



CITY OF SACRAMENTO

#9

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 31, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
- A. Certification of the Environmental Impact Report
 - B. Amendment of the 1974 General Plan from Residential to Commercial and Offices (20+ acres)
 - C. Amendment of the 1978 South Natomas Community Plan from Residential 4-21 units/acre (7 dwelling units, minimum average) to Business and Professional Office (11+ acres) and Highway Commercial (9+ acres)
 - D. Designation and Adoption of a Schematic Plan for Park El Camino
 - E. Rezone 20+ acres from Agriculture (A) to Office Building (OB-PUD) (11+ acres) and Highway Commercial (HC-PUD) (9+ acres) (P83-397)

LOCATION: Northwest corner of West El Camino Avenue and Orchard Lane

SUMMARY

On May 2, 1985, the Planning Commission voted to recommend certification of the Final Environmental Impact Report and approval of the project subject to the modifications and conditions discussed below.

BACKGROUND INFORMATION

After receiving comments and testimony on the EIR, the Draft Plan and the project, the Commission recommended approval of the highway commercial and denial of the office building requests. In lieu of office building, the Commission recommended medium density residential in an effort to provide a residential community west of the Natomas Main Drain. The intent of the highway commercial designation is to provide lodging and restaurant services to traveling motorists and to business generated by the office/business parks.

The staff report to the Commission is attached for the Council's information.

VOTE OF THE COMMISSION

By a vote of 7 ayes, 1 absent and 1 abstention, the Commission recommended certification of the EIR and approval of the applicant's request subject to modifications and conditions.

RECOMMENDATION

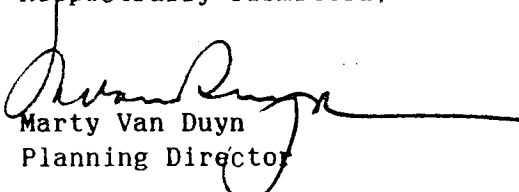
The Planning Commission recommends that the Council adopt an intent to approve the following entitlements with the conditions listed below subject identifying the overriding considerations and to adopting a financing plan to fund public services and facilities.

1. Certify the EIR.
2. Amend the 1974 General Plan from Residential to Commercial and Offices (9+ ac).
3. Amend the 1978 South Natomas Community Plan from Residential 4-21 dus/ac (min. 7 dus) to Highway Commercial (9+ ac).
4. Designate and adopt a schematic plan for Park El Camino (9 ac) subject to the conditions listed below.
5. Rezone 9+ acres from Agricultural (A) to Highway Commercial (HC-PUD).

CONDITIONS OF APPROVAL: The applicant shall:

1. Redesign the schematic plan to conform to the development standards set forth in the attached development guidelines prior to requesting further planning entitlements to develop the property.
2. Redesign the internal circulation and driveway locations to the satisfaction of the Fire, Traffic Engineering and Planning Departments.
3. Participate in the implementation program adopted by the City Council to finance public services and facilities in the community plan area.
4. Pay the cost (connection fees) of providing water to the site.
5. Cease construction, if at any time during construction artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.
6. Submit a letter from Regional Transit verifying that RT has been consulted with regard to the impacts of the development design on transit efficiency and effectiveness in serving the site.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
P83-397

June 10, 1985
District 1

MEETING DATE 5/2/85
 ITEM NO. 5 FILE P 83-347
 M _____

GENERAL PLAN AMENDMENT ☒ TENTATIVE MAP 7 ☐
 COMMUNITY PLAN AMENDMENT ☒ SUBDIVISION MODIFICATION ☐
 REZONING ☒ LOT LINE ADJUSTMENT ☐
 SPECIAL PERMIT ☐ ENVIRONMENTAL DET. ☒
 VARIANCE ☐ OTHER Establish PUD

Location: NE corner rd-80 and West E/ Camino Avenue

Recommendation:
☒ Favorable
☐ Unfavorable ☐ Petition ☐ Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
Herman Lounz	SNCA
Carolyn Baker	

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. 1

	YES	NO	MOTION	SECOND
Ferris	Absent			
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓		✓	
Ishmael	Absent			
Ramirez	✓			✓
Simpson	✓			
Augusta	✓			

- MOTION
- ☐ 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 _____
 - ☐ 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 _____

CITY PLANNING COMMISSION
927 10TH STREET - SACRAMENTO, CA 95814

Project: Park El Camino (P83-397)
Owner/Applicant: Park El Camino Partnership, c/o Herman Lorenz Jr.
1107 9th Street, Suite 800, Sacramento, CA 95814
Assessors Parcel: APN: 225-220-40, 64, 65 Report By: DP:lr

APPLICATION:

- A. Certification of the Environmental Impact Report
- B. Amendment of the 1974 General Plan from Residential to Commercial and Offices (20+ acres)
- C. Amendment of the 1978 South Natomas Community Plan from Residential 4-21 units/acre (7 dwelling units, minimum average) to Business and Professional Office (11+ acres) and Highway Commercial (9+ acres)
- D. Designation and Adoption of a Schematic Plan for Park El Camino
- E. Rezone 20+ acres from Agriculture (A) to Office Building (OB-PUD) (11+ acres) and Highway Commercial (HC-PUD) (9+ acres)

LOCATION: Northwest corner of West El Camino Avenue and Orchard Lane

PROPOSAL: The applicant is requesting the necessary entitlements to develop 196,600 square feet of office in two 5-story structures, a 4-story hotel complex (216 rooms) and 2 restaurants on 20+ vacant acres (Attachment A).

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential 4 thru 21 du/ac (7 dwelling units minimum average)
Draft South Natomas Community Plan:	Highway Commercial (9+ ac) and Office Park (11+ ac)
Existing Zoning:	Agriculture (A)
Existing Land Use:	Farmland
Adjacent Land Uses:	
North: I-80	
South: Vacant; (A)	
East: Vacant; (A)	
West: I-80	
Property Area:	20+ acres
Square Footage of Proposed Buildings:	Two 98,300 sq. ft. office buildings, a 105,462 sq. ft. hotel complex, and two 10,000 restaurants varying from one to 5 stories in height
Significant Features of the Site:	Proximity to I-80

BACKGROUND INFORMATION: Subsequent to the preparation of the ElR, the applicant amended the proposal from a request for 287,220 square feet office to 196,000 square feet of office, a 216 room hotel and 2 restaurants.

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MARKET STUDY FINDINGS: As part of the cumulative assessment of the thirteen projects, Keyser Marston conducted an analysis of the market absorption rate for the proposed office (3,607,780 square feet), MRD (1,807,350 square feet), and residential (2,056 dwelling units), land uses within the context of the 1978 South Natomas Community Plan (SNCP) over a 20-year period.

