

ORDINANCE NO. 86-022

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF
FEB 11 1986

AN ORDINANCE RELATING TO AMENDMENT OF THE
NATOMAS EASTSIDE (METROPOLITAN CENTER)
DEVELOPMENT AGREEMENT
(CITY AGREEMENT NO. 82054)

SECTION 1.

This ordinance incorporates, and by this reference makes part hereof, that certain Second Amendment to the Development Agreement by and between the City of Sacramento and Sacramento Investment Company II, Ltd., dated February 11, 1986, for a project known as Metropolitan Center (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 1974 General Plan and 1986 South Natomas Community Plan. Prior to adoption of this ordinance, the City Council specifically amended the General Plan to provide for the development contemplated by this Amendment.

B. Public hearings considering this Amendment were held on February 21, March 7, and April 18, 1985, by the City Planning Commission, the advisory agency for the purposes of Government Code Section 65867. Subsequent public hearings considering this Amendment were held on June 10, June 17, June 24, July 1, July 15, July 22, September 10, November 6, and November 19, 1985, by the City Council.

C. Notice of intention to consider adoption of this Amendment at said public hearings was duly given in the manner proscribed in Government Code Section 65867.

ORDINANCE No. 86-022

10
FEB 11 1986

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.

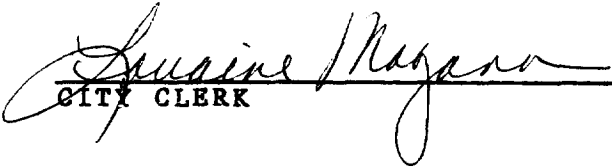
PASSED FOR PUBLICATION: JAN 07 1986

ENACTED: FEB 11 1986

EFFECTIVE: MAR 13 1986


ANNE RUDIN, MAYOR

ATTEST:


CITY CLERK

ORDINANCE No. 86-022

FEB 11 1986

SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF SACRAMENTO
AND
SACRAMENTO INVESTMENT COMPANY II, LTD.
RELATIVE TO THE DEVELOPMENT
KNOWN AS METROPOLITAN CENTER,
PREVIOUSLY KNOWN AS
NATOMAS EASTSIDE

This Amendment is made this 11th day of February, 1986, by and between Sacramento Investment Company II, Ltd., (hereinafter "Developer"), and the City of Sacramento (hereinafter "City"), pursuant to the authority of California Development Code Section 65868, for the purpose of amending the certain Development Agreement by and between the City of Sacramento and Sacramento Investment Company II, Ltd., relative to the Development known as Metropolitan Center, previously known as Natomas Eastside, identified as "City Agreement No. 82054, dated December 7, 1982 (hereinafter "the Agreement").

Recitals

1. Section 1(C) of the Agreement provides for the sale of said agreement which sale from 885 Investment Company to Sacramento Investment Company II, Ltd., has occurred. Shortly after said sale, the development name was altered from Natomas Eastside to Metropolitan Center.
2. Section 1(E) of the Agreement provides for amendment from time to time by mutual consent of the parties in accordance with the provisions of California Government Code Sections 65867 and 65868 and City Ordinance No. 82-100.
3. Developer sought City's approval of amendments to the 1974 General Plan and the 1978 South Natomas Community Plan; and of certain land use entitlements as set forth in its application which would permit development of a certain 81+ acre portion of Metropolitan Center for 1,837,000 square feet of office development and an additional certain 4+ acre portion of Metropolitan Center for 51,000 square feet of commercial.

ORDINANCE No. 86-022

FEB 11 1986

4. Applications for said approvals and California Environmental Quality Act (hereinafter "CEQA") documentation required for the Metropolitan Center Project, were considered by the City Council at duly noticed public hearings on June 10, June 17, June 24, July 1, July 15, July 22, September 10, November 6, and November 19, 1985.

5. On November 19, 1985, the City Council certified as adequate and complete the Environmental Impact Report for Metropolitan Center (hereinafter the "Metropolitan Center EIR"). Mitigation measures which were suggested in the Metropolitan Center Supplemental EIR were incorporated to the extent feasible in the revised Development Guidelines for Metropolitan Center, and in the terms and conditions of this Agreement, as reflected by the Findings of Fact and Statement of Overriding Concerns adopted by the City Council concurrently with this Amendment.

6. Pursuant to applicable provisions of CEQA, the City Environmental Coordinator has determined that the adoption of this Agreement involves no new impacts not already considered in the Metropolitan Center Supplemental EIR; therefore, no further environmental documentation is required.

