

RESOLUTION 2024-0001

Adopted by the Sacramento Planning and Design Commission

June 13, 2024

Amending the Gateway Centre Planned Unit Development (PUD) Guidelines and Schematic Plan in the Office Business Low-Rise Mixed-Use Zone (APN: 274-0630-009-0000) (P23-036)

BACKGROUND

On June 13, 2024, the Planning and Design Commission conducted a public hearing at which it considered a recommendation to amend the Gateway Centre Planned Unit Development (PUD) Guidelines to remove the maximum overall net building square footage in the Office Business Low-Rise Mixed-Use (OB) zone and to amend the Schematic Plan to redesignate the project site for hotel use.

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

SECTION 1.

The Planning and Design Commission approves the amendments to the Gateway Centre Planned Unit Development Guidelines (Exhibit A) and PUD Schematic Plan (Exhibit B) based on the following findings of fact:

1. The amendment is consistent with the applicable general plan land use designation, use, and development standards; the goals, policies, and other provisions of the general plan; and any applicable specific plan or transit village in that the Office Mixed Use General Plan land use designation allows for hotel uses and the proposed hotel land use will occupy a vacant infill site that maximizes existing street and utility infrastructure. Furthermore, the amendment streamlines and incentivizes future infill development within the PUD. The project is not in a specific plan or transit village plan area.
2. The amendment promotes the public health, safety, convenience, and welfare of the city in that the proposed use is compatible with surrounding office and commercial uses, and provides services for residents, workers, and visitors that will support the local economy.

3. The proposed amendments are consistent with the zoning designation, Office Business Low-Rise Mixed-Use and the Gateway Centre Planned Unit Development (OB-PUD) in that hotel uses are permitted in the OB zone and are supported in the PUD.
4. Exhibits A and B are part of this resolution.

TABLE OF CONTENTS:

Exhibit A - Gateway Centre PUD Guidelines

Exhibit B - Gateway Centre PUD Schematic Plan


Adopted by the City of Sacramento Planning and Design Commission on June 13, 2024, by the following vote:

Ayes: Commissioners Blunt, Buckley, Hernandez, Kadin, Lamas, Reschke, Thompson, Xiong, Yeung, and Chair Wallace

Noes: None

Abstain: None

Absent: Commissioners Chase and Macias Reed

Attest:  06/26/2024

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento Compensation Commission.

GATEWAY CENTRE PUD ENTITLEMENT HISTORY

PROJECT NUMBER	ENTITLEMENTS	ACTION/DATE
P9145	Amend GP, CP; Establish PUD; Dev't Agreement	12/07/82 CC Approval
P83-002	Tentative Map (Master parcelize 101 acres to 6 lots)	03/15/83 CC Approval
P83-429	Special Permit: State Fund & Commonwealth bldgs	01/26/84 CPC Approval
P84-243	Tentative Map 37 acres to 4 office parcels	08/14/84 CC Approval
P83-152	GPA; CPA; RZ; Schematic Plan Amendment: 33 acres R-1A → MRD; Amend Dev't Agreement; Amend PUD Guidelines (to include MRD uses)	11/20/84 CC Approval
P85-026	Tentative Map: 33 acres into 2 parcels (KOVr)	02/05/85 CC Approval
P85-239	Special Permit: 80,000 sqft office bldg	06/27/85 CPC Approval
P85-257	Special Permit (KOVr) 60,000 sqft [not built]	07/11/85 CPC Approval
P85-294	Special Permit: 55,000 sqft office bldg	08/08/85 CPC Approval
P85-389	Lot Line Adjustment (Christofer Park)	10/24/85 CPC Approval
P86-060	Tentative Map: 27 MRD acres into 14 parcels	04/06/86 CC Approval
P86-099	Tentative Map to subdivide into 21 acres into 2 parcels	04/22/86 CC Approval
P86-127	Special Permit: 40,592 sqft office bldg [Spink]	05/10/86 CPC Approval
P86-410	Lot Line Adjustment (17 & 40)	12/04/86 CPC Approval
P86-430	Special Permit: 23,000 Sqft R&D (Dewante & Stowell) [not built]	01/08/87 CPC Approval
P87-153	Special Permit: 102,639 sqft office bldg	05/14/87 CPC Approval
P87-224	Tentative Map: 18.6 acres into 3 parcels (OB)	06/16/87 CC Approval
P87-320	Special Permit: 2 office bldgs w/ 60,000 sqft (not built)	08/13/87 CPC Approval
P87-345	Special Permit: Recreation Center	09/10/87 CPC Approval
P88-075	Lot Line Adjustment (32 & 65) 9 acres	02/25/88 CPC Approval
P88-218	Special Permit (Marriott Courtyard); Amend Guidelines Schematic Plan Amendment; Amend Dev't Agreement	06/22/88 CPC Approval 08/02/88 CC Approval
P89-086	Special Permit; Amend PUD Guidelines for 123,000 sqft office bldg; Variance to reduce parking	04/27/89 CPC Approval
P89-204	Amend PUD Guidelines (Illuminated Signs)	06/08/89 CPC Approval
P90-277	Rezone 500,000 sqft MRD → 425,000 sqft OB; Amend Dev't Agreement; Amend Schematic Plan	07/23/91 CC Approval

