

NORTHGATE REGENCY MOTOR INN PUD
DEVELOPMENT GUIDELINES (4-7-89)

I. STATEMENT OF PURPOSE AND INTENT

The purpose of the development guidelines is to implement the urban design concepts of the 1988 South Natomas Community Plan. The guidelines which address building, occupancy, landscape, signage and environmental standards, will encourage development that creates a distinctive, well balanced community in which to live and work. Each development shall meet the following objectives.

- A. To assure that development supports the urban design concepts of the South Natomas Community Plan goals, objectives and policies.
- B. To preserve and enhance the aesthetic values throughout the plan area.
- C. To minimize congestion due to vehicular and pedestrian circulation within the plan area.
- D. To promote public health, safety, comfort, convenience and general welfare.

Any amendments to the Development Guidelines can only become effective upon approval by the City Council of the City of Sacramento and must be consistent with the South Natomas Community Plan.

II. PERMITTED USES

Uses primarily offering accommodations or services to traveling motorists. Restaurant, bar, hotel/motel, and service stations (including incidental convenience market) are allowed.

III. LANDSCAPING STANDARDS

- A. General. Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.
- B. Planting Types. All trees, shrubs and groundcover planting types shall conform to the Parks and Community Services plant list standards unless an alternative type is approved by the Director of Community Services or his designee.

- C. **Setbacks Adjacent to Rosin Court.** For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover, but shall conform to standard requirements regarding site distances and other public-safety concerns related to public streets.
- D. **Irrigation.** All landscaped areas shall be irrigated with timed permanent automatic underground systems.
- E. **Surfaced Parking Lots.** Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.
- F. **Approval of Landscaped Plans.** Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
- G. **Side and Rear Yard Setback Area.** All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

Boundary landscaping is required on all interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the required number of trees. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover.

- H. **Installation of Landscaping.** Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.

IV. PARKING AREA STANDARDS

- A. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
- B. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.
- C. Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surfaced depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stop shall be permitted. A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.
- D. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.
- E. Adequate handicapped parking spaces shall be provided per State Building Code requirements.
- F. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.
- G. All spaces for bicycles shall be subject to the standards in Section 6.G.1 of the City Zoning Ordinance.

V. BUILDING STANDARDS

- A. Setbacks. The following are minimum building setbacks:

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|------------------------|-----|
| Street (Rosin Court) | 25' |
| Freeway on ramp | 25' |
| Interior Property Line | 5' |

- B. **Height.** The maximum building height shall be 35 feet; except for hotels, the maximum building height shall be 65 feet.
- C. **Landscape Coverage.** The minimum landscape coverage shall be 15 percent for property within the PUD.
- D. **Exterior Wall Materials.**
1. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
 2. Exposed concrete block shall not be acceptable for exterior surfaces. The intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar material.
 3. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.
- E. **Colors.** Building colors shall be harmonious and compatible with the colors of other buildings in the development and with natural surroundings.
- F. **Temporary Structures.**
1. Temporary structures, including but not limited to trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction and shall be removed promptly upon completion of the permanent building.
 2. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.
- G. **Loading Facilities.**
1. Loading facilities shall conform to the provisions of Section 6.B of the City Zoning Ordinance and shall be provided and maintained on the same parcel which they are intended to serve.
 2. Loading facilities shall be designed as an integral part of the building which they serve, and shall be located in the most inconspicuous manner possible.

H. Garbage Services/Trash Enclosures.

1. These facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible.
2. All exterior garbage and refuse facilities shall be concealed by a screening wall no less than 6 feet high with a material similar to and compatible with the building(s) it serves.
3. Such facilities shall relate appropriately to the building(s) and shall not be obtrusive in any way or detract from the building design theme.

I. Utility Connections and Mechanical Equipment.

1. All mechanical equipment, utility meters and storage tanks shall be located in such a manner so as not to be visible from the public street.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen.
3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.

