
P96-111 - Extended Stay America Hotel Sign Area

REQUEST:

- A. **Northgate Regency Motor Inn PUD Guidelines Amendment** to exceed the allowable 25 percent (50 square feet) of the allowed multiple tenant pole signage area per tenant and to allow 50% (100 square feet) of the 200 square foot allowed pole signage area to be devoted to the Extended Stay America Hotel on 2.2± acres in the Highway Commercial - Planned Unit Development (HC-PUD) zone.
- B. **Northgate Regency Motor Inn PUD Guidelines Amendment** to allow a multiple tenant pole sign on the same parcel as a single tenant monument within the Northgate Regency Motor Inn PUD on 2.2± acres in the Highway Commercial - Planned Unit Development (HC-PUD) zone.
- C. **Northgate Regency Motor Inn PUD Guidelines Amendment** to clarify that the prohibition against internally illuminated monument signs does not preclude the use of reverse cut or routed letter signs within the Highway Commercial - Northgate Regency Motor Inn PUD (HC-PUD) zone.
- D. **Variance** to exceed the 20 foot height limit for attached signs in the Northgate Regency Motor Inn PUD Guidelines by allowing two attached signs at 36 feet (one on the north and one of the east elevation) for the Extended Stay America Hotel on 2.2± acres in the Highway Commercial - Planned Unit Development (HC-PUD) zone.

LOCATION:

Northgate Boulevard & Rosin Court at Interstate 80
APN: 250-0010-093
South Natomas Community Plan Area
Del Paso Elementary School District
Grant Joint Union High School District
Council District 1

APPLICANT:	Art Sallee (209) 268-4933 Federal Sign 1606 E. Shields Ave Fresno, CA 93704
OWNER:	HMH Realty 10400 Fernwood Bethesda, MD 20817
APPLICATION FILED:	November 8, 1996
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION: The Special Permit to allow the construction of the Extended Stay America Hotel on 2.2± acres was approved by the Planning Commission on May 23, 1996. The Extended Stay America Hotel is planned to be a 43,563 square foot hotel with 120 rooms. The subject proposal does not increase the allowable number of signs for the hotel. The proposal consists of allowing 50% of the pole sign area to be devoted to the hotel, to allow the pole sign to be located on the same parcel as the allowed monument sign for the hotel, to clarify the allowed type of illumination for the monument sign, and to allow the attached signs to exceed the allowable height limit by 16 feet. In order to meet the applicant's objectives, the project requires the PUD Guideline Amendments and Variance as described above.

Staff recommends approval of the project. The proposed signage will not result in a cluttered appearance because it is consistent with the size and scale of the hotel that is under construction, and the proposal will not result in additional square feet of signage that was not previously anticipated with adoption of the Northgate Regency PUD. Staff recommends approval of the project based upon the above discussed facts.

PROJECT INFORMATION:

General Plan Designation:	Commercial/Neighborhood Commercial
Community Plan Designation:	Highway Commercial
Existing Zoning of Site:	HC(PUD)

Surrounding Land Use and Zoning:

North: Vacant & I-80; HC(PUD) & TC
 South: Restaurant & Vacant; HC(PUD)
 East: Vacant; M-1S
 West: Vacant & I-80 on-ramp; TC

Property Dimensions:	Irregular
Property Area:	2.2 \pm net acres
Number of Proposed Signs:	2 Attached & 2 Detached
Square Footage of Proposed Attached Signs:	80 \pm square feet(west elevation) 97.5 square feet(north elevation)
Square Footage of Proposed Detached Signs:	36 \pm square feet(monument) 100 \pm square feet(pole)
Height of Proposed Signs:	North Elevation Attached = 36 feet West Elevation Attached = 28 feet Pole Sign = 35 feet Monument Sign = 6 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit
Sign Permit

Agency
Building Division

BACKGROUND INFORMATION:

In 1989, the Northgate Regency Motor Inn PUD guidelines and schematic plan were established (P89-136). The schematic plan indicated 2 parcels to be developed with hotels and 2 parcels to be developed with restaurants. On May 23 1996, the Planning Commission approved a Special Permit for the 120 room Extended Stay America Hotel (P96-033). The sign program for the hotel was not known at the time of the approval of the hotel project. The sign company preparing the sign program for the Extended Stay America Hotel has, with this application, applied for signage that does not specifically adhere to the signage allowances of the Northgate Regency Motor Inn PUD. However, the requested allowances are not considered significant deviations from the PUD Guideline signage allowances.

