

AMENDED 7-15-92

ORDINANCE NO. 92-030

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUL 7 1992

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF POCKET ROAD AND ALMA VISTA WAY FROM THE AGRICULTURE (A) ZONE(S) AND PLACING THE SAME IN THE HIGHWAY COMMERCIAL (HC) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P91-245) (APN: 031-0200-030)

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

SECTION 1

The territory described in the attached exhibit(s) which is in the "A" zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the "HC" zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

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- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on January 23, 1992, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
- ** c. The property owner shall submit an application for the establishment of a Planned Unit Development *and Guidelines per Exhibit B-1.* for the entire 20± acres prior to the issuance of a Building Permit for McDonald's.
- * d. McDonald's shall discourage loitering and congregation of groups by its customary means and also as follows:
- 1) No pay phones shall be installed on site.
 - 2) No jukeboxes or other "music" machines shall be installed on site.
 - 3) No pinball or electric "video games" shall be installed on site.
 - 4) "No Loitering" signs shall be posted about the restaurant and site, and such rule shall be enforced.
 - 5) McDonald's shall take such other actions as might be necessary to reasonably meet the spirit of this section.
- * e. McDonald's shall chain-off or otherwise close off the parking areas after the close of the restaurant. The design and location of the proposed barricades shall be reviewed and approved by the Planning Director prior to issuance of Building Permits.
- * f. The traffic signal located at the intersection of Pocket Road and Alma Vista Way shall be installed and operational prior to the issuance of a Certificate of Occupancy for the McDonald's restaurant.
- * g. A sign program shall be submitted for review and approval of the Planning Director prior to the issuance of Sign Permits. The detached signage shall consist of one monument sign on Pocket Road not exceeding six feet in height, and one pole sign towards the rear of the parcel not exceeding 35 feet in height.

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- * h. The hours of operation for the McDonald's restaurant shall not exceed 6 a.m to 11 p.m on Sunday through Thursday, and 6 a.m. to 12 a.m. on Friday and Saturday.

SECTION 2

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

SECTION 3

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

PASSED FOR PUBLICATION: March 10, 1992

PASSED: July 7, 1992

EFFECTIVE: August 7, 1992

Lynn Robie
VICE MAYOR

ATTEST:

Salvina A. Burrows
CITY CLERK

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* amended 6/30/92(staff)
** amended 7/15/92

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DRAFT

KLOTZ RANCH

PLANNED UNIT DEVELOPMENT GUIDELINES

JUNE 1992

RESOLUTION ⁹²⁻⁰³⁰ _____

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I. PURPOSE AND INTENT:

The Klotz Ranch is a Planned Unit Development, located south of Pocket Road and east of Interstate 5 in the City of Sacramento. These guidelines, as approved and accepted by the City Council, shall be adopted and utilized by the Klotz Ranch Architectural Review Committee. The Architectural Review Committee shall be established by the declarant, and providing for successors which shall set forth in the CC&R's, the governing of the individual sites and buildings. These development guidelines shall incorporate the schematic plan for the Klotz Ranch, as approved by the Sacramento City Council, by Resolution No.____. The guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more restrictive than City ordinances. Amendments hereto must be approved by the City Planning Commission and City Council.

II. PROCEDURES FOR APPROVAL:

Development of the parcels within the Klotz Ranch PUD are subject to approval of a Special Permit by the City Planning Commission. The Special Permit development plans shall be in conformance with the approved Schematic Plan and PUD guidelines, as approved by City Council.

A preliminary review of the Special Permit application may be required when the City determines that review by the City, County, State or other agencies is essential for a thorough review.

The following information shall be submitted to the City with the Special Permit application:

1. Name and address of the builder, developer, architect and engineer.
2. A plat of the project site.
3. A topographic map indicating proposed grades and existing ground elevations.
4. Proposed landscaping plans.
5. Architectural plans indicating elevations, floor plans, materials and colors.
6. The location and details of temporary and permanent signage.
7. Fencing
8. Front, side and rear setback distances.
9. All existing and proposed easements and right-of-way.
10. Driveway widths and locations.
11. Exterior storage areas and the proposed screening of the trash areas, mechanical and communications facilities

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12. On-site light poles and transformer location.
13. Roof projections.
14. Land uses, in square footage, for the buildings, surfaced parking and landscaped areas.
15. Cross-sections of the buildings
16. Dimensions of the parking stalls, maneuvering areas and setback distances.
17. A bar-scale shall be indicated on the plans.
18. Written approval from the Architectural Review Committee shall be submitted to the City with the Special Permit application.

III. PERMITTED USES:

The uses shall be those normally allowed in the HC zone and the OB zone, as further described herein. Also, certain uses, as described herein, will not be permitted within the PUD.

