPTION | INITIALS | APPROVAL DATE |
|-----------------|-------------|----------|---------------|
| NO              | 11/20/2024  |          |               |
| PROJECT NO.     | 20010.1     |          |               |

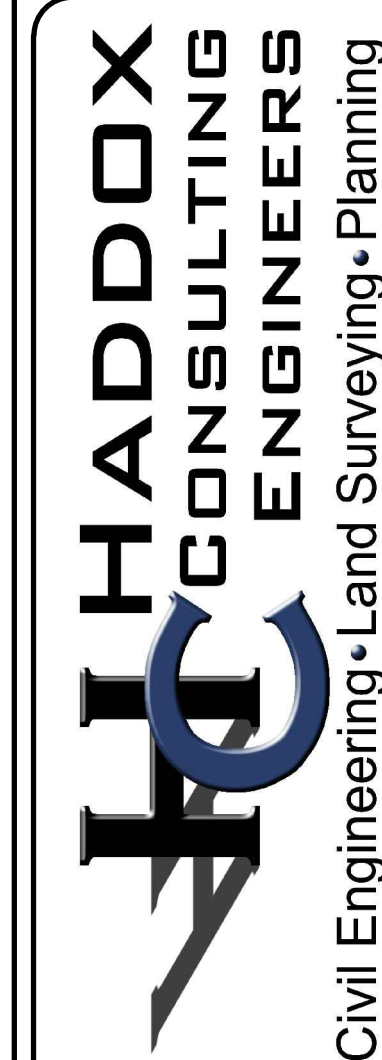
ISSUE DATE:  
11/20/2024  
SHEET NO.  
**C2**  
OF 5

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[illegible]

ALL ON-SITE UTILITIES ARE PROPOSED TO BE PRIVATELY OWNED AND MAINTAINED, UNLESS SPECIFICALLY DENOTED AS PUBLIC.

[illegible]



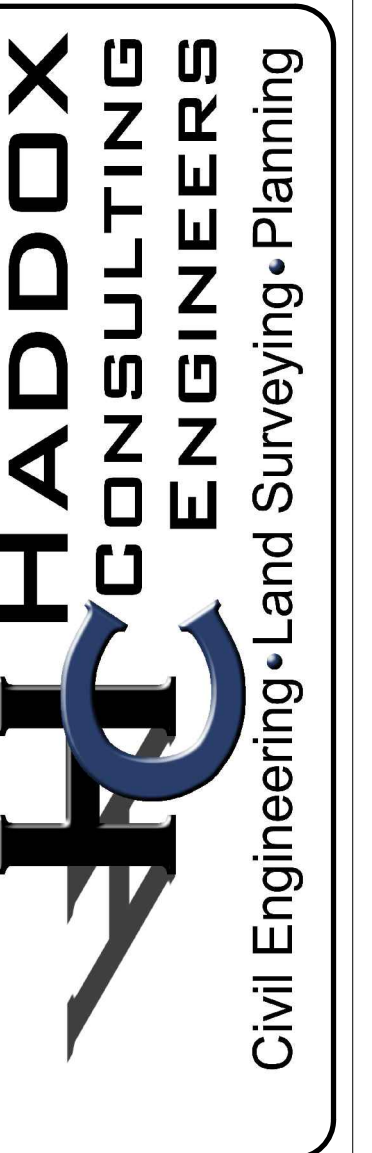








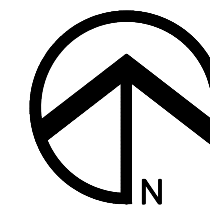
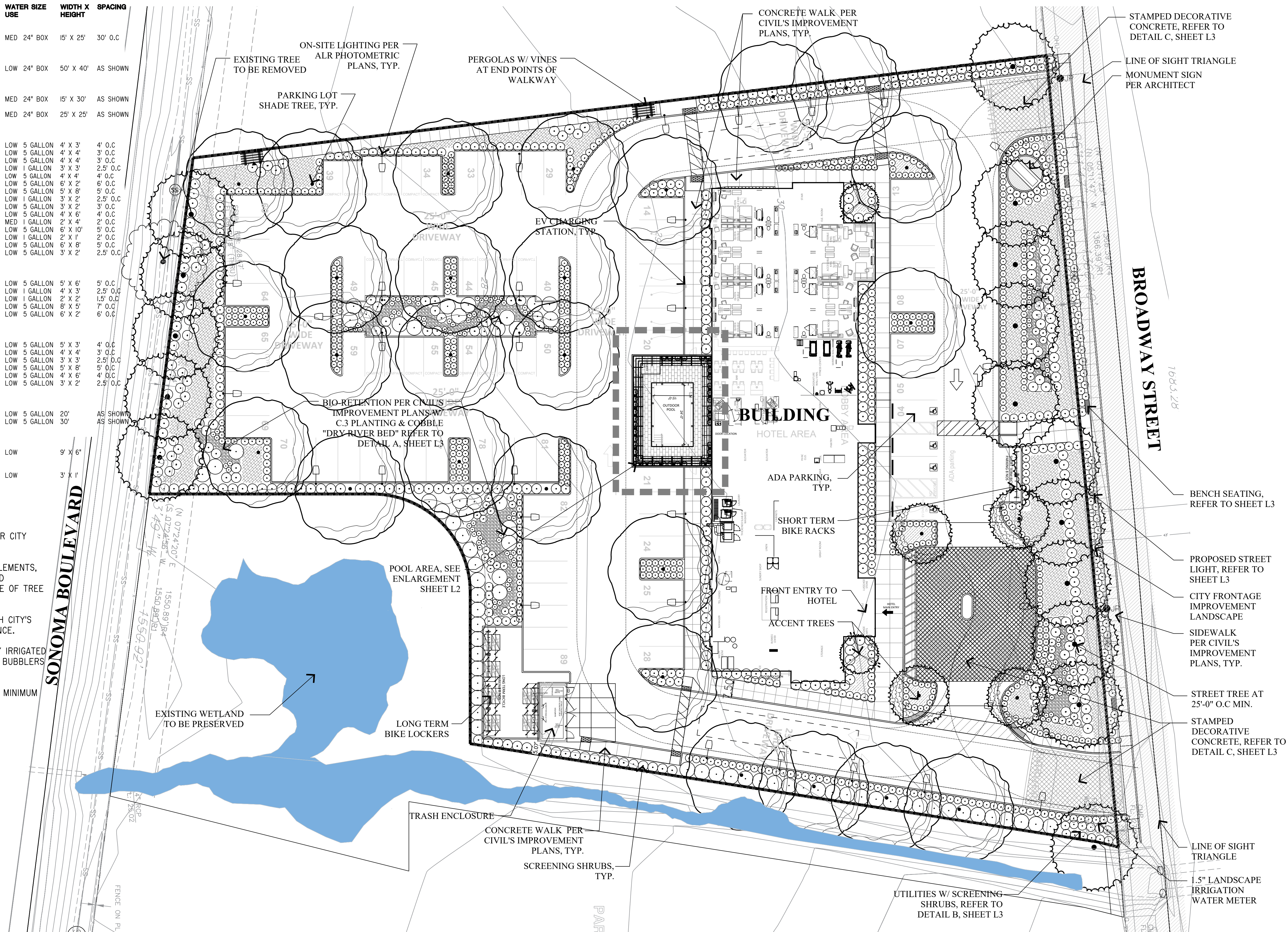
ALL ROADWAY IMPROVEMENTS WITHIN BROADWAY STREET BEYOND THE FRONTAGE OF THE PROPOSED DEVELOPMENT WITHIN THE PARCEL 2 BOUNDARY ARE SHOWN FOR INFORMATION ONLY, AND SHALL BE CONSTRUCTED AS A PART OF THE DEVELOPMENT OF THE RESPECTIVE ADJOINING PARCELS.