STAFF EVALUATION:**A. Site Plan Design/Zoning Requirements****1. Setbacks**

There are no proposed increases in the total building square footage. This proposal will not result in changes in existing setbacks. Additional parking is not required because the subject proposal does not involve a change in

the type of use.

2. Signage

According to the City of Sacramento Sign Ordinance, detached signs within 660 feet of the freeway in the Highway Commercial zone are allowed a maximum area of 200 square feet and a maximum height of 35 feet. The materials of these signs are required to be compatible with the structure that is located on the same site. The Sign Ordinance allows one detached sign per parcel. However, staff has concluded that the signage as proposed is appropriate, and this issue is further discussed in the continuing discussion below. Since the proposal complies with the requirements of the Sign Ordinance, a Variance to allow this sign within 660 feet of the freeway is not required.

The Regency Motor Inn PUD Schematic Plan indicates that two 200 square foot pole signs are allowed within the PUD. However, since the PUD Guidelines specify that 25% of each of the two pole signs shall be devoted as signage for one of the four uses on one of the four parcels in the PUD, and the applicant desires that 50% of one of the pole signs be devoted to the Extended Stay America Hotel, the applicant has requested an Amendment to that requirement. As conditioned in the Notice of Decision and Finding of Fact, this amendment shall only apply to one of the two allowed pole signs. Specifically, the pole sign located on the southwest corner of the parcel adjacent to Northgate Boulevard. The other allowed pole sign within the PUD shall not be used by the Extended Stay America Hotel.

The Regency Motor Inn PUD Guidelines allow for a total of 4 detached signs. Two of the signs are allowed to be multiple tenant signs that are oriented to I-80. Two additional detached signs with a maximum size of 48 square feet are allowed within the PUD, as well. However, the PUD Guidelines stipulate that only one detached sign is allowed per lot, unless the lot has a pole sign which counts as the lot's detached sign. The applicant is asking for an amendment to the PUD Guidelines in order to allow the Extended Stay America Hotel to have a pole sign and a 48 square foot monument sign on the same parcel. Staff supports this proposal because it will not result in clutter within the PUD, and the proposed monument sign is less than the maximum allowable square footage. Furthermore, all of the proposed signage is consistent with the scale, style, and materials of the hotel that is under construction. However, staff recognizes that allowing the two detached signs on the subject parcel will make it necessary for future developers of parcels within this PUD to be required to obtain a Variance to increase the number of detached monument

signs within the PUD. However, staff will support such a proposal given the lot patterns and street configuration within the PUD.

The Regency Motor Inn PUD Guidelines do not address internal illumination of signage. As per the Guidelines, directly illuminated signage is prohibited, and indirectly illuminated signage is subject to Planning staff review and approval. The applicant is proposing internally illuminated signage consisting of reverse cut and/or routed letters. Therefore, a request has been made to specifically allow this type of illumination and lettering. Staff has concluded that this type of lettering is consistent with the intent of the Northgate Regency Motor Inn PUD Guidelines.

The Regency Motor Inn PUD Guidelines allow two attached signs with a maximum size of 100 square feet each, and a maximum height of 20 feet. All attached signs are required to be placed flat against the building. The applicant is proposing to place one 97.5 square foot attached sign on the north facade and one attached 80 square foot sign on the west facade of the Extended Stay America Hotel. The sign on the north facade is proposed to be on the parapet with a maximum height of 37 feet. The sign on the west elevation is proposed to be attached below the parapet with a maximum height of 28 feet. Staff supports the proposed Variance because the enhanced design and facades of the hotel elevations, as required as part of the hotel project proposal approval, do not allow for the attached signs to be placed at lower locations.

