



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 16, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination;
 2. Amendment to the South Pocket Plan from Commercial/Shopping Center to Business and Professional Offices for 5+ acres;
 3. Amendment of the South Pocket Plan to delete a Regional Park and Ride Facility from the Community Shopping Center site;
 4. Amendment of the Lake Crest Village PUD Schematic Plan to delete 5+ acres;
 5. Establishment of South West Five PUD on 63+ acres;
 6. Adoption of South West Five Schematic Plan for Phase I;
 7. Rezoning from A to OB (PUD) for 29 acres;
 8. Rezoning from SC to OB (PUD) for 5 acres.

LOCATION: Area bounded on the north by Lake Crest Village Shopping Center; on the south by South Land Park Drive; on the west by Greenhaven Drive; and east by I-5 Freeway.

SUMMARY

This is a request for entitlements necessary to develop a 63+ acre vacant site into office use. This application involves basically Phase I of a two phase project, which consists of 34+ acres and 598,000 square feet of offices. The staff and Planning Commission recommend approval of the project subject to conditions. The Commission also approved a Special Permit to allow the first office building in the first phase consisting of 60,000 square feet.

APPROVED BY THE CITY COUNCIL *CPC rec.*

DEC 22 1981

OFFICE OF THE CITY CLERK

BACKGROUND INFORMATION

The site contains 63+ acres and is presently located within two zoning classifications, A Agricultural and SC Shopping Center. The portion that is presently zoned Commercial is a remanent piece of the Lake Crest Village Shopping Center. The applicant is proposing to combine this 5 acre parcel with the balance of the site. The various community plan amendments, schematic plan amendments and rezoning requests are necessary to include the 5+ acre remanent parcel within the proposed PUD area.

The applicant is proposing to designate the entire 63+ acre parcel as a PUD at this time. They are proposing to develop the property in two phases. The first phase consists of 598,000 square feet of office building on 34 acres. There are no specific plans for Phase II at this time. Therefore, the schematic plan that is before the Council involves only Phase I as shown on Exhibit "A".

Phase I is located adjacent to the Lake Crest Village Shopping Center complex. It consists of 7 separate structures dispersed throughout the site with surface parking located around the buildings. The applicant is proposing to develop 4 story structures with a maximum height of 54 feet.

In reference to the height issue, staff suggested that the maximum height be limited to 35 feet which is the maximum permitted in the OB zone. Staff felt that the 35 foot height limit would be more compatible with the low density residential character of the area. Also, the additional height would allow more intensive office development which would be contrary to the original intent of the South Pocket Plan to provide for office uses that would serve the Community Plan area. It was not intended to serve as a location for regional type office use. The Planning Commission, however, felt that the 4 story structure should be allowed for the two structures located closest to the freeway as shown on Exhibit "A". They also recommended that the structure located on the east side of the Lake Crest Village Shopping Center be 3 stories, the structures located along Greenhaven Drive be 2 stories, and the structure located closest to the south easterly property line be a single story.

In reference to the Community Plan Amendment to delete the Park and Ride Facility, there was no objection to this request by the staff or the Planning Commission. Regional Transit has indicated that the subject site or the immediate vicinity is no longer desirable for the Park and Ride Facility and; therefore, supports the amendment. Regional Transit indicated that they are attempting to locate the facility on another site.

VOTE OF PLANNING COMMISSION

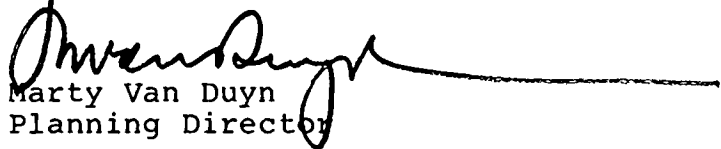
On November 25, 1981, the Planning Commission by a vote of 8 ayes, 1 absent recommended approval of the project.

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopt the attached Resolution amending the South Pocket Community Plan Amendment;
3. Adoption of the attached Resolution amending the Lake Crest Village PUD;
4. Adoption of the attached Resolution designating the 63+ acres as South West Five PUD;
5. Approval of the South West Five Schematic Plan for Phase I as shown on Exhibit "A"; and
6. Adoption of the attached Rezoning Ordinance.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

MVD:HY:lo
 Attachments
 P-9505

December 22, 1981
 District No. 8

RESOLUTION NO. 81-935

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 22, 1981

RESOLUTION AMENDING THE 1976 SOUTH POCKET SPECIFIC PLAN FROM COMMERCIAL-SHOPPING CENTER TO BUSINESS AND PROFESSIONAL OFFICES; AND TO DELETE A REGIONAL PARK AND RIDE FACILITY FROM THE COMMUNITY SHOPPING CENTER FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (APN: 31-800-11) (P-9505)

WHEREAS, the City Council conducted a public hearing on December 22, 1981 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for office development;
3. The proposal is consistent with the policies of the 1974 General Plan; and
4. Regional Transit has indicated that the Park and Ride Facility is not desirable in this vicinity.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A-1 in the City of Sacramento is hereby designated on the 1976 South Pocket Specific Plan as Business and Professional Offices; and the Park and Ride Facility is deleted from the Community Shopping Center.

MAYOR

ATTEST:

CITY CLERK

P-9505

APPROVED
BY THE CITY COUNCIL

DEC 22 1981

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 81-936

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 22, 1981

RESOLUTION AMENDING THE LAKE CREST VILLAGE PUD SCHEMATIC PLAN TO DELETE 5+ ACRES FROM THE PUD LOCATED ON THE EAST SIDE OF GREEN-HAVEN DRIVE AND SOUTH OF THE LAKE CREST VILLAGE SHOPPING CENTER (APN: 31-800-11) (P-9505)

WHEREAS, the City Council conducted a public hearing on December 22, 1981 concerning the above amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed plan amendment is compatible with the surrounding land uses.
2. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the Schematic Plan shall delete the 5+ acre area, as shown on Exhibit A-1 from the Lake Crest Village PUD Schematic Plan.

MAYOR

ATTEST:

