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December 30, 1986

City Council
City of Sacramento
915 "I" Street, Second Floor
Sacramento, California 95814

Re: M86-099/North Natomas Development Guidelines and
P85-388/Northgate Station PUD Guidelines

Dear City Council Members:

At the City Council meeting of Tuesday, December 30, 1986, you will review development guidelines for North Natomas. Although we do not object to those Guidelines per se, there are two matters which we would like to bring to your attention. First, sometime in late January 1987, the Council will consider the Northgate Station application, a proposal located in a remote corner of the North Natomas Community Plan area. Certain aspects of that proposal, as currently contemplated, will be inconsistent with the Guidelines. Hence, should the Council approve the Northgate Station proposal, it will be necessary to modify various aspects of the North Natomas Guidelines, as they apply to the Northgate Station project.

Second, there is one aspect of the Guidelines which we think ought to be brought to your attention at this time: namely, the Guidelines appear to preclude the development of economically viable hotels or motels by placing a ceiling of 6,750 square feet on any structures within the highway commercial area. For example, the typical Marriott Hotel basic plan (i.e., calling for rooms twelve feet in width) would be restricted to a total of approximately 58 rooms on a typical four-acre hotel site in North Natomas. Based upon the 6,750 square foot ceiling, even a two-story hotel on such a site would have approximately 80 percent of the land area taken up in landscape or open space. Marriott would not build a hotel in the highway commercial area under those conditions. We believe that the 6,750 square foot cap is an oversight and that a provision to deviate from it should be considered. In addition, the Guidelines provide for a height limitation of 35 feet for hotels, a restriction which we also believe to be unrealistic.

14

Sacramento City Council
December 30, 1986
Page 2

We appreciate your consideration of our comments and will be prepared to answer any questions you may have during your consideration of the Development Guidelines.

Very truly yours,

A handwritten signature in black ink, appearing to read "John M. Taylor", with a long horizontal flourish extending to the right.

John M. Taylor

JMT/enp

#14

ITEM 14

Amend p. 6 North Natomas Development Guidelines

Section III.D.2.

2. Density. Maximum density is 6,750 gross building square feet per net acre in accordance with the adopted North Natomas Community Plan; except that for a hotel/motel maximum building density shall be determined by meeting all other standards and regulations for highway commercial uses in the North Natomas Development Guidelines and by not exceeding maximum peak hour trips identified by the Institute of Traffic Engineers for uses identified in Section III.D.1. above.



CITY OF SACRAMENTO

14

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

December 16, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: North Natomas Development Guidelines (M86-099)

APPROVED
BY THE CITY COUNCIL

DEC 30 1986

OFFICE OF THE
CITY CLERK

*Staff requested
to bring forth
new language
re height issue*

SUMMARY

Attached for the City Council's review and approval are the North Natomas Development Guidelines and the resolution adopting the development guidelines for North Natomas. The Development Guidelines establish use, height, setback, landscaping, parking and signage standards for each land use category described in the 1986 North Natomas Community Plan (NNCP).

BACKGROUND

Part of the implementation of the 1986 North Natomas Community Plan was to establish design and development standards for each land use designation identified in the 1986 North Natomas Community Plan. The attached Guidelines have been drafted to encourage development that will create a distinctive, well balanced community. Because all development in North Natomas will be by Planned Unit Development, it is anticipated that these Guidelines will establish the minimum development standards for each project.

VOTE OF THE COMMISSION

On December 11, 1986, the City Planning Commission recommended approval of the North Natomas Development Guidelines subject to the inclusion of the approved Senior Citizen Housing Design Criteria.

14

City Council

-2-

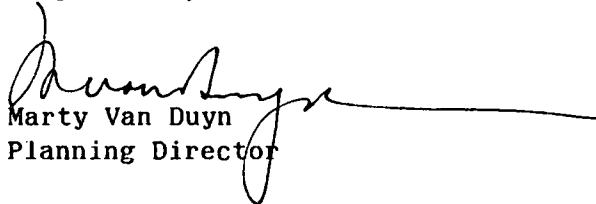
December 16, 1986

RECOMMENDATION

It is recommended that the City Council:

1. Ratify the Negative Declaration, and
2. Adopt the attached Resolution and North Natomas Development Guidelines.

Respectfully submitted,


Marty Van Duyn
Planning Director

**FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER**

MVD:BW:jg
Attachments

December 30, 1986
District No. 1

RESOLUTION No. 86-983

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING THE NORTH NATOMAS DEVELOPMENT GUIDELINES FOR DEVELOPMENT IN THE NORTH NATOMAS COMMUNITY PLAN AREA. (M86-099)

WHEREAS, the City Council conducted a public hearing on December 30, 1986, concerning the adoption of the North Natomas Development Guidelines;

WHEREAS, part of the implementation of the 1986 North Natomas Community Plan is to establish design and development standards for each land use designation identified in the 1986 North Natomas Community Plan;

WHEREAS, the North Natomas Development Guidelines establish use, height, setback, landscaping, parking and signage standards;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO that:

1. The North Natomas Development Guidelines are consistent with the Interim Land Use Policy and supports the urban design concepts of the 1986 North Natomas Community Plan and said Guidelines are hereby adopted.
2. The North Natomas Development Guidelines will encourage development that will create a distinctive, well balanced community and ensure that new development is healthy and of long lasting benefit to the North Natomas Community and the City.

APPROVED
BY THE CITY COUNCIL

DEC 30 1986

OFFICE OF THE
CITY CLERK
MAYOR

ATTEST:

CITY CLERK

M86-099

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
GEOLOGICAL SURVEY

10. [Illegible text]

11. [Illegible text]

12. [Illegible text]

13. [Illegible text]

14. [Illegible text]

15. [Illegible text]

**NORTH NATOMAS DEVELOPMENT GUIDELINES
(M86-099)
TABLE OF CONTENTS**

SECTION I	PURPOSE AND INTENT
SECTION II	PROCEDURES FOR APPROVAL
SECTION III	OCCUPANCY AND BUILDING STANDARDS
SECTION IV	ENVIRONMENTAL STANDARDS
SECTION V	SIGN CRITERIA AND REGULATIONS
SECTION VI	SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL UNITS
SECTION VII	MULTI-FAMILY RESIDENTIAL UNITS
SECTION VIII	SENIOR CITIZEN RESIDENTIAL UNITS
SECTION IX	GREENBELT
SECTION X	I-5 AND I-80 FREEWAY LANDSCAPED CORRIDORS
SECTION XI	ISSUANCE OF BUILDING PERMITS
SECTION XII	BUILDING OCCUPANCY

NORTH NATOMAS DEVELOPMENT GUIDELINES

I. STATEMENT OF PURPOSE AND INTENT

The purpose of the development guidelines is to implement the urban design concepts of the 1986 North Natomas Community Plan. The guidelines which address building, occupancy, landscape, signage and environmental standards, will encourage development that creates a distinctive, well balanced community in which to live and work. Each development shall meet the following objectives.

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

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

II. PROCEDURES FOR APPROVAL

Development of parcels in North Natomas is subject to the adoption of a schematic plan and the establishment of a PUD in accordance with Section 8 of the City Zoning Ordinance.

III. OCCUPANCY AND BUILDING STANDARDS

The purpose of this section is to define allowed uses and to establish design and development standards for each land use designation identified in the North Natomas Community Plan.

A. Light Industrial

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following:

- 1. Permitted Uses. Uses primarily engaged in the fabrication, manufacturing, assembly or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke,

gas, odor, dust, noise or other objectionable influences which might be obnoxious to persons conducting business or residing in the surrounding areas. The warehousing and distribution of goods and equipment shall be allowed.

Office uses, when incidental to a primary use, shall be allowed pursuant to the Industrial Park (MIP) zone.

Restaurants and Childrens Day Care Centers shall be permitted to serve employees of the industrial park and surrounding industrial parks.

Employee recreational, dining and child day care uses shall be allowed as accessory uses to the primary use when established solely for the convenience of the employees. Such accessory uses shall be located internally and have no direct access from outside of the main structure.

2. Density. Maximum density is 11,000 gross building sq/ft per net acre in accordance with the adopted North Natomas Community Plan.

3. Setbacks

a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
I-80 Freeway (measured from the exterior right-of-way line)	100*	50-150**
Freeway on/off ramp	50'	50'
Del Paso Road	150'	75'
Northgate Boulevard, North Market, Natomas Loop Road, Unnamed 4 lane divided major street	50'	50'

* no structure shall locate within the landscape setback
** undulating landscaped corridor required

- b. When abutting a residentially designated, zoned or used property, the abutting yard shall be at least 150 feet and the landscaped setback shall be 75 feet. The common boundary between the Industrial Park and the residential use shall be demarcated by a minimum six foot high solid masonry wall to be constructed on the Industrial Park property at the time of development. If the elevation of the residential property is above that of the industrial property, a higher wall may be required.
- c. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.
- 4. Landscape Coverage. The minimum landscape coverage shall be 15 percent for property within the PUD or for any project within the PUD.
- 5. Height. The maximum building height shall be 40 feet. An additional 10 feet shall be permitted to accommodate a mechanical penthouse.
- 6. Parking. Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

B. Manufacturing, Research and Development

- 1. Permitted Uses. Uses primarily engaged in research and development (R&D) activities, including research and development laboratories and facilities and compatible light manufacturing. All other uses as defined in Section 2.7 of the City Zoning Ordinance.

Uses primarily engaged in manufacture, assembly, testing and repair of components, devices, equipment, systems and parts. All other uses as defined in Section 2.7 of the City Zoning Ordinance.

Offices, both primary and incidental to MRD uses, shall be allowed, provided that the square footage of development devoted to offices shall not exceed 50 percent in the MRD-50 and 20 percent in the MRD-20 of the total square footage of development approved for all property in the Planned Unit Development.

All other uses as defined in Section 2.7 of the City Zoning Ordinance.

2. **Density.** Maximum densities for MRD-50 and MRD-20 are 15,750 gross building sq/ft per net acre and 12,750 gross building sq/ft per net acre respectively in accordance with the adopted North Natomas Community Plan, irrespective of land use.

3. **Setbacks**

a. The following are minimum building and landscape setbacks.

BUILDING SETBACKS LANDSCAPE SETBACKS

I-5/I-80 Freeways (measured from exterior right-of- way line)	100'*	50-150'**
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Freeway on/off ramps	50'	50'
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All major streets depicted on North Natomas Community Plan Map	50'	50'
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* no structures shall locate within the landscape setback

** undulating landscaped corridor required

b. Buildings abutting a residentially designated zone or used parcel shall be setback at least 75 feet and a solid masonry wall of not less than six feet in height shall be constructed. Landscaping shall be as defined in Section 2.7 of the City Zoning Ordinance.

c. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.

4. **Landscape Coverage** The minimum landscape coverage in the manufacturing, research and development zone shall be 20 percent and in the Office Building zone shall be 25 percent for property within the PUD or for any project within the PUD. The minimum landscape coverage for single story structures in the office zone shall be 20 percent. Landscaping within the I-5 and I-80 Scenic Corridors does not count toward the minimum landscape coverage requirement.

5. Building Height

a. The following are maximum building heights.

