

Existing Zoning of Site: OB(PUD) and C-2(PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Offices; OB(PUD)
South: Garden Highway, vacant, marina; ARP-F
East: I-5 Freeway; TC
West: Vacant and multiple family; R-1(PUD) and R-1A(PUD)

Parking Required: To be determined by Commission
Parking Provided: 167 spaces
Property Dimensions: Irregular
Property Area: 16+ acres
Square Footage of Building: 80,000+ sq. ft.
Height of Building: 39 feet to plate line
Street Improvements: To be provided
Utilities: Available
Exterior Building Materials: Stucco, metal trim on windows, doors, handrails
Roof Material: Concrete tile

BACKGROUND INFORMATION: In December of 1982, the Sacramento City Council approved the necessary entitlements for the Gateway Centre Planned Unit Development. These entitlements included: the City entering into a development agreement with the property owners for the Gateway Centre project; adoption of the Gateway Centre PUD Development Guidelines; adoption of the Gateway Centre PUD Schematic Plan; and rezoning the Gateway Centre PUD area to Townhouse PUD (R-1A{PUD}), 52 net acres of Office Building PUD (OB{PUD}) and five net acres of General Commercial PUD (C-2{PUD}). The rezoning ordinance stated that the five net acres of C-2(PUD) would be specifically located in accordance with the development guidelines at the time of special permit approval (Exhibit B).

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 8, 1988, by a vote of six ayes and three absent the Subdivision Review Committee recommended approval of the tentative map subject to conditions.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Existing Land Use and Zoning

The subject site consists of 16+ vacant acres in the Office Building (OB) Zone and Gateway Centre Planned Unit Development. Surrounding land uses are office buildings in the OB(PUD) Zone to the north; vacant land and a marina in the American River Parkway-Flood (ARP-F) Zone to the south; Interstate 5 freeway to the east; and vacant land and multiple family residential in the Standard Single Family (R-1{PUD}) and Single Family Alternative (R-1A{PUD}) Zones to the west. The site is designated Regional Commercial and Offices by the General Plan and Office-Business-Professional with five acres of General Commercial by the 1978 South Natomas Community Plan.

B. Applicant's Proposed Land Use

The applicant proposes to divide the subject site into three parcels and develop a 150 room, 80,000+ square foot Marriott Courtyard on the northeast parcel. Presently the Gateway Centre PUD permits a maximum of 35,000 square feet of commercial use on a maximum of five acres to be designated at time of special permit approval. The Gateway Centre PUD Development Guidelines indicate that the commercial uses permitted in the office park are limited to four uses: 1) restaurant 2) private club-social center 3) non-residential care facility for children and 4) bank/savings and loan. As an office-support hotel/motel/motor lodge is presently not listed as a permitted use, the applicant is requesting: the necessary amendments to the PUD guidelines, development agreement, and schematic plan to permit an office-support hotel/motel/motor lodge use; a variance from the PUD guidelines to allow a portion of the structure to be located 100 feet from the freeway right-of-way; a tentative map for three parcels; and a special permit to develop the proposed Marriott Courtyard in the Gateway centre PUD.

C. Proposed Land Use - Staff Evaluation

The commercial uses permitted in the Gateway Centre PUD were specifically chosen to provide support services to the office park tenants and clients. The applicant has indicated that the Marriott Corporation has designed and marketed their Courtyard product as lodging facilities designed for the business traveler. The courtyards do not have banquet or convention facilities and the food service and meeting areas are designed for use by guests. Planning staff finds that the proposed Courtyard would be an appropriate office-support commercial land use for the subject site. The use would provide housing to visiting executives and clients within walking distance of the offices located in the PUD. Parking and traffic studies, provided by the applicant and research conducted by Planning staff, indicate that the proposed Courtyard commercial use would have a similar traffic impact when compared to the commercial uses presently allowed in the Gateway Centre Planned Unit Development.

D. Gateway Centre Development Agreement Amendment

The Gateway Centre Development Agreement indicates that the developer of any commercial use in the PUD is to contribute to the South Natomas Capitol Improvement Fund a fee which is determined by the Consumer Price Index and based upon the amount of commercial square footage constructed. These exactions were originally designed to mitigate traffic impacts in the South Natomas area. The fees were based upon a total of 35,000 square feet of commercial use being constructed on the five acres in the PUD. The applicant's proposal, however, is for a 150 room, 80,000+ square foot Marriott Courtyard on 3.8 acres of land. The applicant has no objection to paying the required fees but is requesting that the development agreement be amended for the project so that the required fees are assessed on a fee per acre basis rather than a fee per square foot basis.

Planning staff has no objection to the proposed amendments as it has been determined that the project will not result in any more traffic than the uses previously approved for the commercial area of the PUD and as it will allow the

developers of the Courtyard use to pay their share of the fees rather than paying either the whole amount required for the five acres of commercial or more as the proposed project is over 35,000 square feet. Planning staff, however, is concerned that the development agreement be amended to indicate how much of the remaining five acre support commercial allotment is available for other uses. Staff recommends that the allotment be based upon 7,000 square feet per acre (35,000 square feet ÷ 5 acres = 7,000 square feet per acre). Based upon the remaining 1.2+ acres of commercial, approximately 8,400+ square feet of support commercial could be developed in the PUD in addition to the proposed Courtyard use.

The proposed development agreement amendment is being prepared by the applicant for the review of the City Attorney and will be presented to the City Council.

E. Site Plan Design

The submitted site plan indicates the required 25-foot landscape setback adjacent to the public street (cul-de-sac entrance) and the 25-foot of landscaping adjacent to the east property line as required for the I-5 scenic corridor (Exhibit C). The submitted landscape plan does not detail landscaping in the required 25-foot front setback (Exhibit D). Due to the limited street frontage on the cul-de-sac it may be difficult to provide the standard three to four foot high undulating berms. Planning staff recommends that the landscaping for this area be detailed on revised landscape plans and that the plans attempt to provide for continuity with the future 25-foot landscaped setbacks on the adjacent parcels.

Two large oak trees which have been determined to be significant by the City Arborist are also located on the subject site. The applicant has positioned the Courtyard building and the driveways and parking areas so that these two trees can remain on the site. As a result, a small portion of the subject building is 80 feet from the I-5 on/off ramp (Exhibit E). The PUD Development Guidelines indicate that the building setback from the exterior right-of-way line is to be 100 feet. The proposed building, however, could not be relocated further west on the site unless the one oak tree was removed or the number of parking spaces were reduced. The applicant, therefore is requesting a variance from the development guidelines to reduce the required 100 foot setback for a portion of the building. Due to the physical constraints of the subject site and that the building is within 100 feet of the freeway on/off ramp rather than the main roadway, Planning staff has no objections to the variance request.