[illegible]



| BOTANICAL NAME                                                                    | COMMON NAME                                 | WATER SIZE USE    | WIDTH X HEIGHT | SPACING   |
|-----------------------------------------------------------------------------------|---------------------------------------------|-------------------|----------------|-----------|
| <b>STREET TREES</b>                                                               |                                             |                   |                |           |
| PYRUS KAWAKAMII                                                                   | EVERGREEN PEAR                              | MED 24" BOX       | 15' X 25'      | 30' O.C.  |
| <b>PARKING LOT TREES</b>                                                          |                                             |                   |                |           |
| ULMUS PARVIFOLIA                                                                  | CHINESE ELM                                 | LOW 24" BOX       | 50' X 40'      | AS SHOWN  |
| <b>ACCENT TREES</b>                                                               |                                             |                   |                |           |
| GINKGO BILOBA 'FASTIGIATA' (MALE)                                                 | MAIDENHAIR TREE (MALE)                      | MED 24" BOX       | 15' X 30'      | AS SHOWN  |
| CERCIS CANADENSIS                                                                 | EASTERN REDBUD                              | MED 24" BOX       | 25' X 25'      | AS SHOWN  |
| <b>SHRUBS</b>                                                                     |                                             |                   |                |           |
| CHONDROPETALUM TECTORUM                                                           | SMALL CAPE RUSH                             | LOW 5 GALLON      | 4' X 3'        | 4' O.C.   |
| DIETES BICOLOR                                                                    | FORTNIGHT LILLY                             | LOW 5 GALLON      | 4' X 4'        | 3' O.C.   |
| DIETES IRIDIODES                                                                  | FORTNIGHT LILLY                             | LOW 5 GALLON      | 4' X 4'        | 3' O.C.   |
| FESTUCA MAIREI                                                                    | MAIRE'S FESCUE                              | LOW 1 GALLON      | 3' X 3'        | 2.5' O.C. |
| HESPERALOE PARVIFLORA                                                             | RED YUCCA                                   | LOW 5 GALLON      | 4' X 4'        | 4' O.C.   |
| LANTANA MONTEVIDENSIS                                                             | LANTANA                                     | LOW 5 GALLON      | 6' X 2'        | 6' O.C.   |
| LAVATERA MARITIMA                                                                 | TREE MALLOW                                 | LOW 5 GALLON      | 5' X 8'        | 5' O.C.   |
| LYMUS CONDENSATUS 'CANYON PRINCE'                                                 | CANYON PRINCE WILD RYE                      | LOW 1 GALLON      | 3' X 2'        | 2.5' O.C. |
| LOMBARDA LONGIFOLIA 'BREEZE'                                                      | MAT RUSH                                    | LOW 5 GALLON      | 3' X 2'        | 3' O.C.   |
| OLEA E. 'LITTLE OLIE'                                                             | DWARF OLIVE                                 | LOW 5 GALLON      | 4' X 6'        | 4' O.C.   |
| PENNISETUM FAIRY TAILS'                                                           | FOUNTAIN GRASS                              | MED 1 GALLON      | 2' X 4'        | 2' O.C.   |
| PRUNUS 'BRIGHT & TIGHT'                                                           | BRIGHT & TIGHT LAUREL                       | LOW 5 GALLON      | 6' X 10'       | 5' O.C.   |
| TEUCRIUM CHAMAEDRYS                                                               | GERMANDER                                   | LOW 1 GALLON      | 2' X 1'        | 2' O.C.   |
| XYLOSMA C. 'COMPACTA'                                                             | COMPACT XYLOSMA                             | LOW 5 GALLON      | 6' X 8'        | 5' O.C.   |
| WESTRINGIA 'GREEN BOX'                                                            | GREYBOX WESTRINGIA                          | LOW 5 GALLON      | 3' X 2'        | 2.5' O.C. |
| <b>C3 SHRUBS</b>                                                                  |                                             |                   |                |           |
| CHONDROPETALUM ELEPHANTINUM                                                       | LARGE CAPE RUSH                             | LOW 5 GALLON      | 5' X 6'        | 5' O.C.   |
| DIPLADAC AURANTIACUS                                                              | STICKY MONKEY FLOWER                        | LOW 1 GALLON      | 4' X 3'        | 2.5' O.C. |
| LYNCHUS PATENS 'ELK BLUE'                                                         | CALIFORNIA GRAY RUSH                        | LOW 1 GALLON      | 2' X 2'        | 1.5' O.C. |
| RHAMNUS C. 'MOUND SAN BRUNO'                                                      | COFFEEBERRY                                 | LOW 5 GALLON      | 8' X 5'        | 7' O.C.   |
| SALVIA 'BEE'S BLISS'                                                              | BEE'S BLISS SAGE                            | LOW 5 GALLON      | 6' X 2'        | 6' O.C.   |
| <b>FRONTAGE SHRUBS</b>                                                            |                                             |                   |                |           |
| CISTUS X SKANBERGII                                                               | PINK ROCKROSE                               | LOW 5 GALLON      | 5' X 3'        | 4' O.C.   |
| DIETES BICOLOR                                                                    | FORTNIGHT LILLY                             | LOW 5 GALLON      | 4' X 4'        | 3' O.C.   |
| FESTUCA MAIREI                                                                    | MAIRE'S FESCUE                              | LOW 5 GALLON      | 3' X 3'        | 2.5' O.C. |
| LAVATERA MARITIMA                                                                 | TREE MALLOW                                 | LOW 5 GALLON      | 5' X 8'        | 5' O.C.   |
| OLEA E. 'LITTLE OLIE'                                                             | DWARF OLIVE                                 | LOW 5 GALLON      | 4' X 6'        | 4' O.C.   |
| WESTRINGIA 'GREEN BOX'                                                            | GREYBOX WESTRINGIA                          | LOW 5 GALLON      | 3' X 2'        | 2.5' O.C. |
| <b>VINES</b>                                                                      |                                             |                   |                |           |
| FIcus PUMILA (REPENS)                                                             | CREeping FIG                                | LOW 5 GALLON      | 20'            | AS SHOWN  |
| ROSA BANKSIAE                                                                     | WHITE LADY BANKS' ROSE                      | LOW 5 GALLON      | 30'            | AS SHOWN  |
| <b>GROUNDCOVERS</b>                                                               |                                             |                   |                |           |
|  | MYOPORUM PARVIFOLIUM<br>1 GALLON @ 48" O.C. | MYOPORUM          | LOW            | 9' X 6'   |
|  | SENECIO MANDRALISCAE<br>1 GALLON @ 18" O.C  | BLUE CHALK STICKS | LOW            | 3' X 1'   |

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



( IN FEET )  
1 inch = 20 ft.