<u>USE</u>	<u>HEIGHT</u>
Manufacturing, Research and Development zone	40'
Office Building zone	65'

b. Structures located in the MRD zone within 100 feet of residentially designated, zoned or used land shall not exceed 25 feet in height.

c. If a mechanical penthouse is provided an additional 10 feet shall be permitted to accommodate the mechanical penthouse.

6. Parking. Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

C. Office/Business

1. Permitted Uses. Neighborhood personal service offices such as medical, dental, insurance, real estate, and similar professional offices are allowed.

2. Density. Maximum density is 16,500 gross building sq/ft per net acre in accordance with the adopted North Natomas Community Plan.

3. Setbacks

a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
Del Paso Road/ East Commerce Way and Natomas Loop Road	50'	25'

b. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.

- 4. **Landscape Coverage.** The minimum landscape coverage shall be 25 percent except that the minimum landscape coverage for single story structures shall be 20 percent. The landscape coverage shall apply for property within the PUD or for any project within the PUD.
- 5. **Height.** The maximum building height shall be 35 feet.
- 6. **Parking.** Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

D. Highway Commercial

- 1. **Permitted Uses.** Uses primarily offering accommodations or services to traveling motorists. Restaurant, bar, hotel/motel and service station (including incidental convenience market) are allowed.
- 2. **Density.** Maximum density is 6,750 gross building sq/ft per net acre in accordance with the adopted North Natomas Community Plan; except that for a hotel/motel maximum building density shall be determined by meeting all other standards and regulations for highway commercial uses in the North Natomas Development Guidelines and by not exceeding maximum peak hour trips identified by the Institute of Traffic Engineers for uses identified in Section III.D.1 above.
- 3. **Setbacks**
 - a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
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I-5/I-80 Freeways (measured from exterior right- of-way line)	100'*	50-150'**
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Freeway on/off ramps	50'	50'
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* no structure shall locate within the landscape setback
 ** undulating landscaped corridor required

- b. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.

- 4. **Landscape Coverage**. The minimum landscape coverage shall be 15 percent for property within the PUD or for any project within the PUD.
- 5. **Height**. The maximum building height shall be 35 feet.
- 6. **Parking**. Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

E. Community Commercial

- 1. **Permitted Uses**. Uses providing comparison shopping goods and convenience items including variety clothing stores, small furniture and appliance stores, florists, jewelry stores, and entertainment places. The leading tenant is a junior department store, large variety store or discount store.

- 2. **Density**. Maximum density is 9,000 gross building sq/ft per net acre in accordance with the North Natomas Community Plan.

3. **Setbacks**

- a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
Del Paso Road/Truxel Road, Natomas Loop Road/Truxel Road, West Commerce Way/Natomas Loop Road	50'	25'

- b. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.

- 4. **Landscape Coverage**. The minimum landscape coverage shall be 20 percent for property within the PUD or for any project within the PUD.
- 5. **Height**. The maximum building height shall be 35 feet.
- 6. **Parking**. Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

F. Neighborhood Commercial and Neighborhood Convenience

1. Permitted Uses. Uses permitted in Neighborhood Commercial facilities meet the daily shopping needs of an immediate neighborhood area, offering the full range of convenience goods. The leading tenant is usually a large grocery store or drug store.

Uses permitted in Neighborhood Convenience shopping centers provide day-to-day shopping needs of an immediate neighborhood. These uses consist of small grocery stores, pharmacies or other convenience services.

2. Density. Maximum density is 9,000 gross building sq/ft per net acre in accordance with the North Natomas Community Plan.

3. Setbacks

- a. The following are minimum building and landscape setbacks.

BUILDING SETBACKS

LANDSCAPE SETBACKS

San Juan Road,
Natomas Loop
Road, North
Market Blvd

50'

25'

- b. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.
4. Landscape Coverage. The minimum landscape coverage shall be 20 percent for property within the PUD or for any project within the PUD.
5. Height. The maximum building height shall be 35 feet.
6. Parking. Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified by the specific PUD.

G. Sports Complex

1. Permitted Uses. Sports arena and stadium allowing activities such as sporting events and/or exhibitions, trade shows involving the exchange of information regarding natural or man-made products or services, amusements, entertainment and public diversions and conventions related to the assembly of people.

2. Density. Minimum permanent seating capacity of the sports arena shall be 15,000 seats. Minimum permanent seating capacity of the stadium shall be 35,000 seats.

3. Setbacks

a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
Arena	1000'*	25'
Stadium	1000'*	25'
Accessory Structures**	300'*	25'

* Minimum setback from all public streets

** Setbacks from private streets shall be determined by the Planning Director

4. Height

a. The following are maximum building/structure heights.

<u>USE</u>	<u>HEIGHT</u>
Arena	100'
Stadium	100'
Accessory structures	35'

5. Parking. One automobile parking space for every 3.8 seats or as specified in the specific PUD.

IV. ENVIRONMENTAL STANDARDS

A. General

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

B. Landscaping

1. General. Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.
2. Planting Types. All trees, shrubs and groundcover planting types shall conform to the Parks and Community Services plant list standards unless an alternative type is approved by the Director of Community Services or his designee. A plant list for a specific PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the Planning Division.
3. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover, but shall conform to standard requirements regarding site distances and other public-safety concerns related to public streets.
4. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
5. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.

- 6. Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
- 7. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
- 8. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

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

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

The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be submitted by the applicant and reviewed and approved by the Planning Director prior to submittal of the first special permit application in the Specific PUD.

C. Pedestrian Circulation

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

D. Parking Requirements

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.
3. All public streets shall be posted with "no parking" signs.
4. No on-street parking shall be allowed along major streets depicted on the North Natomas Community Plan map.
5. Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surfaced depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stop shall be permitted. A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.
6. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.

- 7. Adequate handicapped parking spaces shall be provided per State Building Code requirements.
- 8. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.
- 9. Carpooling and vanpooling is encouraged for each Manufacturing, Research and Development and Light Industrial use and shall be addressed in the special permit application for each development.
- 10. Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.
- 11. All spaces for bicycles shall be subject to the standards in Section 6.G.1. of the City Zoning Ordinance.

E. Exterior Site 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, in accordance with current City of Sacramento requirements.
- 2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents or the general public.
- 3. Lighting shall be oriented away from the properties adjacent to the PUD.
- 4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.
- 5. The minimum lighting intensities, in foot-candles, shall be as follows:

Entrance Driveways:	3 foot-candles
Loading Docks:	10 foot-candles
Parking Areas:	1 foot-candles

F. Performance Standards

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

3. **Hazardous Materials**

Industries that use solvents and/or other toxic or hazardous materials shall be sited in concentrated locations and shall be required to present Hazardous Substance Management Plans for the review and approval of the City Fire Chief prior to final building inspection. The plans shall demonstrate that adequate safety precautions have been taken for the storage and handling of hazardous materials and/or wastes, including:

- o Proper on-site management
- o Proper transportation
- o Properly designed and outfitted disposal facilities
- o Source reductions and recovery
- o Measures to prevent hazardous wastes from entering sanitary sewers
- o Programs to reduce spills of hazardous substances during transport

14

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

G. Exterior Wall Materials

1. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
2. Tilt-up concrete construction technique shall be allowed only if full compliance with all of the other conditions of the guidelines are maintained.
3. Exposed concrete block shall not be acceptable for exterior surfaces. The intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar material.
4. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.

H. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
2. The general overall atmosphere of color shall be earth tones, which includes muted shades of gray and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ocher, chrome green and terra verts. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be background colors. If painted surfaces are used, these shall be earth toned. Accent colors shall be used whenever necessary.

I. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures which shall be incorporated into building design.
2. Standards.
 - a. Buildings shall be designed to meet current State and Federal energy requirements at the time of construction.
 - b. Buildings shall be oriented to accommodate bus, carpool, vanpool, bicycle, and walkways to encourage TSM measures.
 - c. Landscaping shall be designed to shade structure, walks, streets, drives and parking area so as to minimize surface heat gain and shall at a minimum comply with all current City of Sacramento standards.
 - d. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.
 - e. Outdoor lighting should be designed to provide the minimum level of site lighting commensurate with site security.

J. Temporary Structures

1. Temporary structures, including but not limited to trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction and shall be removed promptly upon completion of the permanent building.
2. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

K. Loading Facilities

Loading facilities shall conform to the provisions of Section 6.B of the City Zoning Ordinance and shall be provided and maintained on the same parcel which they are intended to serve.

- 1. Loading facilities shall be designed as an integral part of the building which they serve, and shall be located in the most inconspicuous manner possible.
- 2. No loading facility, including incidental parking and maneuvering areas shall extend into any required minimum yard setbacks established by the specific PUD Development Guidelines.
- 3. Loading areas shall not be located within the yard area abutting or across the street from residentially designated, zoned or used property.

L. Outside Storage

1. Light Industrial

No outside storage is permitted, except that;

Company vehicles, incidental to the primary use shall be allowed to park outside provided that the vehicles shall be screened by a solid masonry wall no less than six feet in height or by equivalent screening using landscaping and earth berms so that no vehicles are visible from any adjacent public streets.

2. Manufacturing, Research and Development

With regard to the uses defined in Section 2.7.B.2.a. and b. of the Zoning Ordinance, open storage of materials, goods, parts and equipment, including company owner or operated trucks and other motor vehicles, is allowed only as an accessory use incidental to the primary use of the parcel, provided that all such activities shall be screened by a solid masonry wall no less than six (6) feet in height or by equivalent screening using landscaping and earth berms so that no stored materials, goods, parts or equipment are visible from any adjacent public streets.

With regard to uses in the Office Building (OB) zone, no open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted. Storage is to be inside structures.

3. Office/Business and Commercial Uses

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

M. Garbage Services/Trash Enclosures

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

N. Utility Connections, Mechanical Equipment and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to residences.

O. Walkways and Courtyards

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

V. SIGN CRITERIA AND REGULATIONS

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

B. General Requirements

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

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

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

3. In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia. No signmakers' labels or other identification will be permitted.

4. No signs shall be permitted on canopy roofs or building roofs.

5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted.
7. No exposed bulb signs are permitted.
8. No off-site signage except for the sports complex shall be allowed.
9. The location of signs shall be only as shown on the approved special permit site plan.
10. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
11. No exposed conduit, tubing, or raceways will be permitted.
12. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
13. All conductors, transformers, and other equipment shall be concealed.
14. All sign fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, bronze or black iron.
15. 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.
16. Lighting design shall not produce hazardous, annoying glare to motorists and building occupants, adjacent residents or the general public. Lighting shall be oriented away from the adjacent properties to the PUD.

C. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatments, etc., will be permitted within the occupant's lease line or property line.
2. Informational and directional signs relating to pedestrian and vehicular flows within a PUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.

3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.
4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

D. Light Industrial

1. Designated Park Project Identification Sign

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per designated industrial park. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to Planning staff review and approval.
- b. Maximum area of sign: 40 square feet.
- c. Maximum height of sign: five (5) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry to the designated park. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way. No signage shall be oriented to or visible from the freeway.

2. Detached Signage

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per parcel. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to Planning staff review and approval.
- b. Maximum area of sign: 40 square feet.

- c. Maximum height: five (5) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway. No signage shall be oriented to or visible from the freeway.