P91-011	Special Permit for 66,840 sqft office on 3.83 acres @ 2151 River Plaza Drive	05/23/91 CPC Approval
P92-101	Schematic Plan Amendment: Internal transfer of 1,496 office sqft	05/29/92 PD Approval
P92-193	Special Permit: 48,300 sqft office on 4.36 acres @ Gateway/Venture Oaks	12/10/92 CPC Approval
M93-020	Convert Net Square Feet to Gross Square Feet	08/10/93 CC Approval
Z93-074	Widen driveway @ 2400 Venture Oaks	10/29/93 ZA Approval
Z93-093	Deli in recreation center building	10/27/93 ZA Approval
P94-013	Variance for 2nd monument sign @ 2400 Venture Oaks	04/14/94 CPC Approval
P94-133	Special Permit (Time Extension for P92-193)	04/27/95 CPC Approval
P97-057	Hilton Garden Inn: Schematic Plan Amendment to substitute hotel sqft for office sqft	09/11/97 CPC Approval 10/07/97 CC Approval
P97-073	Spieker IV Office Building @ 84,000 sqft (4 story)	10/09/97 CPC Approval
P98-028	Extended Stay America, hotel proposed on CSAA parcel	withdrawn
P99-097	Schematic Plan Amendment & Phase 1 Special Permit for a 61,662 sqft 2-story office building on a portion of the 33 acre interior area	11/18/99 CPC approval; 05/02/00 CC approval
P00-040	Phase 2 Special Permit for two 61,662 sqft 2-story office buildings on a portion of the 33 acre interior area	08/10/00 CPC Approval
P01-067	Extended Stay America, hotel proposed on AAA parcel, 92 rooms, Special Permit, Schematic Plan Amendment	6/6/02 Withdrawn from CPC agenda
P01-127	Venture Oaks Office Building, 2 story office, Special Permit, Schematic Plan Amendment, Community Plan Amendment and Rezone	3/28/02 CPC Approval 5/7/02 CC Approval
P07-121	Special permit to construct twelve-story ±327,316 sqft office building, PUD Guidelines amendment to exceed height, and schematic plan amendment to add ±96,393 sqft of office and support commercial to the Gateway Centre PUD.	08/14/2008 CPC Approval
P08-071	Special Permit modification to increase the size of proposed office buildings and Schematic plan amendment to reconfigure buildings and increase the allowed amount of office square footage in the Gateway Centre PUD	05/08/2008 CPC Approval
Z21-070	Time extension to P07-121	08/16/2021 ZA Approval
P21-034	PUD and Schematic Plan amendment designating 14.5-acres for office and multi-unit dwelling uses.	01/27/2022 PDC Approval
P23-036	PUD Guidelines amendment removing the overall net building square footage maximum in the OB Zone and Schematic designating 3.89-acres for hotel use.	

Exhibit B

DEVELOPMENT GUIDELINES GATEWAY CENTRE (P83-152)

TABLE OF CONTENTS

Section I	Purpose and Intent	1
Section II	Procedures for Approval	1
Section III	Permitted Uses in the Office Building Zone	3
Section IV	Permitted Use in the Commercial Zone	4
Section V	Environmental Standards	4
Section VI	Building Standards	9
Section VII	Sign Criteria and Regulations	13
Section VIII	Issuance of Building Permit	19
Section IX	Building Occupancy	19