7. Following consideration and certification of the Metropolitan Center EIR and the adoption by resolution of CEQA related findings, the City Council on February 11, 1986, approved the following:

a. An amendment to and redesignation of the Metropolitan Center (PUD).

b. A rezoning of 32+ acres from Garden Apartment (R-2B PUD) to Office Building (OB-PUD), permitting 440,000 square feet of office development.

c. An amendment of 56+ net acres from Garden Apartment (R-2B PUD) to Garden Apartment (R-2A PUD) to allow residential development on 31+ acres to a maximum of 14 dwelling units per net acre.

d. An 11.5+ acre park site reservation pursuant to the 1982 Development Agreement and a 10+ acre school site reservation.

ORDINANCE No. 86-022

13
FEB 11 1986

8. Development of the Property, in accordance with the conditions of approval, will provide orderly growth and development of the area in accordance with the policies set forth in the General Plan and in the South Natomas Community Plan.

9. Developer will incur substantial costs in order to comply with conditions of approval and to assure development of the Property in accordance with said plans and policies.

10. Development of the Property will result in a need for municipal services and facilities in excess of those otherwise required for implementation of the existing approved uses for the Property.

11. The 1986 South Natomas community Plan establishes a development fee, which Developer agrees to pay on the 440,000 square feet of office development approved on February 11, 1986. These fees will help mitigate the impacts of the Metropolitan Center Project on the Community.

12. City desires to assure the continued development of the Metropolitan Center project for offices used and enters into this agreement to help assure that goal by providing development assurances to Developer. City's approval of development of the Property, as provided herein, is in reliance upon and in consideration of Developer's desire to assume continued development of Metropolitan Center for office uses.

NOW, THEREFORE, Developer and City hereby agree to the following amendments to the Agreement:

1. Term. The term of this Amendment to the Agreement shall be coterminous with the term set forth in Section 1.B. of the Agreement and, accordingly, shall terminate as of the termination date of the Agreement; that is, January 6, 1993.

2. Office Development of the Property. Section 2.A. of the Agreement is hereby amended to provide that Developer shall be entitled to develop 440,000 square feet of office building space, in addition to the already permitted 733,211 square feet of office building space. Said office building space shall be within the area

AMENDED

designated for Office Development on Exhibit A, which is hereby incorporated herein.

3. South Natomas Capital Improvement Fund. Section 3.A.(2) is hereby amended to provide that Developer shall contribute \$1,401,390 at the rate of \$1.66 per square foot of 111,000 square feet of commercial space and 733,211 square feet of office space, payable prior to issuance of a building permit for the shell of any building utilizing any portion of such space, less any credit against such amount for dedication of land as may be required by the Agreement, or any amendment hereto and provided further that Developer may pay any portion of such amount in cash payments prior to the time specified for such payments in the Agreement. The 440,000 square feet of office space referred to in Paragraph 2 of this Amendment shall not be subject to any South Natomas Capital Improvement Fund contribution requirement. The 733,211 square feet of office space subject to this \$1.66 per square foot contribution requirement shall not be subject to any additional fee stemming from the development fee required by the 1986 South Natomas Community Plan.

4. Development Fee. The Developer agrees to pay to the City the development fee required by the 1986 South Natomas Community Plan with respect only to the 440,000 square feet of office space referred to in Paragraph 2 of this Amendment.

5. Residential Development of the Property. Section 2.A. of the Agreement is hereby amended to provide that the Developer shall be entitled to develop the area shown for Residential Development on Exhibit A for medium density residential purposes, that is, at a residential density of 7-15 units per acre maximum, 14 units per net acre average. This residential development shall not be subject to the development fee required by the 1986 South Natomas Community Plan.

6. Effect. Except as set forth in this Amendment the terms and conditions of the Agreement shall apply to the Metropolitan Center project and the Agreement is hereby ratified and confirmed.

7. Form. This Amendment is executed in two duplicated originals, each of which is deemed to be an original. This Amendment consists of four pages and two exhibits which constitute the entire understanding of the parties. Said exhibits are identified as follows:

13
ORDINANCE No. 86-022

FEB 11 1986

Exhibit "A": Amended Planned Unit Development

SACRAMENTO INVESTMENT COMPANY
II, LTD.