3. Attached Signage

- a. One attached sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per tenant. Each sign and business name shall consist of individual raised letter type. No canned plastic signs are permitted.
- b. Maximum area: total area of each sign shall not exceed 30 square feet; except that a building occupied by one tenant shall be allowed a maximum of sixty (60) square feet. Vertical height of sign or letters including logo shall not exceed two (2) feet.
- c. Location: said sign shall be placed flat against the wall of the building in which the business is located. No signage shall be oriented to or be visible from the freeway.

E. Manufacturing, Research and Development

1. Designated PUD Identification Sign

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance allowed per designated PUD. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to Planning staff review and approval.
- b. Maximum area of sign: forty-eight square feet.
- c. Maximum height: twelve (12) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry/exit to the designated park. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

- e. Design and materials shall be subject to Planning Director review and approval.

2. Detached Signage

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per parcel. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to Planning staff review and approval.
- b. Maximum area of sign: 48 square feet.
- c. Maximum height: Twelve (12) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway.

3. Attached Signage

- a. One attached sign as defined by Section 3.250 of the City Sign Ordinance per building.
- b. Attached signage shall be permitted subject to the following requirements. The specific sign program shall be developed by a professional graphic artist or designer with demonstrated ability in sign design.
 - 1) If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
 - 2) A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines.

3) **Material, Construction and Design**

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

4. **Illumination**

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

14

- b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- c. Internally lit plastic signs are prohibited.

5. Location

- a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
- b. Signs may be located any where on face of building subject to 5 (c) and (d) below and may be oriented toward the freeway.
- c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
- d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building special permit.

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

7. If not specifically approved as part of the Special Permit for the building, the following types of signs shall require a Planning Director's Special Permit pursuant to Zoning Ordinance 15H.

- a. Signs not located in the "upper signage area", as defined in subsection 5-c above.
- b. Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 3b above.

8. Maximum Signage

- a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.

- b. The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.
- c. A sign located below the second floor windows shall not exceed 50 square feet.
- d. In a scale consistent with (a), (b), and (c) above, the Planning Director shall determine the maximum size of the following types of signs:
 - i) Signs located other than as specified in (a) and (c) above.
 - ii) Signs located on buildings with a unique or unusual architectural design.

F. Office/Business

1. Detached PUD Identification Sign

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance
- b. Maximum area of sign: sixteen (16) square feet
- c. Maximum height: six (6) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry to the designated PUD. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

2. Attached Signage

- a. If client access is from the interior of the building, no attached signage shall be allowed.
- b. If client access is from the exterior of the building, the following attached signage shall be allowed:
 - 1) One attached sign indicating only the name and nature for each occupancy.

- 2) Maximum area: The total area for all such signs shall not exceed one square foot of sign area for each front foot of building occupancy.
- 3) Attached signs shall not exceed the following specifications:
 - a) The horizontal dimension of signs shall not exceed 50 percent of the building frontage nor be greater than 25 feet, whichever is less.
 - b) The total area of any one sign shall be no greater than 10 percent of the total area of the building face to which it is attached or 100 square feet, whichever is less.
- 4) Location: The attached sign shall be flat against the building or designed as part of an architectural feature.

G. Community Commercial, Neighborhood Commercial and Neighborhood Convenience

1. Designated Shopping Center Identification Sign

a. One monument sign as defined by Section 3.250 of the City Sign Ordinance for each Community Commercial and Neighborhood Commercial Shopping Center. Monument signs shall not be allowed in the Neighborhood Convenience Shopping Center.

b. Maximum area of sign:

<u>Community Commercial</u>	<u>Neighborhood Commercial</u>
48 square feet	36 square feet

c. Maximum height:

<u>Community Commercial</u>	<u>Neighborhood Commercial</u>
12' measured at grade immediately behind the sidewalk	6' measured at grade immediately behind the sidewalk

d. Location: Signs shall 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 Signage

- a. One attached sign indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
- b. Maximum area of sign: Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - 1) Width of sign, including logo, shall not exceed 60 percent of the shop's width.
- c. Maximum height: Total vertical sign height shall not exceed twenty-four inches; maximum letter height shall be limited to eighteen inches.
- d. Location: The attached sign shall be flat against the building or designed as part of an architectural feature.

H. Highway Commercial

1. Designated PUD Identification Sign

- a. One directly illuminated detached sign as defined by Section 3.250 of the City Sign Ordinance allowed per parcel. The detached sign shall indicate only the name and nature of the occupancy for each developed parcel. An identification sign shall be allowed and shall only tell the name, address, and use of the premises upon which it is located.
- b. Maximum area of sign: One detached sign for each developed parcel not exceeding one square foot of sign area for each lineal foot of street frontage abutting the developed portion of said parcel. In no event shall the total area of a detached sign visible by persons traveling on the freeway exceed 100 square feet.
- c. Maximum height: Thirty-five feet measured at grade immediately behind the sidewalk.

- d. Location: To be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign shall not project into or over an abutting public right-of-way. A monument sign may be located in the setback area; however, it shall be located farther than ten (10) feet from the public right-of-way and from any driveway.

2. Attached Signage

- a. One attached sign as defined by Section 3.250 of the City Sign Ordinance.
- b. Maximum area of sign: One square foot for each front foot of first floor building occupancy provided that in no event shall the total area of attached signs visible by persons traveling on the freeway 100 square feet.
- c. Maximum height: Twenty (20) feet measured at grade immediately behind the sidewalk.
- d. Location: The attached sign shall be flat against the building or designed as part of an architectural feature.

VI. SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL UNITS

In addition to the single-family residential design criteria identified in the 1986 North Natomas Community Plan the residential developments shall reflect the following building standards.

A. Single Family Building Standards

1. Setbacks

- a. Setbacks shall be in conformance with the standards set forth in the City Zoning Ordinance or as defined in the specific PUD.
- b. Minimum setback for low density residential structures abutting the greenbelt shall be 15 feet.
- c. Staggered front setbacks as defined in the specific PUD shall be allowed.

2. **Height**

Maximum building heights shall be subject to the regulations of the City of Sacramento Zoning Ordinance or the specific PUD.

B. **Recommended Design Criteria for Single Family Attached and Detached Residential Units**

Each development in North Natomas is encouraged to incorporate the following design criteria.

1. **General**

All residential units, paved areas, building materials, and color schemes shall be designed and constructed to create a variety and interest in a residential neighborhood.

2. **Landscaping**

- a. All yards adjoining public or private streets shall be landscaped with turf (lawn) or low-growing cover and installed with irrigation (sprinkler) system.
- b. Deciduous trees shall be utilized along the south- and west-facing building walls to allow solar access during the winter.
- c. Large growing street trees (preferably deciduous) shall be planted along all newly constructed streets as a means of reducing outdoor surface temperatures during summer months.
- d. The planting of drought tolerant landscaping that requires less water and maintenance is encouraged.
- e. For crime deterrent reasons, planting of shrubs which have thorns and/or prickly leaves below first floor windows should be considered.

3. General building design, materials, color, orientation, and floor plans

a. In order to provide visual interest, a new single family subdivision should offer:

- 1) Corner lots developed with halfplexes and duplexes shall have driveways/garages on each street frontage
- 2) A limited number of single-family residential driveways fronting major streets
- 3) A variety of elevations and heights (one and two story residences)
- 4) Variation in architectural design and styles
- 5) Variation in roof orientations
- 6) Use of different exterior building materials or combination of different materials, with minimal use of T-1-11 siding
- 7) Use of more than one primary color with compatible, contrasting color trim
- 8) Variation in front setbacks

b. Building orientation and design should incorporate passive solar features to the maximum extent possible. The Residential Building Energy Standards (Title 24 of the California Administrative Code) which relate to building insulation, glazing, shading, space conditioning systems, and domestic water heating system alternatives must also be satisfied.

c. Roofing material should be medium wood shake or shingle, shake-like aluminum, tile, or textured, heavy-weight composition.

d. For crime deterrent reasons, the following features could be incorporated:

- 1) The majority of homes within new subdivisions should be designed with high activity rooms (e.g., kitchens, family or living room) with windows facing the public street to facilitate visual surveillance of street from within (refer to Attachment for examples).
- 2) Entrances to homes should be clearly visible to the street or neighbors and well lit.
- 3) Addresses of residences should be clearly numbered and visible from the street.
- 4) Walkways should be well lit and observable without indentations or landscaping which would provide concealment.
- 5) Installation of home burglar alarm system at time of construction should be considered.

C. Subdivision Map and Street Design

1. In addition to satisfying Title 24 building code requirements, a new residential subdivision with more than 20 lots shall be designed as follows in order to assure maximum solar access to the extent possible.
 - a. Developed such that at least 80 percent of the residential units constructed have their maximum glazing facing within 22 and one-half degrees of true south
 - b. Designed such that at least 80 percent of the lots have side lot lines oriented within 22 and one-half degrees of true south
 - c. Designed and developed such that at least 80 percent of the lots have either a structure with its maximum glazing facing within 22 and one-half degrees of true south, or side lot lines oriented within 22 and one-half degrees of true south
2. For crime deterrent reasons, street patterns and lot plans should maximize the ability of neighbors to watch each other's properties. General design criteria to facilitate these objectives are as follows:

- a. Houses should be situated so as to facilitate police patrol observation
- b. Cul-de-sac street designs are encouraged and should be relatively short to allow police patrol observation of all homes on a drive by
- c. The maximum length of a new residential street which has no four way intersection shall be 1,000 feet
- d. The backs of homes and cul-de-sacs should not border on open park areas or other possible escape routes such as thoroughfares
- e. There should be sufficient off-street parking so that cars are generally off the street at night.
- f. To prevent walls and fences along major streets, back-up lots are discouraged.

D. Personal Safety Design Criteria

Ordinance No. 84-058 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This Ordinance applies to all residential building projects, including single family, duplex, cluster developments, condominiums, row houses and town houses. The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc. A copy of this Ordinance may be obtained from the City Building Inspections Division.

VII. MULTIFAMILY RESIDENTIAL UNITS

A. Multifamily Building Standards

In addition to the multi-family residential design criteria identified in the 1986 North Natomas Community Plan and the approved Multi-Family Residential Design Criteria, multi-family developments shall reflect the following building standards and criteria.

1. Setbacks

- a. Building setbacks shall be in conformance with the standards set forth in the City Zoning Ordinance or as defined in the specific PUD.

- b. The minimum building setback shall be 50 feet on two story multiple family projects from interior and rear property lines abutting single family developments.
- c. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut single family development.
- d. Minimum setback for medium density residential structures abutting the greenbelt shall be 25' feet.
- e. Offsetting staggered front and street side yard setbacks for each building shall be encouraged.

2. Height

Maximum building heights shall be subject to the regulations of the City of Sacramento Zoning Ordinance or the specific PUD.

3. Design Criteria

- a. Limit the size of multifamily clusters to 200 units separated from other multifamily clusters by at least one street. Promote architectural variety and varied exterior construction materials on adjacent clusters and the placement of one story multifamily units adjacent to single family development and as a visual break along streets.
- b. Major complexes shall be broken up by extensive open-space and landscape buffering between projects.

B. Recommended Design Criteria for Multifamily Residential Units

Please see adopted Design Criteria for Multifamily Residential Units (available from the City Planning Division).

