

#19

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 18, 1988

City Council
Sacramento, California

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Honorable Members in Session:

SUBJECT: KVIE TELEVISION BROADCAST STUDIO IN SOUTH NATOMAS (P86-158)

SUMMARY

On October 12, 1988, the City Council adopted an Intent Motion to amend the Natomas Corporate Center Schematic Plan, development guidelines and City Agreement 83034, for the KVIE television broadcast facility in the Natomas Corporate Center PUD.

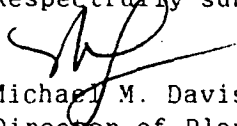
Please find attached for your review: 1) the ordinance amending Ordinance No. 83094 and Agreement No. 83034 relating to amendment of the Natomas Corporate Development Agreement; and 2) The resolution amending the Natomas Corporate Center Schematic Plan and PUD Development Guidelines.

RECOMMENDATION

Staff recommends that the Council take the following actions:

1. Amend the Natomas Corporate Development Agreement; and
2. Amend the Natomas Corporate Center Schematic Plan and PUD Development Guidelines to increase the allowed area in the PUD by 65,000 square feet and to alter the approved configuration of the structure.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:DP:HK:rt.
attachments

P86-158

DEVELOPMENT GUIDELINES
NATOMAS CORPORATE CENTER*

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* Amended to City Development Agreement No. 83-034.

Revised October 20, 1988

I. PURPOSE AND INTENT

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

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

These Development Guidelines shall incorporate the Schematic Plan for Natomas Corporate Center approved by the Sacramento City Council by Resolution Nos. 83-034 and 86-068. These guidelines are intended to act as a supplement to existing City Ordinances. Upon request of the applicant, the Planning Director may amend or modify the Schematic Development Plan without compliance with procedural provisions of the Zoning Ordinance or any other notice of public hearing if the Planning Director determines that the requested amendment or modification is consistent with the Development Guidelines. Except as noted above any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

II. PROCEDURES FOR APPROVAL

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

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

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

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

4. Proposed landscaping, including automatic irrigation system.
5. Retaining walls.
6. Locations and details of temporary and permanent signs, including dimensions.

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

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

22. Cross sections of structures indicating relationship to adjacent buildings and roadways.
23. Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.
24. Bar scales on all plans.
25. Written approval of the pertinent Architectural Review Committee.
26. Phasing scheme and proposed timing schedule for buildout.
27. Written documentation of consultation with Regional Transit regarding the impacts of the development design on transit efficiency and effectiveness in serving the site.
28. A transportation systems management plan.
29. Submit for review and approval with each special permit application documentation demonstrating successful performance in implementation of TSM facilities for the development.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

- A. Building and Occupancy Standards
 1. The overall net building square footage in the OB zone in Natomas Corporate Center shall not exceed 858,313* square feet.
 2. The minimum building size shall be 40,000 square feet, with the exception of the two structures located at the northern entrance of the Natomas Corporate Center schematic. The minimum individual tenant space utilization shall be 2,500 square feet.
 3. A structure less than 40,000 square feet may be allowed by special permit if:
 - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - b. The structure will house a uniquely desirable single tenant.
 - c. After 5 years or 50 percent of the office park's land area has been developed, whichever occurs first.
- B. The office park is intended to house large corporate office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted. Examples include:
 1. Corporate and regional headquarters.

* Revised October 20, 1988 (P86-158)

2. Communication companies such as broadcasting station offices, broadcast audience research and public opinion poll companies, cable television companies and telegraph and cablegram companies.
3. Banking and other financial operations.
4. Insurance companies.
5. Computer programming, data processing and other software services.
6. Telecommunication exchanges.

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

- C. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.
- D. Children's day care centers are permitted within the office buildings and as the exclusive use of a structure. A structure specifically designed to be a children's day care center shall not be subject to the limitations set forth in Section III.A of these guidelines.