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12160726

# L1





A CANTILEVERED TRELLIS AT POOL PERIMETER



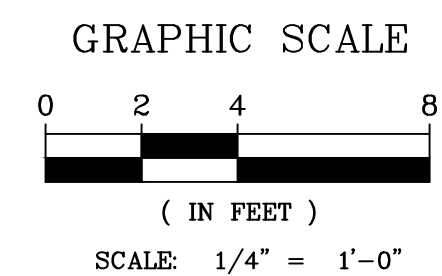
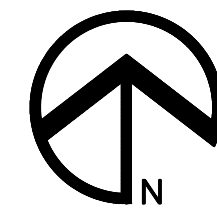
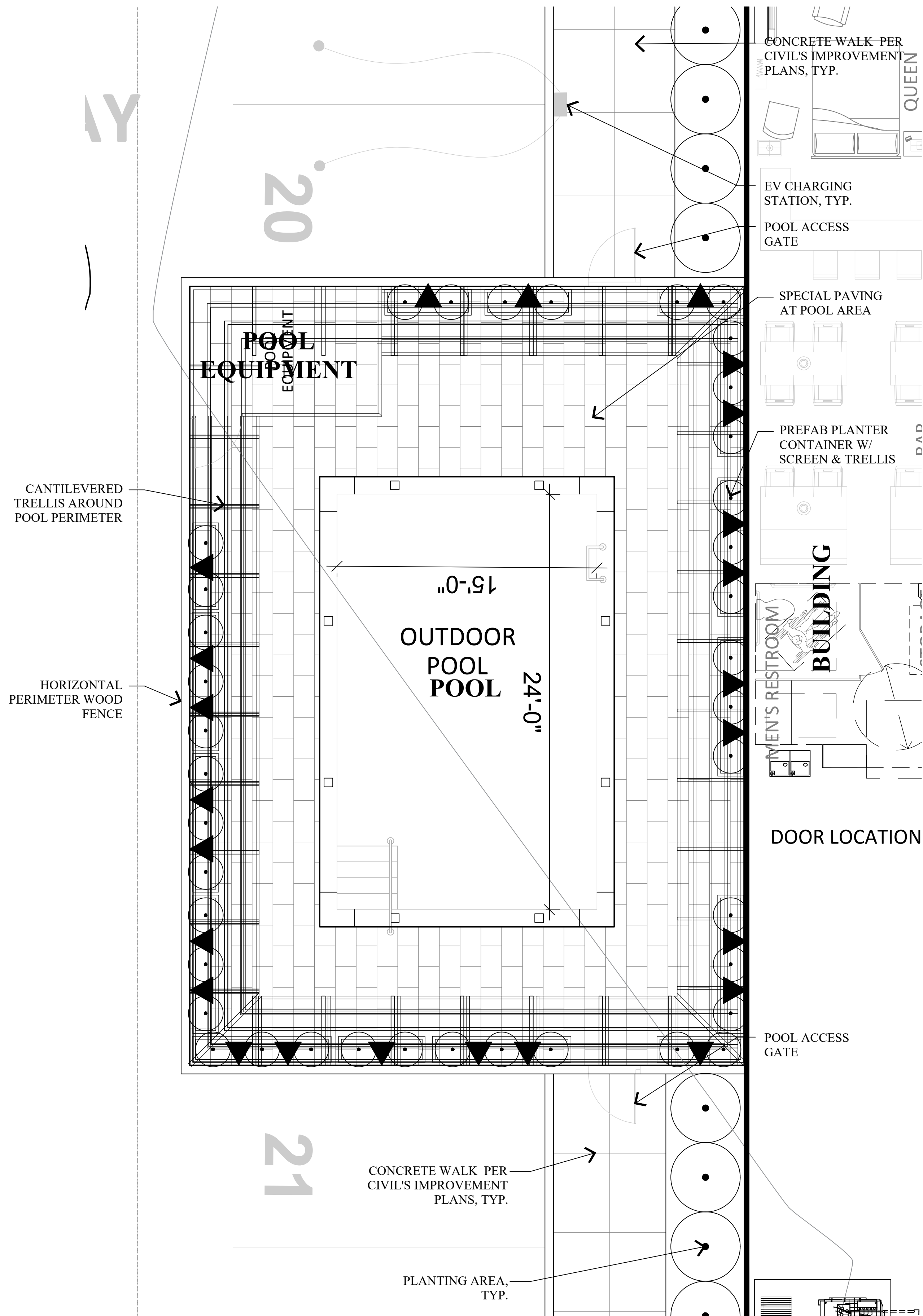
PLAZA BACKGROUND:  
DAL TILE, ASSEMBLE SERIES  
MODEL: RECTANGLE/RUNNING BOND  
COLORS: PROXY ASII  
SIZE: 12"x24"  
THICKNESS: 3/8  
FINISH: MATTE

B POOL AREA PAVERS BY DAL TILE



C PREFAB RAISED PLANTERS BY TOURNESOL SITE WORKS

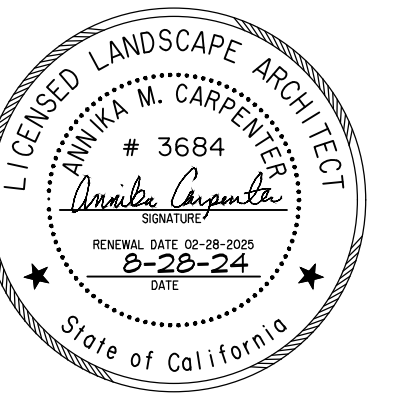
NOTE:  
PLANTERS TO BE BOULEVARD WOOD PLANTERS W/  
BOULEVARD SCREEN ATTACHMENT FOR VINES



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Architecture Interiors Planning

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WEB: www.iyerarch.com  
EMAIL: iyerarch@pacbell.net

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ARCHITECTURE | INTERIOR | PLANNING  
CALIFORNIA (USA)