In summary, staff supports the proposed PUD Guidelines Amendments and Variance for the following reasons:

- The proposed signage will not result in an increased number of signs or additional square footage of signage than what was anticipated to be erected within the PUD.
- The style, scale and materials of the proposed signage is compatible with the style, scale and materials of the hotel that is under development.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(a)).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site and to the Natomas Community Association. No comments were received.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Services Section, Building Division, and Utility Department. No comments were received.

PROJECT APPROVAL PROCESS:

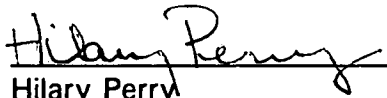
The Planning Commission has the authority to approve or deny the requested PUD Guideline Amendments and Variance. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- A. Adopt the attached Notice of Decision and Finding of Fact approving the PUD Guidelines Amendment to exceed the allowable 25% of the allowed multiple tenant pole signage area per tenant and to allow 50% of pole sign to be devoted to the Extended Stay America Hotel.
- B. Adopt the attached Notice of Decision and Finding of Fact approving the PUD Guidelines Amendment to allow a multiple tenant pole sign on the same parcel as a single tenant monument sign.
- C. Adopt the attached Notice of Decision and Finding of Fact to approve the PUD Guidelines Amendment to clarify that the prohibition against internally illuminated monument signs does not apply to reverse cut or routed letter signs.
- D. Adopt the attached Notice of Decision and Finding of Fact Resolution approving the Variance to exceed the 20 foot height limit for two attached signs.