DATE: MAR 12 1986

By: Chris Steele

CITY OF SACRAMENTO

By: Walter J. Slips

Its: CITY MANAGER

Approved as to form:

T. P. Muey
City Attorney

Attest:

DATE: MAR 12 1986

Deputy Janice Seaman
City Clerk

16 ORDINANCE No. 86-022

FEB 11 1986

Capitol Business Center

PORTION OF LOT 116, MATOMAS EAST SIDE SUBDIVISION, 17 B.M. 34

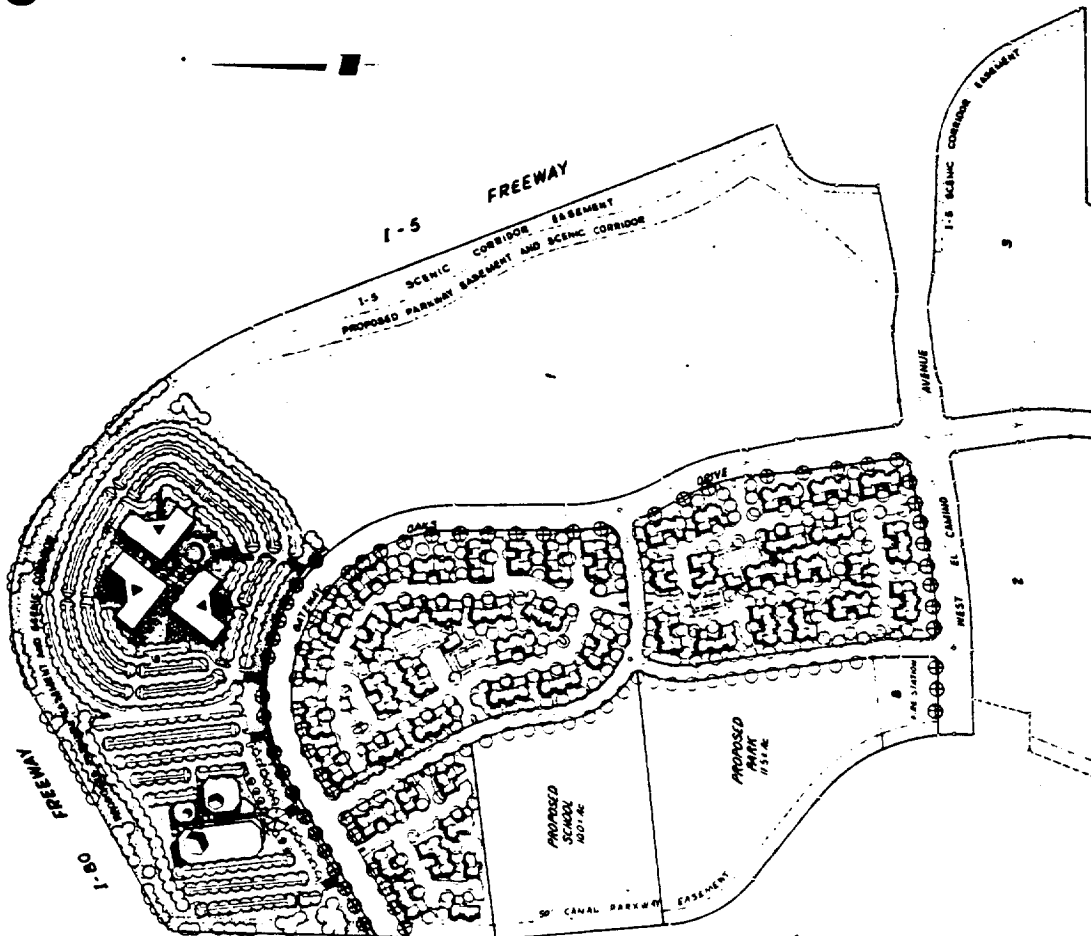
CITY OF SACRAMENTO, CALIFORNIA


JANUARY 1986

SCALE: P. 100

DATE (10)	TIME	GAUSS STATION	NO. 1 STATION	RELATIVE ELEVATION	POSSIBLE ELEVATION	ROAD ELEVATION	COMPARISON
1	1:15 PM	10.1	10.1	0.0	0.0	0.0	0.0
2	1:20 PM	10.2	10.2	0.0	0.0	0.0	0.0
3	1:25 PM	10.3	10.3	0.0	0.0	0.0	0.0
4	1:30 PM	10.4	10.4	0.0	0.0	0.0	0.0
5	1:35 PM	10.5	10.5	0.0	0.0	0.0	0.0
6	1:40 PM	10.6	10.6	0.0	0.0	0.0	0.0
7	1:45 PM	10.7	10.7	0.0	0.0	0.0	0.0
8	1:50 PM	10.8	10.8	0.0	0.0	0.0	0.0