CITY CLERK

P-9505

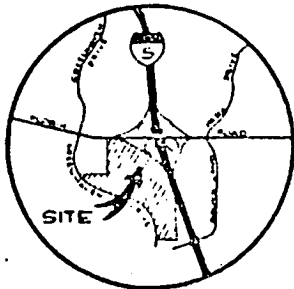
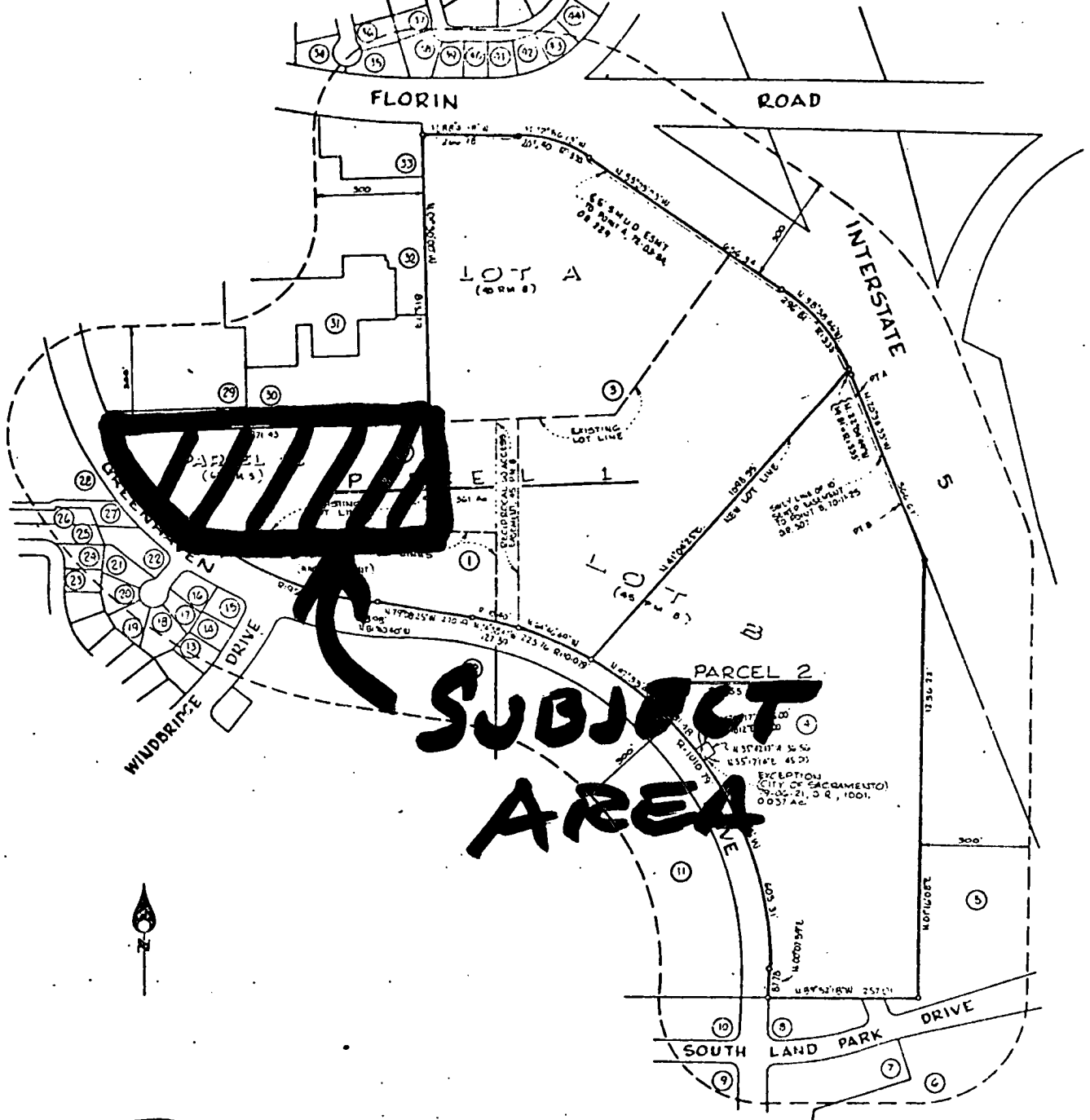
APPROVED
BY THE CITY COUNCIL

DEC 22 1981

OFFICE OF THE
CITY CLERK

EXHIBIT A-1

30



VICINITY MAP

REZONING AND OWNERSHIP EXHIBIT FOR

P. 9505

JOB NO. 9505 DATE 12/11/03 P. 8 PAGE 1 SCALE 1"=100' DRAWN BY JST CHECKED BY...	LOT A & PORTION LOT B. 45 P.M. 8; LOT A, 128 B.M. 12; PARCEL 11, 63 P.M. 5	THE SPINK CORPORATION ENVIRONMENTAL PLANNING, ENGINEERING AND ARCHITECTURE, PLANNING, DESIGN
	CLIENT: PORT OF SACRAMENTO LAND COMPANY	

EXHIBIT A-1



TABLET
ASA

RESOLUTION NO. 81-937

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 22, 1981

RESOLUTION DESIGNATING THAT CERTAIN AREA OF THE CITY OF SACRAMENTO AS HEREIN DESCRIBED AS A PLANNED UNIT DEVELOPMENT TO BE KNOWN AS SOUTH WEST FIVE (P-9505)

WHEREAS, the City Council conducted a public hearing on December 22, 1981 concerning the conformance of the Planned Unit Development with the provisions of the adopted South Pocket Specific Plan. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed project is an office planned unit development designed to provide office uses in close proximity to, and in support of, the Pocket Community Plan area.
2. The PUD conforms to the provisions of the South Pocket Specific Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, in accordance with Ordinance No. 2550, Fourth Series, as amended, the area described in the attached description of the South West Five PUD is hereby designated as a Planned Unit Development subject to the following conditions and stipulations:

- A. Binding Effect of Resolution. This resolution is binding, without limitation as to time, upon the applicant and all owners, or persons having any interest in the property or any part thereof, and their heirs, successors and assigns in or to the property or any party therein.
- B. Title Search. Any costs incurred by the City of Sacramento for a title search to determine that all such persons are so bound shall be borne by the applicant.
- C. Overall Development Plan.

1. The PUD consists of the following:

- Phase I - 34 acres
 - 2 four story structures
 - 1 three story structure
 - 3 two story structures
 - 1 single story structure
- 598,000 square feet of office use

APPROVED BY THE CITY COUNCIL

DEC 22 1981

OFFICE OF THE CITY CLERK

Phase II - 29 acres

No land uses designated for this site at this time

- 2. The requirements of the South Pocket Specific Plan, in its latest adopted version, are incorporated herein by reference.
- 3. The development of any portion of the PUD shall conform with the Schematic Plan (Exhibit A) and Design Criteria (Exhibit B) as approved by the City Planning Commission on November 25, 1981 and by the City Council on December 22, 1981.