IX. SENIOR CITIZEN RESIDENTIAL UNITS

In addition to the multi-family building standards established in Section VII above, senior citizen housing shall reflect the approved Senior Citizen Housing Design Criteria (available from the City Planning Division).

IX. GREENBELT

The greenbelt borders the northern boundary and a portion of the western and eastern boundaries of the North Natomas Community Plan area. The purpose of the greenbelt is to buffer agricultural land uses from urbanized land uses and to provide a low maintenance, limited access open space.

A. Permitted Uses. Activity in the greenbelt shall be passive, and require little, if any, improvements. Permitted uses may include: pedestrian and bike paths, benches and picnic tables.

B. Setbacks

1. The following are minimum building/structure setbacks.

- o Low density residential 15'
- o All other land uses 25'

C. Landscaping. The greenbelt which will average 500' in width shall be landscaped with a wide range of trees of various species that will provide a windbreak.

X. I-5 AND I-80 FREEWAY LANDSCAPED CORRIDORS

The purpose of the undulating interstate landscape corridors is to create an entryway into North Natomas and to enhance the community's image from major corridors.

A. Permitted Uses. No building or structure shall be allowed within the landscaped corridor.

B. Setbacks. A landscaped corridor varying between 50 and 150 feet from the outer edge of the CalTrans right-of-way shall be required.

C. Landscaping. The corridors shall be landscaped with trees, shrubs and natural groundcovers. Continuous undulating berms shall achieve an attractive buffer.

XI. 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 conform to a valid Special Permit issued for a Planned Unit Development under this Section.

XII. BUILDING OCCUPANCY

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

BW:jg-wp 12/17/86

Sacramento City Planning Commission
VOTING RECORD

14

MEETING DATE
12-11-86
 ITEM NUMBER
3
 PERMIT NUMBER
P-11-86-099

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT
- SUBDIVISION MODIFICATION
- REZONING
- LOT LINE ADJUSTMENT
- SPECIAL PERMIT
- ENVIRONMENTAL DET.
- VARIANCE
- OTHER Development Guidelines

STAFF RECOMMENDATION
 Favorable Unfavorable
 Correspondence
 Petition

LOCATION
North Natomas Development Guidelines

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NAME	ADDRESS

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NAME	ADDRESS

MOTION# one

YES NO MOTION SECOND

Chinn				
Ferris	✓			✓
Goodin	✓			
Hollick	✓			
Holloway			✓	
Otto	✓			
Ramirez	✓			
Walton	✓			
Ishmael				

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE

MOTION

- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

**NORTH NATOMAS DEVELOPMENT GUIDELINES
(M86-099)
TABLE OF CONTENTS**

SECTION I	PURPOSE AND INTENT
SECTION II	PROCEDURES FOR APPROVAL
SECTION III	OCCUPANCY AND BUILDING STANDARDS
SECTION IV	ENVIRONMENTAL STANDARDS
SECTION V	SIGN CRITERIA AND REGULATIONS
SECTION VI	SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL UNITS
SECTION VII	MULTI-FAMILY RESIDENTIAL UNITS
SECTION VIII	SENIOR CITIZEN RESIDENTIAL UNITS
SECTION IX	GREENBELT
SECTION X	I-5 AND I-80 FREEWAY LANDSCAPED CORRIDORS
SECTION XI	ISSUANCE OF BUILDING PERMITS
SECTION XII	BUILDING OCCUPANCY

SECTION 1	GENERAL PRINCIPLES
SECTION 2	SCOPE AND OBJECTIVES
SECTION 3	DEFINITIONS
SECTION 4	ORGANIZATION AND ADMINISTRATION
SECTION 5	PERSONNEL
SECTION 6	FINANCIAL PROVISIONS
SECTION 7	PROPERTY AND EQUIPMENT
SECTION 8	PROCEDURES
SECTION 9	REPORTS AND RECORDS
SECTION 10	TERMINATION

TABLE OF CONTENTS
(See page 1)

NORTH NATOMAS DEVELOPMENT GUIDELINES

I. STATEMENT OF PURPOSE AND INTENT

The purpose of the development guidelines is to implement the urban design concepts of the 1986 North Natomas Community Plan. The guidelines which address building, occupancy, landscape, signage and environmental standards, will encourage development that creates a distinctive, well balanced community in which to live and work. Each development shall meet the following objectives.

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

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

II. PROCEDURES FOR APPROVAL

Development of parcels in North Natomas is subject to the adoption of a schematic plan and the establishment of a PUD in accordance with Section 8 of the City Zoning Ordinance.

III. OCCUPANCY AND BUILDING STANDARDS

The purpose of this section is to define allowed uses and to establish design and development standards for each land use designation identified in the North Natomas Community Plan.

A. Light Industrial

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following:

- 1. Permitted Uses. Uses primarily engaged in the fabrication, manufacturing, assembly or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke,

ВВЕДЕНИЕ
1. ОБЩИЕ ПОЛОЖЕНИЯ
2. ЦЕЛИ И ЗАДАЧИ
3. ОБЛАСТЬ ПРИМЕНЕНИЯ
4. СТРУКТУРА ДОКУМЕНТА

5. ОСНОВНЫЕ ПОНЯТИЯ
6. МЕТОДИЧЕСКИЕ ПОЛОЖЕНИЯ
7. ПОСЛЕДСТВИЯ НЕИСПОЛНЕНИЯ

A. (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)

1. ОБЩИЕ ПОЛОЖЕНИЯ
2. ЦЕЛИ И ЗАДАЧИ
3. ОБЛАСТЬ ПРИМЕНЕНИЯ
4. СТРУКТУРА ДОКУМЕНТА

III. ОБЩИЕ ПОЛОЖЕНИЯ И ВВЕДЕНИЕ

1. ОБЩИЕ ПОЛОЖЕНИЯ
2. ЦЕЛИ И ЗАДАЧИ
3. ОБЛАСТЬ ПРИМЕНЕНИЯ
4. СТРУКТУРА ДОКУМЕНТА

IV. ПРОЦЕДУРЫ ВОЗВРАТА

1. ОБЩИЕ ПОЛОЖЕНИЯ
2. ЦЕЛИ И ЗАДАЧИ
3. ОБЛАСТЬ ПРИМЕНЕНИЯ
4. СТРУКТУРА ДОКУМЕНТА

5. ОСНОВНЫЕ ПОНЯТИЯ
6. МЕТОДИЧЕСКИЕ ПОЛОЖЕНИЯ
7. ПОСЛЕДСТВИЯ НЕИСПОЛНЕНИЯ

8. ОБЩИЕ ПОЛОЖЕНИЯ
9. ЦЕЛИ И ЗАДАЧИ
10. ОБЛАСТЬ ПРИМЕНЕНИЯ
11. СТРУКТУРА ДОКУМЕНТА

12. ОБЩИЕ ПОЛОЖЕНИЯ
13. ЦЕЛИ И ЗАДАЧИ
14. ОБЛАСТЬ ПРИМЕНЕНИЯ
15. СТРУКТУРА ДОКУМЕНТА

16. ОБЩИЕ ПОЛОЖЕНИЯ
17. ЦЕЛИ И ЗАДАЧИ
18. ОБЛАСТЬ ПРИМЕНЕНИЯ
19. СТРУКТУРА ДОКУМЕНТА

V. ЗАКЛЮЧЕНИЕ И ПРИЛОЖЕНИЯ

gas, odor, dust, noise or other objectionable influences which might be obnoxious to persons conducting business or residing in the surrounding areas. The warehousing and distribution of goods and equipment shall be allowed.

Office uses, when incidental to a primary use, shall be allowed pursuant to the Industrial Park (MIP) zone.

Restaurants and Childrens Day Care Centers shall be permitted to serve employees of the industrial park and surrounding industrial parks.

Employee recreational, dining and child day care uses shall be allowed as accessory uses to the primary use when established solely for the convenience of the employees. Such accessory uses shall be located internally and have no direct access from outside of the main structure.

2. **Density.** Maximum density is 11,000 gross building sq/ft per net acre in accordance with the adopted North Natomas Community Plan.

3. **Setbacks**

a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
I-80 Freeway (measured from the exterior right-of-way line)	100*	50-150**
Freeway on/off ramp	50'	50'
Del Paso Road	150'	75'
Northgate Boulevard, North Market, Natomas Loop Road, Unnamed 4 lane divided major street	50'	50'

* no structure shall locate within the landscape setback
** undulating landscaped corridor required

The first of the two or three...
of the surrounding area. The...
of the area...

The second of the two or three...
of the surrounding area. The...
of the area...

The third of the two or three...
of the surrounding area. The...
of the area...

The fourth of the two or three...
of the surrounding area. The...
of the area...

The fifth of the two or three...
of the surrounding area. The...
of the area...

2 backs

The sixth of the two or three...
of the surrounding area. The...
of the area...

BLINDING SETBACKS LANDSCAPE SETBACKS

Setback Type	Minimum Distance	Maximum Distance
Blinding	100'	150'
Landscape	50'	100'
Other	20'	50'

The seventh of the two or three...
of the surrounding area. The...
of the area...

- b. When abutting a residentially designated, zoned or used property, the abutting yard shall be at least 150 feet and the landscaped setback shall be 75 feet. The common boundary between the Industrial Park and the residential use shall be demarcated by a minimum six foot high solid masonry wall to be constructed on the Industrial Park property at the time of development. If the elevation of the residential property is above that of the industrial property, a higher wall may be required.
- c. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.

- 4. **Landscape Coverage.** The minimum landscape coverage shall be 15 percent for property within the PUD or for any project within the PUD.
- 5. **Height.** The maximum building height shall be 40 feet. An additional 10 feet shall be permitted to accommodate a mechanical penthouse.
- 6. **Parking.** Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

B. Manufacturing, Research and Development

- 1. **Permitted Uses.** Uses primarily engaged in research and development (R&D) activities, including research and development laboratories and facilities and compatible light manufacturing. All other uses as defined in Section 2.7 of the City Zoning Ordinance.

Uses primarily engaged in manufacture, assembly, testing and repair of components, devices, equipment, systems and parts. All other uses as defined in Section 2.7 of the City Zoning Ordinance.

Offices, both primary and incidental to MRD uses, shall be allowed, provided that the square footage of development devoted to offices shall not exceed 50 percent in the MRD-50 and 20 percent in the MRD-20 of the total square footage of development approved for all property in the Planned Unit Development.

All other uses as defined in Section 2.7 of the City Zoning Ordinance.

квартале

а. утрое...

б. утрое...

в. утрое...

г. утрое...

д. утрое...

е. утрое...

ж. утрое...

в. утрое...

з. утрое...

и. утрое...

к. утрое...

л. утрое...

м. утрое...

н. утрое...

о. утрое...

п. утрое...

р. утрое...

2. **Density.** Maximum densities for MRD-50 and MRD-20 are 15,750 gross building sq/ft per net acre and 12,750 gross building sq/ft per net acre respectively in accordance with the adopted North Natomas Community Plan, irrespective of land use.