- o Residential. The study concluded that all the planned dwelling units could be absorbed within 9 years.
- o Commercial. The analysis concluded that more than twice as much commercial square footage is proposed and existing than could be absorbed over 20 years.
- o Office. The study concluded that South Natomas is considered a highly competitive location for office development within the City. The finding is predicated upon the following:
 - The high demand for high amenity suburban office space in the Sacramento area.
 - The ability of South Natomas to accommodate a substantial amount of new housing, particularly multi-family units.
 - The proximity to the sites to the freeway thereby providing freeway visibility.
 - The close proximity of South Natomas to the downtown and Metro Airport.

Although, as the EIR points out, 1) there is considerable vacant land suitable for office development throughout the region, 2) South Natomas may initially experience a modest absorption rate due to the lack of office identity and high vacancy rates, and 3) the projected land and lease costs are at the upper end of the scale, the marked analysis concludes that 5.5 million square feet of office space could be absorbed in South Natomas within 20 years. This is less than the already approved and currently proposed 8+ million square feet.

- o MRD. The analysis concluded that South Natomas offered competitive advantages to other sites for high technology users because of access to major freeways and the ability of the plan area to accommodate a substantial amount of new housing. Although, as the EIR points out, 1) because the land and lease prices in South Natomas are expected to be in the upper range of regional prices it is likely that high tech manufacturing, assembly or distribution uses would not locate in the plan area and 2) the Sacramento region is expected to attract assembly MRD uses rather than administration uses, the market analysis concludes that 1.75+ million square feet of MRD uses could be absorbed in South Natomas within 7 years.

EIR FINDINGS: An EIR (South Natomas Community Plan Update and Related Projects SCH #84010904) was prepared on Park El Camino. The EIR evaluated the

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project as an office development and as an office and highway commercial development, although at less intensity, under the Plan analysis. The EIR concludes that the project will have significant non-mitigable impacts in terms of conversion of farmland to urban use and of contribution to unacceptable levels of service at several intersections. Refer to the findings of the EIR analysis (Attachment B).

Traffic and Circulation:

- o Because the driveways have been relocated from West El Camino to Orchard Lane since the EIR analysis, staff recommends that prior to applying for further entitlements to develop the driveway locations, the design of the internal circulation be reviewed and approved by the Fire, Traffic Engineering, and Planning Departments.
- o The proposed project may increase demand for bus and/or shuttle service during peak traffic hours. The EIR identifies the following mitigation measures: transit subsidies by developers; providing bus shelters, turnouts, and/or transit centers where necessary, and designing the project to facilitate pedestrian access to transit service.

Water: Providing water to the project site would cost the City approximately \$36,000. This cost would provide funding to add additional capacity to the water treatment plant and to provide water transmission main improvements. The EIR recommends that the City consider charging connection fees that reflect the true cost that the water system incurs and that standard water conservation measures be implemented.

Fire:

- o Because ladder trucks are necessary to service multi-story buildings, the Fire Department would need specialized equipment currently not available in South Natomas. Presently, fire flow available to the westside of I-5 in South Natomas is 500 gpm less than required. The EIR identifies a variety of mitigation measures to overcome this impact including fully sprinklered buildings and fire separation walls.
- o Depending on how the site develops, easements over undeveloped property may be required to ensure adequate fire protection.

Air Quality: The project would result in an increase in the regional smog problem. The EIR recommends that the development be subject to measures identified in the 1982 Regional Air Quality Plan, including transportation systems management measures.

STAFF EVALUATION:

Land Use: The applicant has amended his application to request land use designations consistent with the Draft South Natomas Community Plan (Attachment C), although higher in intensity of development. The project proposes 196,600 square feet of office in two five-story structures, a 216 room four-story hotel complex, and two 10,000 square foot 24-hour restaurants.

- o The Draft SNCP designates offices on the site because a) office parks remote from existing residential development offer opportunities to design transitions between office and residential uses with advance knowledge and b) freeway frontage allows visibility for businesses.
- o The applicant is proposing office development at 17,873 square feet/acre. Staff recommends that 16,500 square feet/net acre is appropriate and consistent with suburban office development.
- o The proposed five story height of the office structures is out of character with the recently approved non-residential uses in South Natomas. Because of the site's proximity to future residential development, 2.65 foot height maximum would be appropriate.
- o Nine acres of the project site are designated highway commercial to provide hotels, restaurants and service stations for the traveling public and business generated by the office parks.

Site Design: To ensure development compatible with recently approved office and business parks in South Natomas, staff recommends that the site be designated as a Planned Unit Development and be subject to the attached development guidelines (Attachment C). The Guidelines address users, building height and setbacks, landscape coverage and parking and signage standards.

STAFF RECOMMENDATION: Staff recommends that the Commission recommend that the City Council:

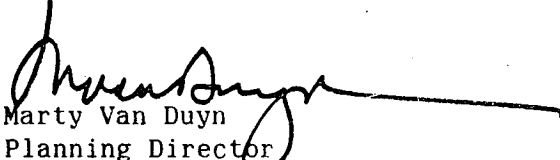
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2. Amend the 1974 General Plan to Commercial and Office (20+ acres).
3. Amend the 1978 South Natomas Community Pland to Commercial and Offices (11 acres) and Highway Commercial (9 acres).
4. Designate and adopt the Park El Camino Schematic Plan subject to the attached Development Guidelines and the conditions listed below.
5. Rezone to Office Building (OB-PUD) (11 acres) and to Highway Commercial (HC-PUD) (9 acres).

PUD Conditions: The applicant shall:

1. Redesign the schematic to reflect a maximum of 16,500 sq. ft./net acre and to conform to the development standards set forth in the attached development guidelines prior to requesting further planning entitlements to develop the property.
2. Redesign the internal circulation and driveway locations to the satisfaction of the Fire, Traffic Engineering and Planning Departments.

3. Participate in a transportation systems management program.
4. Contribute to the City it's equitable share of dollars to mitigate the impacts identified in the EIR.
5. Pay the cost (connection fees) of providing water to the site.
6. Cease construction if at any time during construction, artifacts are discovered until a qualified archeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

Respectfully submitted,


Marty Van Duyn
Planning Director

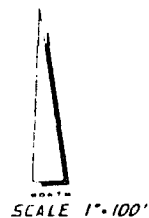
MVD:DP:lr
Attachments

P83-397

February 21, 1985

Item No. 9

PARK EL CAMINO



INTERSTATE
880

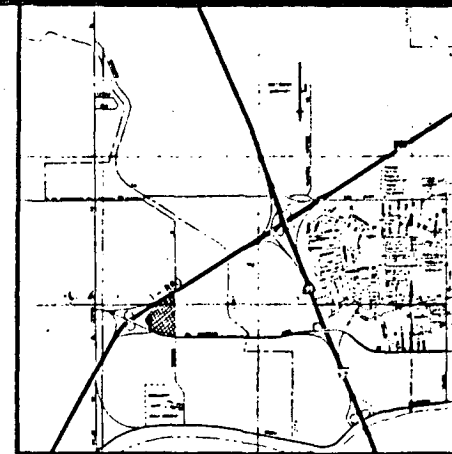
OFFICE - OFFICE PARK
10.75 Acs.