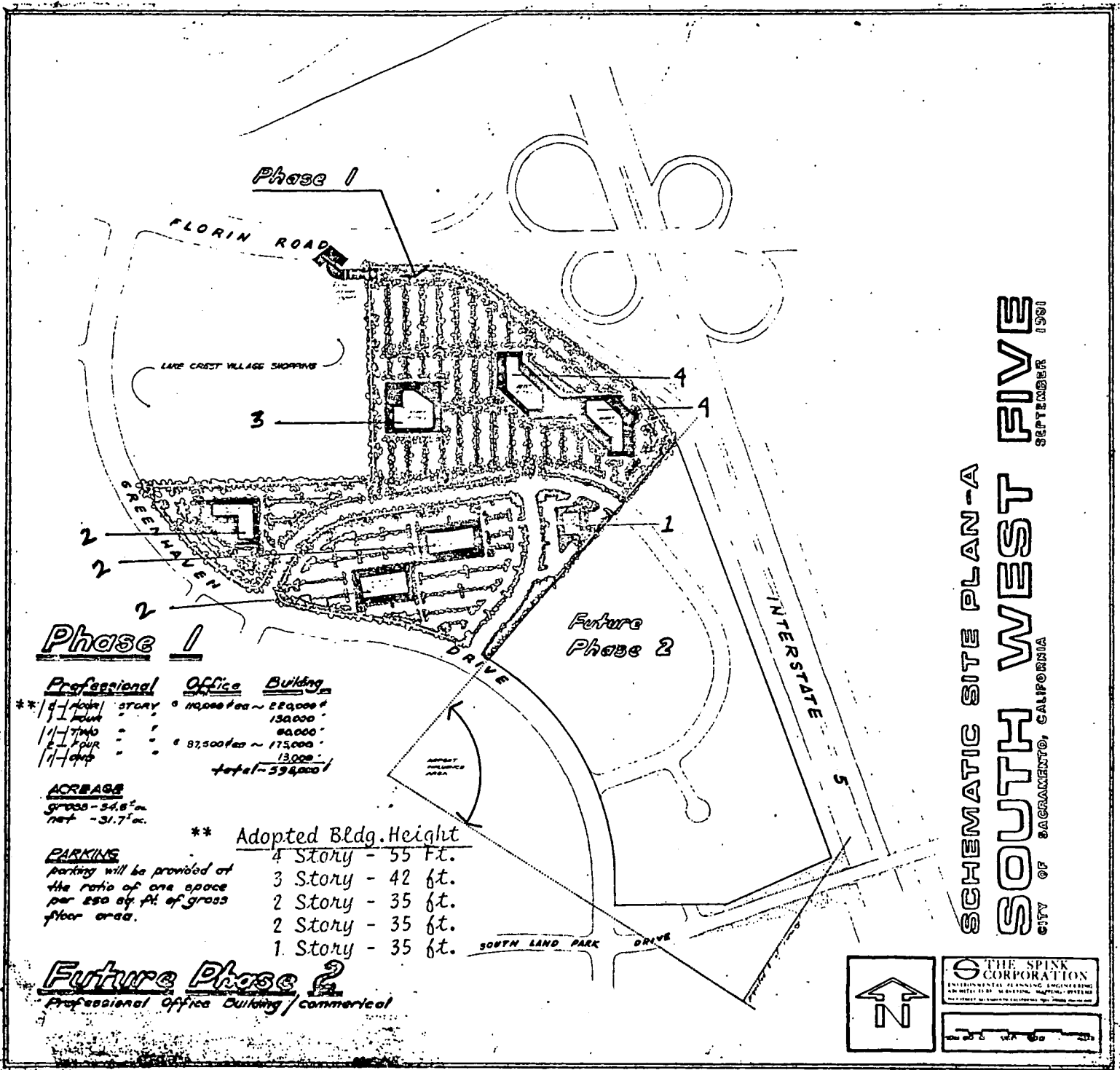
MAYOR

ATTEST:

CITY CLERK

P-9505

"EXHIBIT A"



SCHEMATIC SITE PLAN-A
SOUTH WEST FIVE
 CITY OF SACRAMENTO, CALIFORNIA
 SEPTEMBER 1991

Phase 1

Professional	Office	Building
** 4-1/2 story	10,000 sq ft ~ 22,000	130,000
1-1/2 story	87,500 sq ft ~ 175,000	13,000
total - 598,000		

ACREAGE
 gross - 54.6 ac.
 net - 31.7 ac.

**** Adopted Bldg. Height**

PARKING	Adopted Bldg. Height
parking will be provided at the ratio of one space per 250 sq. ft. of gross floor area.	4 Story - 55 Ft.
	3 Story - 42 ft.
	2 Story - 35 ft.
	2 Story - 35 ft.
	1. Story - 35 ft.

Future Phase 2
 Professional Office Building/commercial



SOUTHWEST FIVE GUIDELINES

1. PURPOSE AND INTENT

Southwest Five Office Park is being created as a planned unit development composed of related office uses intended to provide an interrelated total environment, utilizing a common theme while encouraging architectural variation. All development within the PUD shall be in general conformance with the Schematic Plan (see Exhibit B).

These guidelines have been adopted by the Southwest Five Office Park Architectural Review Committee to achieve a goal of commonality in detailed development plans for the project area. The duties and responsibilities of the Southwest Five Office Park Architectural Review Committee are defined in the Covenants, Conditions and Restrictions which are to be recorded for the Southwest Five Office Park project.

The Architectural Review Committee shall adhere to the following general objectives in reviewing the development plans:

- a. To provide adequate natural light, pure air and safety from fire and other dangers.
- b. To enhance the value of land and structures within and adjacent to the project.
- c. To minimize congestion due to vehicular and pedestrian circulation within the project area.
- d. To preserve and enhance the aesthetic values throughout the project.
- e. To promote public health, safety, comfort, convenience and general welfare.

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.

2. PERMITTED USES

Uses normally established in the OB zone are permitted. In addition, food service uses are also permitted within the office buildings when ancillary to the office use.

3. 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 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.

DRAWING CHECK LIST

- a. Names and addresses of builder, contractor, developer, etc.
- b. Project site plat with dimensions taken from signed record plat.
- c. Location of existing and proposed buildings.
- d. All submissions must include topography showing existing grades at one foot intervals with spot elevations as required to clarify drawings; also, show building corner elevations and floor elevations.
- e. Proposed landscaping, including automatic irrigation system.
- f. Building elevation to include height to top plate and top of roof.
- g. Street names and right-of-way widths.
- h. Locations and details of temporary and permanent signs.
- i. Temporary and permanent fences.
- j. Easements and rights-of-way.
- k. Pipes, berms, ditches, swales, retaining walls.
- l. Driveways, parking areas, traffic patterns, pathway and lighting, existing and proposed.
- m. Locations and details of benches and patios.
- n. Exterior storage and screening devices for trash, mechanical equipment and meters.
- o. Light poles and transformers with height and type indicated.
- p. Sewer alignments and location of manholes and inverts.
- q. Show existing inlets and top of plate elevations, if any.
- r. Roof projections and screening treatment.
- s. Land coverage: four ratios
 - 1) building pad area and % of total lot coverage
 - 2) landscaped area and %
 - 3) paved other area and %
- t. Dimensions for typical parking stalls and maneuvering areas, indicating setbacks of buildings, building separation, etc.
- u. Bars scales on all plans.

4. ENVIRONMENTAL STANDARDS

A. GENERAL

All the elements of Southwest Five Office Park shall be designed to create a desirable environment. Each element shall have a defined internal relationship and be in architectural harmony with other surrounding areas. Natural lawns with permanent irrigation interspersed with tree planting and service facilities will tie together the individual elements throughout the project. Consideration shall be given to preserving existing trees and desirable topographic features.

B. LANDSCAPING

I-5 Corridor: The Interstate 5 freeway is the primary entrance to the City of Sacramento for both north and southbound interstate traffic. Landscaping along the interstate, as well as throughout the development shall consist primarily of drought resistant planting. However, the innovative use of fruit producing trees and shrubs within the landscaped areas is encouraged to provide for an interrelated landscape plan for this corridor up to and including the Florin Road frontage. A conceptual landscape plan for this area shall be submitted for staff review and approval prior to the submittal of a project contiguous to either I-5 or Florin Road. Such plans shall include an average landscaped setback of 25 feet and a building setback of 100 feet from the exterior right-of-way of these roadways. This landscape plan shall also be reviewed and approved by the Planning Commission in conjunction with the first Special Permit application for any site located contiguous to Interstate 5 or Florin Road.

Minimum Landscaping Coverage per Project in PUD: All landscaping referred to in this section shall be maintained in a neat and orderly fashion. Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 25 percent.

Front Yard Setback Area: Landscaping in these areas shall consist of an effective combination of trees, ground cover, and shrubbery.

Side and Rear Yard Setback Area: All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover 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 areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the number of required trees. Trees, shall be planted in the above defined areas in addition to required ground cover and shrub material.