3. **Setbacks**

a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
--	--------------------------	---------------------------

I-5/I-80 Freeways (measured from exterior right-of- way line)	100'*	50-150'**
--	-------	-----------

Freeway on/off ramps	50'	50'
----------------------	-----	-----

All major streets depicted on North Natomas Community Plan Map	50'	50'
---	-----	-----

* no structures shall locate within the landscape setback

** undulating landscaped corridor required

b. Buildings abutting a residentially designated zone or used parcel shall be setback at least 75 feet and a solid masonry wall of not less than six feet in height shall be constructed. Landscaping shall be as defined in Section 2.7 of the City Zoning Ordinance.

c. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.

4. **Landscape Coverage** The minimum landscape coverage in the manufacturing, research and development zone shall be 20 percent and in the Office Building zone shall be 25 percent for property within the PUD or for any project within the PUD. The minimum landscape coverage for single story structures in the office zone shall be 20 percent. Landscaping within the I-5 and I-80 Scenic Corridors does not count toward the minimum landscape coverage requirement.

Density. Maximum density for 1970 was 15.75
12.75 for 1971 and 15.75 for 1972. The
density of the population was 15.75 in
1970 and 15.75 in 1971. The density
of the population was 15.75 in 1972.

Setbacks

The setbacks are 100 feet and 150 feet.

BUILDING SETBACKS LANDSCAPE SETBACKS

1. 100 feet setback
2. 150 feet setback
3. 100 feet setback
4. 150 feet setback

1. 100 feet setback
2. 150 feet setback
3. 100 feet setback
4. 150 feet setback

1. 100 feet setback
2. 150 feet setback
3. 100 feet setback
4. 150 feet setback

1. 100 feet setback
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3. 100 feet setback
4. 150 feet setback

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2. 150 feet setback
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4. 150 feet setback

1. 100 feet setback
2. 150 feet setback
3. 100 feet setback
4. 150 feet setback

5. **Building Height**

a. The following are maximum building heights.

<u>USE</u>	<u>HEIGHT</u>
Manufacturing, Research and Development zone	40'
Office Building zone	65'

b. Structures located in the MRD zone within 100 feet of residentially designated, zoned or used land shall not exceed 25 feet in height.

c. If a mechanical penthouse is provided an additional 10 feet shall be permitted to accommodate the mechanical penthouse.

6. **Parking**. Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

C. **Office/Business**

1. **Permitted Uses**. Neighborhood personal service offices such as medical, dental, insurance, real estate, and similar professional offices are allowed.

2. **Density**. Maximum density is 16,500 gross building sq/ft per net acre in accordance with the adopted North Natomas Community Plan.

3. **Setbacks**

a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
Del Paso Road/ East Commerce Way and Natomas Loop Road	50'	25'

b. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.

Building Height

The height of the building shall be limited to the following:

HEIGHT

USE

General Office Building
100

100

Office Building
60

60

The height of the building shall be limited to the following: The height of the building shall be limited to the following: The height of the building shall be limited to the following:

The height of the building shall be limited to the following: The height of the building shall be limited to the following: The height of the building shall be limited to the following:

Parking: Parking shall be provided for the building. The parking shall be provided for the building. The parking shall be provided for the building.

Office/Business

Permitted Use: Permitted use shall be limited to the following: Permitted use shall be limited to the following: Permitted use shall be limited to the following:

General: General use shall be limited to the following: General use shall be limited to the following: General use shall be limited to the following:

Setbacks

The setbacks shall be as follows: The setbacks shall be as follows: The setbacks shall be as follows:

LANDSCAPE SETBACKS

BUILDING SETBACKS

Front: Front setback shall be 10 feet.

Side: Side setback shall be 5 feet.

Rear: Rear setback shall be 5 feet.

10

5

5

The setbacks shall be as follows: The setbacks shall be as follows: The setbacks shall be as follows:

- 4. **Landscape Coverage.** The minimum landscape coverage shall be 25 percent except that the minimum landscape coverage for single story structures shall be 20 percent. The landscape coverage shall apply for property within the PUD or for any project within the PUD.
- 5. **Height.** The maximum building height shall be 35 feet.
- 6. **Parking.** Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

D. **Highway Commercial**

- 1. **Permitted Uses.** Uses primarily offering accommodations or services to traveling motorists. Restaurant, bar, hotel/motel and service station (including incidental convenience market) are allowed.
- 2. **Density.** Maximum density is 6,750 gross building sq/ft per net acre in accordance with the adopted North Natomas Community Plan.
- 3. **Setbacks**
 - a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
I-5/I-80		
Freeways (measured from exterior right- of-way line)	100'*	50-150'**
Freeway on/off ramps	50'	50'

* no structure shall locate within the landscape setback
 ** undulating landscaped corridor required

- b. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.

Landscape Coverage: The minimum landscape coverage shall be 25 percent except that the minimum coverage shall be 30 percent for all other situations. Land shall be planted with native plants and trees. The minimum height of any plant shall be 6 feet.

Height: The maximum building height shall be 35 feet.

Parking: Parking shall be provided in accordance with the minimum standards set forth in the City of San Diego Municipal Code, Chapter 141, Section 141.0401.

U. Highway Commercial

Permitted Uses: The permitted uses shall be limited to those listed in the City of San Diego Municipal Code, Chapter 141, Section 141.0401. The permitted uses shall be limited to those listed in the City of San Diego Municipal Code, Chapter 141, Section 141.0401.

Density: Maximum density shall be 10 units per acre. The maximum density shall be 10 units per acre. The maximum density shall be 10 units per acre.

Setbacks: The minimum setbacks shall be 10 feet. The minimum setbacks shall be 10 feet. The minimum setbacks shall be 10 feet.

BUILDING SETBACKS
The minimum setbacks shall be 10 feet. The minimum setbacks shall be 10 feet. The minimum setbacks shall be 10 feet.

The minimum setbacks shall be 10 feet. The minimum setbacks shall be 10 feet. The minimum setbacks shall be 10 feet.

- 4. Landscape Coverage. The minimum landscape coverage shall be 15 percent for property within the PUD or for any project within the PUD.
- 5. Height. The maximum building height shall be 35 feet.
- 6. Parking. Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

E. Community Commercial

- 1. Permitted Uses. Uses providing comparison shopping goods and convenience items including variety clothing stores, small furniture and appliance stores, florists, jewelry stores, and entertainment places. The leading tenant is a junior department store, large variety store or discount store.
- 2. Density. Maximum density is 9,000 gross building sq/ft per net acre in accordance with the North Natomas Community Plan.
- 3. Setbacks
 - a. The following are minimum building and landscape setbacks.

BUILDING SETBACKS

LANDSCAPE SETBACKS

Del Paso Road/Truxel
 Road, Natomas
 Loop Road/
 Truxel Road,
 West Commerce Way/
 Natomas Loop Road

50'

25'

- b. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.
- 4. Landscape Coverage. The minimum landscape coverage shall be 20 percent for property within the PUD or for any project within the PUD.
- 5. Height. The maximum building height shall be 35 feet.
- 6. Parking. Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified in the specific PUD.

30. 1950. g. septembris 10. dienā, kad tika
nosaukti par godu 1945. g. 5. maijam, kas bija
brīvības cīņās, tika izvēlēti par godu 1945. g. 5. maijam

1. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

2. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
3. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

4. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
5. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

6. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
7. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
8. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
9. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
10. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

VIENĀDĪGĀS ĒSĪBĀCKĀS ĀRĀDZĒGĀS ĒSĪBĀCKĀS

11. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

12. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

13. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
14. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

15. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
16. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
17. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

E. ĶĒMĒMĀS ĶĒMĒMĀS

18. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
19. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

20. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

21. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija
22. **HEĪBERG** - par godu 1945. g. 5. maijam, kas bija

F. Neighborhood Commercial and Neighborhood Convenience

1. **Permitted Uses.** Uses permitted in Neighborhood Commercial facilities meet the daily shopping needs of an immediate neighborhood area, offering the full range of convenience goods. The leading tenant is usually a large grocery store or drug store.

Uses permitted in Neighborhood Convenience shopping centers provide day-to-day shopping needs of an immediate neighborhood. These uses consist of small grocery stores, pharmacies or other convenience services.

2. **Density.** Maximum density is 9,000 gross building sq/ft per net acre in accordance with the North Natomas Community Plan.

3. **Setbacks**

a. The following are minimum building and landscape setbacks.

BUILDING SETBACKS LANDSCAPE SETBACKS

San Juan Road,
Natomas Loop
Road, North
Market Blvd

50'

25'

b. Setbacks adjacent to future streets not depicted on the North Natomas Community Plan shall be established with each specific PUD.

4. **Landscape Coverage.** The minimum landscape coverage shall be 20 percent for property within the PUD or for any project within the PUD.

5. **Height.** The maximum building height shall be 35 feet.

6. **Parking.** Parking shall be in conformance with the parking standards set forth in the City Zoning Ordinance or as specified by the specific PUD.

03. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

10. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

11. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

12. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

13. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

ПРИЛОЖЕНИЕ К ДАННЫМ

14. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

15. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

16. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

17. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

18. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

19. 09. 2003. г. № 10/100-СЗ
СЗРР. С. 319-320. 2003. № 10. 03. 09. 2003. № 100. 03. 09. 2003. № 100. 03. 09. 2003. № 100.

G. Sports Complex

- 1. Permitted Uses. Sports arena and stadium allowing activities such as sporting events and/or exhibitions, trade shows involving the exchange of information regarding natural or man-made products or services, amusements, entertainment and public diversions and conventions related to the assembly of people.
- 2. Density. Minimum permanent seating capacity of the sports arena shall be 15,000 seats. Minimum permanent seating capacity of the stadium shall be 35,000 seats.
- 3. Setbacks
 - a. The following are minimum building and landscape setbacks.

	<u>BUILDING SETBACKS</u>	<u>LANDSCAPE SETBACKS</u>
Arena	1000'*	25'
Stadium	1000'*	25'
Accessory Structures**	300'*	25'

* Minimum setback from all public streets
 ** Setbacks from private streets shall be determined by the Planning Director

- 4. Height
 - a. The following are maximum building/structure heights.

<u>USE</u>	<u>HEIGHT</u>
Arena	100'
Stadium	100'
Accessory structures	35'

- 5. Parking. One automobile parking space for every 3.8 seats or as specified in the specific PUD.

Sports Complex

Permitted Class ...
The following are the permitted classes of vehicles which may be used on the sports complex. The following table shows the details of the permitted classes of vehicles. The details of the permitted classes of vehicles are given in the table below.

Density ...
The density of the sports complex is given in the table below.

Setbacks ...
The setbacks for the sports complex are given in the table below.

Setback	Minimum	Maximum
Front	3.00m	3.00m
Side	3.00m	3.00m
Rear	3.00m	3.00m

Height ...
The height of the sports complex is given in the table below.

Use ...
The use of the sports complex is given in the table below.

Use	Permitted
Residential	Not Permitted
Commercial	Not Permitted
Industrial	Not Permitted
Public	Permitted

Parking ...
The parking for the sports complex is given in the table below.

IV. ENVIRONMENTAL STANDARDS

A. General

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

B. Landscaping

1. General. Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.
2. Planting Types. All trees, shrubs and groundcover planting types shall conform to the Parks and Community Services plant list standards unless an alternative type is approved by the Director of Community Services or his designee. A plant list for a specific PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the Planning Division.
3. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover, but shall conform to standard requirements regarding site distances and other public-safety concerns related to public streets.
4. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
5. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.