Amended to City Development Agreement No. 82-055
Amended January 2, 1985 (P83-152)
Amended August 8, 1985 (P85-293)
Amended June 3, 1986 (P85-481)
Amended to City Agreement 88024: August 3, 1988 (P88-218)
Amended June 8, 1989 (P89-204)
Amended July 23, 1991 (P90-277)
Amended August 10, 1993 (M93-020)
Amended December 09, 2021 (P21-034)
Amended June 13, 2024 (P23-036)

Re-formatted February 1995

I. PURPOSE AND INTENT

The Gateway Centre is a planned unit development. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the Gateway Centre Architectural Review Committee. Gateway Centre shall establish and maintain an architectural review committee established by the declarants and providing for successors which shall be set forth in the respective CC and R's governing the individual office park. The Architectural Review Committee shall adhere to the following objectives in reviewing the development plans:

1. To provide adequate natural light, pure air and safety from fire and other dangers.
2. To minimize congestion due to vehicular and pedestrian circulation within the project area.
3. To preserve and enhance the aesthetic values throughout the project.
4. To promote public health, safety, comfort, convenience and general welfare.

These Development Guidelines shall incorporate the Schematic Plan for the Gateway Centre approved by the Sacramento City Council by Resolution Nos. 82-854 and 85-006. These guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more restrictive than the City Ordinance. Any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

II. PROCEDURES FOR APPROVAL

Development of parcels in PUDs are subject to special permit approval by the City Planning Commission. Special permit development plans shall be in conformance with the schematic plan and PUD guidelines approved by the City Council.

A preliminary review of special permit applications may be required when the City determines that such review, by City, County, State and other agencies, is essential to a thorough review.

The following information shall be submitted with a special permit application:

1. Names and address of builder, contractor, developer, and architect.
2. Project site plat with dimensions taken from signed recorded plat.
3. All submissions must include topography showing existing grades and proposed grades at one foot intervals with spot elevations as required to clarify drawings, also show building corner elevations and floor landscaping.
4. Proposed landscaping, including automatic irrigation system.

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5. Retaining walls.
6. Locations and details of temporary and permanent signs, including dimensions.

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.

7. Temporary and permanent fences.
8. Front, side, and rear setbacks from building to property lines.
9. Easements and rights-of-way.
10. Pipes, berms, ditches, swales.
11. Driveways, parking areas, pathways, and lighting, existing and proposed.
12. Locations and details of benches and patios.
13. Exterior storage and screening devices for trash, mechanical and communications equipment, and meters.
14. Location of light poles and transformers, with height and type indicated.
15. Sewer alignments and location of manholes and inverts.
16. Mailboxes, if any.
17. Roof projections and/or roof plan and screening treatment.
18. Land use distribution, percent and square footage of site used for the following:
 - o Building pad;
 - o Surface parking and any other paved area;
 - o Landscaping (includes private sidewalks and patios).
19. Building elevations for all sides and height to top plate and top of roof.
20. Location of existing and proposed buildings.
21. Street names and right-of-way widths.
22. Cross sections of structures indicating relationship to adjacent buildings and roadways.

(b)

23. Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.
24. Bar scales on all plans.
25. Written approval of the pertinent Architectural Review Committee.
26. Phasing scheme and proposed timing schedule for buildout.
27. Location and details regarding any on-site storage of hazardous or toxic material regulated by City Ordinance No. 82-097.
28. Total gross square footage of buildings by type of use and net acreage already approved by a special permit within the same zone in the PUD.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. The minimum building size shall be 40,000 square feet, with the exception of the two structures located at the northern entrance of the Gateway Center schematic and residential uses. The minimum individual tenant space utilization shall be 2,500 square feet.
2. A structure less than 40,000 square feet may be allowed by special permit if:
 - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - b. The structure will house a uniquely desirable single tenant.
 - c. After 5 years or 50 percent of the office park's land area has been developed, whichever occurs first.

B. Office Uses

The office park is intended to house large corporate office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted. Examples include:

1. Corporate and regional headquarters.
2. Communication companies such as broadcasting station offices, broadcast audience research and public opinion poll companies, cable television companies and telegraph and cablegram companies.



3. Banking and other financial operations.
4. Insurance companies.
5. Computer programming, data processing and other software services.
6. Telecommunication exchanges.

Research and development uses in the fields of electronics, communications, medical, data processing and computer technologies, environmental control, measuring devices, scientific instrumentation, and advanced engineering research shall be allowed. However, such uses shall not include the manufacture or assembly of the products derived from the research or development process.