Report Prepared By,



Hilary Perry
Associate Planner

Report Reviewed By,

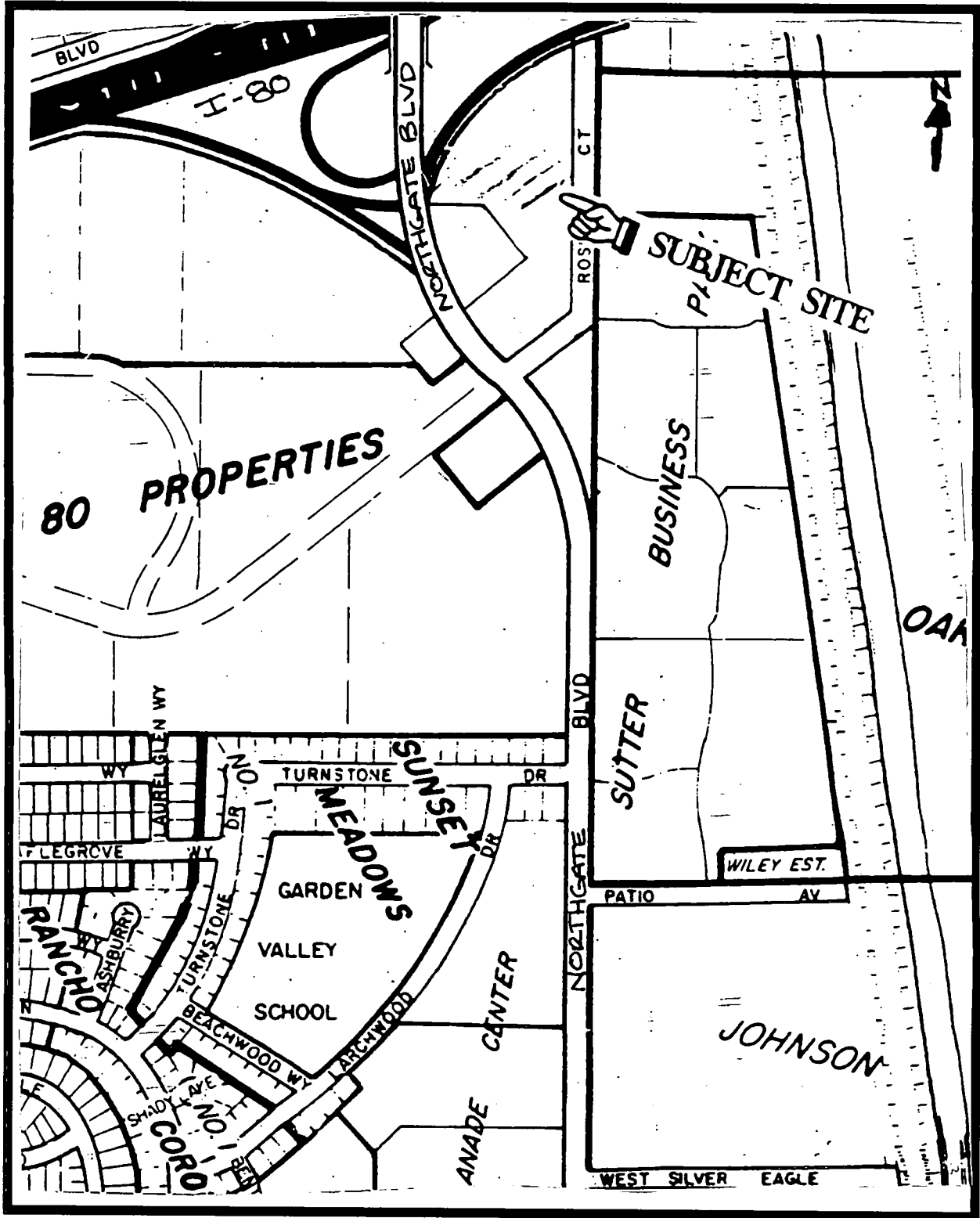


Scot Mende
Senior Planner

Attachments

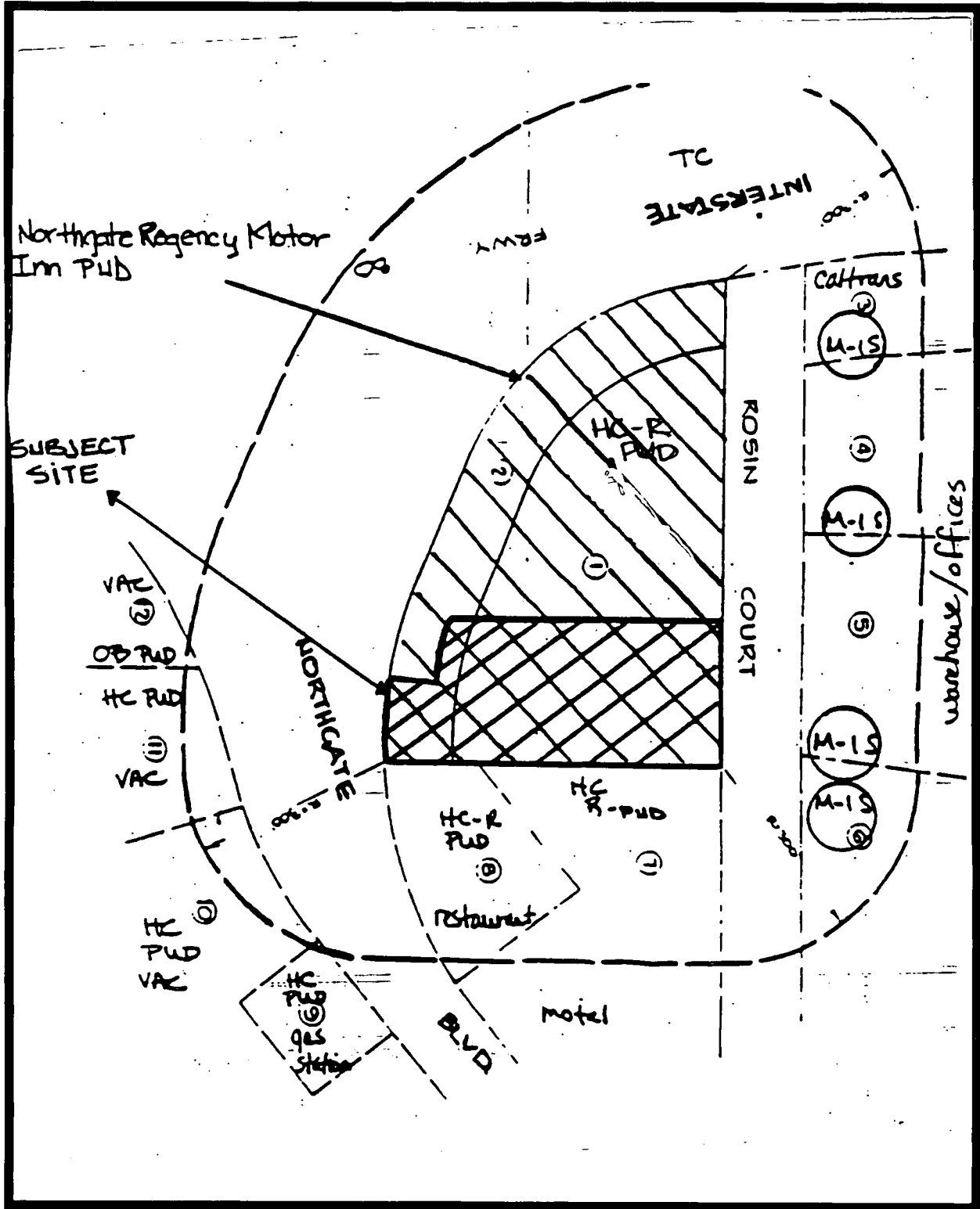
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|--------------|--|
| Attachment 1 | Vicinity Map |
| Attachment 2 | Land Use and Zoning Map |
| Attachment 3 | Notice of Decision and Finding of Fact Approving PUD Guideline Amendments and Variance |
| Exhibit 3-A | Sign Location Plan |
| Exhibit 3-B | Proposed Pole Sign Plan |
| Exhibit 3-C | Proposed Monument Sign Plan |
| Exhibit 3-D | Proposed Signage for Northern Elevation |
| Exhibit 3-E | Proposed Signage for Western Elevation |
| Exhibit 3-F | Proposed Amended PUD Guidelines |

ATTACHMENT 1



VICINITY MAP

ATTACHMENT 2



LAND USE AND ZONING MAP

NORTHGATE REGENCY MOTOR INN PUD
DEVELOPMENT GUIDELINES

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 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 Planning Commission of the City of Sacramento and must be consistent with the South Natomas Community Plan. Major amendments to the Development Guidelines require approval by the City Council.

II. PERMITTED USES

Uses primarily offering accommodations or services to traveling motorists. Restaurant, hotel/motel, and service stations (including incidental convenience market) are allowed. The 1988 South Natomas Community Plan discourages further drive-up windows or lanes.

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 and comply with the native plant selection discussed in the Negative Declaration.
- B. Planting Types. All trees, shrubs and groundcover planting types shall conform to the South Natomas Office Park plant list standards unless an alternative type is approved by the City Landscape Architect.
- 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 a minimum of 25 feet in width. 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. The height of the berms shall be determined with each special permit.
- 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 in compliance with the City Tree Shading Ordinance.
- 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 City Landscape Architect.
- 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 area 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 projects's landscaping, including permanent automatic irrigation system, shall either be installed, or -- in a form satisfactory to the City -- security shall be posted to ensure 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. No required parking is to be allowed offsite.
- 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 minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stops 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~~ 40 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 and landscaping setbacks:

	<u>Building</u>	<u>Landscaping</u>
Street (Rosin Court)	50 ft.	25 ft.
Freeway on ramp	25 ft.	10 ft.
Interior Property Line	5 ft.	4 ft. on each side, total of 8 ft.
South Property Line (adjacent to Traveler's Inn)	15 ft.	5 ft.