General

All buildings... shall be constructed... to meet the... standards...

Landscaping

General. Landscaping shall be provided... to meet the... standards...

Planting Types. All trees... shall be... to meet the... standards...

Setbacks Adjacent to Public Right-of-Way and Private Drives. The setback... shall be... to meet the... standards...

Irrigation. All landscaped areas... shall be... to meet the... standards...

Surfaced Parking Lots. These areas... shall be... to meet the... standards...

6. Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
7. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
8. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

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

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

The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be submitted by the applicant and reviewed and approved by the Planning Director prior to submittal of the first special permit application in the Specific PUD.

Approval of Landscaped Plans - The applicant shall submit a landscape plan to the Planning Commission for review and approval. The plan shall include a site plan showing the location of all trees to be planted, the type of trees to be planted, and the maintenance schedule for the trees. The Planning Commission shall review the plan and make recommendations to the Board of Commissioners. The Board of Commissioners shall have the final authority to approve or deny the plan.

Planting and Maintenance of Trees - The applicant shall be responsible for the planting and maintenance of all trees required by the landscape plan. The trees shall be planted within the specified time frame and maintained in accordance with the maintenance schedule. The applicant shall also be responsible for the removal of any trees that die or become diseased.

Planting and Maintenance of Trees - The applicant shall be responsible for the planting and maintenance of all trees required by the landscape plan. The trees shall be planted within the specified time frame and maintained in accordance with the maintenance schedule. The applicant shall also be responsible for the removal of any trees that die or become diseased.

Planting and Maintenance of Trees - The applicant shall be responsible for the planting and maintenance of all trees required by the landscape plan. The trees shall be planted within the specified time frame and maintained in accordance with the maintenance schedule. The applicant shall also be responsible for the removal of any trees that die or become diseased.

Installation of Landscaping - The applicant shall be responsible for the installation of all landscaping required by the landscape plan. The landscaping shall be installed within the specified time frame and maintained in accordance with the maintenance schedule. The applicant shall also be responsible for the removal of any landscaping that becomes damaged or diseased.

Planting and Maintenance of Trees - The applicant shall be responsible for the planting and maintenance of all trees required by the landscape plan. The trees shall be planted within the specified time frame and maintained in accordance with the maintenance schedule. The applicant shall also be responsible for the removal of any trees that die or become diseased.

C. Pedestrian Circulation

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

D. Parking Requirements

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.
3. All public streets shall be posted with "no parking" signs.
4. No on-street parking shall be allowed along major streets depicted on the North Natomas Community Plan map.
5. Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surfaced depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stop shall be permitted. A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.
6. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.

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7. Adequate handicapped parking spaces shall be provided per State Building Code requirements.
8. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.
9. Carpooling and vanpooling is encouraged for each Manufacturing, Research and Development and Light Industrial use and shall be addressed in the special permit application for each development.
10. Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.
11. All spaces for bicycles shall be subject to the standards in Section 6.G.1. of the City Zoning Ordinance.

E. Exterior Site 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, in accordance with current City of Sacramento requirements.
2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents or the general public.
3. Lighting shall be oriented away from the properties adjacent to the PUD.
4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.
5. The minimum lighting intensities, in foot-candles, shall be as follows:

Entrance Driveways:	3 foot-candles
Loading Docks:	10 foot-candles
Parking Areas:	1 foot-candles

- 1. All exterior lighting shall be designed to provide uniform illumination of the building facade and to minimize light spillage and glare.
- 2. All exterior lighting shall be designed to provide uniform illumination of the building facade and to minimize light spillage and glare.
- 3. All exterior lighting shall be designed to provide uniform illumination of the building facade and to minimize light spillage and glare.
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Exterior Site Lighting

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- 5. All exterior site lighting shall be designed to provide uniform illumination of the site and to minimize light spillage and glare.

F. Performance Standards

1. **Purpose and Intent.** It is the intent of these restrictions to prevent any use in a PUD which may create dangerous, injurious, noxious or otherwise objectionable conditions.

2. **Nuisances.** No nuisance shall be permitted to exist in the project site. The term "nuisance" shall include, but not be limited to, any use which:

a. Emits dust, sweepings, dirt, fumes, odors, gases or other substances into the atmosphere which may adversely affect the health, safety or welfare of persons working at the employment centers or residing in adjacent neighborhoods.

b. Discharges of liquid or solid wastes or other harmful matter into any stream, river or other body of water which may adversely affect the health, safety or welfare of those working at the employment center or residing in adjacent neighborhoods.

c. Exceeds permissible noise levels as established by the City of Sacramento.

d. Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.

3. **Hazardous Materials**

Industries that use solvents and/or other toxic or hazardous materials shall be sited in concentrated locations and shall be required to present Hazardous Substance Management Plans for the review and approval of the City Fire Chief prior to final building inspection. The plans shall demonstrate that adequate safety precautions have been taken for the storage and handling of hazardous materials and/or wastes, including:

- o Proper on-site management
- o Proper transportation
- o Properly designed and outfitted disposal facilities
- o Source reductions and recovery
- o Measures to prevent hazardous wastes from entering sanitary sewers
- o Programs to reduce spills of hazardous substances during transport

- 1. The first step is to identify the problem.
- 2. The second step is to define the objectives.
- 3. The third step is to develop a plan.
- 4. The fourth step is to implement the plan.
- 5. The fifth step is to evaluate the results.

The process of management is a continuous one. It involves the use of various techniques and tools to achieve the organization's goals. The manager must be able to adapt to changing circumstances and to make decisions based on the available information.

Management Functions

- 1. Planning: This involves setting the organization's goals and determining the best way to achieve them.
- 2. Organizing: This involves arranging the organization's resources to carry out the plan.
- 3. Staffing: This involves recruiting and selecting the right people for the organization.
- 4. Directing: This involves leading and motivating the organization's employees.
- 5. Controlling: This involves monitoring the organization's performance and making adjustments as needed.

These functions are interrelated and must be performed in a coordinated manner to ensure the organization's success.

The manager must also be able to communicate effectively with the organization's employees. This involves listening to their concerns and providing them with the information they need to do their jobs.

In addition, the manager must be able to solve problems and make decisions. This involves analyzing the situation and identifying the best course of action.

- 6. The sixth step is to monitor the progress.
- 7. The seventh step is to report the results.
- 8. The eighth step is to evaluate the performance.

The manager must also be able to work with others. This involves building a team and encouraging collaboration.

Management Skills

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

G. Exterior Wall Materials

1. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
2. Tilt-up concrete construction technique shall be allowed only if full compliance with all of the other conditions of the guidelines are maintained.
3. Exposed concrete block shall not be acceptable for exterior surfaces. The intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar material.
4. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.

H. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
2. The general overall atmosphere of color shall be earth tones, which includes muted shades of gray and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ocher, chrome green and terra verts. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be background colors. If painted surfaces are used, these shall be earth toned. Accent colors shall be used whenever necessary.

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4. Exterior Wall Materials

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I. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures which shall be incorporated into building design.
2. Standards.
 - a. Buildings shall be designed to meet current State and Federal energy requirements at the time of construction.
 - b. Buildings shall be oriented to accommodate bus, carpool, vanpool, bicycle, and walkways to encourage TSM measures.
 - c. Landscaping shall be designed to shade structure, walks, streets, drives and parking area so as to minimize surface heat gain and shall at a minimum comply with all current City of Sacramento standards.
 - d. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.
 - e. Outdoor lighting should be designed to provide the minimum level of site lighting commensurate with site security.

J. Temporary Structures

1. Temporary structures, including but not limited to trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction and shall be removed promptly upon completion of the permanent building.
2. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

K. Loading Facilities

Loading facilities shall conform to the provisions of Section 6.B of the City Zoning Ordinance and shall be provided and maintained on the same parcel which they are intended to serve.

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The Commission has been asked to consider the possibility of
introducing a new standard for the measurement of energy
consumption in buildings. This would be a significant step
towards reducing energy consumption and improving energy
efficiency in buildings.

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Standards

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towards reducing energy consumption and improving energy
efficiency in buildings.

4. Energy Conservation Standards

1. Loading facilities shall be designed as an integral part of the building which they serve, and shall be located in the most inconspicuous manner possible.
2. No loading facility, including incidental parking and maneuvering areas shall extend into any required minimum yard setbacks established by the specific PUD Development Guidelines.
3. Loading areas shall not be located within the yard area abutting or across the street from residentially designated, zoned or used property.

L. Outside Storage

1. Light Industrial

No outside storage is permitted, except that;

Company vehicles incidental to the primary use shall be allowed to park outside provided that the vehicles shall be screened by a solid masonry wall no less than six feet in height or by equivalent screening using landscaping and earth berms so that no vehicles are visible from any adjacent public streets.

2. Manufacturing, Research and Development

With regard to the uses defined in Section 2.7.B.2.a. and b. of the Zoning Ordinance, open storage of materials, goods, parts and equipment, including company owner or operated trucks and other motor vehicles, is allowed only as an accessory use incidental to the primary use of the parcel, provided that all such activities shall be screened by a solid masonry wall no less than six (6) feet in height or by equivalent screening using landscaping and earth berms so that no stored materials, goods, parts or equipment are visible from any adjacent public streets.

With regard to uses in the Office Building (OB) zone, no open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted. Storage is to be inside structures.

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Outside Storage

Light Industrial

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3. Office/Business and Commercial Uses

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

M. Garbage Services/Trash Enclosures

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

N. Utility Connections, Mechanical Equipment and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to residences.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in all dealings.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It highlights the importance of using reliable sources and ensuring the accuracy of the information gathered.

3. The third part of the document focuses on the interpretation and analysis of the collected data. It discusses the various statistical and analytical tools used to draw meaningful conclusions from the information.

4. The fourth part of the document provides a detailed overview of the findings and conclusions drawn from the analysis. It discusses the implications of the results and offers recommendations for future actions.

4. Political Connections, Relationships, and Communications

This section of the document provides a detailed analysis of the political connections, relationships, and communications of the subject. It examines the subject's interactions with various political entities and individuals, and discusses the potential implications of these relationships.

The analysis includes a review of the subject's public statements, media appearances, and other communications. It also examines the subject's involvement in political campaigns, lobbying efforts, and other activities. The findings suggest that the subject has established a network of relationships with key political figures and organizations, which may have influenced the subject's actions and decisions.

5. Foreign Relations and International Activities

This section of the document provides a detailed analysis of the subject's foreign relations and international activities. It examines the subject's interactions with various international entities and individuals, and discusses the potential implications of these relationships.

The analysis includes a review of the subject's travel records, international communications, and other activities. It also examines the subject's involvement in international organizations, conferences, and other events. The findings suggest that the subject has established a network of relationships with key international figures and organizations, which may have influenced the subject's actions and decisions.

6. Office/Business and Commercial Base

O. Walkways and Courtyards

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

V. **SIGN CRITERIA AND REGULATIONS**

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

B. General Requirements

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

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

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

3. In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia. No signmakers' labels or other identification will be permitted.