LA QUINTA  
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VALLEJO, 94589

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LANDSCAPE  
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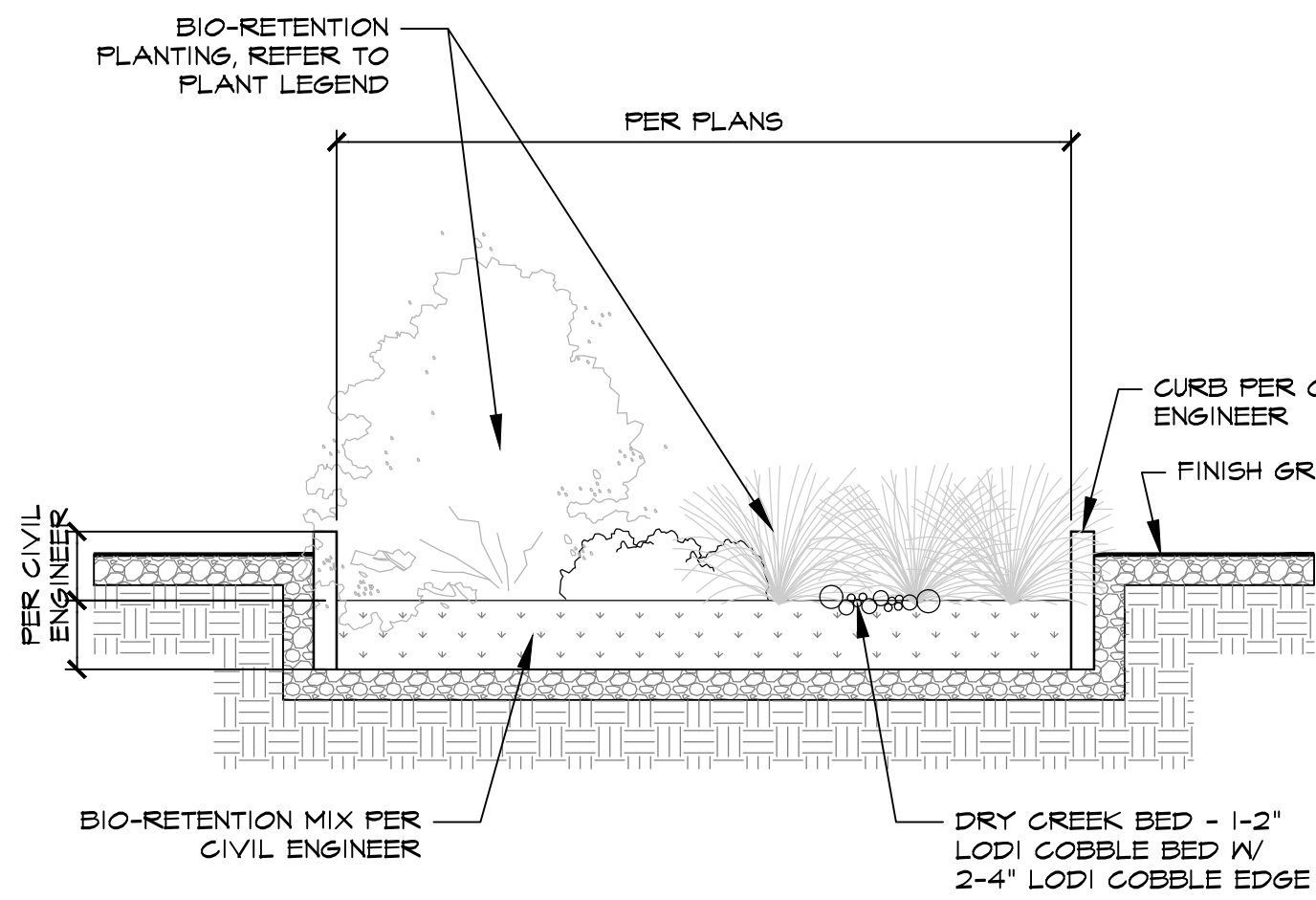
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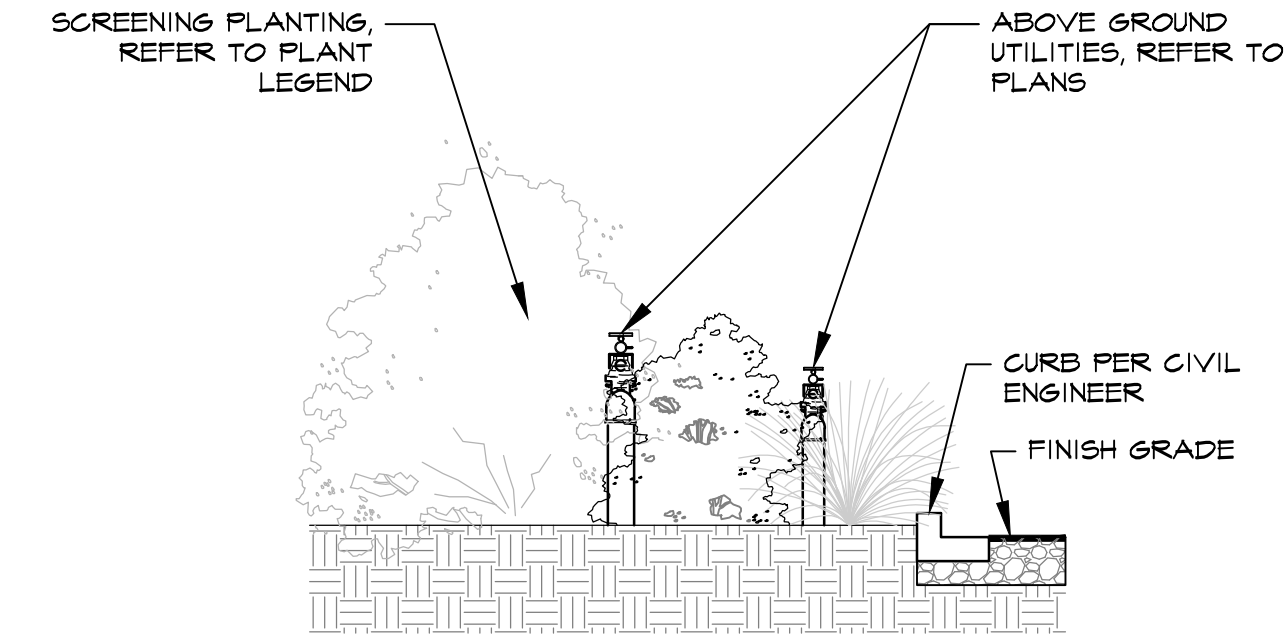
Project no.  
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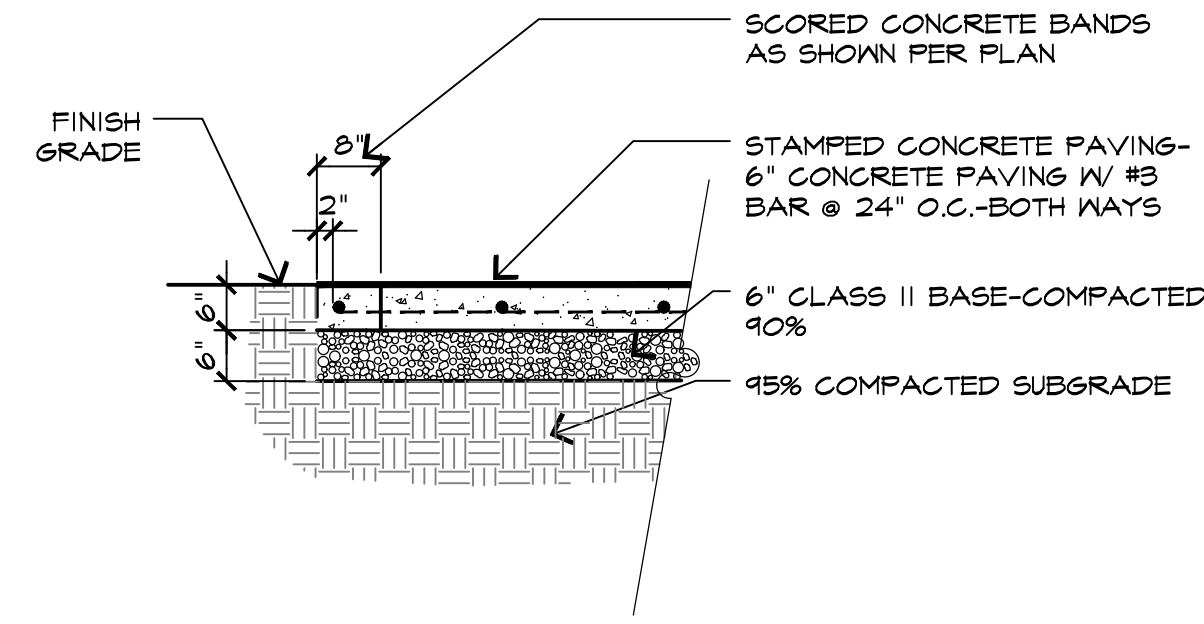