C. Support Commercial Uses (including Hotels)

The intent is to allow support commercial uses that will provide daily, weekly, and long term retail goods and service needs of the employees and employers at the office buildings within the Gateway Center PUD. Hotel, sit-down restaurants and copy shop uses, and various other uses, consistent with the intent of the Gateway Center Guidelines are permitted in the C-2-PUD zone. The following uses are allowed subject to a Special Permit

1. Hotels/Motels
2. Sit-down restaurants (NO DRIVE-THROUGH RESTAURANTS)
3. Copy shops
4. Other support commercial uses authorized in the C-1 zone and consistent with the intent of these Guidelines.

D. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.

E. Multi-Unit Dwelling uses are permitted within the Gateway Center PUD pursuant to Section 17.216.11(A). Notwithstanding any other provisions in this section, multi-family residential shall be consistent with the development standards of the OB zone SCC Section 17.216 and with the Gateway Centre Schematic Plan.

IV. PERMITTED USES IN THE COMMERCIAL ZONE

A. Commercial Zone on Gateway Centre (5 acres): The following shall be permitted: restaurant (excluding drive-in restaurant fast food stand), private club / social center, and non-residential care facility for children, bank / savings and loan, and office-support hotel / motel / motor lodge. {Amended 08/02/88 pursuant to P88-218}



V. ENVIRONMENTAL STANDARDS IN THE OFFICE AND COMMERCIAL ZONES

A. General

All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed so as to create a desirable environment for the intended use and relate harmoniously to other buildings and to adjacent residential communities.

B. Landscaping

1. 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.
2. Minimum Landscaping Coverage per Project: Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 25 percent in the office zone, and 20 percent in the commercial zone. However, in the case of a single story office structure, the minimum landscaping coverage shall be 20 percent. Note: Landscaping within the I-5 scenic corridor does not count toward the minimum landscape coverage requirement.
3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the South Natomas PUD approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the Planning & Development Department.
4. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating 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.
5. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
6. 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.
7. 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.



8. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
9. 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.

10. 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.
11. The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.
12. Grading, trenching, cutting, filling, stacking of construction materials, and parking of equipment and vehicles within the dripline of the trees identified in the tree legend for Gateway Centre shall be prohibited.

C. Pedestrian Circulation

Primary and secondary walkways shall be designed indicating a relationship with street access, bus stops, parking areas, adjacent structures and abutting properties through the boundary landscaping. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. Pedestrian walkways and bikeways shall be landscaped to provide shade in the summer.

The first residential development shall be required to fund the cost of an analysis for installation of a traffic signal at Venture Oaks Way and Gateway Oaks Drive and depending on the recommendation of the analysis report, construct the traffic signal or pay fair share funding towards construction of the signal, prior to the issuance of the first building permit for residential use.

D. Parking Area Standards

1. 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.

2. Required off-street parking shall be provided on the site served.
3. Parking Requirements:
 - a. Office (OB Zone)
 - 1) Not less than one automobile parking space per 350 square feet gross floor area, and not more than 1 space per 275 square feet gross floor area. {Amended by City-wide Ordinance}
 - 2) Hotel Spaces located within the OB-PUD zone shall have a minimum of 1 parking space per 2 guest rooms. {Amended by P97-057}.
 - 3) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.
 - 4) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.
 - b. Multi-Unit Dwellngs (OB zone)
 - 1) Shall be consistent with Parking Regulations in the Planning and Development Code (Title 17).
 - c. Commercial and Shopping Center
 - 1) Retail store: One automobile parking space for each 250 square feet of gross floor area.
 - 2) Restaurant/bar uses require one automobile parking space for every three (3) seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
 - 3) Office Support Hotel/Motel/Motor Lodge: One automobile parking space for each sleeping room, suite of rooms or housekeeping unit. Where other ancillary uses are located in the same structure (such as restaurants, bars, and meeting rooms), one hundred percent (100%) of the parking requirements for the office support hotel/motel/motor lodge use shall be provided and seventy percent (70%) of the parking requirement specified in the City Zoning Ordinance for each ancillary use shall be provided. The parking requirement for any ancillary use may be reduced at the time of special permit approval if it is demonstrated to the satisfaction of the Planning Commission that the ancillary use will be used only by hotel/motel/motor lodge guests and not the general public. {Amended 08/02/88 per P88-218}

- 4) All other commercial or office uses shall conform to City requirements for each use.
- 5) One Class II or Class III bicycle space for every twenty-five (25) required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.
- d. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
- e. 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.

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 will be permitted.

A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.

- f. Maximum of 40 percent of all vehicle parking spaces may be compact spaces. {amended by City-wide Ordinance}
- g. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

E. Exterior Lighting:

- 1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
- 2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- 3. Lighting shall be oriented away from the properties adjacent to the PUD.
- 4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:



1. Purpose and Intent. It is the intent of these restrictions to prevent any use of the office parks which may create dangerous, injurious, noxious or otherwise objectionable conditions.
2. Nuisances. No nuisance shall be permitted to exist in the business parks. The term "nuisance" shall include, but not be limited to, any of the following: any use which:
 - a. Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere which may adversely affect the health, safety or welfare of persons working at the business parks or residing in adjacent neighborhoods.
 - b. Discharges of liquid or solid wastes or other harmful matter into any stream, river or other body of water which may adversely affect the health, safety or welfare of those working at the business parks or residing in adjacent neighborhoods.
 - c. Exceeds permissible noise levels as established by the City of Sacramento.
 - d. Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.

VI. BUILDING STANDARDS IN THE OFFICE BUILDING AND COMMERCIAL ZONES

A. Purpose and Intent

The purpose and intent of this section is 1) to encourage the creative and innovative use of materials and methods of construction, and 2) to prevent indiscriminate and insensitive use of materials and design.

B. Building Setbacks

STREET	BUILD- ING SET- BACK	LANDSCAPED SETBACK
Freeway (measured from exterior right-of-way line) (See Attachment I)	100'	--
Garden Highway, Gateway Oaks Drive	50'	50'
Venture Oaks Drive	50'	25'



All other public and private streets	25'	25'
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* A 40' landscaped setback shall apply if the streets are posted with no parking signs.

All setbacks shall be per these guidelines. Those setbacks not identified above shall be per the Zoning Ordinance.

C. Building Height

The following is the maximum building height.

1. OB Zone - 65 feet.
2. C-2 Zone - 45 feet.

If a mechanical penthouse is provided, an additional 10 feet shall be permitted.

Non-residential structures in the office building and commercial zones located within fifty feet of Gateway Oaks Drive and any residential units shall not exceed two (2) stories [thirty-five (35) feet in height].

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. Tilt-up concrete construction technique shall be allowed, only if full compliance with all of the other conditions of the guidelines is maintained. The intent is not to allow for full tilt-up concrete structures (like a warehouse facility), but only to provide that tilt-up concrete materials may form a portion of the surface area of the structures; (e.g., to provide for sheer walls, decorative forms, etc.) with other construction materials making up the majority of the surface, such as combination of glass and spandrel. See Attachment III for examples.
3. 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.
4. 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

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
2. The general overall atmosphere of color shall be earth tones, which includes muted shades of gray and muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome



green and terra verts. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be background colors. If painted surfaces are used, these shall be earth toned. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural Review Committee and approval of the City Planning & Development Department.

F. Roof Projections and Design

1. All air conditioning units, ventilating 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.

G. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures which shall be incorporated into building design at the South Natomas Office Parks.
2. Standards:
 - a. Buildings shall be designed to meet current state and federal energy requirements at the time of construction.
 - b. Landscaping shall be designed to shade structure, walks, streets, drives and parking area so as to minimize surface heat gain and shall at a minimum comply with all current City of Sacramento standards.
 - c. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.
 - d. Outdoor lighting should be designed to provide the minimum level of site lighting commensurate with site security.
 - e. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy use reduction.

H. 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.

I. Loading Areas



Truck loading dock(s) shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way, freeway or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

J. Outside Storage

1. No open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted. Storage is to be inside structures.

K. 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 of 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.
4. Such facilities shall not be located adjacent to residences.

L. Utility Connections, Mechanical Equipment and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
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.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to residences.

M. On-Site Drainage

Each building site owner shall be required to provide adequate drainage facilities in accordance with City of Sacramento standards.

N. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

O. Walkways and Courtyards

Walkway and courtyard materials shall be compatible with the exterior wall materials of adjacent buildings and with walk and path system standards of the PUD. Surfaces shall have a non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians.

P. Hazardous Materials

1. All buildings or structures containing hazardous materials shall be labeled at all doorways with easy to read signs that provide emergency response teams with information on the hazardous contents of the building or structure, and proper containment procedures. Labeling should be based on existing systems (such as the National Fire Protection Association 704 System) and approved by the City Fire Department.