4. No signs shall be permitted on canopy roofs or building roofs.

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B. GENERAL PRINCIPLES

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A. THE SYSTEM AND ITS OPERATION

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C. THE SYSTEM AND ITS OPERATION

5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted.
7. No exposed bulb signs are permitted.
8. No off-site signage except for the sports complex shall be allowed.
9. The location of signs shall be only as shown on the approved special permit site plan.
10. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
11. No exposed conduit, tubing, or raceways will be permitted.
12. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
13. All conductors, transformers, and other equipment shall be concealed.
14. All sign fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, bronze or black iron.
15. 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.
16. Lighting design shall not produce hazardous, annoying glare to motorists and building occupants, adjacent residents or the general public. Lighting shall be oriented away from the adjacent properties to the PUD.

C. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatments, etc., will be permitted within the occupant's lease line or property line.
2. Informational and directional signs relating to pedestrian and vehicular flows within a PUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.

- 1. The Board of Directors shall have the authority to...
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Special signing

- 21. The Board of Directors shall have the authority to...
- 22. The Board of Directors shall have the authority to...

3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.
4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

D. Light Industrial

1. Designated Park Project Identification Sign

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per designated industrial park. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to Planning staff review and approval.
- b. Maximum area of sign: 40 square feet.
- c. Maximum height of sign: five (5) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry to the designated park. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way. No signage shall be oriented to or visible from the freeway.

2. Detached Signage

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per parcel. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to Planning staff review and approval.
- b. Maximum area of sign: 40 square feet.

- c. Maximum height: five (5) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway. No signage shall be oriented to or visible from the freeway.

3. Attached Signage

- a. One attached sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per tenant. Each sign and business name shall consist of individual raised letter type. No canned plastic signs are permitted.
- b. Maximum area: total area of each sign shall not exceed 30 square feet; except that a building occupied by one tenant shall be allowed a maximum of sixty (60) square feet. Vertical height of sign or letters including logo shall not exceed two (2) feet.
- c. Location: said sign shall be placed flat against the wall of the building in which the business is located. No signage shall be oriented to or be visible from the freeway.

E. Manufacturing, Research and Development

1. Designated PUD Identification Sign

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance allowed per designated PUD. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to Planning staff review and approval.
- b. Maximum area of sign: forty-eight square feet.
- c. Maximum height: twelve (12) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry/exit to the designated park. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

1. **Методика** (содержит описание методики исследования, включая описание используемых материалов, оборудования, методов измерения и т.д.)

2. **Результаты** (содержит описание полученных результатов, включая таблицы, графики, диаграммы и т.д.)

3. **Обсуждение** (содержит анализ полученных результатов, их интерпретацию, сравнение с результатами других исследований и т.д.)

Выводы и перспективы исследования

Список литературы

1. **Введение** (содержит краткое описание темы исследования, ее актуальности, целей и задач исследования)

2. **Методика** (содержит описание методики исследования, включая описание используемых материалов, оборудования, методов измерения и т.д.)

3. **Результаты** (содержит описание полученных результатов, включая таблицы, графики, диаграммы и т.д.)

Заключение

1. **Введение** (содержит краткое описание темы исследования, ее актуальности, целей и задач исследования)

2. **Методика** (содержит описание методики исследования, включая описание используемых материалов, оборудования, методов измерения и т.д.)

- e. Design and materials shall be subject to Planning Director review and approval.

2. Detached Signage

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per parcel. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to Planning staff review and approval.
- b. Maximum area of sign: 48 square feet.
- c. Maximum height: Twelve (12) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway.

3. Attached Signage

- a. One attached sign as defined by Section 3.250 of the City Sign Ordinance per building.
- b. Attached signage shall be permitted subject to the following requirements. The specific sign program shall be developed by a professional graphic artist or designer with demonstrated ability in sign design.
 - 1) If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
 - 2) A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines.

The enclosed exhibits should be reviewed and approved.

Attached Exhibits

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3) Material, Construction and Design

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

4. Illumination

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

THE HISTORY OF THE UNITED STATES

The first part of the history of the United States is the history of the colonies. The colonies were founded by Englishmen who had come to America in search of a better life. They were at first dependent on England for their supplies and their protection. But as they grew in number and in power, they began to assert their independence. They demanded that they should be treated as equals with the British people. They refused to pay taxes that were imposed on them without their consent. They fought the Revolutionary War and won their independence. They then formed a new government, the United States of America.

The second part of the history of the United States is the history of the Union. The Union was formed in 1787 when the thirteen original states agreed to join together in a single nation. The Constitution was written and the government was organized. The Union grew in size and in power. It fought the War of 1812 and emerged as a more independent nation. It fought the Civil War and emerged as a more united nation. It fought the Spanish-American War and emerged as a more powerful nation. It fought the World Wars and emerged as a more respected nation.

The third part of the history of the United States is the history of the present. The United States has become a more powerful and more respected nation. It has become a leader in the world. It has fought for freedom and democracy. It has fought for peace and justice. It has fought for a better world for all people.

The fourth part of the history of the United States is the history of the future. The United States has a bright future. It has the resources and the talent to become an even more powerful and more respected nation. It has the will and the courage to fight for a better world for all people.

The fifth part of the history of the United States is the history of the present and the future. The United States has a bright future. It has the resources and the talent to become an even more powerful and more respected nation. It has the will and the courage to fight for a better world for all people.

APPENDIX

The following is a list of the names of the presidents of the United States. The names are listed in chronological order, from the first president, George Washington, to the present president, Joe Biden.

14

- b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- c. Internally lit plastic signs are prohibited.

5. Location

- a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
- b. Signs may be located any where on face of building subject to 5 (c) and (d) below and may be oriented toward the freeway.
- c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
- d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building special permit.

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

7. If not specifically approved as part of the Special Permit for the building, the following types of signs shall require a Planning Director's Special Permit pursuant to Zoning Ordinance 15H.

- a. Signs not located in the "upper signage area", as defined in subsection 5-c above.
- b. Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 3b above.

8. Maximum Signage

- a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.

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- b. The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.
- c. A sign located below the second floor windows shall not exceed 50 square feet.
- d. In a scale consistent with (a), (b), and (c) above, the Planning Director shall determine the maximum size of the following types of signs:
 - i) Signs located other than as specified in (a) and (c) above.
 - ii) Signs located on buildings with a unique or unusual architectural design.

F. Office/Business

1. Detached PUD Identification Sign

- a. One monument sign as defined by Section 3.250 of the City Sign Ordinance
- b. Maximum area of sign: sixteen (16) square feet
- c. Maximum height: six (6) feet measured at grade immediately behind the sidewalk.
- d. Location: to be located at the major entry to the designated PUD. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

2. Attached Signage

- a. If client access is from the interior of the building, no attached signage shall be allowed.
- b. If client access is from the exterior of the building, the following attached signage shall be allowed:
 - 1) One attached sign indicating only the name and nature for each occupancy.

1) The first part of the document is a list of names and addresses of the members of the committee.

The second part of the document is a list of names and addresses of the members of the committee.

The third part of the document is a list of names and addresses of the members of the committee.

MEMBERS OF THE COMMITTEE

The first part of the document is a list of names and addresses of the members of the committee.

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- 2) Maximum area: The total area for all such signs shall not exceed one square foot of sign area for each front foot of building occupancy.
- 3) Attached signs shall not exceed the following specifications:
 - a) The horizontal dimension of signs shall not exceed 50 percent of the building frontage nor be greater than 25 feet, whichever is less.
 - b) The total area of any one sign shall be no greater than 10 percent of the total area of the building face to which it is attached or 100 square feet, whichever is less.
- 4) Location: The attached sign shall be flat against the building or designed as part of an architectural feature.

G. Community Commercial, Neighborhood Commercial and Neighborhood Convenience

1. Designated Shopping Center Identification Sign

a. One monument sign as defined by Section 3.250 of the City Sign Ordinance for each Community Commercial and Neighborhood Commercial Shopping Center. Monument signs shall not be allowed in the Neighborhood Convenience Shopping Center.

b. Maximum area of sign:

<u>Community Commercial</u>	<u>Neighborhood Commercial</u>
48 square feet	36 square feet

c. Maximum height:

<u>Community Commercial</u>	<u>Neighborhood Commercial</u>
12' measured at grade immediately behind the sidewalk	6' measured at grade immediately behind the sidewalk

d. Location: Signs shall 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.

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Community Commercial, Neighbourhood Commercial and Neighbourhood Convenience

Designated Shopping Center Identification Sign

1. The Commission has received a request from the...
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2. Attached Signage

- a. One attached sign indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
- b. Maximum area of sign: Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - 1) Width of sign, including logo, shall not exceed 60 percent of the shop's width.
- c. Maximum height: Total vertical sign height shall not exceed twenty-four inches; maximum letter height shall be limited to eighteen inches.
- d. Location: The attached sign shall be flat against the building or designed as part of an architectural feature.

H. Highway Commercial

1. Designated PUD Identification Sign

- a. One directly illuminated detached sign as defined by Section 3.250 of the City Sign Ordinance allowed per parcel. The detached sign shall indicate only the name and nature of the occupancy for each developed parcel. An identification sign shall be allowed and shall only tell the name, address, and use of the premises upon which it is located.
- b. Maximum area of sign: One detached sign for each developed parcel not exceeding one square foot of sign area for each lineal foot of street frontage abutting the developed portion of said parcel. In no event shall the total area of a detached sign visible by persons traveling on the freeway exceed 100 square feet.
- c. Maximum height: Thirty-five feet measured at grade immediately behind the sidewalk.

5. Attached Signs

- 1. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.
- 2. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.
- 3. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.
- 4. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.
- 5. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.

6. Highway (Contract)

7. Designated (H) Identification Sign

- 1. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.
- 2. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.
- 3. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.
- 4. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.
- 5. The attached sign shall be placed on the highway in the location shown on the drawing. The sign shall be of the type and size specified in the drawing and shall be maintained in good condition.

- d. Location: To be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign shall not project into or over an abutting public right-of-way. A monument sign may be located in the setback area; however, it shall be located farther than ten (10) feet from the public right-of-way and from any driveway.

2. Attached Signage

- a. One attached sign as defined by Section 3.250 of the City Sign Ordinance.
- b. Maximum area of sign: One square foot for each front foot of first floor building occupancy provided that in no event shall the total area of attached signs visible by persons traveling on the freeway 100 square feet.
- c. Maximum height: Twenty (20) feet measured at grade immediately behind the sidewalk.
- d. Location: The attached sign shall be flat against the building or designed as part of an architectural feature.

VI. SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL UNITS

In addition to the single-family residential design criteria identified in the 1986 North Natomas Community Plan the residential developments shall reflect the following building standards.

A. Single Family Building Standards

1. Setbacks

- a. Setbacks shall be in conformance with the standards set forth in the City Zoning Ordinance or as defined in the specific PUD.
- b. Minimum setback for low density residential structures abutting the greenbelt shall be 15 feet.
- c. Staggered front setbacks as defined in the specific PUD shall be allowed.

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Attached Signage

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VI. SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL UNITS

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Single Family Building Standards

Setbacks

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2. Height

Maximum building heights shall be subject to the regulations of the City of Sacramento Zoning Ordinance or the specific PUD.

B. Recommended Design Criteria for Single Family Attached and Detached Residential Units

Each development in North Natomas is encouraged to incorporate the following design criteria.

1. General

All residential units, paved areas, building materials, and color schemes shall be designed and constructed to create a variety and interest in a residential neighborhood.

2. Landscaping

- a. All yards adjoining public or private streets shall be landscaped with turf (lawn) or low-growing cover and installed with irrigation (sprinkler) system.
- b. Deciduous trees shall be utilized along the south- and west-facing building walls to allow solar access during the winter.
- c. Large growing street trees (preferably deciduous) shall be planted along all newly constructed streets as a means of reducing outdoor surface temperatures during summer months.
- d. The planting of drought tolerant landscaping that requires less water and maintenance is encouraged.
- e. For crime deterrent reasons, planting of shrubs which have thorns and/or prickly leaves below first floor windows should be considered.

1. Height

Maximum building height shall be determined by the zoning ordinance of the City of San Francisco, California, and the applicable height restrictions.

2. Recommended Design Criteria for Single Family Attached and Detached Residential Units

These design criteria are intended to provide a minimum standard of design for single family attached and detached residential units.

3. General

The design criteria are intended to provide a minimum standard of design for single family attached and detached residential units. The design criteria are intended to provide a minimum standard of design for single family attached and detached residential units.

4. Landscaping

Landscaping shall be provided in accordance with the applicable zoning ordinance and the applicable landscape design criteria.

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Landscaping shall be provided in accordance with the applicable zoning ordinance and the applicable landscape design criteria.

3. General building design, materials, color, orientation, and floor plans

- a. In order to provide visual interest, a new single family subdivision should offer:
 - 1) Corner lots developed with halfplexes and duplexes shall have driveways/garages on each street frontage
 - 2) A limited number of single-family residential driveways fronting major streets
 - 3) A variety of elevations and heights (one and two story residences)
 - 4) Variation in architectural design and styles
 - 5) Variation in roof orientations
 - 6) Use of different exterior building materials or combination of different materials, with minimal use of T-1-11 siding
 - 7) Use of more than one primary color with compatible, contrasting color trim
 - 8) Variation in front setbacks
- b. Building orientation and design should incorporate passive solar features to the maximum extent possible. The Residential Building Energy Standards (Title 24 of the California Administrative Code) which relate to building insulation, glazing, shading, space conditioning systems, and domestic water heating system alternatives must also be satisfied.
- c. Roofing material should be medium wood shake or shingle, shake-like aluminum, tile, or textured, heavy-weight composition.
- d. For crime deterrent reasons, the following features could be incorporated:

- 1) The majority of homes within new subdivisions should be designed with high activity rooms (e.g., kitchens, family or living room) with windows facing the public street to facilitate visual surveillance of street from within (refer to Attachment for examples).
- 2) Entrances to homes should be clearly visible to the street or neighbors and well lit.
- 3) Addresses of residences should be clearly numbered and visible from the street.
- 4) Walkways should be well lit and observable without indentations or landscaping which would provide concealment.
- 5) Installation of home burglar alarm system at time of construction should be considered.

C. Subdivision Map and Street Design

1. In addition to satisfying Title 24 building code requirements, a new residential subdivision with more than 20 lots shall be designed as follows in order to assure maximum solar access to the extent possible.
 - a. Developed such that at least 80 percent of the residential units constructed have their maximum glazing facing within 22 and one-half degrees of true south
 - b. Designed such that at least 80 percent of the lots have side lot lines oriented within 22 and one-half degrees of true south
 - c. Designed and developed such that at least 80 percent of the lots have either a structure with its maximum glazing facing within 22 and one-half degrees of true south, or side lot lines oriented within 22 and one-half degrees of true south
2. For crime deterrent reasons, street patterns and lot plans should maximize the ability of neighbors to watch each other's properties. General design criteria to facilitate these objectives are as follows:

1. The purpose of this report is to provide a detailed description of the project and its objectives. The report is intended for the use of the project manager and the steering committee.

2. The project is a major initiative for the organization and is expected to have a significant impact on the business. The project is being managed by the project manager and the steering committee.

3. The project is being managed using a project management methodology that is based on the principles of project management. The project manager is responsible for the overall management of the project.

4. The project is being managed using a project management methodology that is based on the principles of project management. The project manager is responsible for the overall management of the project.

5. The project is being managed using a project management methodology that is based on the principles of project management. The project manager is responsible for the overall management of the project.

C Subdivision Map and Street Design

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5. The project is being managed using a project management methodology that is based on the principles of project management. The project manager is responsible for the overall management of the project.

- a. Houses should be situated so as to facilitate police patrol observation
- b. Cul-de-sac street designs are encouraged and should be relatively short to allow police patrol observation of all homes on a drive by
- c. The maximum length of a new residential street which has no four way intersection shall be 1,000 feet
- d. The backs of homes and cul-de-sacs should not border on open park areas or other possible escape routes such as thoroughfares
- e. There should be sufficient off-street parking so that cars are generally off the street at night.
- f. To prevent walls and fences along major streets, back-up lots are discouraged.

D. Personal Safety Design Criteria

Ordinance No. 84-058 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This Ordinance applies to all residential building projects, including single family, duplex, cluster developments, condominiums, row houses and town houses. The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc. A copy of this Ordinance may be obtained from the City Building Inspections Division.

VII. MULTIFAMILY RESIDENTIAL UNITS

A. Multifamily Building Standards

In addition to the multi-family residential design criteria identified in the 1986 North Natomas Community Plan and the approved Multi-Family Residential Design Criteria, multi-family developments shall reflect the following building standards and criteria.

1. Setbacks

- a. Building setbacks shall be in conformance with the standards set forth in the City Zoning Ordinance or as defined in the specific PUD.

1. The first step in the process of determining the level of risk is to identify the potential hazards.

2. The second step is to assess the likelihood of these hazards occurring and the potential consequences.

3. The third step is to evaluate the overall risk level based on the assessment of hazards and consequences.

4. The fourth step is to develop and implement control measures to reduce the risk to an acceptable level.

5. The fifth step is to monitor and review the risk management process to ensure it remains effective.

6. The sixth step is to communicate the risk management findings to all relevant parties.

Personal Safety Design Criteria

The design of personal safety equipment must take into account the specific needs and requirements of the user. This includes factors such as the user's physical characteristics, the environment in which the equipment will be used, and the level of risk involved. The design should aim to provide maximum protection while also being comfortable and easy to use. Key design criteria include: durability, reliability, ease of use, and compatibility with other safety equipment.

MULTIFAMILY RESIDENTIAL UNITS

A. Multifamily Building Standards

The standards for multifamily residential buildings are designed to ensure the safety and health of the residents. These standards cover a wide range of areas, including structural integrity, fire safety, electrical systems, and accessibility. The standards are based on the latest research and best practices in the industry. Key standards include: fire alarm and sprinkler systems, smoke detectors, carbon monoxide detectors, and emergency evacuation routes.

B. Setbacks

Setbacks are the minimum distances between the building and the property lines. These setbacks are designed to provide a buffer zone around the building, which can help to reduce the risk of fire and other hazards. The setbacks are determined by the local zoning regulations and can vary depending on the type of building and the location. Key setbacks include: front setbacks, side setbacks, and rear setbacks.

- b. The minimum building setback shall be 50 feet on two story multiple family projects from interior and rear property lines abutting single family developments.
- c. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut single family development.
- d. Minimum setback for medium density residential structures abutting the greenbelt shall be 25' feet.
- e. Offsetting staggered front and street side yard setbacks for each building shall be encouraged.

2. Height

Maximum building heights shall be subject to the regulations of the City of Sacramento Zoning Ordinance or the specific PUD.

3. Design Criteria

- a. Limit the size of multifamily clusters to 200 units separated from other multifamily clusters by at least one street. Promote architectural variety and varied exterior construction materials on adjacent clusters and the placement of one story multifamily units adjacent to single family development and as a visual break along streets.
- b. Major complexes shall be broken up by extensive open-space and landscape buffering between projects.

B. Recommended Design Criteria for Multifamily Residential Units

Please see adopted Design Criteria for Multifamily Residential Units (available from the City Planning Division).

IX. SENIOR CITIZEN RESIDENTIAL UNITS

In addition to the multi-family building standards established in Section VII above, senior citizen housing shall reflect the approved Senior Citizen Housing Design Criteria (available from the City Planning Division).

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3. Recommended Design Criteria for Multistore Residential Units

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17. SENIOR CITIZEN RESIDENTIAL UNITS

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IX. GREENBELT

The greenbelt borders the northern boundary and a portion of the western and eastern boundaries of the North Natomas Community Plan area. The purpose of the greenbelt is to buffer agricultural land uses from urbanized land uses and to provide a low maintenance, limited access open space.

A. Permitted Uses. Activity in the greenbelt shall be passive, and require little, if any, improvements. Permitted uses may include: pedestrian and bike paths, benches and picnic tables.

B. Setbacks

1. The following are minimum building/structure setbacks.

- o Low density residential 15'
- o All other land uses 25'

C. Landscaping. The greenbelt which will average 500' in width shall be landscaped with a wide range of trees of various species that will provide a windbreak.

X. I-5 AND I-80 FREEWAY LANDSCAPED CORRIDORS

The purpose of the undulating interstate landscape corridors is to create an entryway into North Natomas and to enhance the community's image from major corridors.

A. Permitted Uses. No building or structure shall be allowed within the landscaped corridor.

B. Setbacks. A landscaped corridor varying between 50 and 150 feet from the outer edge of the CalTrans right-of-way shall be required.

C. Landscaping. The corridors shall be landscaped with trees, shrubs and natural groundcovers. Continuous undulating berms shall achieve an attractive buffer.

XI. 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 conform to a valid Special Permit issued for a Planned Unit Development under this Section.

The purpose of this appendix is to provide a summary of the various types of permits that are available to the public under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). The following information is intended to provide a general overview of the permit process and is not intended to constitute a legal opinion.

A. Permitted Use: A permit is required for any activity that involves the use of federal lands or resources. The permit process is designed to ensure that the activity is consistent with the national interest and does not cause significant adverse effects on the environment or historic resources.

B. Setbacks:

The following setbacks apply to the various types of permits:

- 1. 100 feet from the boundary of a National Historic Landmark.
- 2. 50 feet from the boundary of a National Historic Site.

C. Landscaping: The following landscaping requirements apply to the various types of permits:

2. 5 AND 1-80 FREIGHT LANDSCAPE CORRIDORS

The purpose of this section is to provide a summary of the various types of permits that are available to the public under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) for the 5 and 1-80 Freight Landscape Corridors.

Permitted Use: A permit is required for any activity that involves the use of federal lands or resources within the 5 and 1-80 Freight Landscape Corridors.

Setbacks: The following setbacks apply to the various types of permits within the 5 and 1-80 Freight Landscape Corridors:

Landscaping: The following landscaping requirements apply to the various types of permits within the 5 and 1-80 Freight Landscape Corridors:

3. ISSUANCE OF BUILDING PERMITS

The purpose of this section is to provide a summary of the various types of permits that are available to the public under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) for the issuance of building permits. The following information is intended to provide a general overview of the permit process and is not intended to constitute a legal opinion.

XII. BUILDING OCCUPANCY

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

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211. BUILDING OCCUPANCY

The building occupancy is a classification of the use of a building or structure. It is determined by the type of activity that takes place within the building. The building occupancy is a key factor in determining the fire and life safety requirements for a building.

211. BUILDING OCCUPANCY