**A BIO-RETENTION SECTION** SCALE: 1/4" = 1'-0"



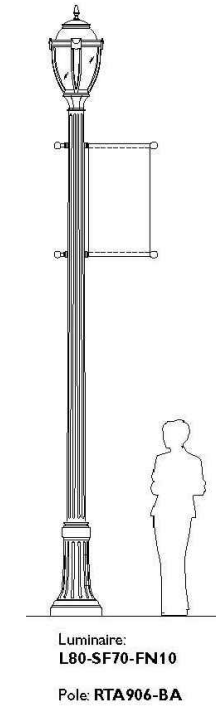
**B ABOVE GROUND UTILITY SCREENING** SCALE: 1/4" = 1'-0"



**NOTES:**  
1. CONCRETE STAMP PATTERN TO BE SMOOTH TILE PATTERN SERIES #M-43 8" TILE BY MATCRETE OR EQUAL. CONCRETE COLOR: SILVERSMOKE BY DAVIS COLOR.  
2. VERIFY CONCRETE SPECIFICATIONS AND BASE DEPTH WITH GEOTECHNICAL ENGINEER.

**C STAMPED CONCRETE PAVING WITH SCORED BAND** SCALE: 1/2" = 1'-0"

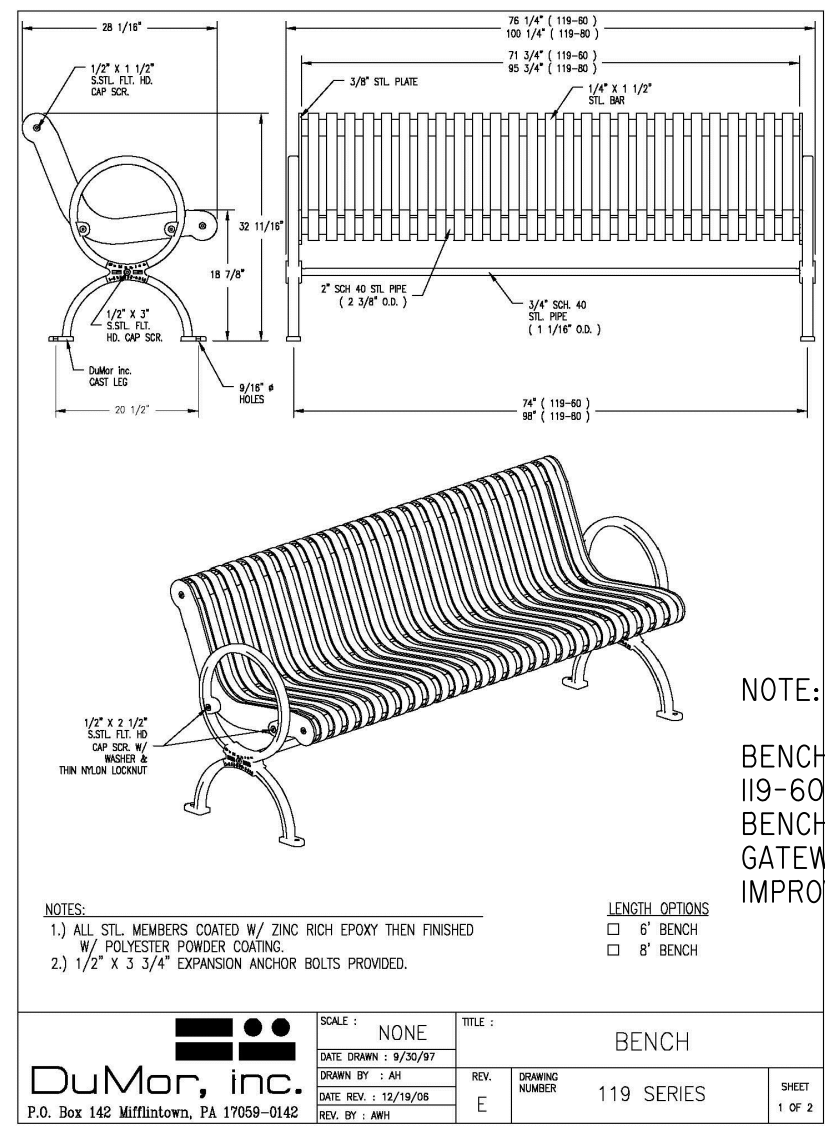
## CONTEMPORARY LANTERN URBAN LUMINAIRE



**NOTE:**  
LIGHTING TO MEET CITY OF VALLEJO PUBLIC IMPROVEMENTS STANDARDS  
FIXTURE AND LIGHTING TO MATCH NORTH GATEWAY DISTRICT IMPROVEMENTS

LIGHTING TO BE PHILIPS LUMEC CONTEMPORARY LANTERN FIXTURE ON ALUMINUM FLUTED POLE OR EQUAL

**D BROADWAY STREET LIGHT POST BY PHILIPS**



**NOTE:**  
BENCH TO BE DUMOR 119-60 OR EQUAL  
BENCH TO MATCH NORTH GATEWAY DISTRICT IMPROVEMENTS

**E BENCH BY DUMOR**



**F WOOD PERGOLA OVER WALKWAY**



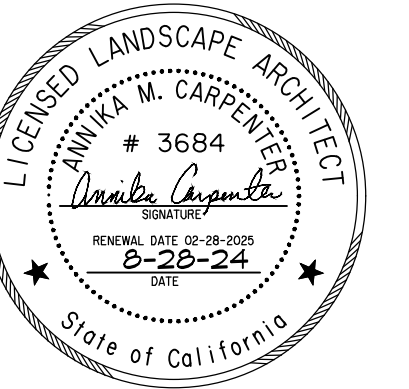
**G BIKE LOCKERS BY DERO**

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CALIFORNIA(USA)

**LA QUINTA  
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VALLEJO, 94589**

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**LANDSCAPE  
DETAILS**

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Drawn by CL

Checked by AMG

Scale: AS NOTED

Project no.

12160726

Sheet no.

**L3**



HYDROZONE INFORMATION TABLE

| SYMBOL                    | DESCRIPTION                                        | IRRIG METHOD | AREA      | % OF LANDSCAPE AREA |
|---------------------------|----------------------------------------------------|--------------|-----------|---------------------|
| <div>ZONE / VALVE 1</div> | ON-SITE TREES<br>MED WATER USE                     | BUBBLERS     | 161 SF    | 1%                  |
| <div>ZONE / VALVE 2</div> | ON-SITE TREES<br>LOW WATER USE                     | BUBBLERS     | 147 SF    | 1%                  |
| <div>ZONE / VALVE 3</div> | PERIMETER & PARKING LOT<br>SHRUBS<br>LOW WATER USE | DRIP         | 14,818 SF | 63%                 |
| <div>ZONE / VALVE 4</div> | SHRUBS AROUND BUILDING<br>LOW WATER USE            | DRIP         | 3,242 SF  | 14%                 |
| <div>ZONE / VALVE 5</div> | BIO-RETENTION SHRUBS<br>LOW WATER USE              | DRIP         | 3,665 SF  | 16%                 |
| <div>ZONE / VALVE 6</div> | STREET FRONTAGE SHRUBS<br>LOW WATER USE            | DRIP         | 1,180 SF  | 5%                  |
| <div>ZONE / VALVE 7</div> | STREET TREES<br>MEDIUM WATER USE                   | BUBBLERS     | 84 SF     | 0%                  |
| <div>ZONE / VALVE 8</div> | POOL AREA SHRUBS<br>MEDIUM WATER USE               | DRIP         | 113 SF    | 0%                  |
| TOTAL                     |                                                    |              | 23,410 SF | 100.0%              |

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

$MAWA = (ET_o)(0.62)(0.55 \times LA)$

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$ETWU = (ET_o)(0.62)((PF \times HA) + SLA)$

ET<sub>o</sub> = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)  
LA = LANDSCAPE AREA  
HA = HYDROZONE AREA (SQUARE FEET)  
PF = PLANT FACTOR FROM WUCOLS  
IE = IRRIGATION EFFICIENCY (0.81)  
0.55 = ET ADJUSTMENT FACTOR  
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRANSPIRATION (ET<sub>o</sub>) : 40.3

MAXIMUM APPLIED WATER ALLOWANCE: 321,707 GAL/YR

MAWA = (40.3) X (0.62) X (0.55 X 23,410) = 321,707 GAL/YR

ESTIMATED TOTAL WATER USE: 219,950 GAL/YR

LOW ETWU = (40.3) X (0.62) X  $(\frac{0.30 \times 23,052}{0.81})$  = 213,324 GAL/YR

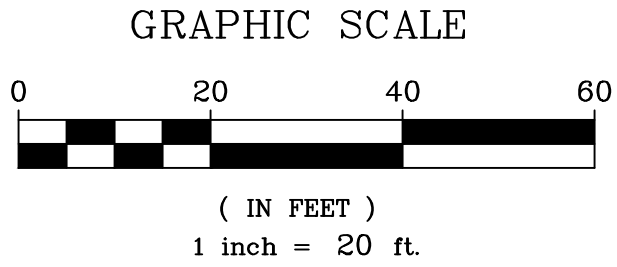
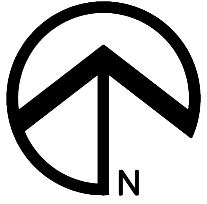
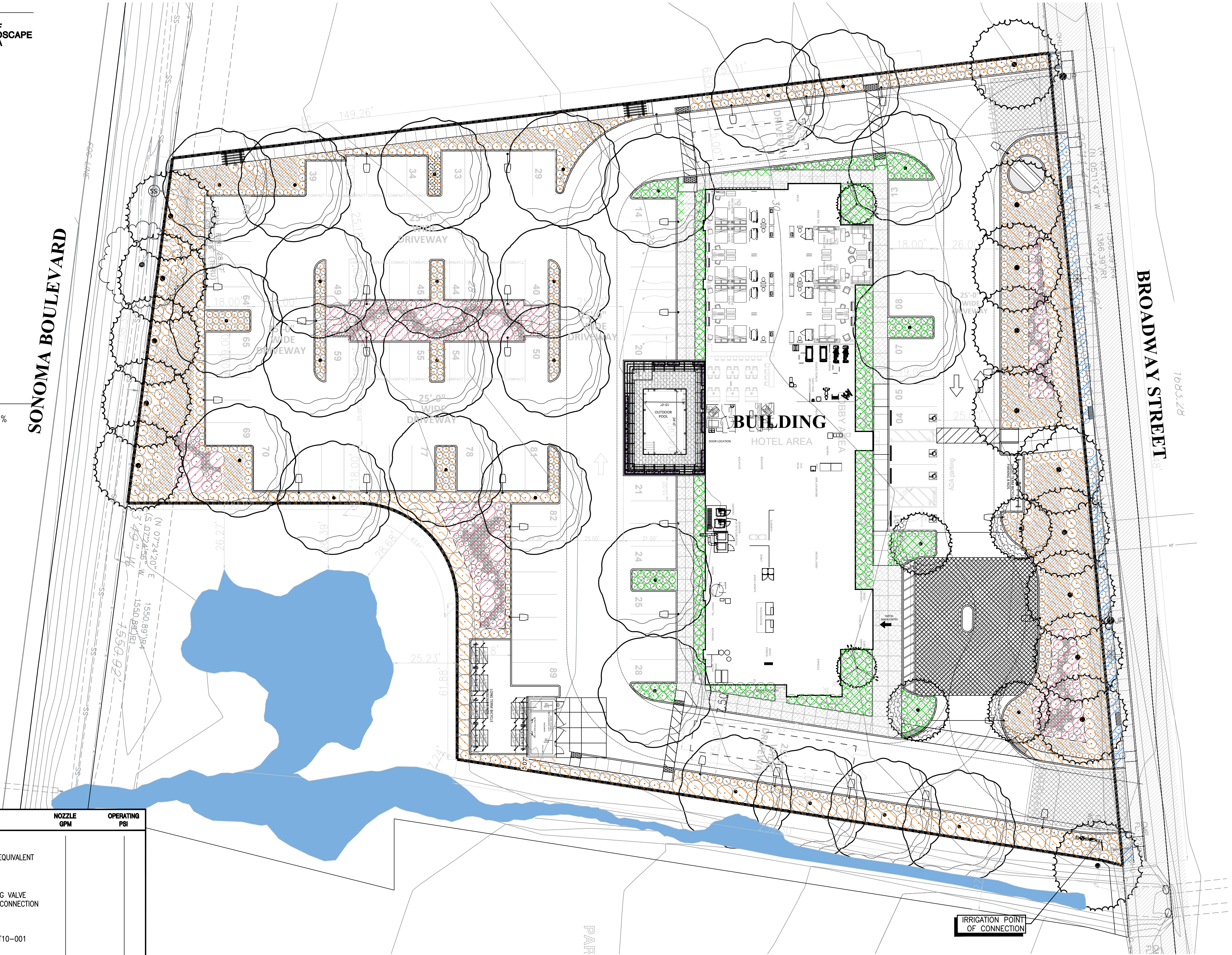
MED ETWU = (40.3) X (0.62) X  $(\frac{0.60 \times 358}{0.81})$  = 6,626 GAL/YR

IRRIGATION SYSTEM LEGEND

| SYMBOL          | DESCRIPTION                      | SPECIFICATION                                                                                                | NOZZLE GPM | OPERATING PSI |
|-----------------|----------------------------------|--------------------------------------------------------------------------------------------------------------|------------|---------------|
| <div>Ⓜ</div>    | IRRIGATION WATER METER           | -PER CIVIL ENGINEER                                                                                          |            |               |
| <div>Ⓢ</div>    | ELECTRIC CONTROLLER              | -HUNTER-A2C-2400-PED-SS - OR EQUIVALENT                                                                      |            |               |
| <div>Ⓜ</div>    | BACKFLOW PREVENTOR               | -ZURN-1" WILKINS 975XL W/ "Y" STRAINER - OR EQUAL                                                            |            |               |
| <div>Ⓜ</div>    | PRESSURE REGULATOR               | -ZURN-1" NR3XL PRESSURE REDUCING VALVE<br>SINGLE UNION COPPER SWEAT X NPT CONNECTION<br>LEAD FREE - OR EQUAL |            |               |
| <div>Ⓜ</div>    | MASTER VALVE                     | -HUNTER-IBV-101G-FS-AS-ADJ                                                                                   |            |               |
| <div>Ⓜ</div>    | FLOW SENSOR                      | -CREATIVE SENSOR TECHNOLOGY FSI-T10-001                                                                      |            |               |
| <div>Ⓜ</div>    | REMOTE CONTROL VALVES            | -HUNTER-ICV-101G-FS                                                                                          |            |               |
| <div>Ⓜ</div>    | REMOTE CONTROL VALVES            | -HUNTER-ICZ-101-LF                                                                                           |            |               |
| <div>Ⓜ</div>    | BALL VALVE                       | -NIBCO-T-FP-600N OR EQUAL- MAINLINE SIZE                                                                     |            |               |
| <div>Ⓜ</div>    | BUBBLER (2 PER TREE)             | -HUNTER-PCB-50 OR EQUAL                                                                                      | .50        | 30            |
| <div>Ⓜ</div>    | EMITTER (SHRUB)                  | -SALCO SINGLE OUTLET EMITTER- SLV-1                                                                          | 1.0 (GPH)  | 30            |
| <div>Ⓜ</div>    | QUICK COUPLER                    | -HUNTER-HQ44-LRC OR EQUAL                                                                                    |            |               |
| <div>---</div>  | IRRIGATION DRIP LINE - 3/4"      | -SALCO AR-IPS-075 FLEX HOSE                                                                                  |            |               |
| <div>---</div>  | 2" IRRIGATION SUPPLYLINE         | -CLASS 315 OR C900 CLASS 200                                                                                 |            |               |
| <div>---</div>  | IRRIGATION SPRINKLERLINE         | -1120/CLASS 200 PVC PIPE                                                                                     |            |               |
| <div>---</div>  | ELECTRICAL CONDUIT               | -1120/SCHEDULE 80 PVC PIPE                                                                                   |            |               |
| <div>---</div>  | SLEEVING                         | -1120/SCHEDULE 40 PVC PIPE                                                                                   |            |               |
| <div>STA</div>  | CONTROLLER STATION NUMBER        |                                                                                                              |            |               |
| <div>GPM</div>  | GALLONS PER MINUTE THROUGH VALVE |                                                                                                              |            |               |
| <div>SIZE</div> | CONTROL VALVE SIZE               |                                                                                                              |            |               |

I HAVE COMPLIED WITH THE CRITERIA OF THE VALLEJO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION PLAN.

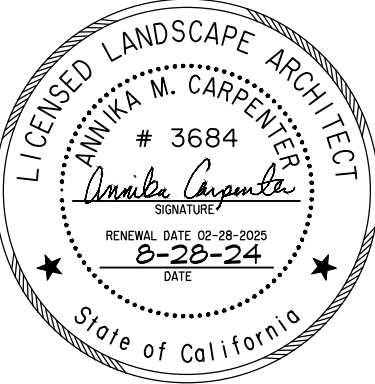
*Annika Carpenter*  
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684



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Sheet

LANDSCAPE  
HYDROZONE PLAN

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L4



TREES



CERCIS CANADENSIS  
EASTERN REDBUD



GINKGO BILOBA 'FASTIGIATA' (MALE)  
MAIDENHAIR TREE (MALE)