(Added by staff..A minimum of 15 feet setback and....
Off-Street Setback Area: an average of 25 feet setback shall be provided on all private and public streets within the PUD,* The setback area shall be developed and maintained as open landscaped and green area. *(*Added by staff...with the exception of Greenhaven Drive. Along Greenhaven Drive a minimum setback of* The major treatment for all setback areas should be lawn and trees. The Greenhaven Street frontage is to have a minimum average of twenty-five (25) feet of landscaped setback. At least 75 percent of the ground cover treatment within landscaped areas shall be lawn.

Tree Shading: Trees shall be planted and maintained throughout the surfaced parking lot to insure that, within fifteen years after the establishment of the parking lot, at least 50% of the parking area will be shaded at noon on August 21. Each Building Permit for the development of a structure within the PUD shall be accomplished with a shading diagram for the review and approval of the Director of Community Services which satisfies this requirement.

For the purpose of providing year-round screening of parking lots from the streets, the abutting frontages shall include predominantly evergreen trees and shrubs.

Planting Types: All trees, shrubs, and ground cover planting types shall conform to the Southwest Five approved planting list unless an alternative type is approved by the Director of Community Services or his designee.

Irrigation: All landscaped areas should be irrigated with timed underground systems.

Timing: 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 building permit. Landscaping shall be installed prior to issuance of final occupancy permits.

C. PEDESTRIAN CIRCULATION

Pedestrian circulation will be based primarily on the standard public sidewalks. Secondary walkways will connect adjacent buildings and abutting properties through the boundary landscaping.

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.

*25 feet shall be provided.

- 2) Required off-street parking shall be provided on the site of the served, or on a contiguous site. Where parking is provided on other than the site concerned, a recorded document shall be approved by the City Attorney and filed with the Building and Planning Departments and signed by the owners of the alternate site stipulation to the permanent reservation of use of the site for said parking.

The following guide shall be used to determine parking requirements:

General Office:

- a. One (1) automobile space for each 200 square feet of gross floor area for medical or dental office uses.
 - b. One (1) automobile space for each 250 square feet of gross floor areas for all other office uses.
 - c. One (1) 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.
- 3) Carpooling and vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
-
- 4) Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots, garages, and storage areas, except at entrances and exits indicated on approved parking plans. Such barriers shall be so designated and located to prevent parked vehicles from extending beyond property lines of parking lots and garages or into yard spaces where parking is prohibited and to protect drainages from parking lots.

Minimum 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 2 feet of the required surfaced depth of the parking stall. No individual prefabricated wheel stop will be permitted. A continuous six-inch raised concrete curb shall be provided along all landscape areas abutting parking or drives.

- 5) 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 is to be oriented away from the properties adjacent to the PUD.

5. BUILDING STANDARDS

A. BUILDING HEIGHT AND SETBACK

- * a. an average 25-foot street setback of buildings shall be provided. *on all streets.* A minimum 100-foot setback from the freeway and Florin Road.
- b. A 30-foot building setback is required for all buildings located in proximity to adjacent residential properties.
- c. *Building height shall be in conformance with the adopted schematic exhibit "A".*

B. EXTERIOR WALL MATERIALS

- a. The purpose and intent of this section is to encourage, not restrict, the creative and innovative use of materials and methods of construction, and to prevent indiscriminate and insensitive use of materials and design.
 - b. Finish building materials shall be applied to all sides of a building which are visible to the general public and occupants of the same and other buildings.
 - c. Concrete block or concrete tiltup walls, exposed to the exterior shall not be acceptable to any purpose or use, unless approved by the Architectural Review Board and the City of Sacramento Planning Department.
 - d. The effect of a material used on a building shall be considered in relationship to all other buildings in the development and shall be compatible with other buildings.
 - e. Although neo-traditional styles of design are discouraged, if they are used, the materials selected shall be in keeping with that style.
- *a. *(Revised by staff...A minimum setback of 25 feet shall be provided along Greenhaven Drive. On all other streets, a minimum setback of 15 feet and an...average ...)*

C. COLORS.

- a. All colors shall be harmonious and compatible with colors of other buildings in the development and the natural surroundings.
- b. The general overall atmosphere of color shall be natural tones. Wood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be the background colors. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural Review Board and approval by the City Planning Department.

D. ROOF PROJECTIONS

- a. Large items such as air conditioning, ventilating, or other mechanical equipment shall be screened, enclosed or integrated in such manner as to hide such equipment. The design and material of such screening shall be com-building.
- b. Projections shall be painted to match roof or building.

E. GARBAGE, LOADING DOCK, AND OTHER SERVICES SCREENING

- a. These elements shall be so located as to cause no nuisance to the general public, occupants of the same and other buildings.
- b. They shall be located in the most inconspicuous manner possible. The project applicant shall coordinate with the utility companies in the location of utility company equipment. Equipment shall be screened from street view. Access doors shall face away from the street.
- c. All garbage and refuse shall, if not contained and concealed within the building, be concealed by means of a screening wall of a material similar to and compatible with that of the building.
- d. These facilities shall be integral with the concept of the building planning and in no way attract attention because of their unplanned character.

F. MECHANICAL EQUIPMENT

- a. All mechanical equipment, utility meters and storage tanks shall be located in such a manner so as not to be visible to the general public.
- b. If concealment within the building is not possible, then such utility elements shall be concealed by screen.
- c. Penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in the related buildings.
- d. Underground utility lines throughout the project shall be required.
- e. All mechanical equipment shall be located in such a manner so as not to cause nuisance or discomfort from noise, fumes, odors, etc.

G. EXTERIOR FIRE STAIRS

Non-enclosed, exterior fire stairs in no case shall be permitted.

H. TEMPORARY STRUCTURES

- a. The only temporary structures permitted shall be those attendant to the construction of a permanent building.
- b. Such structures shall be placed as inconspicuously as possible and cause no inconvenience to the general public.

I. WALKS AND PLAZA MATERIALS

Materials selected for walks and plazas shall be related to the materials of the buildings and compatible with walk and path system standards. Surface shall be non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians. Patterns for plaza paving should have an obvious relationship to the buildings.

J. SIGN REGULATIONS

This criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of Southwest 5 Office Park development, safeguard and enhance property values, and will encourage signs which by their good design are integrated with and are harmonious to the buildings and sites which they occupy.

These sign regulations are intended to compliment the City of Sacramento Sign Ordinance No. 2868, Fourth Series. In all cases the most restrictive requirements will apply.

K. GENERAL REQUIREMENTS

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. No sign shall be specifically designed or oriented to be viewed from the I-5 freeway.

Two project identification signs shall be permitted, adjacent to Greenhaven Drive. Each of these signs cannot exceed a maximum height of six feet and a maximum area of 32 sq.ft. The design and location of these signs shall be subject to the review and approval of the Planning Director.

In no case shall flashing, moving, or audible signs be permitted.

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.

Freestanding signs shall consist of low profile monument type signs not to exceed six (6) feet in height.

Only one such detached identification sign will be permitted per parcel and shall be located no closer than fifteen (15) feet to the closest property line.

Any exception must be approved by the Architectural Review Board and the City.

No signs of any sort shall be permitted on canopy roofs or building roofs.

No sign or any portion thereof project above the building or top of wall upon which it is mounted.

No signs perpendicular to the face of the building shall be permitted.

All attached building signs in Southwest 5 Office Park PUD shall be placed flat against the building. In no event shall the number of attached signs per building exceed two (2).

L. DESIGN REQUIREMENTS

1. The location of signs shall be only as shown on the approved improvement 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 wall 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.