HIGHWAY COMMERCIAL
9.2 Acs.

ORCHARD LANE

W. EL CAMINO

AVE.



SACRAMENTO, CAL.

VICINITY MAP

Land Planning Consultants

Luis Manzano & Associates
31320 Via Colinas Suite 104
Westlake Village, California
213-991-3636 91362

Engineering

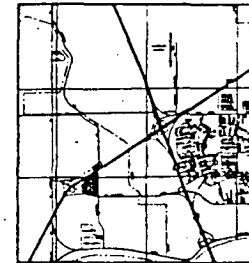
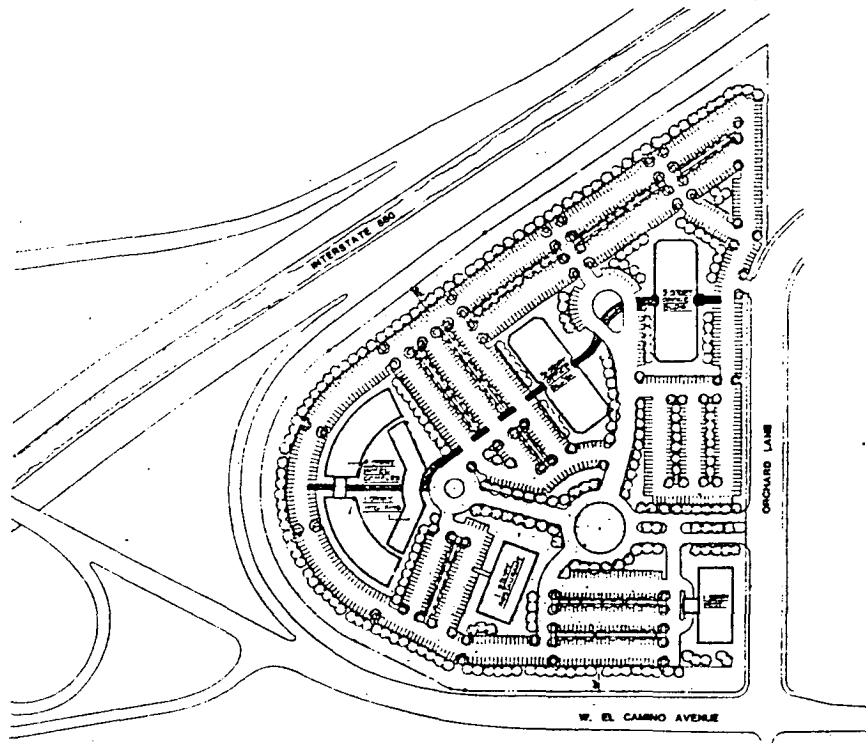
George Galanis & Associates
31320 Via Colinas Suite 104
Westlake Village, California
R.C.E. No. 15679 91362

TMI

Teachers Management & Investment Corporation

Corporate Offices The TMI Building
6 Upper Newport Plaza Newport Beach, California
92660

Park El Camino Ltd.



VICINITY PLAN

**OFFICE - OFFICE PARK 10.76 ACRES**

OFFICE BLDG. 1	88,300 SF
OFFICE BLDG. 2	98,300 SF
	196,600 SF

HIGHWAY COMMERCIAL 9.00 ACRES

HOTEL COMPLEX	108,482 SF
RESTAURANT 1	10,000 SF
RESTAURANT 2	10,000 SF
	128,482 SF

PARKING

PROVIDED - 1288 SPACES (34 COMPACT)

REQUIRED

OFFICES	788
HOTEL (216 ROOMS)	108
RESTAURANTS	300
TOTAL	1196

PARK EL CAMINO

SACRAMENTO, CA

WILLIAM SCHUPP
& ASSOCIATES
ARCHITECTS A.A.

SITE PLAN

SCALE 1" = 100'-0"

JOB NO. 447 SHEET NO.

DATE 1-1-85

OWNER PARKLAND

CHECKED BY

Summary of Environmental Impacts and Mitigation Measures
for Park El Camino

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
A. <u>SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u>		
<u>Land Use</u>		
Proposed Uses	Conversion of 20 acres of prime farmland to business and professional offices.	None available.
Conflicts with Adjacent Uses	Potential conflicts with agricultural uses in the vicinity.	None available.
Consistency with Land Use Policies	Inconsistent with 1978 SNCP policies on regional office development and residential nature of the community.	None available.
	A portion of the project site is inconsistent with the Draft 1984 SNCP land use designations for the site.	None available.
<u>Transportation</u>		
Traffic	The proposed project increases traffic and contributes to the unacceptable levels of service (incapable of feasible mitigation) at the following intersections:	
	W. El Camino Avenue/NB I-5 off-ramp	None available.
	W. El Camino Avenue/Northgate Boulevard	None available.
	Garden Highway/Northgate Boulevard	None available.
	I-5 Mainline Impacts.	None available.
<u>Geology and Soils</u>	Loss of 20 acres of prime farmland.	None available.
B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u>		
<u>Public Facilities and Services</u>		
Police	The project would result in an additional demand for police services, particularly for traffic control and vandalism problems.	Provide additional staffing.
	Police may have difficulty finding specific addresses on-site.	Clearly identify building numbers.
	Unlighted parking lots may result in personal safety problems.	Provide parking lot lighting for personal safety.

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IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
B. <u>POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL</u> - Continued		
<u>Transportation</u>		
Traffic	The project would increase traffic and contribute to unacceptable levels of service (mitigation) at the following intersections:	
	W. El Camino Avenue/ Azevedo Drive	Revise signal phasing to allow simultaneous dual left turn movements.
	W. El Camino Avenue/Truxel Road	Revise signal phasing to allow simultaneous dual left turn movements.
	Garden Highway/Truxel Road	May be partially mitigated by construction of a new road between Natomas Park Drive and Garden Highway.
	E. Gateway Oaks Drive/W. El Camino Avenue	Divert drivers to alternate routes.
Transit	Substantial increase in demand on RT for bus and/or shuttle service during peak periods, potentially requiring greater seating capacity, more routes or shorter headways.	Increase RT subsidies, recognize transit needs in project design, provide bus shelters and turnouts, and provide transit centers as necessary.
<u>Air Quality</u>	Traffic increases not expected to produce any violations of carbon monoxide standards. Increased project-related emissions would contribute to violations of state and federal ozone standards.	Implement measures identified in the regional 1982 Air Quality Plan.
<u>Energy</u>	<u>Electricity</u>	
	Demand could be served by existing substation.	Implement SMUD's Conservation Load Management Measures.
C. <u>LESS THAN SIGNIFICANT IMPACTS</u>		
<u>Land Use</u>		
Market Feasibility	Office absorption: 1 year.	None.
<u>Population</u>	No on-site population would result. Displacement of indirect "worst case" population impact of 1,005 persons (due to new jobs). Indirect population would probably occur elsewhere in the region regardless of project implementation.	Population would need housing elsewhere in the City or County.
<u>Housing</u>	Displacement of 113 planned residential units. Indirect "worst case" demand for 3,351 housing units would be created. Indirect demand would probably occur elsewhere in the Sacramento region regardless of project implementation.	Require project proponent to modify the project to include mixed uses rather than just office. Provide an equal number of housing units elsewhere in the City.

IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<u>C. LESS THAN SIGNIFICANT IMPACTS - Continued</u>		
<u>Public Facilities and Services</u>		
Water	The project would require approximately 36,000 gpd of water. Service provision would cost the City an estimated \$36,000.	Implement standard water conservation measures. Continue investigating alternative means for financing water system expansion.
Sewer	Peak wet weather wastewater flow would be approximately 32,400 gpd. Can be accommodated by existing facilities.	Developer financing of all internal lines and any trunk lines deemed their responsibility.
Solid Waste	An estimated 2,872 lbs per day of solid waste would be generated.	Recycle office paper.
Fire	Multistory buildings would require a ladder truck in South Natomas.	Require developer funding of specialized equipment.
	Required 3,000 gpm fire flow not available.	Require buildings to be fully sprinklered; require fire separation walls, and require compliance with fire department design review recommendations.
	Access to parcels 3 and 4 would only be available from the cul-de-sac off of West El Camino Avenue unless parcels 1 and 2 were developed first.	Develop parcels 1 and 2 first, so that parcels 3 and 4 will have a two-street access when developed.
Schools	No student enrollment would be generated on-site.	None.
Parks	Employee demand for recreation space.	Provide recreation facilities for employees.
	The project would reduce parkland dedication fees because it is not residential.	Provide financing by nonresidential uses.
Libraries	Increased demand by project employees for library services.	None.
<u>Transportation</u>		
Local Circulation	No adverse impacts are anticipated.	None.
Bicycle/Pedestrian Access	Bicycle and pedestrian movement would be impeded by traffic from Park El Camino.	Provide bicycle and pedestrian crossings and overcrossings.
<u>Noise</u>	Predicted on-site Ldn of 65-70 dB. Land use/noise compatibility category "B" (use permitted only after identifying any required protective measures needed).	Normal building construction practices provide adequate noise reduction.
<u>Energy</u>		
Natural Gas	No anticipated adverse impacts.	None.

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
















IMPACT CATEGORY	IMPACTS	FEASIBLE MITIGATION MEASURES
<u>C. LESS THAN SIGNIFICANT IMPACTS - Continued</u>		
<u>Hydrology, Drainage, and Water Quality</u>		
Storm Drainage	New City storm drainage collection and disposal system would be required. Site storm drainage flows would contribute to Natomas Main Drainage Canal flows.	Provision of City services will require formation of a new storm drainage assessment district. One-time charge to help finance drainage system improvements by Reclamation District 1000.
<u>Biology</u>		
	Loss of 20 acres of agricultural land and displacement of wildlife associated with that habitat.	None.
	Landscaping with nonnative vegetation may result in exotic wildlife species.	Use native vegetation for landscaping.
<u>Cultural Resources</u>		
	The site is considered to be of low sensitivity for cultural resources.	If artifacts are discovered during construction, then construction should be halted until a qualified archeologist can examine the find and make recommendations.
<u>Aesthetics</u>		
	Change from view of agricultural land to tree-lined parking lots and office structures.	None available.

D. BENEFICIAL IMPACTS

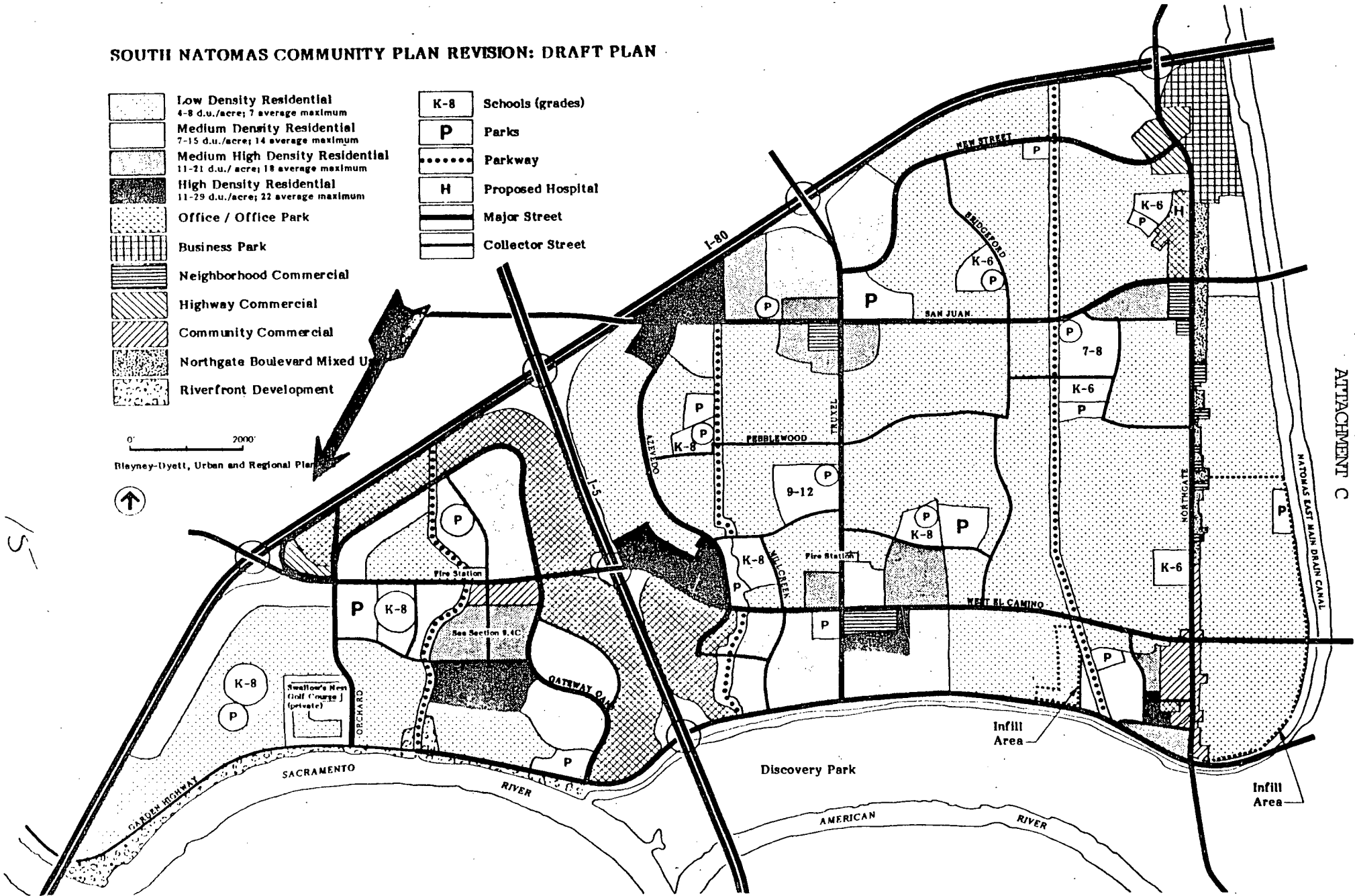
<u>Employment</u>	1,227 direct on-site jobs and a total of 3,351 direct and secondary jobs created with positive impacts on unemployment. About 308 person-years of construction employment. If jobs not provided on site, they probably would be provided elsewhere in region.	None.
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SOUTH NATOMAS COMMUNITY PLAN REVISION: DRAFT PLAN