A satellite dish is indicated on the site plan adjacent to the north property line. Planning staff recommends that the dish be screened from the I-5 freeway and the adjacent property to the north by shrubs and a solid material compatible with the main building (stucco material).

A trash dumpster is not indicated on the site plan. Staff noted, however, on a visit to the existing Marriott Courtyard in Rancho Cordova that an outside dumpster was located in the service area. A trash enclosure which meets Zoning Ordinance requirements will be required for any outside dumpster.

F. Parking

The Zoning Ordinance requires that one parking space per room be provided for a motel/motor lodge use and that ancillary uses, such as restaurant, bar and conference room uses, are also required to provide the full amount of required parking. The applicant indicated that the Marriott Courtyard is an office-support use that may warrant a different parking ratio and requested that Planning staff investigate the possibility of a different parking requirement for the proposed use.

Planning staff evaluated the parking studies submitted by the applicant detailing the parking demand for seven other Courtyard facilities throughout the United States, visited the Rancho Cordova Marriott Courtyard site several times and reviewed some of the hotel/motel parking requirements of other jurisdictions. Based upon this analysis Planning staff recommends that the Gateway Centre PUD Development Guidelines be amended to indicate a parking requirement of one parking space per sleeping room and 70 percent of the parking requirement for each ancillary use. (This is similar to the County of Sacramento's parking requirement for hotel/motel uses.) If it is demonstrated to the satisfaction of the Planning Commission at time of special permit approval that any ancillary use will be used by hotel/motel/motor lodge guests and not by the general public, then the parking requirement for any ancillary use may be reduced.

Utilizing the above parking ratio the following parking would be required for the proposed Marriott Courtyard:

150 rooms		150 spaces
50 restaurant seats ÷ 3 = 17	x .70	12 spaces
40 lounge seats ÷ 3 = 13	x .70	9 spaces
1,200+ sq. ft. meeting rooms ÷ 100 = 12	x .70	<u>8 spaces</u>
Total		179 spaces

The applicant's original site plan indicated 156 parking spaces. At staff's request the applicant revised the site plan and was able to provide 167 parking spaces on the subject site. The applicant has indicated that the restaurant and lounge would not be advertised to the general public and that the meeting rooms are for guests only.

Planning staff during visits to the Rancho Cordova Marriott Courtyard has noted that the lounge area does not offer traditional bar service and is an extension of the lobby area. There are no separate waiters or waitresses for cocktail service and drinks are served through the restaurant. As the lounge area does not appear to be a destination bar for the general public, staff is willing to waive the parking requirement for this ancillary use. Planning staff also noted that the meeting rooms are small and are geared towards small business meetings to accommodate Courtyard guests. Staff is willing to reduce the parking requirement for this ancillary use to 40 percent. Staff, therefore, recommends the following number of parking spaces for the proposed use:

150 rooms	150 spaces
50 restaurant seats $\div 3 = 17 \times .70$	12 spaces
1,200+ sq. ft. meeting rooms $\div 100 = 12 \times .40$	<u>5 spaces</u>
	167 spaces

The submitted site plan meets this parking requirement. Bicycle parking spaces will also be required per City Zoning Ordinance standards.

G. Building Design

The proposed 150 room Marriott Courtyard is to be between one and four stories in height. Exterior building materials are stucco, metal door and window trim, metal railing, and a concrete tile roof. Amenities provided to guests include an outdoor pool and courtyard area, an indoor whirlpool and exercise room, a restaurant, lounge/lobby area and two small meeting rooms.

The original elevations submitted to planning staff indicated a flat roof on the building except at the porte cochere which had a pitched roof. Staff felt that a pitched roof design for the entire building would be more complimentary to the structure and compatible with the surrounding office park and multiple family residential to the west. Staff also felt that the exterior elevations presented a box-like structure that was too massive for the area and lacked articulation. In order to resolve these design concerns, Planning staff met with the architect for the Marriott Corporation to discuss the project. As a result of this meeting revised plans which indicate a pitched roof on the structure have been submitted (Exhibit F, G and H) and the Marriott Corporation has indicated that they will make the following revisions to the building elevations:

1. Facade shall be modified to indicate pulled back panels between the flush facade windows and change of color in these areas.
2. Horizontal accent panels shall be placed on other portions of the facade, porte cochere and entrance to building.
3. Color accent band shall be placed at top of building below roof.
4. Wider control joints shall be added at all horizontal locations.
5. All rails, windows and doors shall be color coordinated.

Planning staff finds that the revisions proposed by the applicant enhance the design of the building and that the structure will be compatible with surrounding land uses.

H. Signs

Presently, the Gateway Centre PUD Development Guidelines address detached signs in the General Commercial zone but do not discuss requirements for attached building signs. The applicant has indicated that they wish to place attached signs on the proposed building to identify the Marriott Courtyard. Planning

staff does not find it unreasonable to permit attached signs for the commercial buildings in the PUD area but finds that they should be compatible with the other attached signs permitted for the adjacent office uses. Planning staff recommends that the development guidelines be amended to allow the following attached signage in the General Commercial Zone:

Attached Signs

1. Number

Two attached signs per building for a maximum of two attached signs per parcel.

2. 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.

3. Sign Area

The length of the sign shall not exceed 30 percent of the building frontage on which it is located. Maximum letter height is 24 inches for one row of letters or 14 inches for two rows of letters. Maximum logo height is 24 inches or 14 inches if placed above or below two rows of letters.

4. Location

Signs shall be placed flat against the building or designed as an architectural feature thereof. Only one 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 and Sacramento River Parkways.

The applicant has indicated on the revised elevations to Planning staff that the attached signs will consist of individual letters with the Marriott Courtyard logo. Staff recommends that a sign program for the project be submitted for Planning Director review and approval prior to issuance of sign permits.

I. Neighborhood Comments

The Natomas Community Association has reviewed the plans for the proposed project. They indicated that the association has no objection to the Marriott Courtyard use being located in the commercial portion of the Gateway Centre PUD.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a negative declaration subject to the following mitigation measures:

- A. The applicant shall attenuate interior and/or exterior noise levels to the satisfaction of County health prior to issuance of a building permit.
- B. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for review and approval by the City Arborist prior to the issuance of any building permits.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the City Agreement 82055 (Gateway Centre Development Agreement) Amendment to compute exactions on an acreage basis for the commercial acreage in the PUD and forward to City Council;
- C. Approve the Gateway Centre PUD Development Guidelines Amendment to include an office-support hotel/motel/motor lodge use in the commercial zone as shown in Exhibit K;
- D. Approve the Gateway centre PUD Development Guidelines Amendment to include parking requirements for an office-support hotel/motel/motor lodge use as shown in Exhibit L;
- E. Approve the Gateway Centre PUD Development Guidelines Amendment to allow attached signs in the commercial zone as shown in Exhibit M;
- F. Approve the Gateway Centre PUD Schematic Plan Amendment to indicate an office-support hotel/motel/motor lodge site and change in circulation patterns;
- G. Recommend approval of the Tentative Map to divide 16+ acres into three parcels in the OB(PUD) and C-2(PUD) Zones subject to conditions and forward to City Council;
- H. Approve the Special Permit to develop a 150 room office-support hotel/motel/motor lodge use on 3.8+ acres subject to conditions and based upon findings of fact which follow; and
- I. Approve the Variance from the Gateway Centre PUD Development Guidelines to locate a hotel/motel/motor lodge building within 100 feet from the freeway right-of-way based upon findings of fact which follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing a final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. Meet all County Sanitation District requirements;
5. Submit a soils test prepared by a registered engineer to be used in street design;
6. Show all existing easements;
7. ~~Reclamation District 1000 shall be compensated to handle increased run-off due to change in land use. / Drainage fees shall be paid prior to recordation of map. (Deleted by staff 6-29-88 per request of Reclamation District 1000)~~
8. Project shall connect to City Water supplies.
9. Final map shall show a 10-foot wide levee maintenance easement adjacent to parcels 1 and 3 along Garden Highway, a Sacramento River Flood Control Project levee. Trees should be 15 feet away.
10. The Federal Emergency Management Agency (FEMA) is studying this area to ascertain whether the area is adequately protected from the 100-year flood. If the data developed in the study shows the absence of such protection, the FEMA 100-year floodplain standards must be satisfied as a condition for issuance of City Building Permits and other approvals.

Note: A portion of all the property lies in zone "X" of FEMA (FIRM) flood maps.

Note: An interior noise level of 45 Ldn should be met in hotel sleeping areas. L max of 50 should also be adhered to. Noise source is departure operations from Metro Airport.

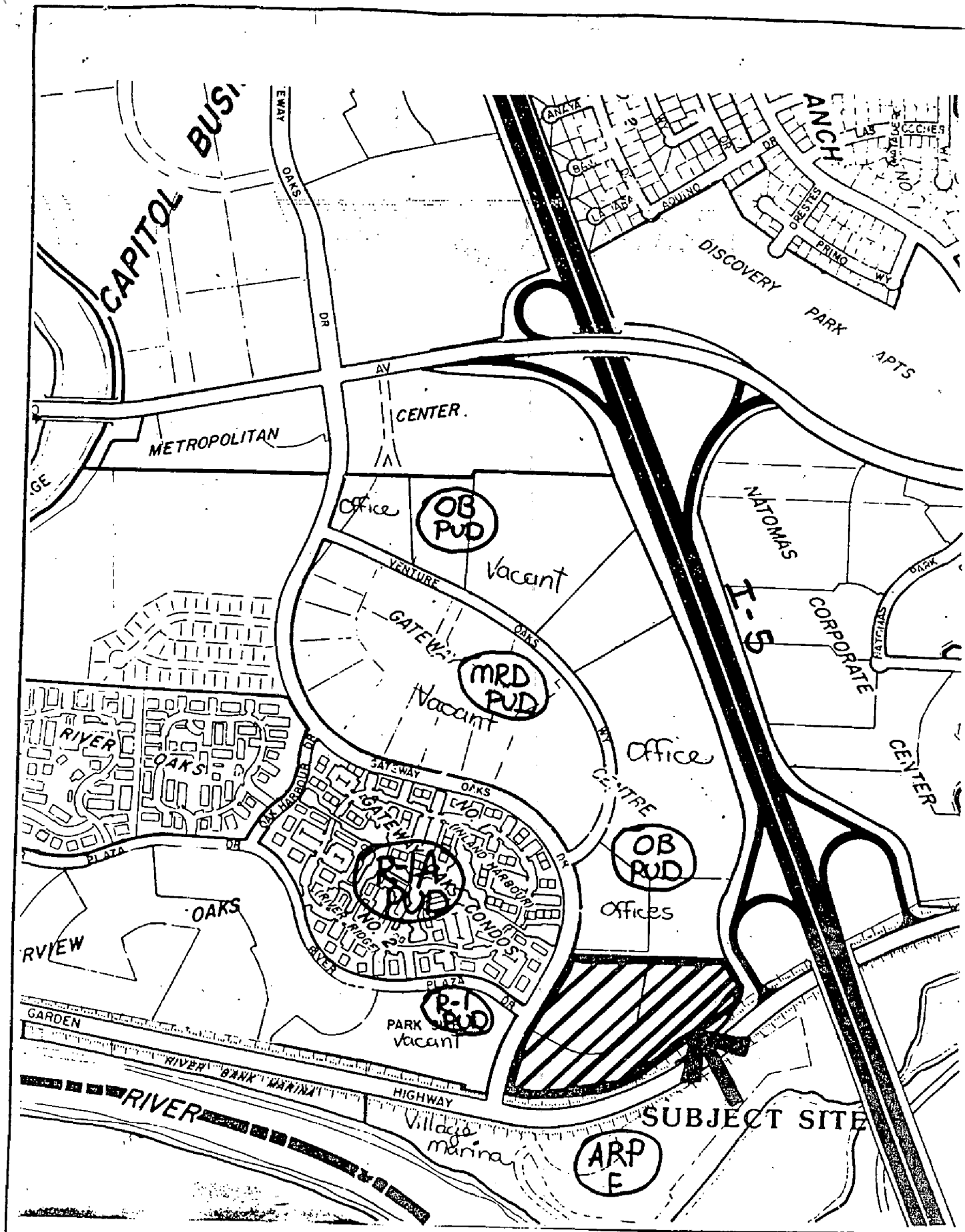
Conditions - Special Permit

1. A revised landscape plan shall be submitted for Planning Director review and approval prior to issuance of building permits. The plan shall detail proposed landscaping for the required 25-foot front landscape setback which will be compatible with the landscape setback of adjacent properties. The landscape plan shall adhere to the landscape requirements of the development guidelines and the approved PUD plant list.
2. Plans for the proposed satellite dish including a solid screening structure (stucco material) and landscaping adjacent to the satellite dish shall be submitted for the review and approval of the Planning Director prior to installation of the satellite dish on the subject site.

3. One-hundred sixty-seven (167) parking spaces shall be provided on the subject site. Bicycle parking per Zoning Ordinance requirements shall also be provided.
4. The Marriott Courtyard restaurant, bar/lounge, and meeting rooms shall not be advertised to the general public through exterior signage nor through separate advertising which promotes them as destination uses. These ancillary uses may be advertised in conjunction with advertising for the Marriott Courtyard as services provided to Courtyard guests.
5. The proposed building shall indicate a pitched roof design as indicated by Exhibits F, G and H. The applicant shall make the following revisions to the building elevations subject to Planning Director review and approval prior to issuance of building permits:
 - a. The facade shall be modified to indicate pulled back panels between the flush facade windows and a change of color in these areas.
 - b. Horizontal accent panels shall be placed on other portions of the facade, porte cochere and entrance to the building.
 - c. Color accent band shall be placed at top of building below roof.
 - d. Wider control joints shall be added at all horizontal locations.
 - e. All rails, windows and doors shall be color-coordinated.
6. A sign program for the project indicating both attached and detached signs shall be submitted for the review and approval of the Planning Director prior to issuance of sign permits.
7. The applicant shall attenuate interior and/or exterior noise levels to the satisfaction of the County Health Department prior to issuance of building permits.
8. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval by the City Arborist prior to the issuance of any building permits.
9. The project shall meet all requirements of the Gateway Centre PUD Development Guidelines and City Agreement 82055 (Gateway Centre Development Agreement).
10. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office-support hotel/motel/motor lodge use is compatible with surrounding office and residential land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that adequate parking and landscaping will be provided.
3. The variance request is not a special privilege extended to one property owner in that:
 - a. the existing heritage oaks trees on the site make it difficult to revise the site plan to move the structure further to the west and still preserve the oak trees;
 - b. a small portion of the building is within 100 feet of the elevated freeway off-ramp rather than the main I-5 roadway;
 - c. a variance would be granted to any other property owner facing similar circumstances.
4. The variance request is not a use variance in that hotel/motel/motor lodge use is permitted in the C-2 Zone.
5. The proposed project is consistent with the General Plan which designates the site Regional Commercial and Offices and the 1978 South Natomas Community Plan which designates the site Office Business Professional; plus five acres of General Commercial (subject site is under Development Agreement 82055).



002756

City Agreement No. 88024

VICINITY - LAND USE - ZONING

DRR-218

1-22-00

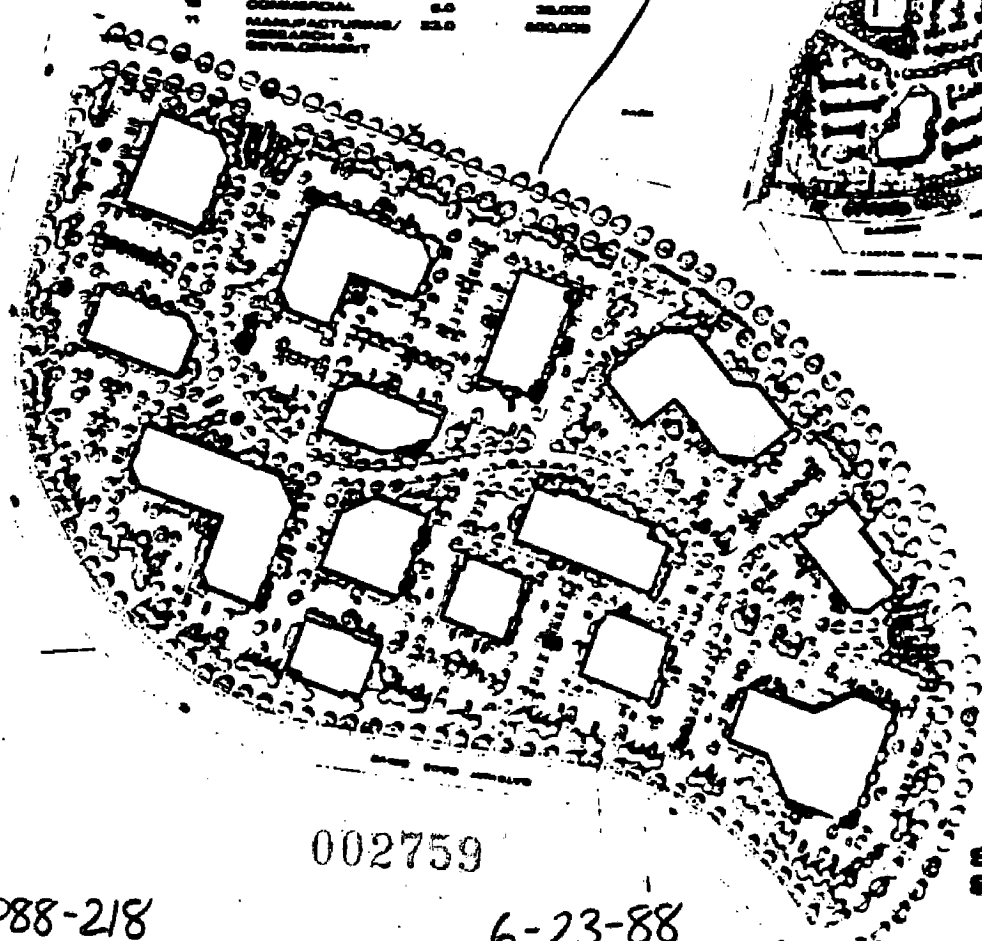
GATEWAY CENTRE

SCHEMATIC SITE PLAN



LEGEND

PARCEL	USE	ACRES	SQUARE FOOTAGE
1	OFFICE BUILDINGS	8.0	76,000
2	OFFICE BUILDINGS	15.0	94,000
3	OFFICE BUILDINGS	5.5	73,000
4	OFFICE BUILDINGS	4.5	80,000
5	OFFICE BUILDINGS	5.5	57,547
6	OFFICE BUILDINGS	4.5	75,000
7	OFFICE BUILDINGS	2.5	75,000
8	OFFICE BUILDINGS	2.5	67,500
9	OFFICE BUILDINGS	2.5	67,500
10	COMMERCIAL	5.5	35,000
11	MANUFACTURING/ RESEARCH & DEVELOPMENT	23.0	250,000



SITE INFORMATION:
 --- SITE BOUNDARY
 --- PARKING SPACES
 --- DRIVEWAYS

R&D OFFICE
AND ASSEMBLY

SCHEMATIC
SITE PLAN

002759

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GATEWAY
CENTRE

stop w/ turnout
stop w/ turnout
shelter

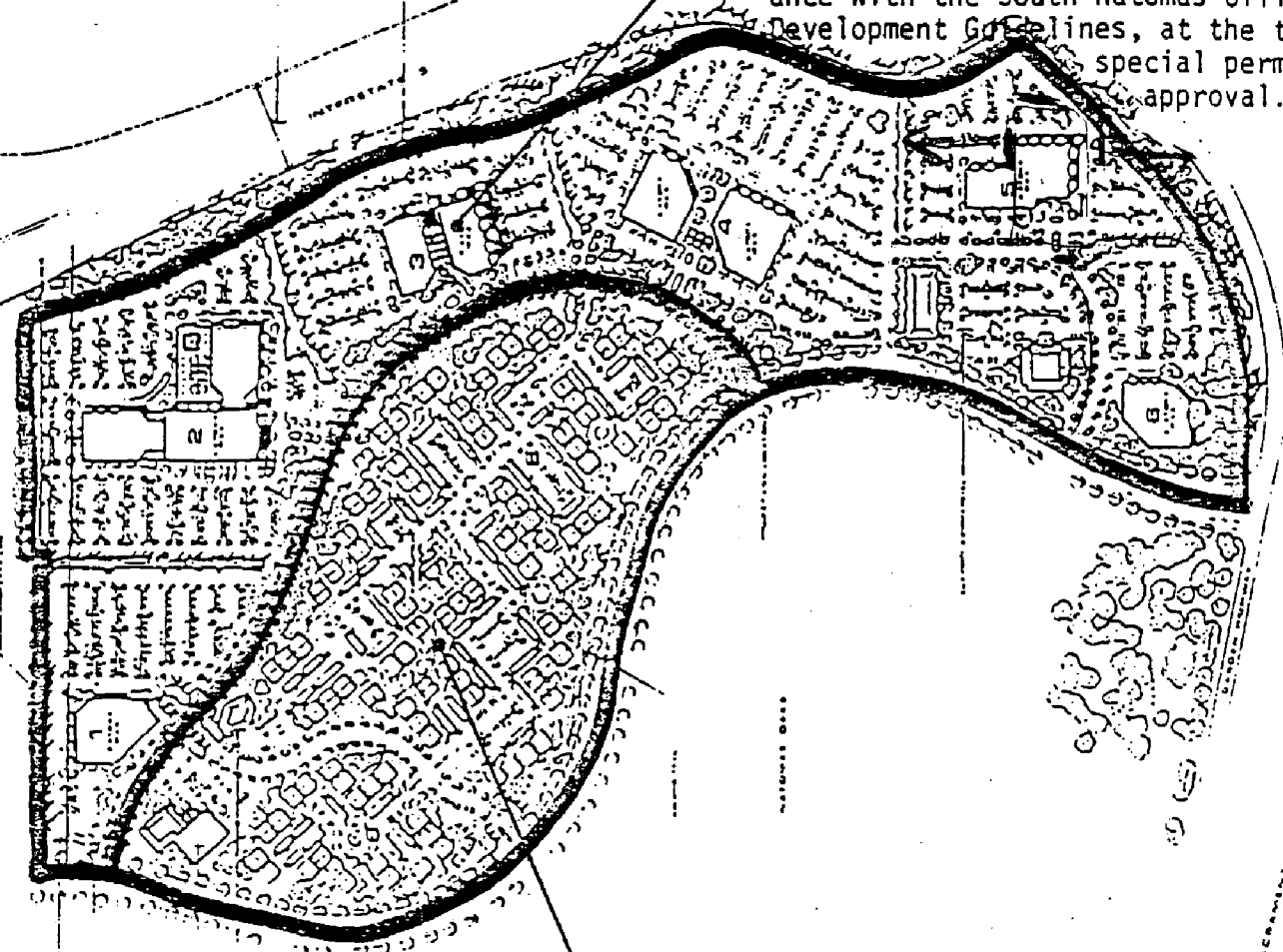
EXHIBIT B

DEVELOPER
LEE C. BARKINS COMPANY
1431 RIVER PARK DR.
SACRAMENTO, CALIF.
LAND PLANNERS
ANTHONY M. GUZZA
AND ASSOCIATES
838 MONTGOMERY ST.
SAN FRANCISCO, CA.

1982 Gateway Centre Rezoning Exhibit

OB-PUD (52 net acres)

C-2-PUD (5 net acres
to be specifically located in accordance with the South Natomas Office Parks Development Guidelines, at the time of special permit approval.)



R-1A-PUD

EXHIBIT

002760

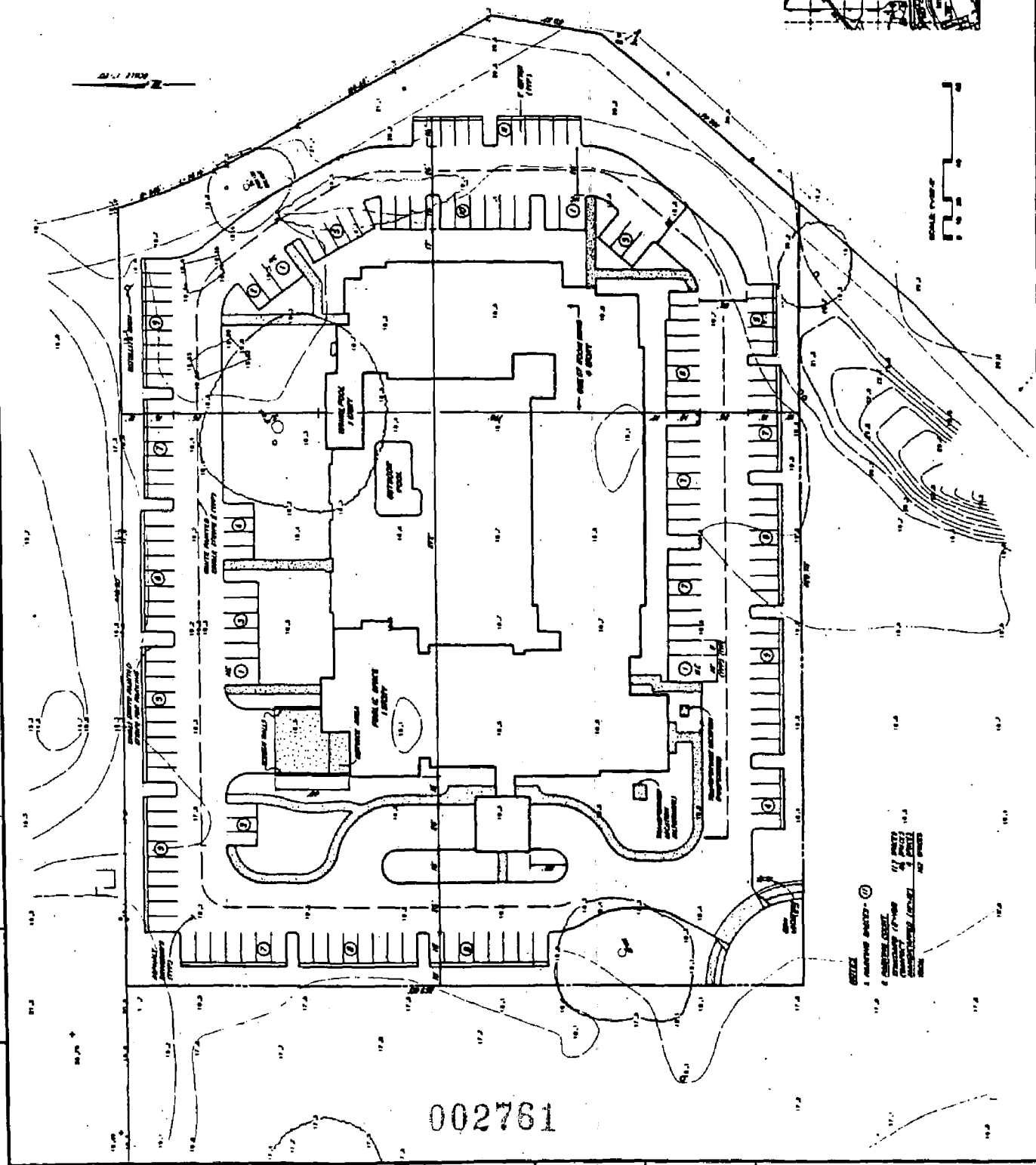
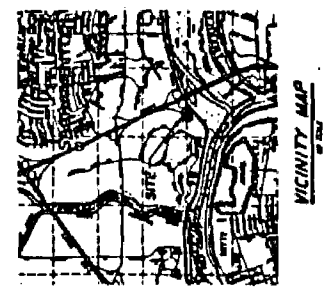
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EXHIBIT C

Site Plan



1. MARKING SYMBOLS
 2. EXISTING ELEVATION
 3. PROPOSED ELEVATION
 4. PUBLIC GARAGE
 5. OFFICE BUILDING
 6. PARKING LOT

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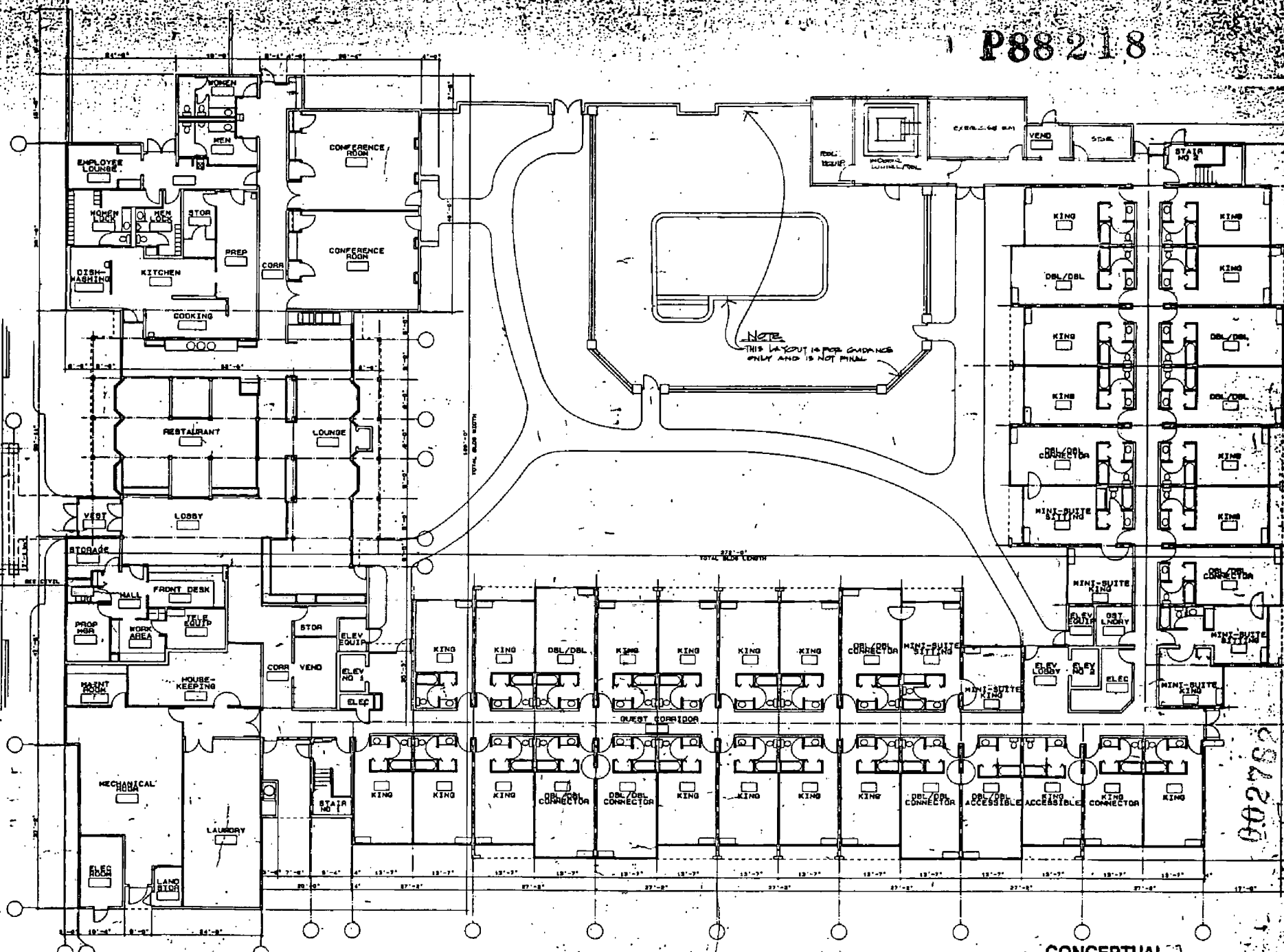
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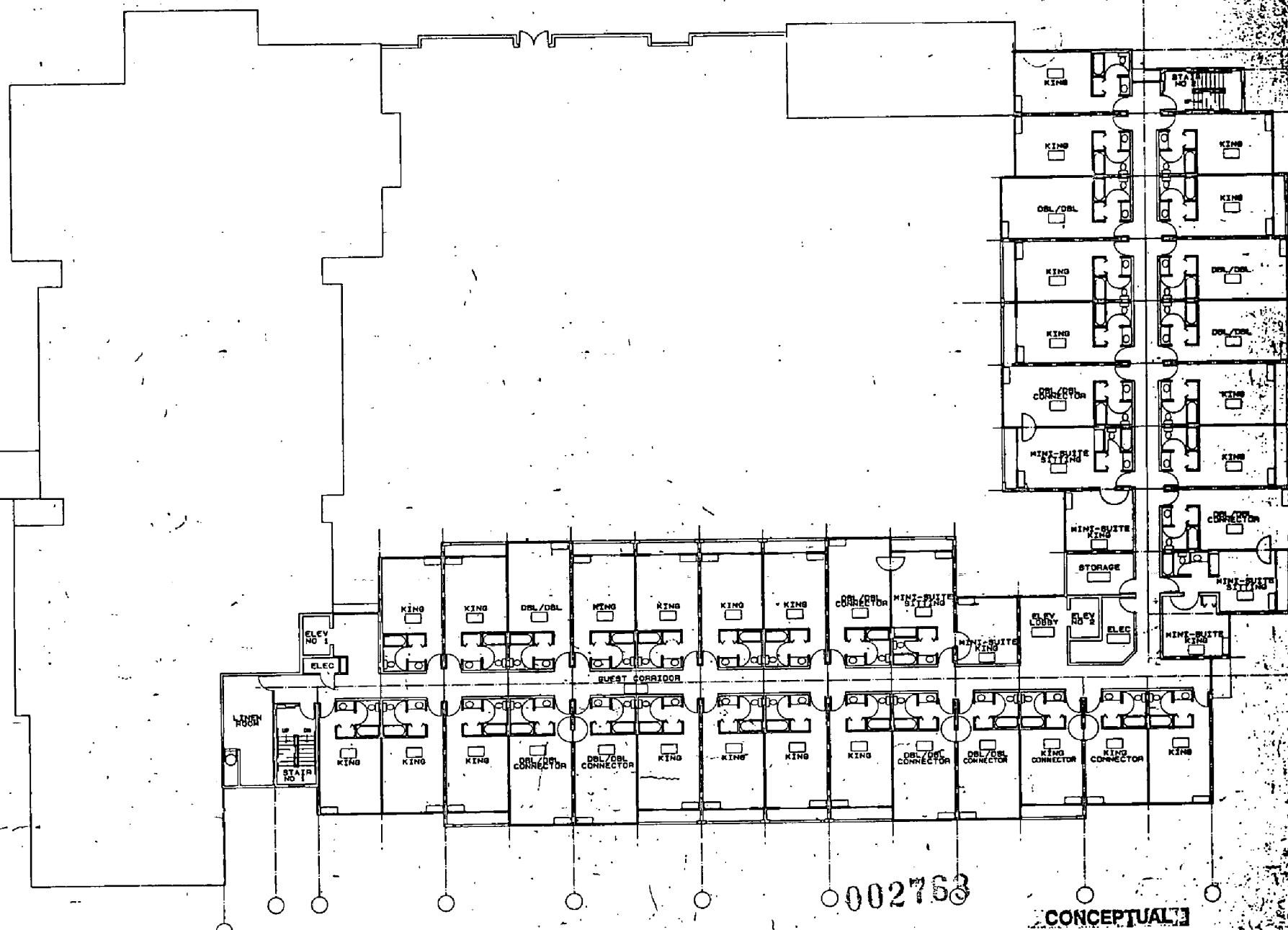
CONCEPTUAL

SACRAMENTO, CA.
4 STORY SOUTHERN VERSION

FIRST FLOOR PLAN



NO.	DESCRIPTION	DATE



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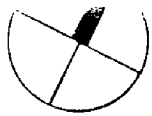
CONCEPTUAL

SACRAMENTO, CA.
4 STORY SOUTHERN VERSION

TYPICAL UPPER FLOOR
(2 THRU 4)



DATE	BY	CHKD	APP'D

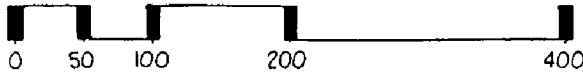


NORTH

EXHIBIT E

SCALE: 1" = 100'

100 ft. setback from freeway



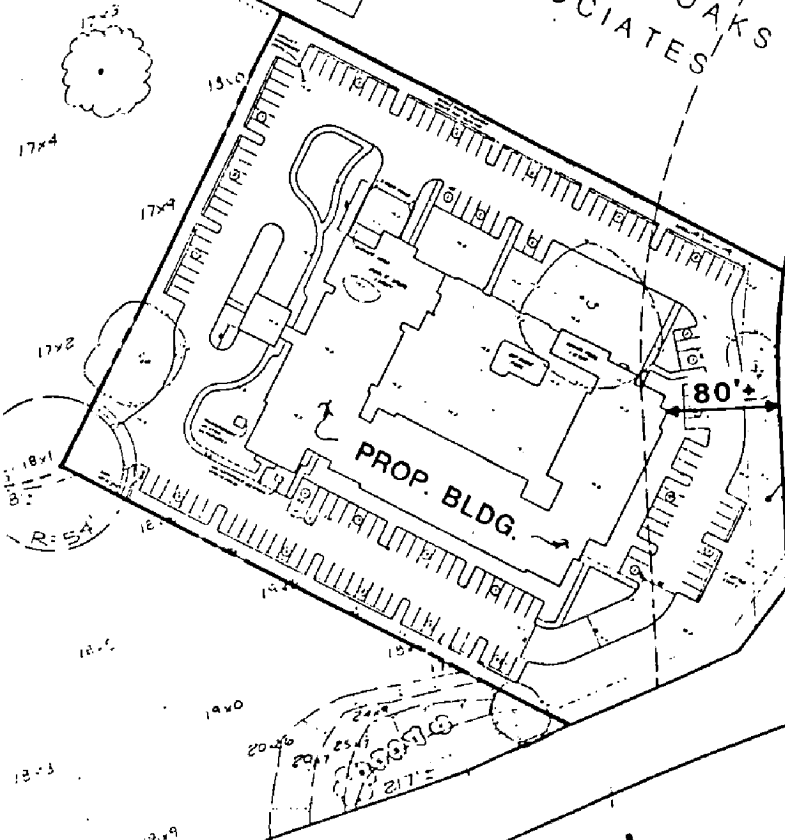
TATE COMPENSATION
INSURANCE FUND

VENTURE OAKS
ASSOCIATES

100' BUILDING SETBACK
R/W

5

FREEWAY



PROP. BLDG.

SCENIC FREEWAY
LANDSCAPED CORRIDOR

HIGHWAY

GARDEN

INTERSTATE

002758

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EXHIBIT F
Elevations



COURTYARD BY MARRIOTT

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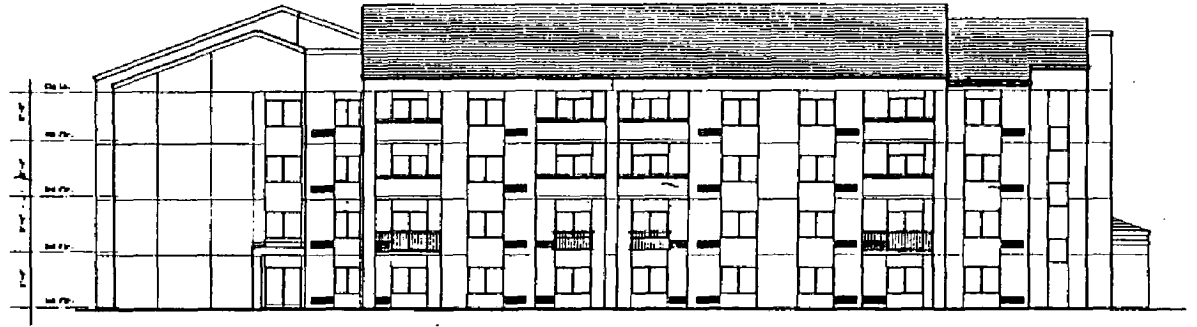
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REAR PARKING SIDE ELEVATION



SIDE PARKING ELEVATION

EXHIBIT H
Elevations

SACRAMENTO, CA.

EXTERIOR ELEVATIONS
PARKING SIDE

COURTYARD
by Spariditi

DATE	BY	SCALE
NOV 1988
C937		A-4

EXHIBIT L

GATEWAY CENTRE PUD DEVELOPMENT GUIDELINES

Amendment to Section VI-D-3-c

c. Commercial and Shopping Center

- 1) Retail Store. One automobile space for each 250 square feet of gross floor area.
- 2) Restaurant/Bar. One automobile space for every three 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, 100 percent of the parking requirement for the office support hotel/motel/motor lodge use shall be provided and 70 percent 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 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.
- 4.3) All other commercial uses shall conform to City requirements for each commercial use.
- 5.4) One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.

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EXHIBIT M

GATEWAY CENTRE PUD DEVELOPMENT GUIDELINES

Amendment to Section VIII - I

I. C-2 Commercial Zone

1. Detached Signs

- a. *y.* One monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel.
- b. *z.* Maximum area of sign: 48 square feet.
- c. *z.* Maximum height of sign: twelve feet from street or parking lot grade, whichever is lower.
- d. *z.* 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.

2. Attached Signs

a. Number

Two attached signs per building for a maximum of two 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 percent of the building frontage on which it is located. Maximum letter height is 24 inches for one row of letters or 14 inches for two row of letters. Maximum logo height is 24 inches or 14 inches if placed above or below two rows of letters.

d. Location

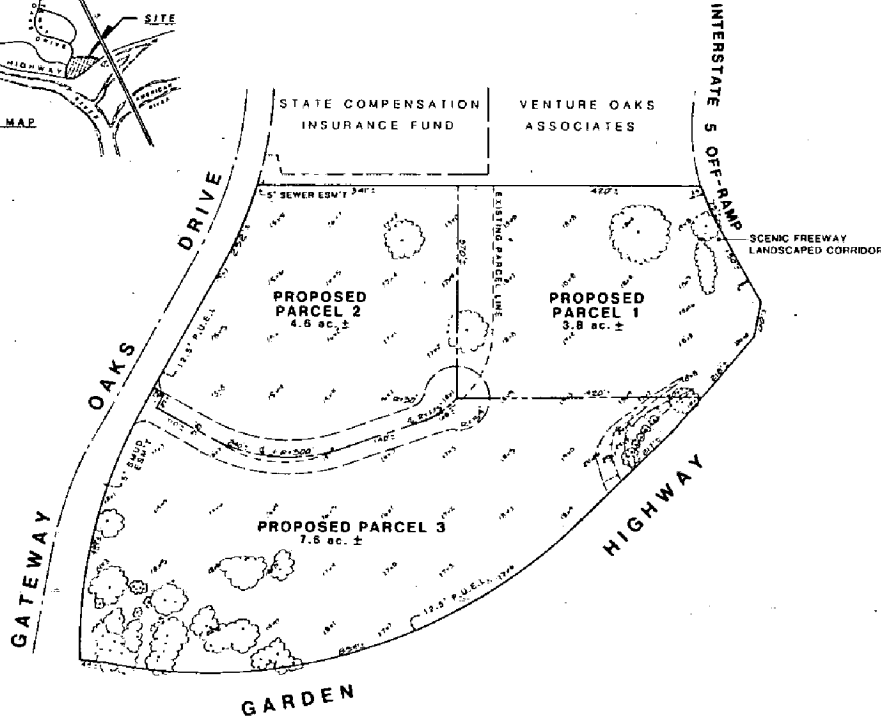
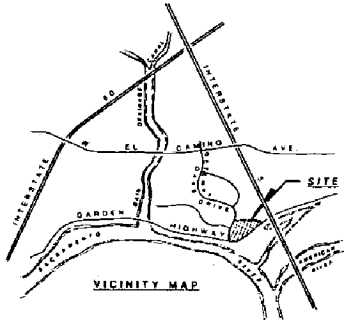
Signs shall be placed flat against the building or designed as an architectural feature thereof. Only one sign per building is permitted to be oriented towards the freeway. No sign shall be specifically designed or oriented to be viewed from the American River and Sacramento River Parkways.

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Item 20



TENTATIVE PARCEL MAP
MARRIOTT COURTYARD

City of Sacramento, California

MAY, 1988

Tentative Map

EXHIBIT A

RETURN OWNER:

GATEWAY CENTER ASSOCIATES
1211 WISER PARK DRIVE, #110
SACRAMENTO, CA 95815

ENGINEER:

THE SPINK CORPORATION
2550 VENTURE OAKS WAY
SACRAMENTO, CA 95833

A.P.N.:

274-0320-015 & 016

EXISTING USE & ZONE:

VACANT; (M) (PUB)

PROPOSED USE & ZONE:

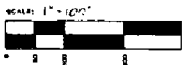
PARCEL 1 - MARRIOTT COURTYARD HOTEL; (H) (PUB)
PARCEL 2 - VACANT; (M) (PUB)
PARCEL 3 - VACANT; (M) (PUB)

ACREAGE: TOTAL ACRES

PARCEL 1: 3.8 AC. ±
PARCEL 2: 4.6 AC. ±
PARCEL 3: 7.6 AC. ±

PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO

- WATER SUPPLY: CITY OF SACRAMENTO
- SEWER DISPOSAL: CITY OF SACRAMENTO
- STORM DRAINAGE: CITY OF SACRAMENTO
- PHONE SERVICE: PACIFIC BELL
- NATURAL GAS: P.G. & E.
- ELECTRICITY: S.M.U.D.
- FIRE DISTRICT: CITY OF SACRAMENTO
- SCHOOL DISTRICT: MATTHEW J. IRON SCHOOL DISTRICT
- PARK DISTRICT: CITY OF SACRAMENTO



 THE SPINK CORPORATION
2550 VENTURE OAKS WAY
SACRAMENTO, CA 95833
(916) 925-5550
ENGINEERING • ARCHITECTURE • PLANNING •
LANDSCAPE ARCHITECTURE • SURVEYING •
MAPPING • PHOTOGRAMMETRY. 

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