M. 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.

N. 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 Southwest Five Office Park PUD project area shall conform to the standards of the City Planning Department.
- 3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted upon the commencement of construction. Said sign shall be permitted until such a time as a final inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first.
- 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.
- 6. 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.
- 7. 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 wity."

ORDINANCE NO. 81-116

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

DECEMBER 15, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY BOUNDED ON NORTH BY LAKE CREST VILLAGE PUD AND FLORIN ROAD; ON EAST BY INTERSTATE 5; ON SOUTH BY SOUTH LAND PARK DRIVE; AND ON WEST BY GREEN-HAVEN DRIVE AND REZONING 29+ ACRES FROM A TO OB (PUD) (APN: 031-620-09 & 031-051-03) AND REZONING 5+ ACRES FROM SC TO OB (PUD) (APN: 031-800-11) (P-9505)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territories described in the attached exhibit(s) which are in the A, Agriculture and SC, Shopping Center zones, respectively, established by Ordinance No. 2550, Fourth Series, as amended is hereby removed from said zone and placed in the OB, Office Building zone. This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on November 25, 1981/City Council December 15, 1981, on file in the office of the Planning Department, or any provision or modifications thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, as amended.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

APPROVED
BY THE CITY COUNCIL

DEC 22 1981

OFFICE OF THE
CITY CLERK

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

.....

MAYOR

ATTEST:

.....

CITY CLERK

P-9505

P 9505

T-1623

11-25-81

PRT-112/15

RECORD OWNER:

FLOREN S. INVESTORS
415 J.W. STREET
SACRAMENTO, CA 95814

WATER SUPPLY & SEWAGE DISPOSAL:

PUBLIC UTILITIES

IMPROVEMENTS:

SACRAMENTO CITY STANDARDS

SUBDIVIDER:

PUBLIC DEVELOPMENT CO.
3070 INDUSTRIAL EXHIBIT
WEST SACRAMENTO, CA 95691

ASSESSOR'S PARCEL NUMBERS:

031-800-11
031-020-09

ENGINEER:

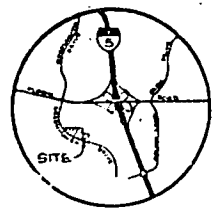
THE SPINK CORPORATION
P.O. BOX 25
SACRAMENTO, CA 95811

EXISTING USE & ZONE:

VACANT, AGRICULTURE

PROPOSED USE & ZONE:

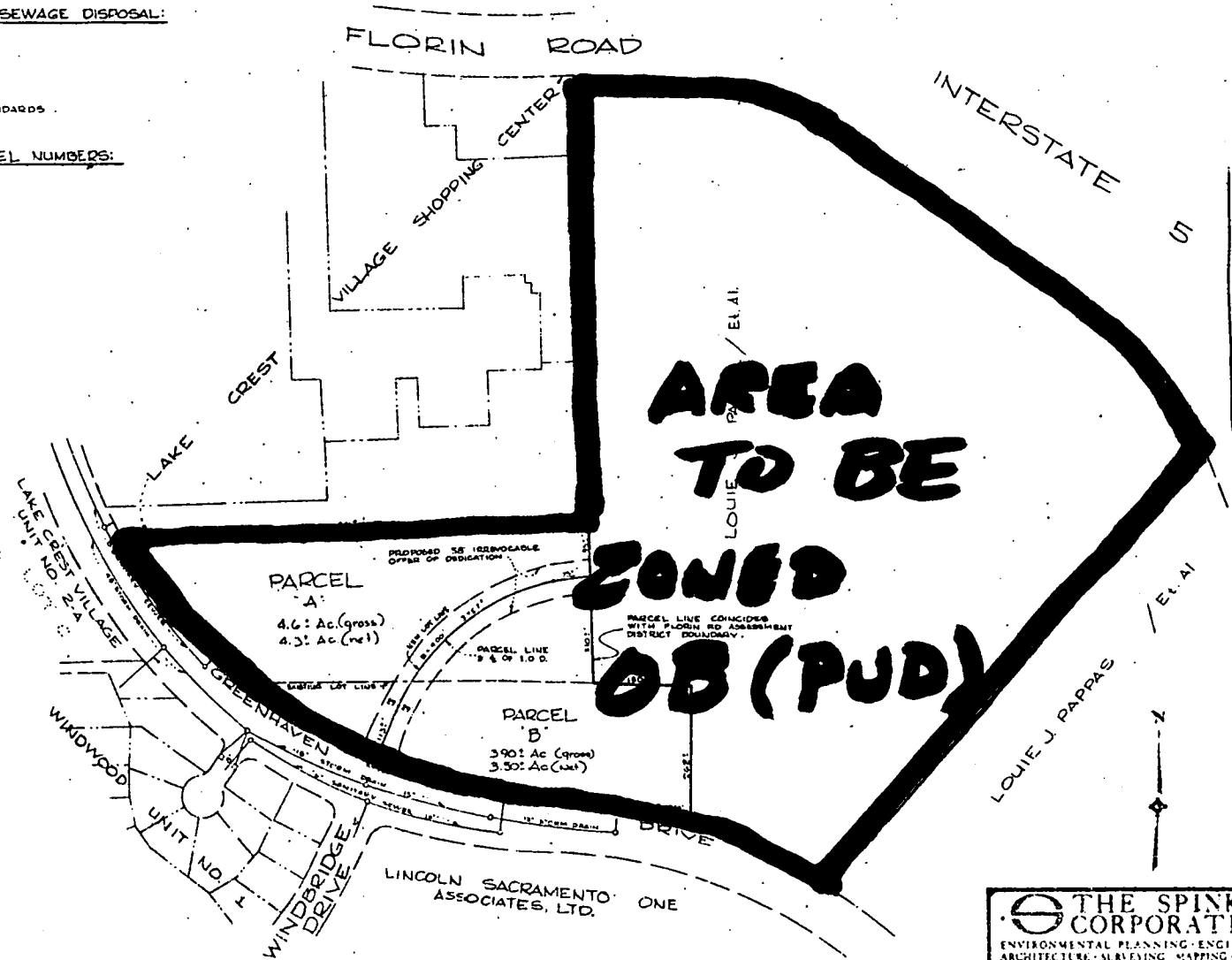
OFFICE BUILDINGS, C-B PD
LOT A 4.61 Ac (gross)
4.31 Ac (net)
LOT B 3.90 Ac (gross)
3.50 Ac (net)



VICINITY MAP

LOT LINE ADJUSTMENT
LOT A, 128 B.M. 45
AND PARCEL 11, 63 P.M.5

CITY OF SACRAMENTO
CALIFORNIA SCALE: 1"=100'
SEPTEMBER, 1981



**AREA
TO BE
ZONED
OB (PUD)**

Exhibit A-A

THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING · ENGINEERING
 ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS
 1107 STREET SACRAMENTO CALIFORNIA 95811



OB (LAD)

SOMED

TO BE

VERY



Regional Transit
P.O. BOX 2110 • 1400 29TH STREET • SACRAMENTO, CA 95810 • (916) 444-7591

P-9505
File Copy
30

November 25, 1981

Mr. Marty Van Duhn
City Planning Director
Sacramento City Planning Department
927 - 10th Street, Third Floor
Sacramento, California 95814

Re: Planned Park & Ride Facility
in the South Area

Dear Mr. Van Duhn:

Although the Florin-Greenhaven site did not turn out to be satisfactory to Regional Transit, it is our intention to continue to plan for a Park & Ride Facility in that vicinity.