IV. ENVIRONMENTAL STANDARDS IN THE OFFICE ZONE

A. General

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

B. Landscaping

1. General: Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

2. Minimum Landscaping Coverage per Project: Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 25 percent in the office zone. However, in the case of a single story office structure, the minimum landscaping coverage shall be 20 percent. Note: Landscaping within the I-5 scenic corridor does not count toward the minimum landscape coverage requirement.
3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the Natomas Corporate Center approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the planning department.
4. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover.
5. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
6. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.
7. Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
8. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
9. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

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

10. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.
11. The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.
12. Grading, trenching, cutting, filling, stacking of construction materials, and parking of equipment and vehicles within the dripline of the trees identified in the tree legend for Natomas Corporate Center (originally Creekside).

C. Pedestrian Circulation

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

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Required off-street parking shall be provided on the site served.
3. Parking Requirements:
 - a. Office (OB Zone)
 - 1) One automobile parking space for each 250 square feet of gross floor area.

- 2) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.
 - 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.
- c. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
 - d. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.

Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surfaced depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stop will be permitted.

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

- e. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.
- f. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

E. Exterior Lighting:

1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

3. Lighting shall be oriented away from the properties adjacent to the PUD.
4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:

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

Any on-site bicycle/pedestrian facilities that have not been dedicated to the City shall have connections to the City's bikeway/pedestrian circulation system. These connections shall be designed and constructed to the satisfaction of the Traffic Engineer.

V. BUILDING STANDARDS IN THE OFFICE BUILDING ZONE

A. Purpose and Intent

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

- B. The office park shall have an overall architectural theme. The intent of the design theme is to provide overall consistency within the office park while allowing for and achieving design diversity between each building and other office/business parks in the South Natomas area.

C. Building Setbacks

	<u>Building Setback</u>	<u>Landscaped Setback</u>
Freeway (measured from exterior right-of-way line) (See Attachment I)	100'	-
West El Camino, Garden Highway	50'	50'
Natomas Park Drive	50'	25'
All other public and private streets	25'	25'
Bannon Slough Parkway	20'	-

* A 40' landscaped setback shall apply if the streets are posted with no parking signs.

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

D. Building Height

The following is the maximum building height.

1. OB Zone - 65 feet.

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

E. Exterior Wall Materials

1. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
2. Tilt-up concrete construction technique shall be allowed, only if full compliance with all of the other conditions of the guidelines is maintained. The intent is not to allow for full tilt-up concrete structures (like a warehouse facility), but only to provide that tilt-up concrete materials may form a portion of the surface area of the structures; (e.g., to provide for sheer walls, decorative forms, etc.) with other construction materials making up the majority of the surface, such as combination of glass and spandrel. See Attachment III for examples.
3. Exposed concrete block shall not be acceptable for exterior surfaces. The intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar material.

4. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.

F. Colors

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

G. Roof Projections and Design

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

H. Energy Conservation Standards

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

- e. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy use reduction.

I. 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.

J. Loading Areas

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

K. Outside Storage

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

L. Garbage Services/Trash Enclosures

1. These facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible.
2. All exterior garbage and refuse facilities shall be concealed by a screening wall of a material similar to and compatible with the building(s) it serves.
3. Such facilities shall relate appropriately to the building(s) and shall not be obtrusive in any way or detract from the building design theme.
4. Such facilities shall not be located adjacent to residences.

M. 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.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. 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.

Q. Miscellaneous Development Criteria

1. Non-residential structures in the office building zone located within fifty feet of the Bannon Slough Parkway and any residential units shall not exceed two stories (thirty-five feet) in height.

R. Hazardous Materials

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

VI. SIGN CRITERIA AND REGULATIONS

- A. The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the South Natomas Office Parks development, safeguard and enhance property values, and will encourage signage which by good design is integrated with and is harmonious to the buildings and sites that it occupies. These sign regulations are intended to compliment the City of Sacramento Sign Ordinance No. 2868, Fourth Series. In all cases, except for the maximum area for OB, the more restrictive requirements shall apply.

B. General Requirements

1. A specific or conceptual sign program shall be submitted with individual project special permit applications per Section II.6 of these Guidelines. Except as provided in Section VI.H below, City Planning staff shall review and approve all signs consistent with these Guidelines. No sign shall be specifically designed or oriented to be viewed from the freeways, except as noted below, and/or the American River and Sacramento River Parkways.