A. Permitted Uses:

1. Restaurants
2. Quality hotels and/or motels
3. A child care facility
4. A service station (without a mini-mart)
5. Office building
6. Recreational uses:
 - a. Health care facility
 - b. Sports club (exercise areas and racquet ball courts)
7. Senior citizen care facilities
8. Christmas tree lot
9. Parking facility
10. Bus or transit station
11. Non-profit service facility:
 - a. Food storage and distribution
12. CHP or police substation
13. Convalescent hospital
14. Rest home
15. Auto repair
16. Auto rental
17. Auto wash facility
18. Office related equipment rental
19. Mini storage
20. Veterinarian hospital
21. Bed & breakfast inn

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22. A curio-novelty shop/antique store
23. Church
24. College or university facilities
25. Household moving and storage
26. Governmental offices

B. Non-Permitted Uses:

1. Indoor or outdoor amusement park
2. Convenience market
3. Department store
4. Liquor store
5. Bar

IV. ENVIRONMENTAL STANDARDS:

1. As intended in these guidelines, a desirable work and business environment will be created and the uses must be compatible with each other. The buildings will relate harmoniously with each other and the surrounding area, and the development will compliment the existing neighborhood.
2. A permanent, automatic irrigation system, will be provided in all of the landscaped areas. Landscaping will be maintained in a neat and orderly fashion.
3. Minimum landscaping coverage for each project site shall be 20%.
4. Planting Materials - All trees, shrubs and ground cover shall conform to the approved plant list, unless an acceptable alternative is approved by the Architectural Committee. The approved plant list is on record within the office of the City Planning Director.
5. For the purpose of providing screening of the parking lots, the abutting frontages shall be landscaped with undulating berms. The berms shall be landscaped with trees, shrubs and ground cover. The height of each of the berms shall be determined with each Special Permit application.
6. Surfaced parking lots shall conform to the current City shading standards. Trees shall be planted and maintained throughout the parking lots.
7. A tree shading program shall be submitted with each application.

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8. The landscaping plans will become a part of the Special Permit and shall be subject to detailed review by the City staff prior to issuance of a building permit.
9. On developed lots, areas that are not paved or utilized for a building shall be landscaped. Areas for future expansion shall be maintained in a weed-free condition.
10. Prior to the issuance of a temporary, or final occupancy permit, the project landscaping, including automatic irrigation system, shall be installed, or a security deposit in a form satisfactory to the City must be posted, to ensure the installation of the landscaping, as soon as climatically possible.
11. Landscaping parallel to the existing drainage channel, adjacent to I-5, shall be a minimum of 20 feet in width, and consist of undulating berms 3 feet in height.
12. Walkways shall be designed to provide logical pedestrian circulation between the buildings.
13. Adequate off-street parking shall be provided in conformance with City standards. It shall be the intent of these guidelines to eliminate the need for on-street parking.
14. Standard City dimensions for parking stalls shall be adhered to, however, the front 2 feet of the stalls, the area in which the vehicle bumper overhangs, shall be incorporated into the landscaped area, resulting in a net decrease of 2 feet of asphalt surfaced area.
15. A continuous 6-inch raised concrete curb shall be provided around all landscaped areas. Concrete wheel stops will not be permitted.
16. Exterior Lighting:
 - A. All on-site lighting shall be designed in a manner so as to provide safety and comfort for occupants of the PUD.
 - B. The lighting shall be designed in a manner so as not to produce hazardous and annoying glare to motorists and occupants of the PUD.

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- C. The lighting shall be oriented away from the exterior boundaries adjacent to the PUD.
- D. The exterior lighting shall be similar and compatible throughout the PUD.

17. Building Standards:

- A. The purpose and intent of this section is to encourage creative uses of building materials and methods of construction.
- B. Building Height - The buildings shall be a maximum of three storys.
- C. Exterior Wall Materials - The buildings shall be finished in materials which will be applied to all sides of the building, including trash enclosures, mechanical and communication equipment screening. The building design throughout the PUD shall be compatible and similar in style and in nature.
- D. Concrete block will not be acceptable, however, this does not preclude concrete block construction such as split face block, textured block, slump stone or similar materials.
- E. The exterior colors of all of the buildings will be harmonious and compatible with the colors of the other buildings.
- F. Roof Protections - All air conditioning units, TV antennas, and mechanical equipment shall be screened and enclosed with materials compatible with the exterior building walls.
- G. Temporary buildings will be permitted only during construction and shall be removed promptly upon completion of the permanent structure.
- H. Truck loading areas shall be designed as an integral part of the structure and shall not be oriented to any public street or visible from I-5 freeway.
- I. No open air storage of materials and supplies or equipment will be permitted within the PUD. Delivery trucks or fleet vehicles will not be permitted to park overnight. All storage will be within the structure.

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- J. Trash enclosures will be designed so as not to create a nuisance and shall be located in the most inconspicuous manner possible. They will not be located within the landscaped setback area adjacent to a public street. The refuge area shall be concealed by a screening wall of materials similar to and compatible with the building materials. Landscaping shall be placed around the screening walls.
 - K. Each site will provide adequate on-site drainage facilities in conformance with City of Sacramento standards.
18. There shall be conformity in signage, and the signs must enhance the appearance of the PUD. All signs will be in conformance with the City of Sacramento sign ordinance. A project signage plan will be provided to each prospective tenant. Signage for each site shall be submitted with the application for a Special Permit.

One project identification sign will be allowed for the PUD.

19. No building permits will be issued by the City until (1) the site plan and building plans have been reviewed by the Architectural Review Committee; (2) a Special Permit has been obtained; and (3) the building plans have been reviewed by the City Planning Director to ensure conformity with the PUD and development guidelines.
20. In accordance with the development guidelines, no building or structure may be occupied until an inspection has been provided to determine that all conditions of the Special Permit have been complied with.

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