IT IS NOT A PART OF THIS SUBMISSION
IT IS NOT A PART OF THIS SUBMISSION



SUBMITTED BY  A ASSOCIATES, ENGINEERING	APPROVED _____	R.C.E. NO.	REV./DATE	DESCRIPTION	BENCH MARK	CONSTRUCTION PLANS COUNTY OF DECATUR, GEORGIA CAPITOL BUSINESS CENTER				OWNER: <u> </u> CAD: <u> </u> DATE: <u> </u>		PROJECT NO. <u>BMDT-9</u>	SHEET NO. <u>1</u>
						P.B. REF. <u>SCALE 1" = 200'</u>	BASIS: <u>1</u>						

ORDINANCE No. 86-022

FEB 11 1986

EXHIBIT B

DEVELOPMENT GUIDELINES

NATOMAS EASTSIDE/METROPOLITAN CENTER
(P83-328)

TABLE OF CONTENTS

Section I	Purpose and Intent
Section II	Procedures for Approval
Section III	Permitted Uses in the Office Building Zone
Section IV	Permitted Uses in the Shopping Center Zone
Section V	Environmental Standards
Section VI	Building Standards
Section VII	Sign Criteria and Regulations
Section VIII	Residential Design Criteria
Section IX	Issuance of Building Permit
Section X	Building Occupancy

NOTE: References to Metropolitan Center apply to Natomas Eastside.

ORDINANCE No. 86-022

FEB 11 1986

I. PURPOSE AND INTENT

Metropolitan 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 Metropolitan Center Architectural Review Committee. Natomas Eastside/Metropolitan Center 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. 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 the Natomas Eastside/Metropolitan Center PUD approved by the Sacramento City Council by Resolution Nos. 82-852 and 86-126. 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.

ORDINANCE No. 86-022

21
FEB 11 1986

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 Architectural Review Committee.

26. Phasing scheme and proposed timing schedule for buildout.
27. Written proof 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.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. The overall net building square footage in the OB zone on Natomas Eastside/Metropolitan Center shall not exceed 1,173,211 square feet.
2. The minimum building size shall be 40,000 square feet. 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 each 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.
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.

ORDINANCE No. 86-022

23
FEB 11 1986

- 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.

IV. PERMITTED USES IN THE SHOPPING CENTER ZONE

- A. Shopping Center Zone on Metropolitan Center (25 acres): Uses normally established in the SC zone are permitted, with the exception of those listed below. The shopping center is intended to serve South Natomas as a community shopping center. Any offices shall be limited to a maximum of 2,500 square feet of gross leasable area per tenant.

Prohibited uses include hotels, motels, offices larger than 2,500 square feet, and business colleges or trade schools.

A six-foot high stone or masonry wall shall be placed along the property line abutting residentially designated land.

V. ENVIRONMENTAL STANDARDS IN THE OFFICE AND SHOPPING CENTER ZONES

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 and 15 percent in the shopping center 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 Eastside/Metropolitan 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 road-

ORDINANCE No. 86-022

24
FEB 11 1986

ways, 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

ORDINANCE No. 86-022

25

FEB 11 1986

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. Shopping Center
 - 1) Retail Store. One automobile space for each 250 square feet of gross floor area.
 - 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 commercial 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.
 - d. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
 - e. 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

ORDINANCE No. 86-022

26
FEB 11 1986

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.

- f. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.
- g. 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

ORDINANCE No. 86-022

27 FEB 11 1986

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 SHOPPING CENTER 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 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'	50'**
West El Camino, and Major Street in Metropolitan Center	50'	50*
Collector in Metropolitan Center	50'	25'
All other public and private streets	25'	25'
Perimeter of properties abutting the Natomas Main Drain (contiguous to SC and OB zones)	-	20'

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

** 50' landscaped setback refers to I-80 frontage.

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

D. Building Height

The following are maximum building heights.

- 1. OB Zone - 65 feet.
- 2. SC 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 are 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

ORDINANCE No. 86-022

29 FEB 11 1986

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 and that they do not create a nuisance.

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.

ORDINANCE No. 86-022

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 and shopping center zones located within fifty feet of Gateway Oaks Drive, the extension of Gateway Oaks Drive in Natomas Eastside/Metropolitan Center, and any residential units shall not exceed two stories (thirty-five feet) in height.
2. The shopping center shall not be oriented to 1-5.

ORDINANCE No. 86-022

31
FEB 11 1986

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 specific or conceptual location sign program shall be submitted with individual project special permit applications per Section II.6 of these Guidelines. Except as provided in Section VII.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.

ORDINANCE No. 86-022

32 FEB 11 1986

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.

ORDINANCE No. 86-022

FEB 11 1986

33

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 Metropolitan Center 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 3.520 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 3.520 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.