VII. SIGN CRITERIA AND REGULATIONS

A. Purpose and Intent

The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the South Natomas Office Parks development, safeguard and enhance property values, 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. In all cases, except for the maximum area for OB, the more restrictive requirements shall apply.

B. General Requirements

1. A 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.
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.
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. No off-site signage shall be allowed.

C. Design Requirements

1. The location of signs shall be only as shown on the approved special permit site plan.
2. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
3. No exposed conduit, tubing, or raceways will be permitted.
4. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
5. All conductors, transformers, and other equipment shall be concealed.
6. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze or black iron of any type will be permitted.
7. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
8. Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.
9. No signmakers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

D. Miscellaneous Requirements

1. Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of lettering indicating hours of business, emergency telephone numbers, and proprietorship. No other window signs will be allowed.
2. Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door in a location, as directed by the Architectural Review Committee in two-inch high block letters the occupant's name and address. Where more than one occupant uses the same door, each name and address shall be applied. Color of letters will be selected by the Architectural Review Committee.
3. Occupants may install street address numbers as the U. S. Post Office requires in the exact location stipulated by the Architectural Review Committee. Size, type, and color of the numbers shall be stipulated by the Architectural Review Committee.

E. Special Signing



1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.
2. Informational and directional signs relating to pedestrian and vehicular flows within the South Natomas Office Park 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.
4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

F. Designated Park Project Identification Sign

1. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per designated office park. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to planning staff review and approval. {Amended 08/08/85 per P85-293}
2. Maximum area of sign: 48 square feet.
3. Maximum height of sign: 12 feet from street or parking lot grade, whichever is lower.
4. Location: to be located at the major entry to the designated park. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

G. OB Office Building Zone - Detached Signage

1. One monument sign as defined by Section 3.250 of the City Sign Ordinance allowed per parcel. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to planning staff review and approval. {Amended 08/08/85 per P85-293}
2. Maximum area of sign: forty-eight square feet.
3. Maximum height: twelve feet from street grade or parking lot grade whichever is lower.



4. 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.

H. OB Office Building Zone - Attached Signs

- o 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.
- o A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines. Except as provided in Section VI-H below, City Planning staff shall review and approve all signs consistent with these Guidelines.

1. Materials, Construction and Design

- a. Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.
- b. Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 1/2) inches and be reverse pan channel construction in one of the following:
 - 1) Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns; or
 - 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns; or
 - 3) Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.

2. Number - One (1) sign per building.

3. Illumination

- a. Letters may be internally illuminated to create a halo backlighted effect or non-illuminated. Internally illuminated letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.



- b. Letters attached to reflective glass surface may be internally illuminated with white neon tubing and thirty (30) milliamperes transformer. The illuminated perimeter of each letter shall be a maximum of one inch in width (as per exhibit B). {Amended 06/08/89 per P89-204}
- c. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- d. Internally lit plastic signs are prohibited.

4. Location

- a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
- b. Signs may be located any where on face of building subject to 4 (c) and (d) below and may be oriented toward the freeway. However, no sign shall be specifically designed or oriented to be viewed from the American River or Sacramento River Parkways.
- c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
- d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building special permit or, if on a building for which a special permit was approved prior to January 30, 1986, in a location approved by the Planning Director.

5. Wording and Logos

A sign may consist of a company logo and/or a company name. No other wording is permitted. {Amended 06/03/86 per P85-481}

6. Maximum Signage

- a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.
- b. The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.
- c. A sign located below the second floor windows shall not exceed 50 square feet.
- d. In a scale consistent with (a), (b), and (c) above, the Planning Director shall determine the maximum size of the following types of signs:



- 1) Signs located other than as specified in (a) and (c) above.
 - 2) Signs located on buildings with a unique or unusual architectural design.
7. a. If not specifically approved as part of the Special Permit for the building, the following types of signs shall require a Planning Director's Special Permit pursuant to Zoning Ordinance 15H.
- 1) Signs not located in the "upper signage area", as defined in subsection 4-c above.
 - 2) Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-b above.
- b. Except as provided in 7-a above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.
- I. C-2 Commercial Zone {added 08/02/88 per P88-218}
1. Detached Signs
 - a. One monument sign as defined by Section 3.250 of the City Sign Ordinance allowed per parcel.
 - b. Maximum area of sign: 48 square feet
 - c. Maximum height of sign: 12 feet from street or parking lot grade, whichever is lower.
 - d. 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 10 feet from the public right-of-way and from any driveway.
 2. Attached Signs
 - a. Number. 2 attached signs per building for a maximum of 2 attached signs per parcel.
 - b. Materials, Design, and Lighting. Attached signs shall consist of individual letters and/or logo. Letters/logo may have a plastic face but must have metal returns. The design of the attached signs should complement the main building materials. Attached signs are permitted to be internally illuminated, indirectly illuminated, or non-illuminated.
 - c. Sign Area. The length of the sign shall not exceed 30% of the building frontage on which it is located or 20 feet, whichever is less. Maximum letter



height is 24" for 1 row of letters, or 14" for 2 rows of letters. Maximum logo height is 24", or 14" if placed above or below 2 rows of letters.

- d. Location. Signs shall be placed flat against the building or designed as an architectural feature thereof. Only 1 sign per building is permitted to be oriented towards the freeway. No sign shall be specifically designed or oriented to be viewed from the American River or Sacramento River Parkways.

J. Hotel and Support Commercial Use in the OB Office Building or C-2 General Commercial Zone - Detached Signage

- 1. One on-site monument sign as defined by Section 3.250 of the City Sign Ordinance is allowed per parcel and one-off site monument sign is allowed per project. Directly illuminated signage is prohibited, except for routed-out letter. Indirectly illuminated signage is subject to planning staff review and approval.
- 2. Maximum area of sign: forty-eight square feet.
- 3. Maximum height: twelve feet from street grade or parking lot grade whichever is lower.
- 4. 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.

5. Hotel and Support Commercial Use in The OB Office Building or C-2 General Commercial Zone - Attached Signs

- o 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.
- o A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines. Except as provided in Section VI-H below, City Planning staff shall review and approve all signs consistent with these Guidelines.
- 1. Materials, Construction and Design
 - a. Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless



steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.

- b. Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 1/2) inches and be reverse pan channel construction in one of the following:
 - 1) Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns; or
 - 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns; or
 - 3) Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.

2. Number - Two (2) attached signs per building for a maximum of 2 attached signs per parcel.

3. Illumination

- a. Letters may be internally illuminated to create a halo backlighted effect or non-illuminated. Internally illuminated letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.
- b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- c. Internally lit plastic signs are prohibited.

4. Location

- a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
- b. Signs may be located anywhere on face of building subject to 4 (c) and (d) below and may be oriented toward the freeway.
- c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.

(H)(H)

- d. A sign may be located outside the "upper signage area" if within a sign zone approved as part of the building special permit or, if on a building for which a special permit was approved prior to January 30, 1986, in a location approved by the Planning Director.

5. Wording and Logos

A sign may consist of a company logo and/or a company name. No other wording is permitted.

6. Maximum Signage

- a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.
- b. The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.
- c. A sign located below the second floor windows shall not exceed 50 square feet.
- d. Attached building signs shall not exceed fifty (50) square feet each. Graphic icons shall not be considered a part of the signage area.
- e. In a scale consistent with (a), (b), and (c) above, the Planning Director shall determine the maximum size of the following types of signs:
 - 1) Signs located other than as specified in (a) and (c) above.
 - 2) Signs located on buildings with a unique or unusual architectural design.

- 7. a. If not specifically approved as part of the Special Permit for the building, the following types shall require a Planning director's Special Permit pursuant to Zoning Ordinance 15H.
 - 1) Signs not located in the "upper signage area", as defined in subsection 4-c above.
 - 2) Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-b above.
 - 3) Except as provided in 7-a above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.



VIII. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided in the Special Permit or in the Resolution, no building permit shall be issued for any building or structure in a Planned Unit Development Project or a land area covered by a Planned Unit Development Designation until the plans submitted for the building permit have been reviewed by the Planning Director and he has determined that said plans conform to a valid special permit issued for a Planned Unit Development under this Section.

IX. BUILDING OCCUPANCY

In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the special permit have been complied with".

(b)(6)

Exhibit C
GATEWAY CENTER: SCHEMATIC PLAN

LAND USE	ACRES	
Office Park (incl. old MRD acreage)	81.2	
Office Park / Multi-Family Residential APNs: 274-0320-059 thru -064	±14.5 (gross)	
Support Commercial -- Support Commercial	7.8	
Support Commercial -- other	1.2	
I-5 Scenic Corridor	4.1	

Last Updated June 2024