B. Height. Except for motels, the maximum building height shall be 35 feet; for hotels, the maximum building height shall be 45 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 Service/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. Landscaping shall be planted adjacent to the enclosure to screen the enclosures.
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. Satellite dish antennae are to be screened to not be visible offsite.
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.

J. Roof Projections

1. All air conditioning units, ventilation equipment other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the building siding.
2. Projections shall be painted to match the roof or building colors.

K. Exterior Illumination

1. All parking lot illumination fixtures shall be similar and compatible throughout the PUD.
2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants or the general public.
3. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.

L. Exterior Fire Stairs

1. Unenclosed exterior fire stairs shall not be permitted.

VI. SIGN CRITERIA AND REGULATIONS

This criteria will aid in elimination 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 buildings roofs.
5. No signs 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. No offsite signage shall be allowed except for the PUD pole identification sign.

B. Sign Design Requirements

1. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
2. No exposed conduit, tubing, or raceways will be permitted.

3. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
4. All conductors, transformers, and other equipment shall be concealed.
5. All signs fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, bronze or black iron.
6. 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.

C. 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 entire 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.

D. 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 southwest corner of the site adjacent to Northgate Boulevard. ~~All four properties will share equal space on each sign.~~

~~The Extended Stay America Hotel shall be allowed 50% of the pole sign area on the allowed pole sign at the Southwest corner of the site adjacent to Northgate Boulevard. The extended Stay American is not allowed any area on the allowed pole sign on the northern end of the PUD adjacent to Interstate 80 (per Applications P96-033, and P96-111).~~

1. A total of four detached freestanding signs will be allowed in the PUD, one for each proposed lot. The two pylon or pole signs showing multiple tenants and located so to be visible from I-80 and Northgate Boulevard will count for two detached signs. Two additional detached signs are allowed.

2. The 35 foot high pole sign on Northgate Boulevard shall be restricted to a total sign area per face of 200 square feet. If four tenants are listed, the total sign area allowed will be 200 square feet per face.
3. Maximum height: 35 feet for sign adjacent to Interstate 80 and 35 feet for sign adjacent to Northgate Boulevard.

E. 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 exceed 100 square feet.
3. Maximum height: 20 (twenty) 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.

F. Detached Monuments Signage.

- ~~1. One detached sign per lot, unless lot has pole sign which counts as the lot's detached signage.~~
1. Detached sign shall be monument sign as defined by Section 3.250 of the City Sign Ordinance. Directly illuminated signage is prohibited. Allowed internally illuminated signage shall include reverse cut lettering and routed lettering type signs. Indirectly illuminated signage is subject to Planning staff review and approval.
2. Maximum area of sign: 48 square feet.
3. Maximum height: 12 feet measured at grade immediately behind the sidewalk.
4. Detached sign shall be constructed in a style and out of materials compatible to the structure located on the same site.
5. 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.

NORTHGATE REGENCY MOTOR INN PUD
PUD SCHEMATIC PLAN

See attached schematic plan map which shows:

PARCEL	LAND USE	ACRES	BUILDING SQFT	FEATURES	PARKING
1	Motel	2.00	33,600	100 Rooms, 2 story	108
2	Restaurant	1.03	3,700	120 seats	73
3	Restaurant	1.15	6,288	191 seats	105
4	Motel	2.33	48,000	135 Rooms	149
	TOTAL	6.51	91,300		435

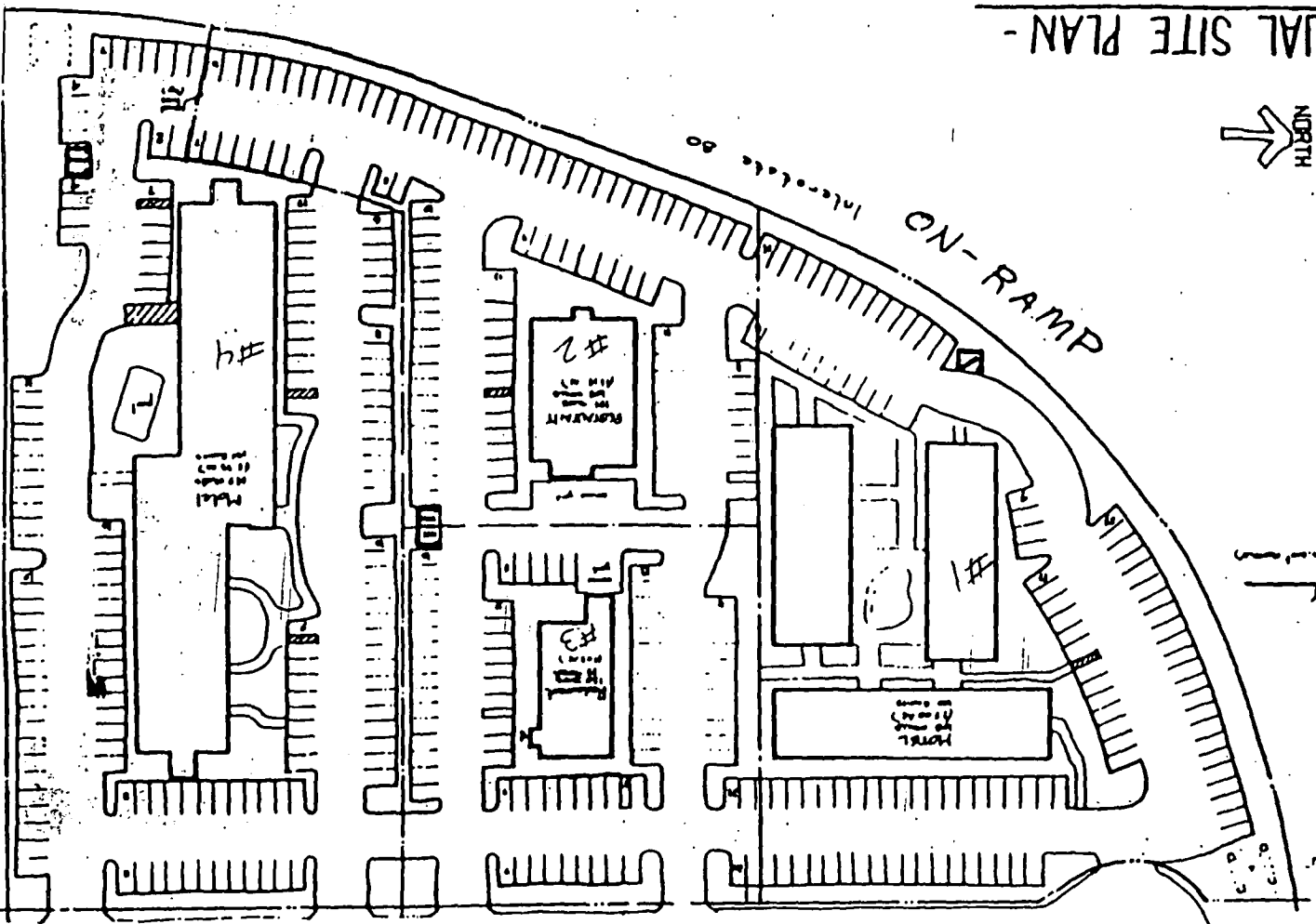
Exhibit 1-C
APPROVED SCHEMATIC PLAN FOR THE PUD