Our immediate plans are to try to acquire some property from Southern Pacific Railroad which can be utilized for those purposes. Therefore, despite the fact that we have waived our legal interest in the Florin-Greenhaven site, we request that the City Planning Department retain as part of the Community Plan a Park & Ride Facility.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Robert W. Nelson'.

ROBERT W. NELSON
General Manager

RWN:mn



REGIONAL TRANSIT
P.O. BOX 2110 • 1400 29TH STREET • SACRAMENTO, CA 95810 • (916) 444-7591

#16
9505
30
RECEIVED

November 20, 1981

NOV 24 1981

CITY PLANNING COMMISSION

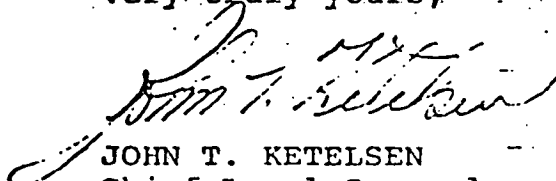
The Honorable Mayor
Phillip Isenberg
Room 205, City Hall
915 I Street
Sacramento, CA 95814

Dear Mayor Isenberg:

This letter is to confirm that the Sacramento Regional Transit District has released all interest it once acquired, both as to its lease interest and option rights, in that certain land in the Lakecrest area bordering on Greenhaven Drive owned variously by William B. Brodovsky, Angelo Tsakopoulos, and Louie Pappas.

This letter has been furnished on behalf of P.S.L.C. Development Company and at the present time, Sacramento Regional Transit District is not contemplating the development of transit-related facilities on the property generally described above.

Very truly yours,


JOHN T. KETELSEN
Chief Legal Counsel

JTK:mn

cc: Tom Schaal
P.S.L.C.

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Florin 5 Developers; Louie J. Pappas/Et al - 7700 College Town Dr., Suite 101		
PLANS BY	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	8-7-81	50 DAY CPC ACTION DATE	REPORT BY: TM:sg;bv
CONDITIONAL			031-800-11; 031-620-09
NEGATIVE DEC.	11-13-81	EIR	ASSESSOR'S PCL. NO. 031-051-01; 031-620-09

- APPLICATION:
1. Environmental Determination
 2. Amendment of the 1976 South Pocket Specific Plan from Commercial-Shopping Center to Business and Professional Offices for 5+ acres
 3. Amendment of the 1976 South Pocket Plan to delete a Regional Park-n-Ride facility from the community shopping center
 4. Amendment of the Lake Crest Village PUD Schematic Plan to delete 5+ acres
 5. Establishment of South West Five PUD on 63+ acres
 6. Adoption of South West Five Schematic Plan for Phase I
 7. Rezone 29+ acres from Agricultural A to Office Building (Planned Unit Development) OB(PUD)
 8. Rezone 5+ acres from Shopping Center SC to Office Building (Planned Unit Development) OB(PUD)
 9. Special Permit for a 60,000 square foot office building
 10. Lot Line Adjustment

LOCATION: Area bounded on the north by Lake Crest Village Shopping Center and Florin Road; on the east by Interstate 5; on the south by South Land Park Drive; and on the west by Greenhaven Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to designate a 63+ acre planned unit development in the South Pocket Community Plan area. In addition to the PUD designation, the applicant is also seeking a special permit to construct the first 60,000 square foot office building.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial & Office
 1976 South Pocket Community Plan Designation: Businesses & Professional Offices
 Existing Zoning of Site: A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Shopping Center, Residential; SC-R & R-1
 South: Vacant, Residential; A & R-1
 East: I-5, Vacant; A
 West: Shopping Center, Residential, Vacant; SC-R, R-1 & A

Significant Features of Site: Heritage Size Oak Tree Adjacent to Florin Road
 Street Improvements: 110' Right-of-Way, Expanded Intersection
 Required
 Interior Street System: 58' Right-of-Way; Curbs, Gutters & Sidewalks
 Required
 Existing Utilities: Available to Parcels A & B; Sewer and
 Drainage Not Available to the Remainder
 of the Site

PROJECT BACKGROUND: The project is a two phase proposal. The first phase consists of 34+ acres while the second phase will be considered at a later date for either single family residential or additional office development.

The 1974 City General Plan and 1976 South Pocket Specific Plan designate the Phase I site for Business and Professional Offices. The Phase II site is designated for Interim Agriculture due to its being within the Executive Airport Influence zone.

The 1976 Specific Plan originally designated 15 acres of Business and Professional Offices at this location. In 1977 the alignment of Greenhaven Drive was shifted easterly 300-400 feet, accordingly, the shopping center site also shifted.

The realignment of Greenhaven Drive resulted in a reduction of the original amount of office designated land uses. Consequently the Planning Commission directed staff to initiate amending the Specific Plan to replace and expand the office land use to the east of the original location. The expansion of 14 acres would eliminate a long and narrow property designated for Light Density Residential adjacent to the Airport Influence zone because the site would not be easily developed for residential (see Exhibit C).

This resulted in a net increase in designated office area from 15 to 29 acres. The first phase of South West Five PUD consists of the 29 acres for offices designated in the Specific Plan and an undeveloped 5 acre remnant portion of the Lake Crest Village Shopping Center. This 5 acre portion of Lake Crest Village Shopping Center was proposed as a Regional Transit Park-N-Ride/Time and Transfer Station in compliance with the 1976 community plan.

If approved, the South West Five Schematic Plan will designate 34+ acres for office buildings to be developed with seven buildings totaling 598,000 square feet of gross floor area.

STAFF EVALUATION: There are basically three general areas of concern. The first is consistency with the South Pocket Community Plan. The second is the internal design and functioning of the PUD and the third is the effect of the development on the surrounding area.

1. Community Plan Consistency - The South Pocket Community Plan currently designates the subject site for: 29 acres of offices, five acres as shopping center, and the site as accommodating a Regional Transit Park-N-Ride/Time and Transfer Station.

The proposed PUD Schematic Plan indicates 34 acres for offices and deletion of the Park-N-Ride facility. Staff does not oppose the addition of five acres of office use because the office use is compatible and of similar nature to the shopping center to the north. However, staff does oppose the deletion of the Park-N-Ride facility (CPC amended to: Regional Transit has indicated that they no longer

desire to establish a Park-N-Ride facility on the subject site. Staff therefore recommends approval of the request to delete the facility from the Community Plan.

from the community plan to the business and professional from Commercial-Shopping Center to Business and Professional as well as the necessary rezonings to comply with this designation, but in opposition to the deletion of the Park-N-Ride facility.

(CPC amended...supportive of the proposed community plan amendment...
Therefore, staff is supportive of the community plan amendment from Commercial-Shopping Center to Business and Professional as well as the necessary rezonings to comply with this designation, but in opposition to the deletion of the Park-N-Ride facility.

- 2. Schematic Plan - The project is a two-phase proposal. The first phase consists of 34+ acres to be developed with 598,000 square feet of offices. The second phase will be considered at a later date for either single family residential or offices. The area designated as Phase II is currently designated for interim agricultural due to its being within the Executive Airport Influence Zone.

With the exception of Parcels A and B (see Exhibit A), the subject site is without sewer and drainage services. The City Engineer has requested that no building permits be issued for these areas not yet fully serviced. Staff concurs with this request.