VI. SIGN CRITERIA AND REGULATIONS

This criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of development in South Natomas, and will encourage signage, which, by good design is integrated with and is harmonious to the buildings and sites that it occupies. These sign regulations are intended to compliment the City of Sacramento Sign Ordinance No. 2868, Fourth Series.

A. General Requirements.

1. A specific sign program shall be submitted with individual project special permit applications or to the City Planning staff if submitted subsequent to the City Planning Commission special permit hearing. The sign program shall include the number, size, materials and location of all attached and detached signs for the PUD or individual parcel.

If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.

2. In no case shall flashing, moving or audible signs be permitted.
3. In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia. No signmakers' labels or other identification will be permitted.
4. No signs shall be permitted on canopy roofs or building roofs.
5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted.
7. No exposed bulb signs are permitted.
8. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
9. No exposed conduit, tubing, or raceways will be permitted.
10. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
11. All conductors, transformers, and other equipment shall be concealed.
12. All signs fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, bronze or black iron.
13. Lighting design shall not produce hazardous, annoying glare to motorists and building occupants, adjacent residents or the general public. Lighting shall be oriented away from the adjacent properties to the PUD.

B. Special Signage.

1. Floor signs, such as inserts into terrazzo, special tile treatments, etc., will be permitted within the occupant's lease line or property line.
2. Informational and directional signs relating to pedestrian and vehicular flows within PUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.

C. Pylon or Pole Signs. The purpose of a pylon or pole sign is to identify the highway commercial services within the PUD. Because of the unusual access to the site via Rosin Court, two signs are necessary to identify the services and direct the highway travelers to the site. One sign is needed at the northern end of the property adjacent to Interstate 80 and another sign is needed on the south west corner of the site adjacent to Northgate Boulevard. All four properties will share equal space on each sign.

1. Two pylon or pole signs are permitted.
2. Maximum area of sign: 200 square feet per sign.
3. Maximum height: 45 feet for sign adjacent to Interstate 80 and 25 feet for sign adjacent to Northgate Boulevard.

D. Attached Signage.

1. Two attached signs per parcel.
2. Maximum area of each sign: One square foot for each front foot of first floor building occupancy provided that in no event shall the total area of each attached sign be 100 square feet.
3. Maximum height: Twenty five (25) feet measured at grade immediately behind the sidewalk.