- | | | | |
|---|---|---|-----------------------------|
|  | Low Density Residential
4-8 d.u./acre; 7 average maximum |  | K-8 Schools (grades) |
|  | Medium Density Residential
7-15 d.u./acre; 14 average maximum |  | P Parks |
|  | Medium High Density Residential
11-21 d.u./acre; 18 average maximum |  | Parkway |
|  | High Density Residential
11-29 d.u./acre; 22 average maximum |  | Proposed Hospital |
|  | Office / Office Park |  | Major Street |
|  | Business Park |  | Collector Street |
|  | Neighborhood Commercial | | |
|  | Highway Commercial | | |
|  | Community Commercial | | |
|  | Northgate Boulevard Mixed Use | | |
|  | Riverfront Development | | |

0' 2000'
Blaney-Dyett, Urban and Regional Plan



AMENDED BY STAFF AND CPC

DEVELOPMENT GUIDELINES

**PARK EL CAMINO
(P83-397)**

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Section IX	Building Occupancy

I. PURPOSE AND INTENT

Park El Camino 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 PUD's Architectural Review Committee. Park El Camino shall establish and maintain a separate 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 parks developments. 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 Park El Camino approved by the Sacramento City Council by Resolution No. _____. These guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more restrictive than the City Ordinance. Any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

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.
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. Location and details regarding any on-site storage of hazardous or toxic material regulated by City Ordinance No. 82-097.
28. Total gross square footage of buildings by type of use and not acreage already approved by a special permit within the same zone in the PUD.
29. Written documentation of consultation with Regional Transit.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. The minimum building size shall be 40,000 square feet.
2. 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 each office park's land area has been developed, whichever occurs first.

B. Any use normally allowed in the OB zone shall be permitted.

6. 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.

IV. PERMITTED USES IN THE HIGHWAY COMMERCIAL ZONE

The following uses shall be allowed in the Highway Commercial zone: hotel/motel, restaurant/bar, and service station. No auto repair and no convenience market shall be allowed as part of the service station use.

V. ENVIRONMENTAL STANDARDS IN THE OFFICE AND HIGHWAY COMMERCIAL

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 office parks.

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, the and 15 percent in the highway commercial zone. However, in the case of a single story office structure, the minimum landscaping coverage shall be 20 percent.
3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the Park El Camino 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.

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.

b. Highway Commercial (HC zone)

- 1) Hotel/Motel. One automobile space for guest room.
- 2) Restaurant/Bar. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
- 3) All other uses shall conform to City requirements for each commercial use.
- 4) One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.

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 PUD. 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.

VI. BUILDING STANDARDS IN THE OFFICE BUILDING AND HIGHWAY
COMMERCIAL ZONES

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 and highway commercial uses adjacent to I-80 will serve as a buffer between residential use and the freeway. The architectural design of the office and highway commercial structures shall be compatible with the adjacent residential as well as visually interesting from the freeway and surface streets. The PUD shall have an overall architectural theme. The intent of the design theme is to provide overall consistency within the PUD while allowing for and achieving design diversity between each building.

C. Building Setbacks

	<u>Building Setback</u>	<u>Landscaped Setback</u>
Freeway and freeway off-ramp (measured from exterior right-of-way line)	50'	25'
West El Camino, Orchard Lane	50'	50'*
All other public and private streets	25'	25'

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

All setbacks shall be per these guidelines or the Zoning Ordinance whichever is more restrictive.

D. Building Height

The following are maximum building heights.

1. OB Zone - 65 feet.
2. HC Zone - 35 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 finisihes, 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 Park El Camino.
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.

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.

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 highway commercial zone located within fifty feet of Orchard Lane 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.

VII. 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 sign program shall be submitted with individual project special permit applications or to the City Planning staff if submitted subsequent to the City Planning Commission special permit hearing.

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

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 Park El Camino 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. OB Office Building Zone

1. One non-illuminated monument sign as defined by Section 3-520 of the City Sign Ordinance allowed per parcel.
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.

G. Highway Commercial (HC) Zone

1. One monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel.
2. Maximum area of sign: 48 square feet.
3. Maximum height of sign: twelve feet from street 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.