CONCEPTUAL SITE PLAN -



Project Summary

1. 1000 sq ft (1000 sq ft)	1. 1000 sq ft (1000 sq ft)
2. 1000 sq ft (1000 sq ft)	2. 1000 sq ft (1000 sq ft)
3. 1000 sq ft (1000 sq ft)	3. 1000 sq ft (1000 sq ft)
4. 1000 sq ft (1000 sq ft)	4. 1000 sq ft (1000 sq ft)
5. 1000 sq ft (1000 sq ft)	5. 1000 sq ft (1000 sq ft)
6. 1000 sq ft (1000 sq ft)	6. 1000 sq ft (1000 sq ft)
7. 1000 sq ft (1000 sq ft)	7. 1000 sq ft (1000 sq ft)
8. 1000 sq ft (1000 sq ft)	8. 1000 sq ft (1000 sq ft)
9. 1000 sq ft (1000 sq ft)	9. 1000 sq ft (1000 sq ft)
10. 1000 sq ft (1000 sq ft)	10. 1000 sq ft (1000 sq ft)



SCW
LAW CORPORATION
SITE
1

NORTHGATE REGENCY MOTOR INN PUD PUD CONDITIONS OF APPROVAL

The City Council, on March 14, 1989 approved the rezoning of the subject site, subject to the following conditions:

1. The applicant shall apply for a special permit prior to development of any portion of the project and shall submit an overall detailed site plan and development guidelines for the entire project site at the time of application for the first special permit.
2. All tenants of the project development shall join other South Natomas employers in working with the Sacramento Metropolitan Air Quality Management District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the SNCP and EIR.
3. Pay the cost (connection fees) of providing water to the site.
4. Implement standard water conservation measures into the site design.
5. The owners and other principals of development in the PUD shall have and assume the obligation to acquire information reasonably available to the public relevant to the development which is sufficient to inform subsequent purchasers of the existing level on flood protection and the applicable floor elevations in the possession of the Army Corps of Engineers, whether or not such information has been adopted as part of an official FEMA flood map or the City's flood plain management ordinance, and to pass on such information to subsequent purchasers and tenants of the development. The City shall provide to owners any requested public information it possesses relating thereto. The City Manager is authorized to develop and implement procedures and requirements to carry out the intent of the this paragraph, including defining the meaning of "other principals" of the development to include lenders and other related to the project.

As a condition of any future discretionary land use entitlement, developer shall execute and record in the County Recorder's Office -- in favor of the City of Sacramento in a form satisfactory to the City Attorney -- hold harmless waivers, exculpation and assumption of risk clauses for all new development which is not built at an elevation consistent with an elevation that is one foot above the flood data currently being prepared by the Army Corps of Engineers.

The aforementioned recorded documents shall include a provision that these obligations shall cease upon substantial completion of 100 year flood control protection.

6. The schematic site plan and development guidelines shall require the use of native vegetation in project landscaping.
7. Participate in the City's Housing Trust Fund adopted on March 7, 1989 by the City Council.

8. ~~Pay the fair share contribution for the project for the traffic signal at the Northgate and Rosin Boulevard intersection prior to issuance of any building permit. {No longer necessary per Public Works Department - only applies to properties west of Northgate Boulevard.}~~
9. The final site plan shall incorporate any needed elements of the Bicycle Master Plan. All easements and final alignment shall be to the satisfaction of the City Traffic Engineer.
10. Participate in the Transportation Systems Management Programs (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include, but is not limited to, provisions of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Incorporate the final approved TMP in the Covenants, Conditions and Restrictions (CC&R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

11. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation by the Facilities Benefit Assessment district for each of the improvements will be specified at the time that the District is formed. *{The current rate is \$3.76/gross square foot of building structure.}*

Granting of future discretionary land use entitlements beyond zoning shall be withheld until the FBA or other financing mechanisms is in place unless the applicants agree to participate in the FBA or other equitable funding mechanism needed to finance needed community facilities at the time of such future discretionary entitlements.

12. The schematic site plan and development guidelines shall incorporate lighting, addressing and security measures as recommended by the Police Department.
13. The schematic site plan shall incorporate recreation and open space facilities for employees *when used for office buildings.*
14. Implement SMUD's Conservation Load Management Measures.
15. Pay for any internal or trunk line connections to the existing sewer system to the satisfaction of the Regional Sanitation District No. 1.

16. Pay the one time assessment to Reclamation District 1000.
17. Cease construction -- if at any time during construction -- artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

10/10/10