PYRUS KAWAKAMII  
EVERGREEN PEAR



ULMUS PARVIFOLIA  
CHINESE ELM

GROUNDCOVERS



MYOPORUM PARVIFOLIUM  
MYOPORUM



SENECIO MANDRALISCAE  
BLUE CHALK STICKS

C3 SHRUBS



CHONDROPETALUM ELEPHANTINUM  
LARGE CAPE RUSH



DIPLACUS AURANTIACUS  
STICKY MONKEY FLOWER



JUNCUS PATENS 'ELK BLUE'  
CALIFORNIA GRAY RUSH



RHAMNUS C. 'MOUND SAN BRUNO'  
COFFEEBERRY



SALVIA 'BEE'S BLISS'  
BEE'S BLISS SAGE

SHRUBS



CHONDROPETALUM TECTORUM  
SMALL CAPE RUSH



CISTUS X SKANBERGII  
PINK ROCKROSE



DIETES BICOLOR  
FORTNIGHT LILY



DIETES IRIDIODES  
FORTNIGHT LILY



FESTUCA MAIREI  
MAIRE'S FESCUE



HESPERALOE PARVIFLORA  
RED YUCCA



LANTANA MONTEVIDENSIS  
LANTANA



LAVATERA MARITIMA  
TREE MALLOW



LEYMUS CONDENSATUS 'CANYON PRINCE'  
CANYON PRINCE WILD RYE



LOMANDRA LONGIFOLIA 'BREEZE'  
MAT RUSH



OLEA E. 'LITTLE OLLIE'  
DWARF OLIVE



PENNISETUM 'FAIRY TAILS'  
EVERGREEN FOUNTAIN GRASS



PRUNUS 'BRIGHT & TIGHT'  
BRIGHT & TIGHT LAUREL



TEUCRIMUM CHAMAEDRYS  
GERMANDER



XYLOSMA C. 'COMPACTA'  
COMPACT XYLOSMA



WESTRINGIA 'GREY BOX'  
GREYBOX WESTRINGIA

VINES



FICUS PUMILA (REPENS)  
CREEPING FIG



ROSA BANKSAIE  
YELLOW LADY BANKS CLIMBING ROSE

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LANDSCAPE  
PLANT IMAGERY

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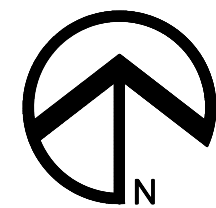
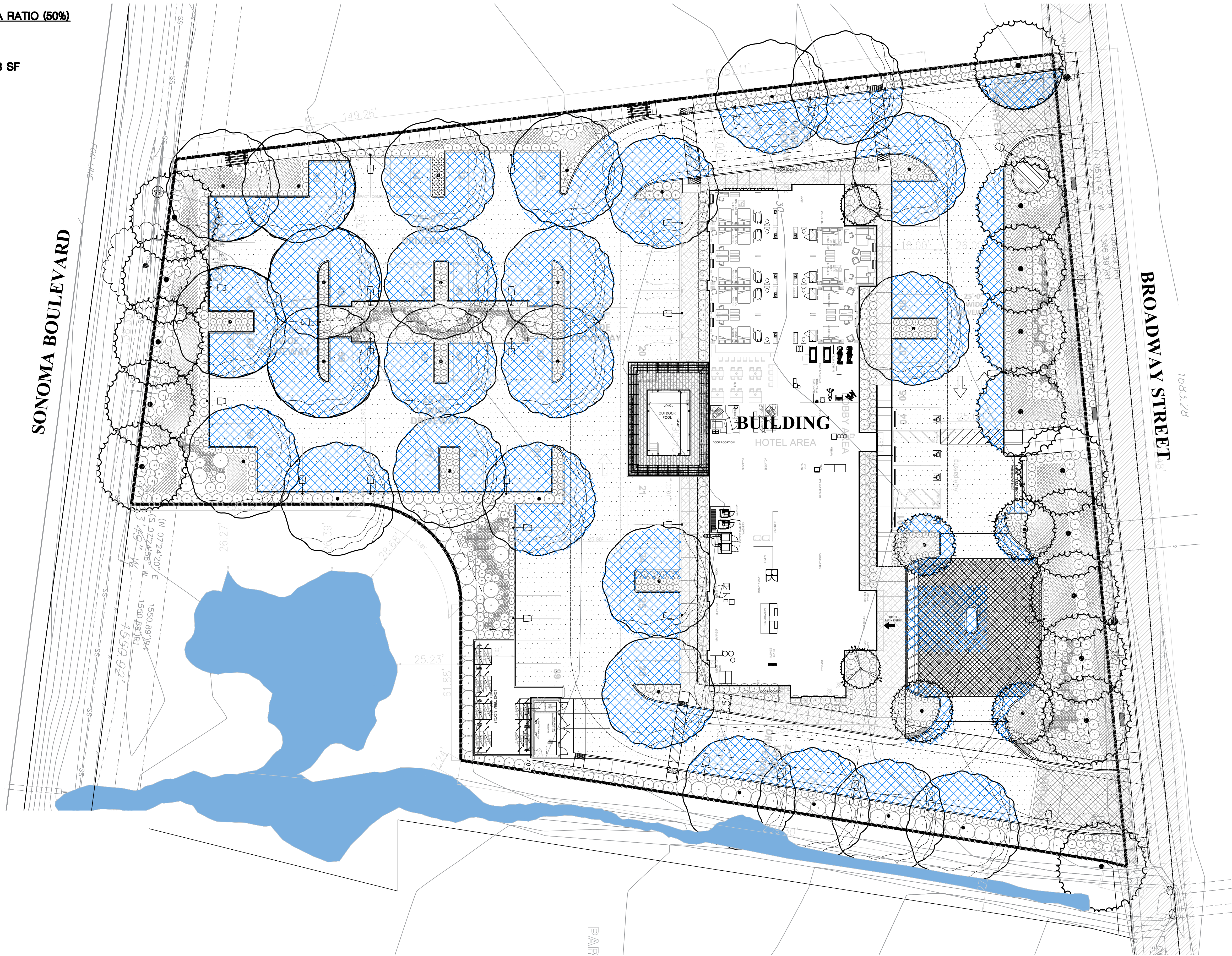
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REQUIRED SHADE CANOPY COVERAGE TO PARKING AREA RATIO (50%)

PARKING LOT AREA = 45,675 SF  
TREE/STRUCTURE SHADE AREA = 25,588 SF  
25,588 / 45,675 = 56%

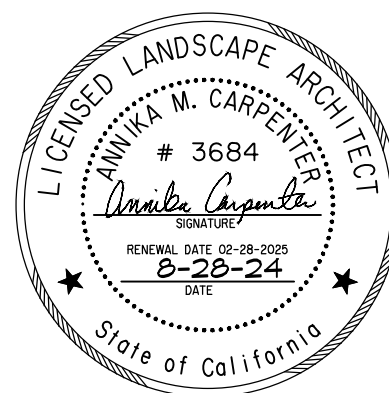


GRAPHIC SCALE  
0 20 40 60  
( IN FEET )  
1 inch = 20 ft.

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LANDSCAPE PARKING  
LOT SHADING PLAN

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