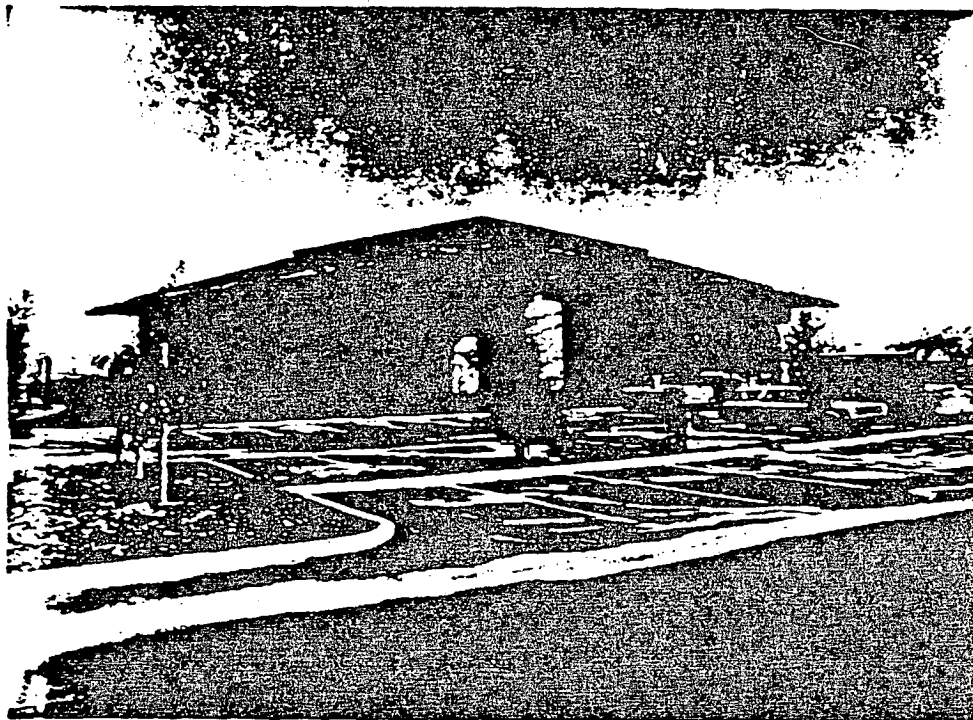
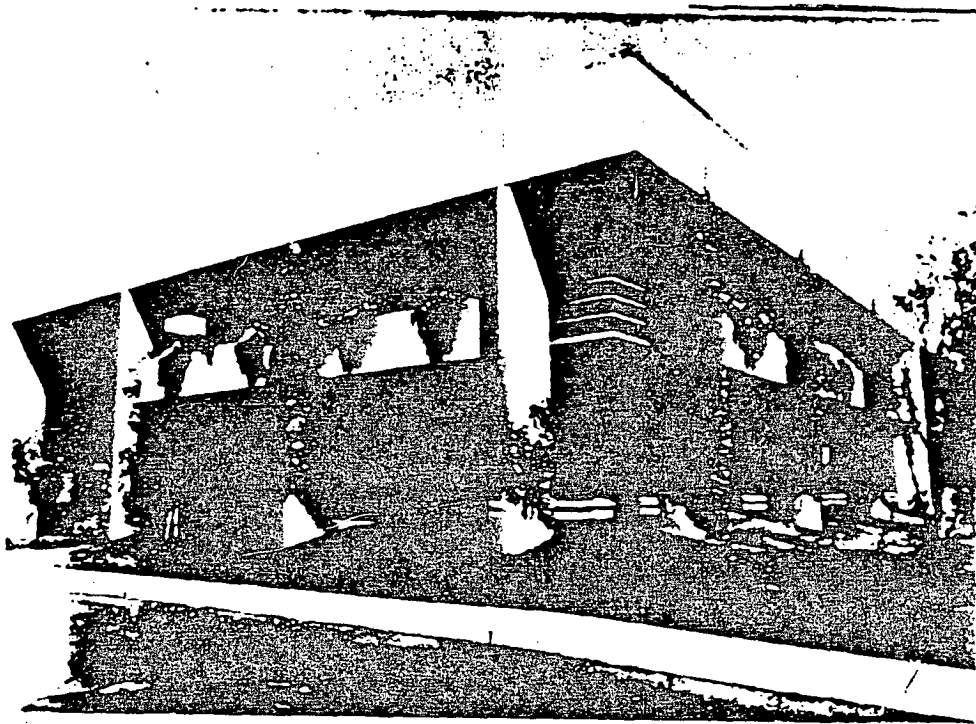
VIII. ISSUANCE OF BUILDING PERMITS

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.

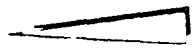
IX. BUILDING OCCUPANCY

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".

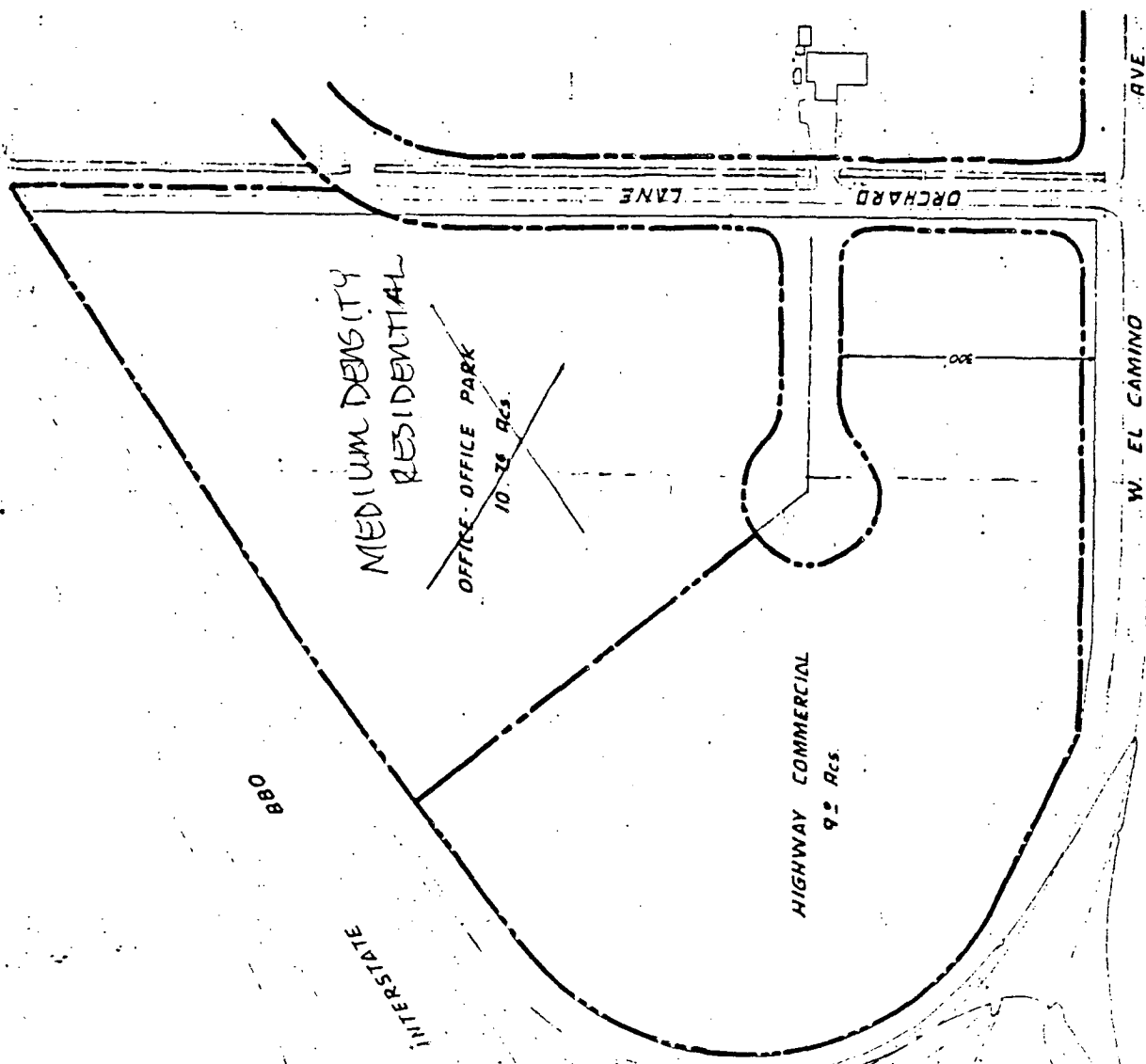
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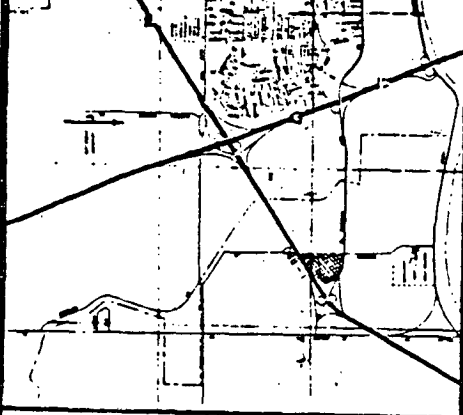
ATTACHMENT III



SCALE 1"=100'



SACRAMENTO, CAL. VICINITY MAP



Land Planning Consultants

Luis Manzano & Associates
31320 Via Colinas Suite 104
Westlake Village, California
213-891-3636 91362

Engineering

George Galante & Associates
31320 Via Colinas Suite 104
Westlake Village, California
R.C.E. No. 15679 91362

Teachers Management & Investment Corporation

Corporate Offices The TMI Building
6 Upper Newport Place Newport Beach, California
92650



Park El Camiro Ltd.