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.
4. No signs shall be permitted on canopy roofs or building roofs.
5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted.
7. No exposed bulb signs are permitted.
8. No off-site signage shall be allowed.

C. Design Requirements

1. The location of signs shall be only as shown on the approved special permit site plan.
2. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
3. No exposed conduit, tubing, or raceways will be permitted.
4. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
5. All conductors, transformers, and other equipment shall be concealed.
6. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze or black iron of any type will be permitted.

7. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
8. Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.
9. No signmakers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

D. Miscellaneous Requirements

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

E. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.
2. Informational and directional signs relating to pedestrian and vehicular flows within the South Natomas Office Park PUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.

4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

F. Designated Park Project Identification Sign

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

G. OB Office Building Zone - Detached Signage

1. One monument sign as defined by Section 3.250 of the City Sign Ordinance allowed per parcel. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to planning staff review and approval.
2. Maximum area of sign: forty-eight square feet.
3. Maximum height: twelve feet from street grade or parking lot grade whichever is lower.
4. Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway.

H. OB Office Building Zone - Attached Signs

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.

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

- o A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines. Except as provided in Section VI-H below, City Planning staff shall review and approve all signs consistent with these Guidelines.
- 1. Materials, Construction and Design
 - a. Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.
 - b. Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 1/2) inches and be reverse pan channel construction in one of the following:
 - 1) Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns; or
 - 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns; or
 - 3) Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.
 - 2. Number - One (1) sign per building.
 - 3. Illumination
 - a. Letters may be internally illuminated to create a halo back-lighted effect or non-illuminated. Internally illuminated letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.
 - b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
 - c. Internally lit plastic signs are prohibited.

4. Location

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

5. Wording and Logos

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

6. Maximum Signage

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

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

- 1) Signs not located in the "upper signage area", as defined in subsection 4-C above.
 - 2) Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-B above.
- b. Except as provided in 7-A above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.

VII. ISSUANCE OF BUILDING PERMITS

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

VIII. 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".

DP:jg
wp-4/1/88

ORDINANCE NO. 88-074

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCT 20 1988

AN ORDINANCE AMENDING ORDINANCE NO. 83094 AND AGREEMENT NO. 83034 REGARDING NATOMAS CORPORATE CENTER **(P86-158)**

SECTION 1.

This Ordinance incorporates, and by this reference makes part hereof, that certain Amendment to the Development Agreement by and between the City of Sacramento and the Natomas Corporate Center Associates, dated October 20, 1988, for a project known as Natomas Corporate (hereafter "Amendment").

SECTION 2.

The mayor is hereby directed to execute said Amendment on behalf of the City of Sacramento.

SECTION 3.

The City Council adopts the following findings in conjunction with the approval of said Amendment:

- a. The Amendment is consistent with the 1986-2006 General Plan, the 1986 South Natomas Community Plan and the pending, but not yet adopted, 1988 South Natomas Community Plan.
- b. This Amendment and the concurrent grant of all land use entitlements as part of City application P86-158 are consistent with General Plan flooding policies because:
 1. Approval reduces the risk of flooding to KVIE employees. The risk of flooding in the new South Natomas facility is substantially less than the flooding risk at the existing KVIE facility near Garden Highway.
 2. This facility includes no residential use. The facility has two stories. The upper floor and roof top areas could be used in the event of a flood to temporarily locate on-site employees and residents in the many adjacent one story wood frame residential neighborhoods.

- c. Public hearings considering this Amendment were held on June 23, 1988 by the Planning Commission, the advisory agency for the purposes of Government Code 65867. Subsequent public hearings considering this Amendment were held on September 6, October 12 and October 20, 1988 by the City Council.
- d. Public Notices prior to adoption of this Amendment were duly given in the manner proscribed in Government Code 65867.

SECTION 4.

The City Clerk shall record said Amendment no later than ten (10) days after the effective date of this Ordinance as required by Government Code Section 65868.5.