The schematic plan is designed so that the 34+ acre office site is self sufficient in terms of circulation and parking. Allowances have been incorporated into the schematic plan to extend the internal street system farther south should it become desirable to connect the street system with Phase II at a later date. Such connection would require an amendment of the schematic plan.

The schematic plan is intended to designate the building PUD locations, the points of access and proposed heights of the buildings. Staff notes that the office structures are designated as four-story structures. Staff is opposed to the four-story height for reasons outlined in the following PUD guideline section, and therefore requests that the schematic plan delete reference to heights.

(CPC amended...Staff notes that five of the seven....

An emergency access point is designated on the schematic plan just east of Lake Crest Shopping Center and south of Florin Road. This access point was required as part of a previous approval for the shopping center. This access is to be used solely for emergency vehicles and designed as such.

- 3. PUD Guidelines - The South Pocket Community Plan requires that business and professional offices be combined with the community shopping center as proposed and in accordance with the following criteria:
 - a. All buildings and structures should be based on a common architectural theme;
 - b. Major access to this development complex should be from Greenhaven Drive;
 - c. Offices should be compatible with adjacent residential areas.

In order to comply with this criteria and to insure that orderly development occurs, staff has developed a set of guidelines governing the design criteria, landscaping and use of the PUD (see attached Southwest Five PUD Guidelines). These guidelines shall apply to Phase I only until the land use for Phase II is decided upon. Each building proposal for PUD will be required to comply with this criteria and will require Planning Commission review under special permit consideration.

The applicant has indicated general acceptance with the proposed guidelines except for the proposed 35-foot height limit. As an alternative the applicant requests that only the two northernmost structures be permitted a maximum height of 54 feet (four stories). Staff requests that the 35-foot height limit be retained because it is consistent with OB zone height limits as specified in the Zoning Ordinance and will result in a development which is compatible with the surrounding land uses and the intent of the community plan.

4. Traffic Impacts - A traffic study was prepared to assess the potential impacts for the entire 63-acre PUD by PRC Voohee in September of this year. The City Traffic Engineer has reviewed their study and indicates that the following mitigation measures are necessary to achieve adequate LOS for Phase I:
- a. Improve traffic signal controllers for conditional service and permissive left turns;
 - b. Lengthening the west to south turn lane from Florin Road to Greenhaven Drive;
 - c. Install full actuated traffic signals to the City's specifications at Greenhaven Drive and Windbridge Drive.

The developer shall make the above improvements to the satisfaction of the City Traffic Engineer prior to issuance of a certificate of occupancy for the first office building. These conditions are also required as mitigation measures in the environmental determination.

5. Special Permit for the first office building -The applicant is requesting a special permit to construct the first office building within the PUD. This 60,000 square foot office building is proposed to be located adjacent to Greenhaven Drive, just south of Lakecrest shopping center. This is also the proposed site for the Regional Park-N-Ride facility.

The office building will be a two-story brick and smoked glass structure. In general, staff finds that the site and elevation plans comply with the proposed PUD Guidelines. However, since some of the issues have yet to be resolved concerning the overall PUD, and, in particular, the Park-N-Ride facility, and as these issues will require Council action, staff requests that the Commission approve the special permit subject to final site and elevation plans being reviewed and approved by the Planning Director. Should the Council require retention of the Park-N-Ride facility or should any other substantial modification be proposed, the proposed office building will be brought back for Commission review and approval.

7. Airport Land Use Commission - The proposed project was reviewed by the ALUC staff and the following response was received:

"The proposed project (Phase I) is not located within the airport area of influence for safety. Phase II will be located within AZ 3 for Executive Airport, and, as such, will require ALUC staff review when submitted."

- 8. Lot Line Adjustment - The proposed Lot Line Adjustment is necessary to create Parcels A and B which are within a current sewer and drainage assessment district. For the location of these parcels see attached Exhibit A.

The proposed lot line adjustment was reviewed by the offices of the City Engineering, Water and Sewer and Planning Departments. There were no objections to the request. The City Engineer recommended the following condition for this lot line adjustment:

"The applicant shall submit closure calculations for the proposed lot lines. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer."

ENVIRONMENTAL ASSESSMENT: Most of the project site falls outside of the existing sewer and storm water assessment district. The City Engineer is concerned that the project might be implemented in advance of the provision of the necessary sewer and storm water infrastructure.

The proposed project will generate additional traffic in the area to the extent that the level of service at the intersections of Greenhaven Drive and Florin Road, and Greenhaven Drive and Windbridge Drive will be effected. The traffic, sewer and drainage impacts can be mitigated to less than significant effects. Consequently, a negative declaration with the following mitigation measures was filed with the City Clerk:

- 1. The subject property will need to be included in a sewer and storm water assessment district to the satisfaction of the City Engineer prior to the issuance of the first building permit, except for Parcels A and B.
- 2. Improve the traffic signal controllers for conditional service at Florin Road and Greenhaven Drive.
- 3. Lengthen the west to south left turn lane from Florin Road to Greenhaven Drive.
- 4. Install fully actuated traffic signals to the City's specifications at Greenhaven Drive and Windbridge Drive.

The developer shall complete these measures to the satisfaction of the City Engineer prior to issuance of an occupancy permit for the first office building.

STAFF RECOMMENDATION: The staff recommends the following actions:

- 1. Ratification of the negative declaration subject to conditions which follow;
- 2. Approval of the amendment of the South Pocket Specific Plan to business and professional offices for 5± acres;
- 3. ~~Denial~~ of the amendment of the South Pocket Specific Plan to delete the Regional Park-N-Ride facility; (CPC changed to "Approval" of the...)
- 4. Approval of the amendment of the Lake Crest Village PUD to delete 5± acres;

5. Approval of the establishment of the South West Five Planned Unit Development;
6. Adoption of the schematic plan for Phase I subject to revisions necessary for compliance with the development guidelines;
7. Approval of the requested rezoning for 29+ acres from Agriculture (A) to Office Building (Planned Unit Development) OB (PUD);
8. Approval of the requested rezoning for 5+ acres from Shopping Center (SC) to Office Building (Planned Unit Development) OB (PUD);
9. Approval of the special permit subject to conditions and based upon findings of fact which follow;
10. Approval of the lot line adjustment by adoption of the attached resolution.

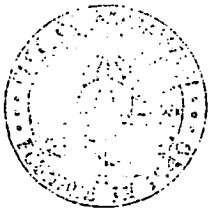
Special Permit Conditions

- a. The applicant shall submit final site and elevation plans, as well as detailed landscape and irrigation plans, for the review and approval of the Planning Director prior to the issuance of building permits. These plans shall be reviewed for compliance with the PUD guidelines as well as Zoning Ordinance requirements.
- b. Should the PUD Schematic Plan or guidelines be substantially modified by the Commission or the Council, or should any other action occur which, as determined by the Planning Director, causes a substantial deviation, then the special permit will again be scheduled for Commission review and approval.
- *c. (Added by CPC)

Findings of Fact - Special Permit

- a. The proposed office project is based upon sound principles of land use in that the subject site is adjacent to commercial land uses and located on a major street.
- b. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance in that:
 - adequate on-site parking will be provided and the site is within an existing drainage and sewer assessment district.
- c. The proposed project, as conditioned, is in compliance with the objectives of the General Plan, the South Pocket Community Plan and the Southwest Five PUD Schematic Plan in that:
 - office uses are permitted or specified in each plan.