9



CITY OF SACRAMENTO

8

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 23, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Agriculture (A) to Office Building (OB PUD)
and Highway Commercial (HC-PUD)

LOCATION: Northwest corner of West El Camino Avenue and Orchard Lane.

SUMMARY

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

BACKGROUND INFORMATION

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

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to June 10, 1985.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
P83-397

PASSED FOR
PUBLICATION
& CONTINUED
TO 6-10-85

May 28, 1985
District 1

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY
THE COMPREHENSIVE ZONING ORDINANCE NO. 2550,
FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY
LOCATED AT Northwest corner of West El Camino
Avenue and Orchard Lane FROM THE Agriculture
(A)

ZONE(S) AND PLACING
THE SAME IN THE Office Building (OB PUD)
and Highway Commercial (HC PUD) ZONE(S)
(FILE NO. P83-397) (APN: 225-220-40,64,65)

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 _____
Agriculture (A) _____ zone(s),
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
from said zone and placed in the Office Building (OB PUD)
_____ 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.
- 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 May 2, 1985, 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.

SECTION 2.

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

SECTION 3.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P83-397

EXHIBIT "A"

All that portion of Lots 18 and 30, as shown on the "Plat of Natomas Riverside Subdivision No. 2", recorded in Book 15 of Maps, Map No. 41, records of said County, described as follows:

BEGINNING at a point on the East line of said Lot 18, said point being the most Southerly terminus of Course No. 7 shown and designated South 00° 57' 12" East, on line 11, page 4, of that certain Lis Pendens entitled "The People of the State of California, acting through the Department of Public works, Plaintiff, vs. John L. Silva, Jr., et al, Defendants", recorded January 10, 1969 in Book 690110, page 457 of Official Records; thence, from said point of beginning and along the proposed state freeway the following six (6) courses and distances: (1) leaving said East line of Lot 18, South 55° 26' 35" West 670.01 feet to a point that is 130.00 feet Southeasterly, measured at right angles from the base line at Engineer's Station "A1" 302+50.00 of the Department of Public Works' Survey on Road 03-SAC-880, Post Mile 0.0 to Post Mile 9.0; (2) South 51° 51' 24" West 386.22 feet; (3) from a tangent that bears South 51° 29' 16" West along a curve to the left with a radius of 340.00 feet, through an angle of 115° 43' 20", an arc length of 686.71 feet; (4) South 64° 14' 04" East 211.28 feet; (5) South 83° 39' 43" East 112.88 feet; and (6) North 89° 45' 05" East 510.81 feet to a point on the East line of said Lot 30; thence, North 0° 57' 32" West, along the East lines of said Lots 30 and 18, to the point of beginning.

EXCEPTING THEREFROM all that portion thereof, described as follows:

BEGINNING at a point on the line designated "(13) North 89° 45' 05" East 510.81 feet" on line 21, page 4 of that certain Lis Pendens recorded in Book 690110, page 457, Official Records, said point being located South 89° 45' 05" West 415.69 feet from the East line of said Lot 30, Natomas Riverside Subdivision No. 2; thence, from said point of beginning, North 0° 57' 32" West 208.00 feet; thence, South 89° 45' 05" West 208.00 feet; more or less, to a point located North 0° 57' 32" West from the Westerly terminus of that certain course designated "(12) South 83° 39' 43" East 112.88 feet" in the Lis Pendens referred to above; thence, South 0° 57' 32" East to the Westerly terminus of course No. 12 above referred to thence, South 83° 39' 43" East 112.88 feet and North 89° 45' 05" East 95.12 feet to the point of beginning.

APN: 225-220-64
225-220-40

LEGAL DESCRIPTION

EXHIBIT "A"

p83-3978

All that portion of Lot 30, as shown on the official "Plat of Natomas Riverside subdivision No. 2", recorded in the office of the County Recorder of Sacramento County on February 26, 1918 in Book 15 of Maps, Map No. 41, described as follows:

Beginning at a point on the line designated "(13) N 89° 45' 05" E 510.81 feet" on line 21, Page 4 of that certain Lis Pendens recorded in Book 690110 page 457 Official Records, said point being located South 89° 45' 05" West 415.69 feet from the East line of said Lot 30, Natomas Riverside Subdivision No. 2; thence from said point of beginning North 0° 57' 32" West 208.00 feet; thence South 89° 45' 05" West 208.00 feet; more or less to a point located North 0° 57' 32" West from the Westerly terminus of that certain course designated "(12) S 83° 39' 43" E 112.88 feet" in the Lis Pendens referred to above thence South 0° 57' 32" East to the Westerly terminus of course No. 12 above referred to thence South 83° 39' 43" East 112.88 feet and North 89° 45' 05" East 95.12 feet to the point of beginning.

APN: 225-220-65

7. **P83-394** Planning Commission's Denial of various requests for **CAPITOL 80 PROPERTIES** located on the **west side of Northgate Boulevard, south of I-80.** (D1) (APN: 250-010-19,38,59)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Industrial (37+ ac.) and Commercial and Offices (7+ ac.).
- C. 1978 South Natomas Community Plan Amendment from Residential 4 thru 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
- D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
- E. Rezone 44+ ac. from Agriculture (A) to 37+ ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7+ ac. of Highway Commercial-Planned Unit Development (HC-PUD).

8. **P83-396** Planning Commission's Denial of various requests for **MERCY NATOMAS** located on the **west side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue.** (D1) (APN: 274-320-22)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment to designate a Hospital site.
- C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 11 thru 21 units per net ac. (9.7 units minimum average) and Residential 11 thru 29 units per net ac. (22 units minimum average) to Institutional.
- D. PUD Schematic Plan Amendment and Redesignation of Mercy Natomas PUD.
- E. Rezone 40+ acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD).

9. **P83-397** Various requests for **PARK EL CAMINO** located on the **northwest corner of West El Camino Avenue and Orchard Lane.** (D1) (APN: 225-220-40,64,65)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Residential to Commercial and Office for 20 ac.
- C. 1978 South Natomas Community Plan Amendment from Residential 4 thru 21 units/ac. (7 units minimum average) to Business and Professional Office and Highway Commercial for 20 ac.
- D. Designation and Adoption of a Schematic Plan for Park El Camino.
- E. Rezone 20+ vacant ac. from Agriculture (A) to Office Building (OB PUD) (11+ ac.) and Highway Commercial (HC-PUD) (9+ ac.).