Date Passed: 10/20/88

DATE PUBLISHED IN FULL: 10/28/88

Date Effective: 11/19/88

ANNE RUDIN

MAYOR

ATTEST:

ANNE J. MASON

Acting CITY CLERK

P86-158

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF SACRAMENTO
AND
NATOMAS CORPORATE CENTER ASSOCIATES,
RELATIVE TO THE DEVELOPMENT KNOWN AS
NATOMAS CORPORATE CENTER

This Amendment is made this 20th day of October, 1988. This Amendment relates to a Development Agreement by and between Natomas Corporate Center Associates, a California general partnership, and the City of Sacramento (hereinafter "City") relative to a project known as Natomas Corporate Center, identified as City Agreement No. 83-034, dated August 1, 1983 (hereinafter the "Original Agreement"). The parties to this Amendment are the City, Bannon Investors, LTD., a California limited partnership and successor-in-interest to Natomas Corporate Center Associates (hereinafter "Developer"), and KVIE, Inc., a California non-profit corporation (hereinafter "KVIE").

1. Developer donated land to KVIE for the construction of a 65,000 square foot public television broadcasting facility. KVIE, successor-in-interest to Developer and current owner of that property described in Exhibit "A" attached hereto, applied to City for land use entitlements required for the new KVIE facility.
2. The City prepared a Negative Declaration which was duly noticed and thereafter certified as adequate by the Planning Commission on June 23, 1988 and by the City Council on October 12, 1988. Pursuant to the California Environmental Quality Act, the Negative Declaration constitutes a finding by the City that construction of the new KVIE facility will not result in any significant unmitigated adverse environmental impacts.
3. This Amendment is made pursuant to the authority conferred by California Government Code Sections 65867 and 65878 and City Ordinance 82-100.

Now, therefore, the City, KVIE and Developer agree as follows:

1. Exhibit "B" (Natomas Corporate Center Development Guidelines) to the Original Agreement provides for construction of 793,313 square feet of office building space. This Amendment hereby authorizes an additional 65,000± building square feet to be used for a public television broadcast facility.

2. Exhibit "C", attached hereto, (Natomas Corporate Center Schematic Plan) and is hereby substituted for Exhibit "C" to the Original Agreement.

3. Section 3-A-(1) of the Original Agreement is hereby amended by adding subparagraph (a) thereto, to read as follows:

(a) Notwithstanding any other provision of this agreement to the contrary, for that property shown on Exhibit "A", attached hereto, the fees provided for in this paragraph (as adjusted as provided for in Paragraph 2) may be paid in four installments as follows:

- ° On the date the building permit is issued, the sum of \$12,700.00;
- ° One year after first payment, the second payment in the sum of \$44,386.00 (\$38,100.00 in principal and \$6,286.00 in interest);
- ° One year after second payment, the third payment in the sum of \$42,291.00 (\$38,100.00 in principal and \$4,191.00 in interest);
- ° One year after the third payment, the fourth and final payment in the sum of \$40,196.00 (\$38,100.00 in principal and \$2,096.00 in interest); subject to the following:

(i) The 65,000± square foot building for which the fees are to be paid pursuant to this subparagraph is totally occupied and used by KVIE at the time any payment hereunder is made. Should the building not be so occupied and used, then any fees which would have been payable at the time the building permit was issued but for this subparagraph (a) shall become immediately due and payable to the City and shall be paid with interest at the rate of 5-1/2 percent per annum, computed to the nearest day.

(ii) The sum stated (principal plus interest) for the installments are subject to the adjustments under Paragraph 2.

DATE: _____

KVIE, Inc., a California non-profit corporation

By: _____
John D. Hershberger
President and General Manager

DATE: _____

Bannon Investors, LTD., a California limited partnership

By: _____
William Campbell
General Partner

By: _____
William Krum
General Partner

DATE: _____

City of Sacramento, a Municipal Corporation

By: _____

Its: _____

APPROVED AS TO FORM:

Assistant City Attorney

EXHIBIT A

Description of KVIE Property

The land situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

Parcel A, as shown on that certain Parcel Map entitled, "Parcel 6, 79 P.M. 1," recorded in Book 97 of Parcel Maps, at Page 31, records of said County.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF SACRAMENTO
AND
NATOMAS CORPORATE CENTER ASSOCIATES,
RELATIVE TO THE DEVELOPMENT KNOWN AS
NATOMAS CORPORATE CENTER

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2. The City prepared a Negative Declaration which was duly noticed and thereafter certified as adequate by the Planning Commission on June 23, 1988 and by the City Council on October 12, 1988. Pursuant to the California Environmental Quality Act, the Negative Declaration constitutes a finding by the City that construction of the new KVIE facility will not result in any significant unmitigated adverse environmental impacts.
3. This Amendment is made pursuant to the authority conferred by California Government Code Sections 65867 and 65878 and City Ordinance 82-100.

Now, therefore, the City, KVIE and Developer agree as follows:

1. Exhibit "B" (Natomas Corporate Center Development Guidelines) to the Original Agreement provides for construction of 793,313 square feet of office building space. This Amendment hereby authorizes an additional 65,000+ building square feet to be used for a public television broadcast facility.
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 - o One year after the third payment, the fourth and final payment in the sum of \$40,196.00 (\$38,100.00 in principal and \$2,096.00 in interest); subject to the following:
 - (i) The 65,000+ square foot building for which the fees are to be paid pursuant to this subparagraph is totally occupied and used by KVIE at the time any payment hereunder is made. Should the building not be so occupied and used, then any fees which would have been payable at the time the building permit was issued but for this subparagraph (a) shall become immediately due and payable to the City and shall be paid with interest at the rate of 5-1/2 percent per annum, computed to the nearest day.
 - (ii) The sum stated (principal plus interest) for the installments are subject to the adjustments under Paragraph 2.
4. The following provision is added to Exhibit "B", the Natomas Corporate Center Development Guidelines:

The Federal Emergency Management Agency (FEMA) is studying this area to ascertain whether the area is adequately protected from the 100-year flood. If the data developed in the study shows the absence of such protection, the FEMA 100-year floodplain standards must be satisfied as a condition for issuance of City building permits and other approvals.

In the event that FEMA protection is lost (before or after the issuance of building permits), or in the further event that property in the project is damaged or persons present in the project are injured as a result of flooding, Developer and KVIE shall hold the City harmless and waive all liability against the City arising from either of such events.

DATE: _____

KVIE, A California non-profit corporation

By: _____

Its: _____

DATE: _____

Natomas Corporate Center Associates, a California General partnership

By: _____

Its: _____

DATE: _____

City of Sacramento, a Municipal Corporation

By: _____

Its: _____

APPROVED AS TO FORM:

Assistant City Attorney

ORDINANCE NO. 88-074

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

OCT 20 1988

OFFICE OF THE
CITY CLERK

AN ORDINANCE AMENDING ORDINANCE NO. 83094 AND
AGREEMENT NO. 83034 REGARDING NATOMAS CORPORATE
CENTER (**P86-158**)

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The mayor is hereby directed to execute said Amendment on behalf of the City of Sacramento.

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The City Council adopts the following findings in conjunction with the approval of said Amendment:

- a. The Amendment is consistent with the 1986-2006 General Plan, the 1986 South Natomas Community Plan and the pending, but not yet adopted, 1988 South Natomas Community Plan.
- b. This Amendment and the concurrent grant of all land use entitlements as part of City application P86-158 are consistent with General Plan flooding policies because:
 1. Approval reduces the risk of flooding to KVIE employees. The risk of flooding in the new South Natomas facility is substantially less than the flooding risk at the existing KVIE facility near Garden Highway.
 2. This facility includes no residential use. The facility has two stories. The upper flood and roof top areas could be used in the event of a flood to temporarily locate on-site employees and residents in the many adjacent one story wood frame residential neighborhoods.

- c. Public hearings considering this Amendment were held on June 23, 1988 by the Planning Commission, the advisory agency for the purposes of Government Code 65867. Subsequent public hearings considering this Amendment were held on September 6, October 12 and October 20, 1988 by the City Council.
- d. Public Notices prior to adoption of this Amendment were duly given in the manner proscribed in Government Code 65867.

SECTION 4.

The City Clerk shall record said Amendment no later than ten (10) days after the effective date of this Ordinance as required by Government Code Section 65868.5.

DATE PUBLISHED IN FULL:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P86-158