4. Location: The attached sign shall be flat against the building or designed as part of an architectural feature.

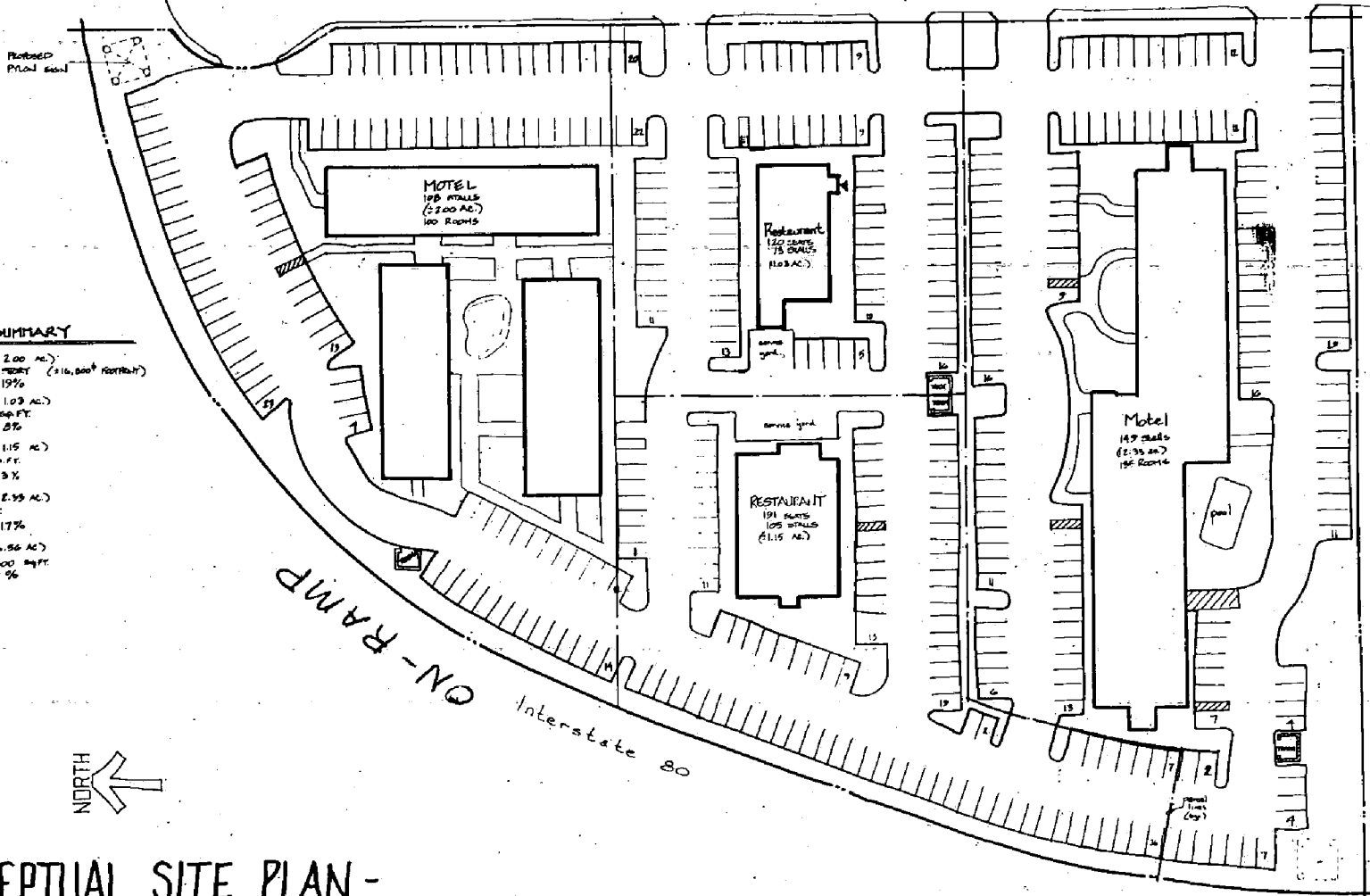
E. Detached Monument Signage.

1. One detached sign.
2. Detached sign shall be a monument sign as defined by Section 3.250 of the City Sign Ordinance. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to Planning staff review and approval.
3. Maximum area of sign: forty-eight square feet.
4. Maximum height: twelve (12) feet measured at grade immediately behind the sidewalk.
5. Detached sign shall be constructed in a style and out of materials compatible to the structure located on the same site.
6. Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway.

SCHEMATIC PLAN

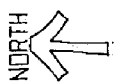
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ROBIN COURT



PROJECT SUMMARY

- PARCEL 1: ± 81,490 SQ. FT. (1.200 AC.)
MOTEL - 100 ROOMS (± 116,000[±] sq. ft.)
BUILDING COVERAGE - 19%
- PARCEL 2: ± 41,867 SQ. FT. (1.103 AC.)
RESTAURANT - ± 3,700 sq. ft.
BUILDING COVERAGE - 1.8%
- PARCEL 3: ± 50,094 SQ. FT. (1.115 AC.)
RESTAURANT - 10,200 sq. ft.
BUILDING COVERAGE - 13%
- PARCEL 4: ± 101,499 sq. ft. (2.335 AC.)
MOTEL - ± 48,000 sq. ft.
BUILDING COVERAGE - ± 17%
- TOTAL SITE: ± 285,753 SQ. FT. (6.636 AC.)
BUILDING AREA - ± 2,11,500 sq. ft.
BUILDING COVERAGE - ± 26.6%



CONCEPTUAL SITE PLAN

1" = 50'

5/14/88

4-27-89



P-89-186