ORDINANCE No. 86-022

34 FEB 11 1986

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.

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.
 - 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns.
 - 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 (A) and (B) below, may be oriented toward the freeway but not visible from American or 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, alone, or a company name alone, but not both no other wording is permitted.

6. Maximum Sign Sign

- 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.

ORDINANCE No. ~~SC-022~~

36

FEB 11 1986

- 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.

I. SC Shopping Center Zone

1. Shopping Center Identification Sign. Each of the two shopping center sites shall be allowed one monument sign, each sign not to exceed twelve feet in height and forty-eight square feet in area. Said monument signs shall face on West El Camino Avenue. A monument sign may be located in the setback area; however, it shall be located farther than ten feet from the public right-of-way and from any driveway.
2. Tenant Occupancy Signs
 - a. One attached sign indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
 - b. Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - 1) Width of sign, including logo, shall not exceed 60 percent of shop's width.
 - 2) Total vertical sign height shall not exceed twenty-four inches.
 - 3) Maximum letter height shall be limited to eighteen inches.

VIII. RESIDENTIAL DESIGN CRITERIA

In addition to the residential design criteria identified in the South Natomas Community Plan, the residential developments shall reflect the attached design criteria.

IX. 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

ORDINANCE No. 86-022

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.

X. 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".

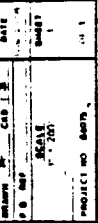
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ORDINANCE No. ~~86-022~~

38
FEB 11 1986

JANUARY 1986

IS NOT A PART OF THIS SUBMISSION
AS INCLUDES SCHOOL & PARENT SITE



1

37

**EXHIBIT D
METROPOLITAN CENTER
PUD CONTDITIONS OF APPROVAL**

The applicant/property owner shall:

1. Amend City Agreement No. 82-054 to reflect the following land uses:
 - A. Office (existing: 45± acres; 733,211 gross square feet) (additional: 34± acres; 440,000 gross square feet).
 - B. Shopping Center:
 - 1) East of Gateway Oaks Drive (15 acres; 111,000 square feet).
 - C. Medium Density Residential (30± acres; maximum average 14 dwelling units/net acre).
 - D. Park (11.5 acres).
 - E. Elementary School (10 acres).
2. Pay for the cost (connection fees) of providing water to the site.
3. Participate in the Transportation Systems Management Program referenced in the 1986 South Natomas Community Plan upon adoption of the TSM Implementation Program by the City.
4. Submit for review and approval with each special permit application, a transportation systems management program designed to reduce peak hour trips by a minimum of 20 percent.
5. Submit for review and approval with each special permit application for office development documentation demonstrating successful performance in implementation of TSM plans for the office park.
6. Submit with each special permit application a letter from Regional Transit verifying that Regional Transit has been consulted with regard to the impacts of the development design on transit efficiency and effectiveness in serving the site.
7. Join other South Natomas office/business park developers and employer tenants in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the South Natomas Community Plan and EIR.
8. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.
9. Contribute 25 percent of the cost associated with construction of the bridge located between I-80 and West El. Camino Avenue across the Natomas Main Drainage Canal.

ORDINANCE No. 86-022

4/0
FEB 11 1986

10. Install traffic signals at East Gateway Oaks Drive and West El Camino Avenue and West Gateway Oaks Drive and West El Camino Avenue (50 percent to be reimbursed by the City).
11. Install east-west street to connect Gateway Oaks Drive (east and west) approximately 500 feet north of West El Camino Avenue.
12. 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.
13. Participate in a Facilities Benefit Assessment (FBA) District to be formed to finance capital improvements in South Natomas for a library, a fire station, and streets, including, but not limited to, roadways, curbs, gutters, sidewalks, drainage, traffic controls, lighting, bridges, culverts and interchanges. The exact amount of dollar participation in the FBA District for each of the improvements will be specified at the time that the District is formed. Fees paid to the District shall be based upon the relative benefit or need of the capital improvement realized or caused by development, depending upon land use, and shall not exceed \$2.50 per gross building square foot for non-residential uses and \$250.00 per residential dwelling unit.

Notwithstanding the foregoing, the developer shall contribute \$2.50 per gross building square foot and \$250.00 per residential dwelling unit for the above purposes prior to the issuance of any building permit. Credit shall be granted against any facilities benefit assessment subsequently levied for any payment made pursuant to this paragraph.

The amounts stated above shall be adjusted correspondingly with the Construction Cost Index as reported in Engineering News Record beginning January 1, 1987. After such date, the adjustment shall correspond to the most recent cost index so reported.

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4/1
ORDINANCE No. 86-022

FEB 11 1986