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location Northwest corner of West El Camino Avenue and Orchard Lane **P 83397**

Assessor Parcel No. APN: 225-220-40, 64, 65

Owners Park El Camino Partnership, c/o Herman Lorenz Jr. Phone No. _____

Address 1107 9th Street, Suite 800, Sacramento, CA 95814

Applicant Park El Camino Partnership, c/o Herman Lorenz Jr. Phone No. _____

Address 1107 9th Street, Suite 800, Sacramento, CA 95814

Signature _____ C.P.C. Mtg. Date 5-2-85

REQUESTED ENTITLEMENTS

☒ Environ. Determination EIR

☒ General Plan Amend From Residential to Commercial and Offices

☒ Community Plan Amend From Residential to Business () and Professional Offices and Highway Commercial

☒ Rezone From Agriculture (A) to Office Building (OB-PUD) and Highway Commercial (HC-PUD)

☐ Tentative Map

☐ Special Permit

☐ Variances

☐ Plan Review

☒ PUD Designation of Park El Camino

☐ Other

ACTION ON ENTITLEMENTS

Commission date	Council date	Filing Fees
R		\$ _____
RAC		\$ _____
	Res. _____	
RAC		\$ _____
	Res. _____	
	Ord. _____	
	Res. _____	
		\$ _____
		\$ _____
		\$ _____
		\$ _____
RAC		\$ _____
		\$ _____

FEE TOTAL \$ _____

RECEIPT NO. _____

By/date _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

Key to Entitlement Actions

R - Ratified	D - Denied	IAF - Intent to Approve based on Findings of Fact
Cd - Continued	RD - Recommend Denial	AFF - Approved based on Findings of Fact
A - Approved	RA - Recommend Approval	RPC - Return to Planning Commission
AC - Approved W/conditions	RAC - Recommend Approval W/conditions	CSR - Condition Indicated on attached Staff Report
AA - Approved W/amended conditions	RMC - Recommend Approval W/amended conditions	

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit

Yellow - department file

Pink - permit book

P P 83397

MEETING DATE 5/2/85
ITEM NO. 5 FILE P 83-397
M

GENERAL PLAN AMENDMENT ☒ TENTATIVE MAP ☐
COMMUNITY PLAN AMENDMENT ☒ SUBDIVISION MODIFICATION ☐
REZONING ☒ LOT LINE ADJUSTMENT ☐
SPECIAL PERMIT ☐ ENVIRONMENTAL DET. ☒
VARIANCE ☐ OTHER establish PLD

Location: SE corner rd-80 and West E/ Camino Avenue

Recommendation:

☒ Favorable
☐ Unfavorable ☐ Petition ☐ Correspondence

PROPOSERS

NAME

ADDRESS

Herman Lounz
Carolyn Baker

SVCA

OPPONENTS

NAME

ADDRESS

MOTION

- ☐ 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
☐ 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

MOTION NO. 1

	YES	NO	MOTION	SECOND
Ferris	<u>Absent</u>			
Fong	<input checked="" type="checkbox"/>			
Goodin	<input checked="" type="checkbox"/>			
Holloway	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Ishmael	<u>Absent</u>			
Ramirez	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Simpson	<input checked="" type="checkbox"/>			
Augusta	<input checked="" type="checkbox"/>			

PARK EL CAMINO BUSINESS PARK
P83-397

#9

(12)

Herman Lorenz
Park El Camino, Ltd.
1107 9th Street, #880
Sacramento, CA 95814

Donald & Phyllis Joyce Rosa
8689 Bader Road
Elk Grove, CA 95624

Irene R. Silva
Manuel Perry, Jr.
7938 Pocket Road
Sacramento, CA 95831

Domingos M. & Etal Souza
2801 West El Camino Avenue
Sacramento, CA 95833

Willow Creek Associates
17922 Fitch, #100
Irvine, CA 92714

Union Oil Company
P. O. Box 7600
Los Angeles, CA 90051

Irene R. Silva
Manuel Perry, Jr.
Chatfield Investment Company
7700 College Town Drive, #204
Sacramento, CA 95826

Wilbert and Manuel Rosa
3705 El Centro Road
Sacramento, CA 95834

Willow Creek Associates
1451 River Park Drive, #110
Sacramento, CA 95815

Martin & Janet M. Souza
2700 Orchard Lane
Sacramento, CA 95833

C. Thaddeus &
acquel Szymanowski
A/T Development Inc.
4150 Manzanita Avenue, #100
Carmichael, CA 95608

Community Psychiatric Centers
2204 East 4th Street
Santa Ana, CA 92705

AFFIDAVIT OF MAILING

ON 5-30-85, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

P-83397 - Various requests for Park El Camino located on the northwest corner of West El Camino Avenue and Orchard Lane. (D1) (APN: 225-220-40,64,65)

- A. Certification of the EIR.**
- B. 1974 General Plan Amendment from Residential to Commercial and Office for 20 ac.**
- C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (7 units minimum average) to Business and Professional Office and Highway Commercial for 20 ac.**
- D. Designation and Adoption of a Schematic Plan for Park El Camino.**
- E. Rezone 20± vacant ac. from Agriculture (A) to Office Building (OB PUD (11± ac.) and Highway Commercial (HC-PUD) (9± ac.).**

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

(☒) OWNER OF PROPERTY: **Park El Camino Partnership, c/o Herman Lorenz**

(☒) APPLICANT: **Park El Camino Partnership, c/o Herman Lorenz**

(☐) APPELLANT (IF APPLICABLE):

(☒) MAILING LIST FOR P-NUMBER 83397 (12)

(☐) SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 30th DAY OF **MAY**, 1985.


SIGNATURE OF PERSON MAILING NOTICE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

Park El Camino Partnership, c/o Herman Lorenz
1107 9th Street, Suite 800
Sacramento, CA 95814

May 28, 1985

On May 14, 1985, the following matter was filed with my office to set a hearing date before the City Council:

- P-83397 - Various requests for Park El Camino located on the northwest corner of West El Camino Avenue and Orchard Lane. (D1) (APN: 225-220-40,64,65)
 - A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential to Commercial and Office for 20 ac.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (7 units minimum average) to Business and Professional Office and Highway Commercial for 20 ac.
 - D. Designation and Adoption of a Schematic Plan for Park El Camino.
 - E. Rezone 20± vacant ac. from Agriculture (A) to Office Building (OB PUD (11± ac.) and Highway Commercial (HC-PUD) (9± ac.)).

The hearing has been set for the date of June 10, 1985, at the hour of 6:30 p.m., at a Special Meeting of the City Council in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California. In the event the hearings are not completed, they will be continued to June 17, 1985 at 6:30 p.m. at the above mentioned address. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Lorraine Magana
City Clerk

cc: Vitello-Niiya, Inc.
MAILING LIST P-83397 (12)