- *c. *Items A, B, and C under Traffic Impacts on page 4 shall be installed at the developer's cost at the time stated by the City Engineer. The applicant shall post a note of security, or equivalent, for the cost of these improvements prior to the issuance of occupancy permits for the first office building.*



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 443-5604

MARTY VAN DUYN

PLANNING DIRECTOR

December 9, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property bounded on north by Lake Crest Village PUD and Florin Road; on east by Interstate 5; on south by South Land Park Drive; and on west by Greenhaven Drive and rezoning 29+ acres from A to OB (PUD) (APN: 031-620-09 & 031-051-03) and rezoning 5+ acres from SC to OB (PUD) (APN: 031-800-11) (P-9505)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to December 22, 1981.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:lo
Attachments
P-9505

PASSED FOR
PUBLICATION
& CONTINUED
TO 12-22-81

December 15, 1981
District No. 8

P 9505

PKT-11&15

T-1625

RECORD OWNER:

FLORIN S INVESTORS
615 10th STREET
SACRAMENTO, CA. 95814

WATER SUPPLY & SEWAGE DISPOSAL:

PUBLIC UTILITIES

IMPROVEMENTS:

SACRAMENTO CITY STANDARDS

SUBDIVIDER:

P.S.L.C. DEVELOPMENT CO.
3903 INDUSTRIAL BOULEVARD
WEST SACRAMENTO, CA 95691

ASSESSOR'S PARCEL NUMBERS:

031-800-11
031-620-09

ENGINEER:

THE SPINK CORPORATION
P.O. BOX 2811
SACRAMENTO, CA 95811

EXISTING USE & ZONE:

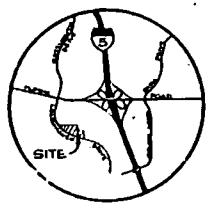
VACANT; AGRICULTURE

PROPOSED USE & ZONE:

OFFICE BUILDINGS; O-B PD

LOT A: 4.61 Ac (gross)
4.31 Ac (net)

LOT B: 3.91 Ac (gross)
3.50 Ac (net)

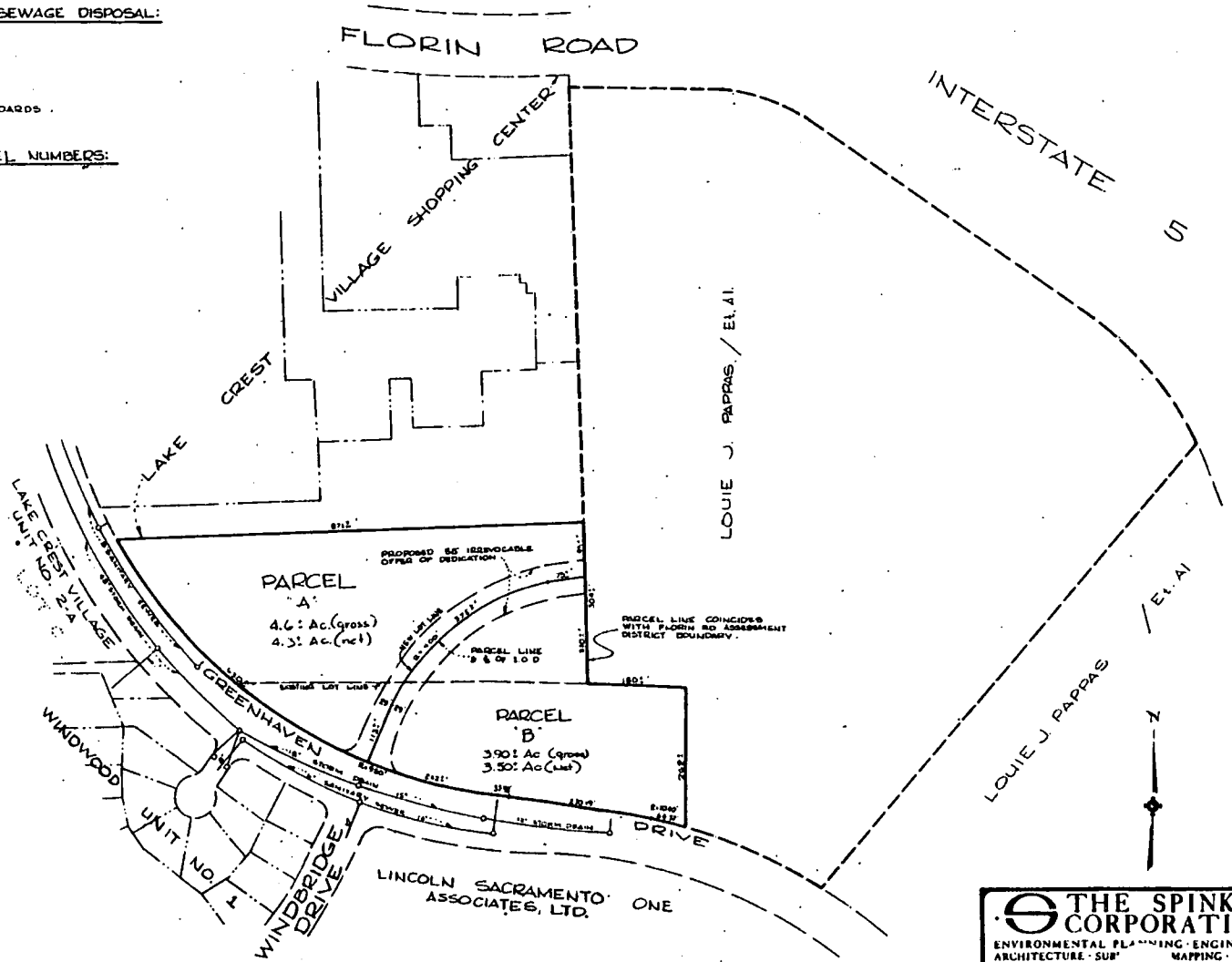


VICINITY MAP

LOT LINE ADJUSTMENT

LOT A, 128 B.M. 45
AND PARCEL 11, 63 P.M.5

CITY OF SACRAMENTO
CALIFORNIA SCALE: 1"=100'
SEPTEMBER, 1981



THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING · ENGINEERING
 ARCHITECTURE · SURV · MAPPING · SYSTEMS
 720 F STREET · SACRAMENTO PHON · PHONE (704) 664-2170

Exhibit A

19

T-1625

PKT-11&15

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

DECEMBER 15, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY BOUNDED ON NORTH BY LAKE CREST VILLAGE PUD AND FLORIN ROAD; ON EAST BY INTERSTATE 5; ON SOUTH BY SOUTH LAND PARK DRIVE; AND ON WEST BY GREEN-HAVEN DRIVE AND REZONING 29+ ACRES FROM A TO OB (PUD) (APN: 031-620-09 & 031-051-03) AND REZONING 5+ ACRES FROM SC TO OB (PUD) (APN: 031-800-11) (P-9505)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territories described in the attached exhibit(s) which are in the A, Agriculture and SC, Shopping Center zones, respectively, established by Ordinance No. 2550, Fourth Series, as amended is hereby removed from said zone and placed in the OB, Office Building zone. This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on November 25, 1981/City Council December 15, 1981, on file in the office of the Planning Department, or any provision or modifications thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, as amended.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK