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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

September 24, 1991

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

OCT 8 1991

PLANNING
916-449-5604

Honorable Members In Session:

OFFICE OF THE
CITY CLERK

as amended

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
 2. AMEND SOUTH NATOMAS COMMUNITY PLAN FROM OFFICE/OFFICE PARK TO SUPPORT COMMERCIAL ON 1.2+ ACRES AT THE SOUTHWEST CORNER OF WEST EL CAMINO AVENUE AND NATOMAS PARK DRIVE
 3. REZONE 1.2+ ACRES FROM OB(PUD) TO C-1(PUD)
 4. AMEND CREEKSIDE OAKS PUD DEVELOPMENT GUIDELINES TO SUBTRACT 28,323+ SQ.FT. OF OFFICE FROM THE EXISTING ENTITLEMENTS OF 430,000 SQ.FT. FOR A REDUCED TOTAL OF 401,677+ NET SQ.FT. OF OFFICE
 5. AMEND NATOMAS CORPORATE CENTER DEVELOPMENT AGREEMENT TO ADD 21,428+ SQ.FT. OF OFFICE AND 6,895+ SQ.FT. OF SUPPORT COMMERCIAL USES TO THE EXISTING 847,313 SQ.FT. OF OFFICE
 6. AMEND NATOMAS CORPORATE CENTER PUD SCHEMATIC PLAN TO SHOW THE LOCATION OF 868,741+ SQ.FT. OF OFFICE AND 6,896 SQ.FT. OF COMMERCIAL

LOCATION: South Natomas, northeast corner of I-5 and Garden Highway
DISTRICT NO. 1

Owner: Bannon Investors, Ltd.
Applicant: LPA, Inc., 1215 G Street, Sacramento, CA 95814

CONTINUED

FROM 9-24-91
TO 10-8-91

SUMMARY

This is a request for necessary entitlements to allow transfer of 28,323± net square feet of office use from the Creekside Oaks PUD to the Natomas Corporate Center PUD. This total would consist of 21,428 sq.ft. of office and 6,895 sq.ft. restaurant. This proposal also includes a rezoning request (OB-PUD to C-1-PUD) for 1.2± acres in the Natomas Corporate Center to allow support commercial (a 6,895 sq.ft. restaurant).

VOTE OF THE PLANNING COMMISSION

On July 25, 1991, the Planning Commission voted seven ayes and two absent to recommend approval of the request.

STAFF RECOMMENDATION

The City Planning Commission and Planning staff recommend the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached resolution which amends the South Natomas Community Plan from Office/Office Park to Support Commercial;
3. Adopt the attached ordinance which rezones the 1.2± acres from OB(PUD) to C-1(PUD);
4. Adopt the attached resolution which amends the Creekside Oaks PUD Development Guidelines to reduce the office square footage from 430,000 sq.ft. to 401,677 net sq.ft. of office;
5. Adopt the attached ordinance which amends the Natomas Corporate Center PUD Development Agreement to add 21,428± sq.ft. of office and 6,895± sq.ft. of support commercial uses for a total of 875,636 sq.ft.;
6. Adopt the attached resolution which amends the Natomas Center PUD Schematic Plan to designate the location of 868,741± sq.ft. of office and 6,896± sq.ft. of commercial (restaurant).

BACKGROUND

The subject site is 19.1± net acres in the Office Building - Planned Unit Development (OB-PUD). The General Plan designates the site as Regional Commercial and Office and the 1988 South Natomas Community Plan designates the site as Office/Office Park.

The request is to transfer 28,323± net square feet of office from the Creekside Oaks PUD to the Natomas Corporate Center PUD. The Creekside Oaks PUD was designated for 430,000 sq.ft. of office space on 28.7 acres. All the buildings have been constructed over the 28.7 acres, leaving 28,323± sq.ft. left over. The transfer of the 28,323 sq.ft. will consist of 21,428 sq.ft. of office and 6,895 sq.ft. of support commercial.

This square footage transfer to the Natomas Corporate Center PUD will require rezoning of the 1.2± acres parcel from OB(PUD) to C-1(PUD) to allow the restaurant (6,895 sq.ft.) on the southwest corner of West El Camino Avenue and Natomas Park Drive (see Exhibit D). This rezoning request also requires amendment of the South Natomas Community Plan from Office/Office Park to Support Commercial. This support commercial is consistent with the goals of the Community Plan.

In addition, the request includes amendments to the Natomas Corporate Center PUD Development Agreement and a PUD Schematic Plan to increase the square footage and illustrate the location of the office and commercial structures. The original Natomas Corporate Center PUD allowed a total of 847,313 net square feet. The proposal is to develop two 6-story office buildings totalling 320,000 sq.ft. and a 6,895 sq.ft. restaurant (see Exhibit A). Before development of the office buildings or restaurant proceeds, a tentative map to subdivide the restaurant pad from the balance of the lot and a Special Permit for each building in the PUD will be required.

In conclusion, the Planning Commission and staff supports the requested entitlements in that the transfer does not add overall square footage of office to the community plan area; that support commercial uses are encouraged in office parks in the South Natomas Community Plan area to provide employee and business services in order to discourage additional trips generated by offices uses; and the converted office square footage to restaurant use does not result in increased traffic in the area.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur.

FINANCIAL DATA

None.

POLICY CONSIDERATIONS

The proposal is consistent with the General Plan and the South Natomas Community Plan.

MBE/WBE EFFORTS

None.


Respectfully submitted,



GARY STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

APPROVED:



ROBERT P. THOMAS
Acting Director, Planning & Development

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

Carol Shearly, Assistant Planner
(916) 449-5604

September 24, 1991
District No. 1

RPT:GS:WW:vr
P91-036.cc
Attachments

RESOLUTION NO. 91-803

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

CC1 8 1991

OFFICE OF THE
CITY CLERK

RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN
FROM OFFICE/OFFICE PARK TO SUPPORT COMMERCIAL ON 1.2±
ACRES AT THE SOUTHWEST CORNER OF WEST EL CAMINO AVENUE
AND NATOMAS PARK DRIVE

(P91-036) (APN: 274-0042-035)

WHEREAS, the City Council conducted a public hearing on _____ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for office and support commercial development; and
3. The proposal is consistent with the policies of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area described on the attached Exhibits is hereby designated on the South Natomas Community Plan as Support Commercial uses(s).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

July 25, 1991

Item # 10

OB-PUD
entire area

Rezone 1.2± acres
from OB(PUD) to
C-1(PUD)

BUILDING TABULATIONS

KEY CODE	BUILDING ADDRESS	DEVELOP. AGMT. SQ. FT.
A	2495 NATOMAS PARK DRIVE	143,566
B	RIVER CITYBANK/ 2485 NATOMAS PARK DRIVE	143,566
C	2525 NATOMAS PARK DRIVE	98,066
D	2535 CAPITOL OAKS DRIVE	87,543
E	<u>PROPOSED 6-STORY</u>	160,000 •
F	<u>PROPOSED 6-STORY</u>	160,000 •
G	KVIE/ 2595 CAPITOL OAKS DRIVE	0
H	<u>PROPOSED RESTAURANT</u>	6,895 •
I	<u>PROPOSED 1-STORY</u>	16,000
J	CHILDREN'S WORLD (6,000)	0
K	<u>PROPOSED 3-STORY</u>	60,000
TOTAL		875,636

DEVELOPED BY
KCS DEVELOPMENT COMPANY

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA



LPA

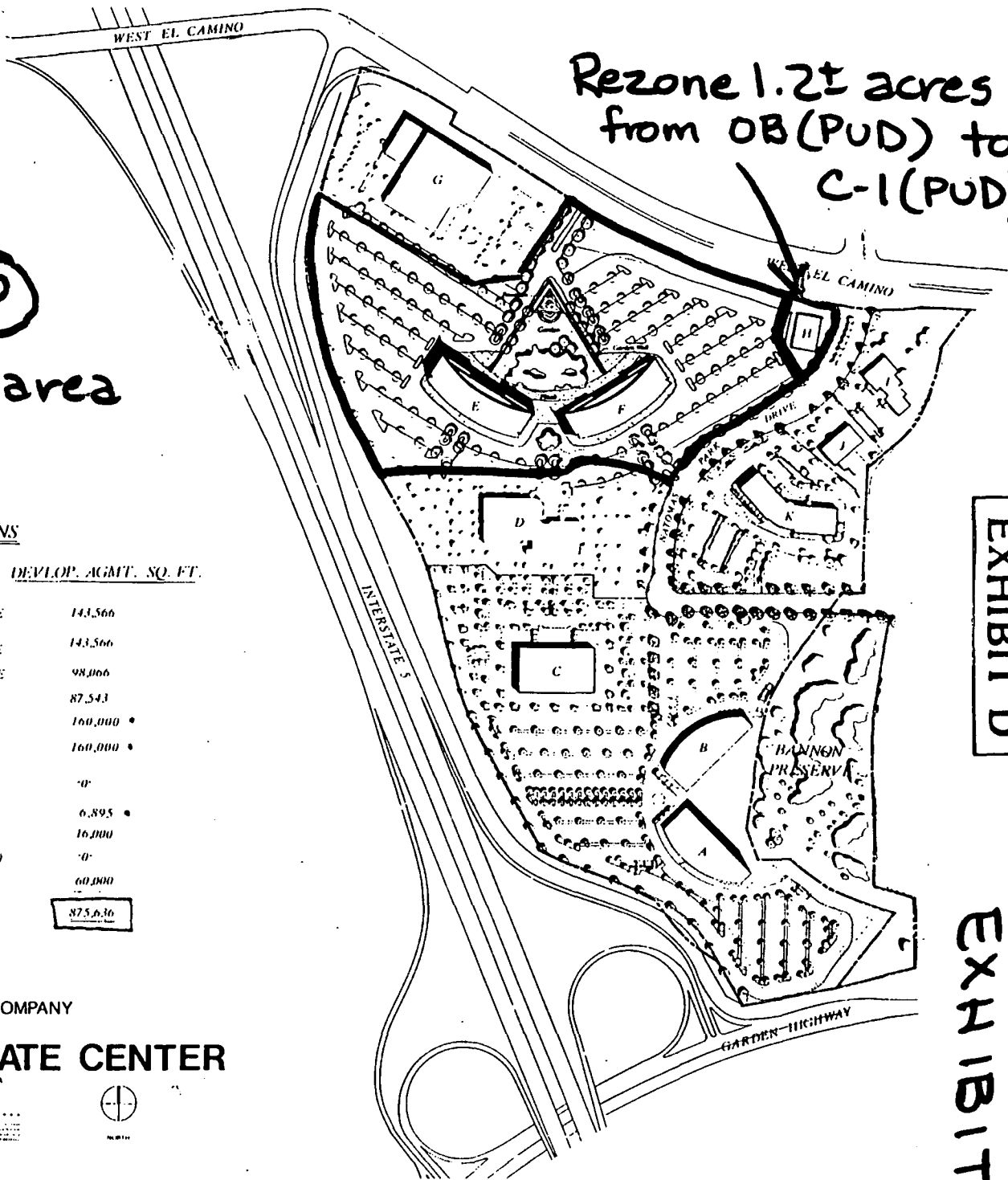


EXHIBIT D

REZONE
EXHIBIT

ORDINANCE NO. 91-073

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, FOR PROPERTY WITHIN THE NATOMAS CORPORATE CENTER PUD LOCATED AT THE NORTHEAST CORNER OF I-5 AND GARDEN HIGHWAY BY REMOVING 1.2± ACRES FROM THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE AND PLACING SAME IN THE LIMITED COMMERCIAL PLANNED UNIT DEVELOPMENT (C-1-PUD) ZONE OR A MORE RESTRICTIVE ZONE(S)

(P91-036) (APN: 274-0042-035)

APPROVED
BY THE CITY COUNCIL

LCT 8 1991

OFFICE OF THE
CITY CLERK

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

SECTION 1

The territory described in the attached exhibit(s) which is within the Natomas Corporate Center PUD located at the northeast corner of Interstate 5 and Garden Highway in the Office Building-Planned Unit Development (OB-PUD) zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from the said zones and placed in the Limited Commercial-Planned Unit Development (C-1-PUD) zone.

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.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on July 25, 1991, 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

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(8)

July 25, 1991

Item # 119

OB-PUD
entire area

Rezone 1.2± acres
from OB(PUD) to
C-1(PUD)

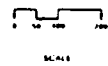
BUILDING TABULATIONS

KEY CODE	BUILDING ADDRESS	DEVELOP. AGMT. SQ. FT.
A	2495 NATOMAS PARK DRIVE	143,500
B	RIVER CITY BANK / 2483 NATOMAS PARK DRIVE	143,500
C	2525 NATOMAS PARK DRIVE	98,000
D	2535 CAPITOL OAKS DRIVE	87,543
E	<u>PROPOSED 6-STORY</u>	160,000
F	<u>PROPOSED 6-STORY</u>	160,000
G	KVIE / 2595 CAPITOL OAKS DRIVE	0
H	<u>PROPOSED RESTAURANT</u>	6,895
I	<u>PROPOSED 1-STORY</u>	16,000
J	CHILDREN'S WORLD (6,000)	0
K	<u>PROPOSED 3-STORY</u>	60,000
TOTAL		875,636

DEVELOPED BY
KCS DEVELOPMENT COMPANY

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA



LPA

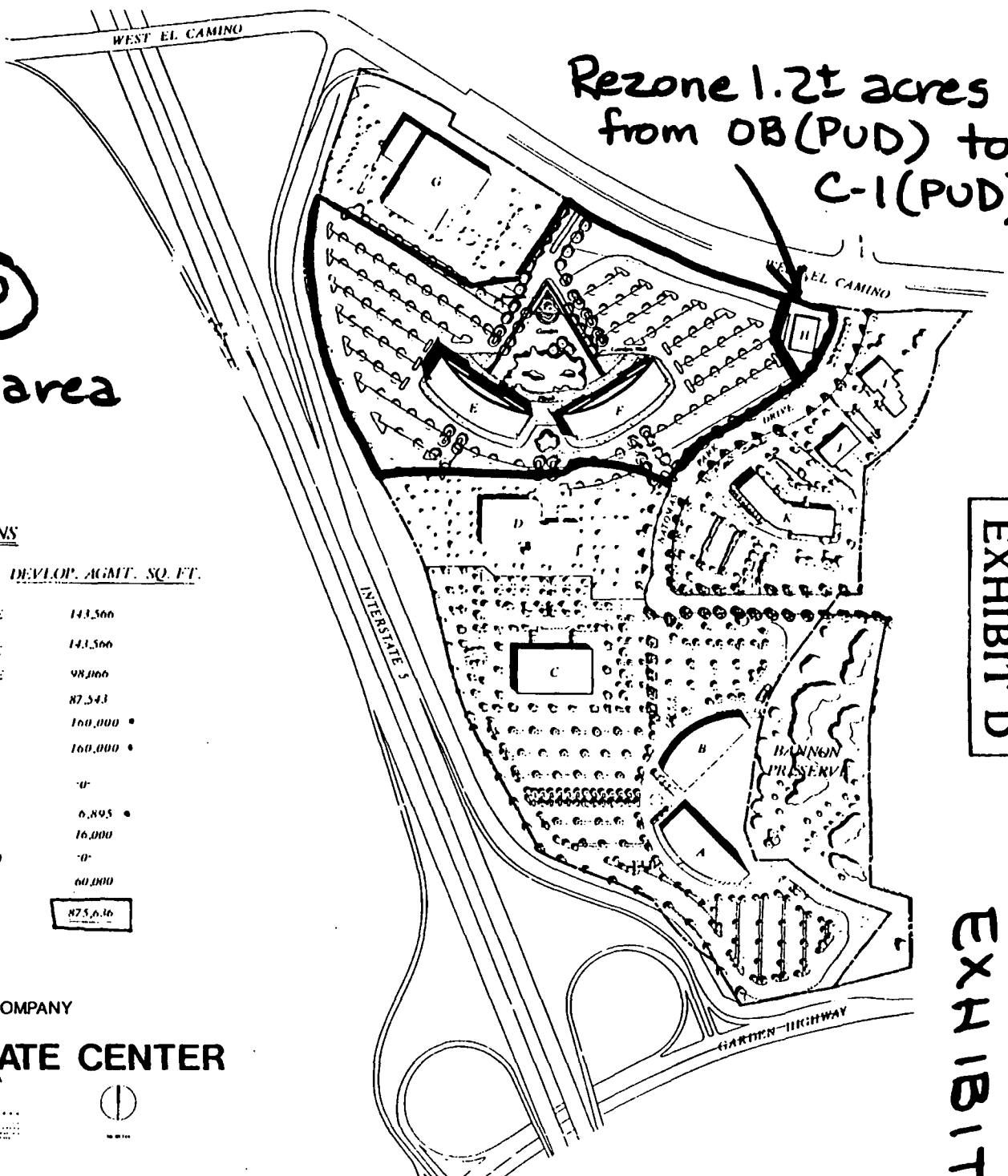


EXHIBIT D

REZONE
EXHIBIT

RESOLUTION NO. 91-804

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
CCT 8 1991
OFFICE OF THE
CITY CLERK

RESOLUTION AMENDING THE CREEKSIDE OAKS PUD DEVELOPMENT GUIDELINES TO SUBTRACT 28,323± SQ.FT. OF OFFICE FROM THE EXISTING ENTITLEMENTS OF 430,000 SQ.FT. FOR A REDUCED TOTAL OF 401,677± NET SQ.FT. OF OFFICE

(P91-036) (APN: 274-0042-035)

WHEREAS, the City Council conducted a public hearing on _____ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for office and support commercial development; and
3. The proposal is consistent with the policies of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area described on the attached Exhibits is hereby amended on the Creekside Oaks PUD Development Guidelines by subtracting 28,323± sq.ft. of office from the existing entitlements of 430,000 sq.ft., for a reduced total of 401,677± net sq.ft. of office

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

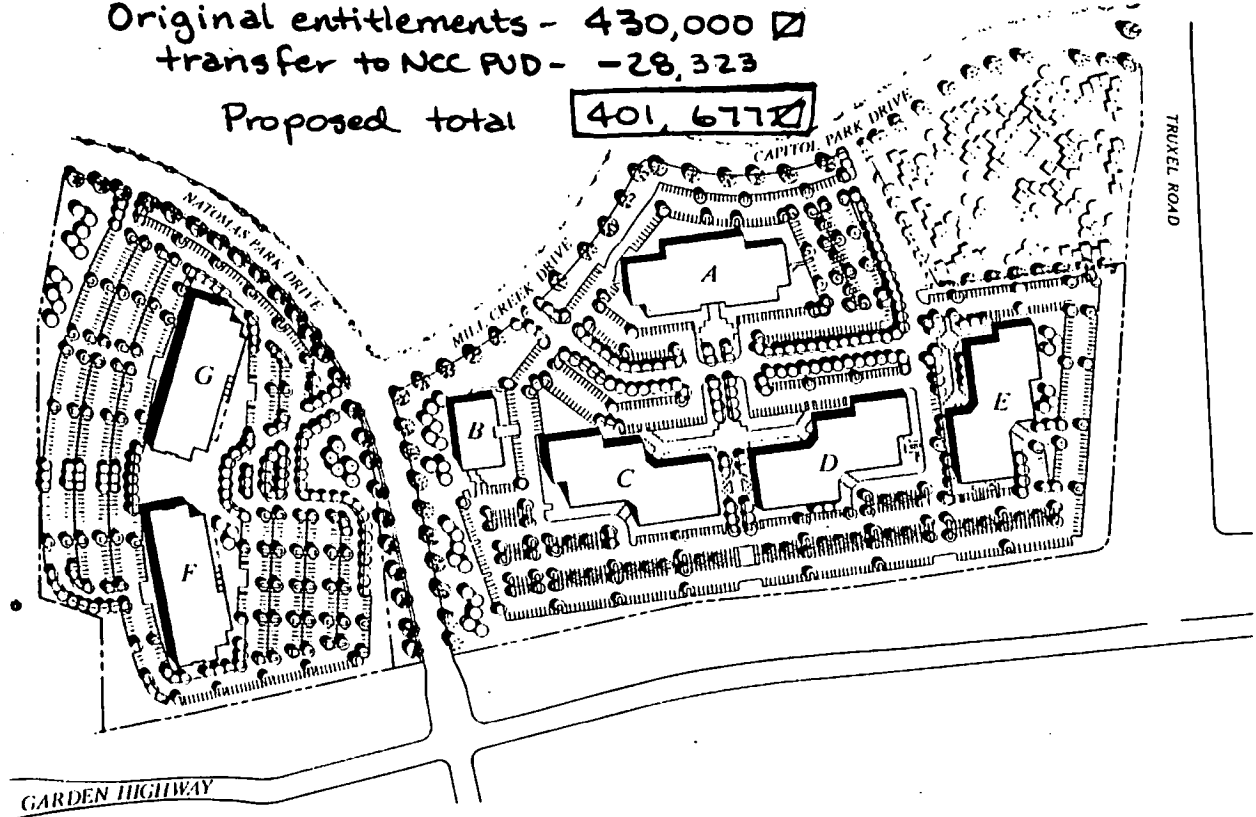
DATE ADOPTED: _____ 10

16

BUILDING TABULATIONS

<u>KEY CODE</u>	<u>BUILDING ADDRESS</u>	<u>DEVELOP. AGMT. SQ. FT.</u>
A	1755 CREEKSIDE OAKS DRIVE	55,274
B	1770 CREEKSIDE OAKS DRIVE	16,183
C	1760 CREEKSIDE OAKS DRIVE	58,155
D	1750 CREEKSIDE OAKS DRIVE	58,155
E	1740 CREEKSIDE OAKS DRIVE	53,004
F	2335 NATOMAS PARK DRIVE	80,453
G	2445 NATOMAS PARK DRIVE	80,453
TOTAL		401,677

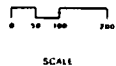
Original entitlements - 430,000
 transfer to NCC FUD - -28,323
 Proposed total **401,677**



DEVELOPED BY
KCS DEVELOPMENT COMPANY

CREEKSIDE OAKS

SACRAMENTO, CALIFORNIA



LPA



EXHIBIT B

P91-036

July 25, 1991

Item #

17

Amended 10-08-91

ORDINANCE NO. 91-074

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE RELATING TO AMENDMENT OF THE
NATOMAS CORPORATE CENTER DEVELOPMENT
AGREEMENT (CITY AGREEMENT NO. 83034)

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

SECTION 1

This ordinance incorporates and by this reference makes part hereof, that certain Third Amendment to the Development Agreement by and between the City of Sacramento and the Bannon Investors, Ltd., dated _____, for a project known as Natomas Corporate 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 1978 South Natomas Community Plan. Prior to adoption of this ordinance, the City Council specifically amended both said Plans to provide for the development contemplated by this Amendment.
- B. A public hearing considering this Amendment was held on July 25, 1991, by the City Planning Commission, the advisory agency for the purposes of Government Code Sec. 65867.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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

SECTION 4

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

(Attached Amended Agreement)

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Amended 10-08-91

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT

**BY AND BETWEEN
THE CITY OF SACRAMENTO
AND
BANNON INVESTORS, LTD.
RELATIVE TO THE DEVELOPMENT
KNOWN AS NATOMAS CORPORATE CENTER**

THIS AMENDMENT, is made this _____ day of _____, 1991, by and between **INVESTORS, LTD.**, a California Limited Partnership ("Developer") and the **CITY OF SACRAMENTO** ("City"), pursuant to the authority of California Development Code Section 65868, for the purpose of amending the certain Development Agreement relating to the Development known as Natomas Corporate Center, identified as city Agreement No. 83034, dated August 1, 1983 (the "Original Agreement").

Recitals:

1. The Original Agreement allowing 793,313 net building square feet of offices was previously amended (a) in October 1988 to allow an additional 65,000 net building square feet for a public television broadcasting facility ("First Amendment"), and (b) in December 1988 to allow an additional 54,000 net building square feet for offices ("Second Amendment").
2. The Original Agreement, as modified by the First and Second Amendments, will hereafter be referred to as the "Agreement". The property included in the Agreement is described in the attached Exhibit "A", hereby incorporated by reference.
3. Developer owns an adjacent project known as Creekside Oaks PUD ("Creekside Oaks"). The City Council granted entitlements in 1985 allowing 430,000 net building square feet in Creekside Oaks.
4. Creekside Oaks is now almost completely built-out. Future and existing Creekside Oaks development will not utilize 28,323± of the 430,000 net building square feet originally approved for Creekside Oaks.

5. *Developer has requested (City Application No. _____) authorization (a) to delete 28,323± net building square feet from Creekside Oaks; (b) to add 28,323± to the net building square feet allowed in Natomas Corporate Center; (c) to clarify that the transferred 28,323± net building square feet are subject to South Natomas Facility Benefit Assessment ("FBA") fees and Housing Trust Fund ("HTF") fees, but are not subject to South Natomas Capital Improvement Fees ("SNIF"); and (d) to allow 6,895 net building square feet of commercial and 868,741± net building square feet of offices for a total of 875,636± net building square feet (excluding the previously exempted existing KVIE and existing child care building) within the Natomas Corporate Center project.*

6. *The City prepared a Negative Declaration on City Application No. _____ which was duly noticed and thereafter certified as adequate by the Planning Commission on _____ and by the City Council on _____.*

7. *This Third Amendment is made pursuant to the authority conferred by California Covenant Code Sections 65867 and 65878.*

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

1. *Term. The term of this Agreement shall be coterminous with the term set forth in the Original Agreement and, accordingly, shall terminate on January 13, 1993.*

2. *Development Guidelines and Schematic Plan. Exhibit "C" (Schematic Plan) attached and hereby incorporated herein by reference, wholly replaces and supersedes Exhibit "C" to the Agreement. Exhibit "B" (Development Guidelines), attached and made a part of the Second Amendment, is modified to the extent inconsistent with this Third Amendment.*

3. *Development of Property. Section 2.A. of the Agreement is hereby amended to provide that Developer shall be entitled to develop 875,636 net building square feet (excluding the previously exempted existing KVIE and existing child care facility buildings), of which 6,895 net building square feet shall be commercial and 868,741 net building square feet shall be office.*

4. 1983 Required Contributions. Section 3 of the Original Agreement shall not apply to the additional 28,323 net square feet of office approved in this Third Amendment. The Second Amendment similarly provided that 54,000 net square feet of office would not subject to Section 3 of the Original Agreement.

5. Facilities Benefit Assessment District (FBA). After the 1983 approved entitlement for 793,313 net building square feet of offices is exhausted, the remaining 82,323 net building square feet of offices/commercial approved by the Second and Third Amendments shall participate in the FBA; provided, however, that all development in Natomas Corporate Center not authorized by building permits issued prior to the expiration of this Agreement shall be subject to the South Natomas FBA Ordinance.

6. Housing Trust Fund Fees. After the combined 1983 and 1988 approved entitlements for 847,313 net building square feet of offices are exhausted, the remaining 28,323 net building square feet of offices/retail shall be subject to the City Housing Trust Fund Ordinance; provided,, however, that all development in Natomas Corporate Center not authorized by a building permit issued prior to the expiration of this Agreement shall be subject to the South Natomas FBA Ordinance.

7. Effect. Except as amended herein, the rights and obligations imposed by the Agreement on the parties hereto shall remain unchanged.

8. Form. This Amendment is executed in two duplicated originals, each of which is deemed to be an original. This Amendment consists of three pages and one Exhibit is identified as follows:

* 9. Additional Conditions Approved by the Developer and City Council on 10-08-91

- a. Sidewalks shall be installed to connect the new restaurant with adjacent office buildings.
- b. Fifty percent (50%) of the trees in the undeveloped property shall be Valley Oaks (*quercus lobata*). Future Special Permits shall include this requirement.
- c. Prior to issuance of any Special Permits, the Developer shall report back to the City Council the feasibility of relocating the overhead utility lines underground.

Exhibit "A" -

Narrative Legal Description of All Land Included in this Agreement (The entire NCC PUD)

**BANNON INVESTORS, LTD., a
California limited partnership**

By: _____
William Campell
General Partner

By: _____
William Krum
General Partner

CITY OF SACRAMENTO

By: _____

Its: _____

Date: _____

APPROVED AS TO FORM:

City Attorney

ATTEST:

CITY CLERK

* amended CC 10-08-91

P91-036

Original PUD entitlement - 847,813 sq ft
 transfer from
 Creekside Oaks PUD - 21,428 (office)
 6,895 (rest.)
 28,323
 Proposed entitlement - **875,636**

BUILDING TABULATIONS

KEY CODE	BUILDING ADDRESS	DEVELOP. AGAIL. SQ. FT.
A	2495 NATOMAS PARK DRIVE	141,500
B	RIVER CITY BANK 2485 NATOMAS PARK DRIVE	141,500
C	2525 NATOMAS PARK DRIVE	98,000
D	2535 CAPITOL OAKS DRIVE	87,543
E	<u>PROPOSED 6-STORY</u>	160,000
F	<u>PROPOSED 6-STORY</u>	160,000
G	KVIE 2595 CAPITOL OAKS DRIVE	0
H	<u>PROPOSED RESTAURANT</u>	6,895
I	<u>PROPOSED 1-STORY</u>	16,000
J	CHILDREN'S WORLD (6,000)	0
K	<u>PROPOSED 3-STORY</u>	60,000
TOTAL		875,636

DEVELOPED BY
 KCS DEVELOPMENT COMPANY

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA

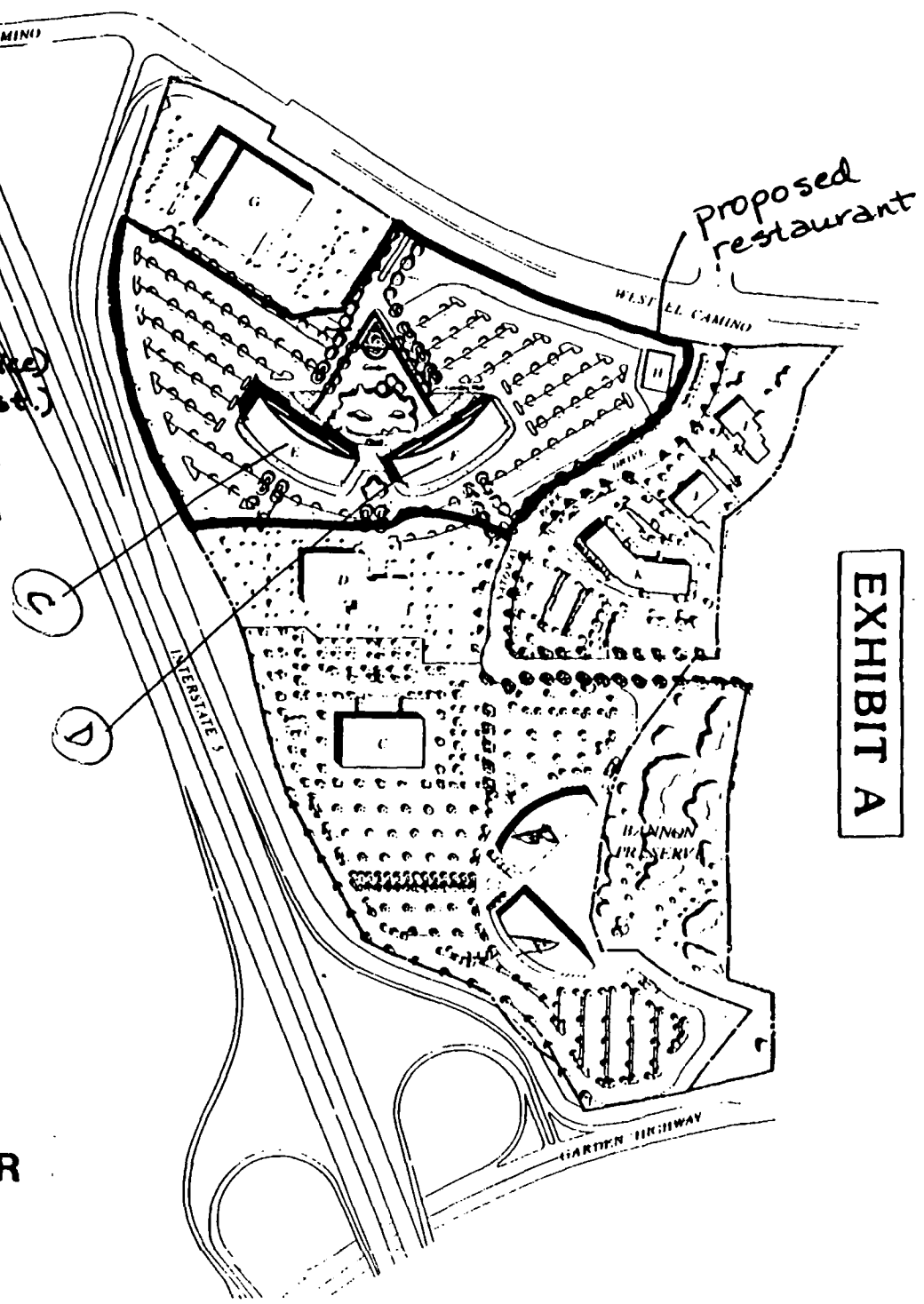


EXHIBIT A

July 25, 1991

Item # 11

PROPOSED

EXHIBIT B

DEVELOPMENT GUIDELINES

NATOMAS CORPORATE CENTER *
(P83-333)

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 Limited Commercial Zone
Section V	Environmental Standards
Section VI	Building Standards
Section VII	Sign Criteria and Regulations
Section VIII	Issuance of Building Permit
Section IX	Building Occupancy

* Amended in Development Agreement, Ordinance No. 86-009.

REVISED _____, 1991

I. PURPOSE AND INTENT

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

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

These Development Guidelines shall incorporate the Schematic Plan for Natomas Corporate Center approved by the Sacramento City Council by Resolution Nos. 83-034 and 88- . 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 FUDs are subject to special permit approval by the City Planning Commission. Special permit development plans shall be in conformance with the schematic plan and FUD guidelines approved by the City Council.

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

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

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

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

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

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

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

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. The overall net building square footage in the OB zone in Natomas Corporate Center shall not exceed 847,313 square feet plus 65,000 square feet for the KVIE facility.
 2. The minimum building size shall be 40,000 square feet, with the exception of the two structures located at the northern entrance of the Natomas Corporate Center schematic. The minimum individual tenant space utilization shall be 2,500 square feet.
 3. A structure less than 40,000 square feet may be allowed by special permit if:
 - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - b. The structure will house a uniquely desirable single tenant.
 - c. After 5 years or 50 percent of the office park's land area has been developed, whichever occurs first.
- B. The office park is intended to house large corporate office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted. Examples include:

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

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

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

IV. PERMITTED USES IN THE LIMITED COMMERCIAL ZONE

- A. Limited Commercial (C-1-PUD) zone (1.2+ acres): The following uses shall be permitted in the Limited Commercial zone: banks, business services (such as print shops), offices, and free standing restaurants. The following uses are not permitted in the Limited Commercial zone: hotels, motels, garment stores, or drive-through fast food restaurants.

V. ENVIRONMENTAL STANDARDS IN THE OFFICE AND LIMITED COMMERCIAL 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 FUD and for any project within the FUD shall be 25 percent in the office zone. However, in the case of a single story office structure, the minimum landscaping coverage shall be 20 percent. Note: Landscaping within the I-5 scenic corridor does not count toward the minimum landscape coverage requirement.
3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the Natomas Corporate Center approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the FUD 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 FUD 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 FUD.
12. Grading, trenching, cutting, filling, stacking of construction materials, and parking of equipment and vehicles within the dripline of the trees identified in the tree legend for Natomas Corporate Center (originally Creekside).

C. Pedestrian Circulation

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

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Required off-street parking shall be provided on the site served.
3. Parking Requirements:
 - a. Office (OB Zone)
 - 1) One automobile parking space for each 250 square feet of gross floor area.
 - 2) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.

- 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.

D.3. b. Limited Commercial (C-1 Zone)

- 1) Restaurant/bar uses require one automobile parking space for every three (3) seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
- 2) Retail uses require one automobile parking space for each 250 square feet of gross floor area.
- 3) All other commercial or office uses shall conform to City requirements for each use.
- 4) One Class II or Class III bicycle space for every twenty-five (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 FUD.
4. Exterior lighting fixtures shall be similar and compatible throughout the FUD.

F. Performance Standards:

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

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

VI. BUILDING STANDARDS IN THE OFFICE BUILDING AND LIMITED 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 park shall have an overall architectural theme. The intent of the design theme is to provide overall consistency within the office park while allowing for and achieving design diversity between each building and other office/business parks in the South Natomas area.

C. Building Setbacks

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

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

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

D. Building Height

The following is the maximum building height.

1. OB Zone - 65 feet, except for buildings A, B, C, and D as marked on the Schematic Plan which shall have a maximum building height of 85 feet.

If a mechanical penthouse is provided, an additional 10 feet shall be permitted.
2. C-1 Zone- 35 feet

E. Exterior Wall Materials

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

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

F. Colors

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

G. Roof Projections and Design

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

H. Energy Conservation Standards

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

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

I. Temporary Structures

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

J. Loading Areas

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

K. Outside Storage

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

L. Garbage Services/ Trash and Recycling Enclosures

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

M. Utility Connections, Mechanical Equipment and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.

3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to residences.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

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

Q. Miscellaneous Development Criteria

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

R. Hazardous Materials

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

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.
2. In no case shall flashing, moving or audible signs be permitted.
3. In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia.
4. No signs shall be permitted on canopy roofs or building roofs.
5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted.
7. No exposed bulb signs are permitted.
8. No off-site signage shall be allowed.

C. Design Requirements

1. The location of signs shall be only as shown on the approved special permit site plan.
2. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
3. No exposed conduit, tubing, or raceways will be permitted.
4. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
5. All conductors, transformers, and other equipment shall be concealed.
6. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze or black iron of any type will be permitted.
7. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
8. Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.

9. No signmakers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

D. Miscellaneous Requirements

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

E. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.
2. Informational and directional signs relating to pedestrian and vehicular flows within the South Natomas Office Park FUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.
4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

F. Designated Park Project Identification Sign

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

G. OB Office Building Zone - Detached Signage

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

H. OB Office Building Zone - Attached Signs

- o If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
 - o A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines. Except as provided in Section VI-H below, City Planning staff shall review and approve all signs consistent with these Guidelines.
1. Materials, Construction and Design
 - a. Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which

convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.

- b. Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 1/2) inches and be reverse pan channel construction in one of the following:
 - 1) Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns; or
 - 2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns; or
 - 3) Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.
2. Number - One (1) sign per building.
 3. Illumination
 - a. Letters may be internally illuminated to create a halo backlighted effect or non-illuminated. ~~Internally illuminated~~ letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.
 - b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
 - c. Internally lit plastic signs are prohibited.
 4. Location
 - a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
 - b. Signs may be located any where on face of building subject to 4 (c) and (d) below and may be oriented toward the freeway.

- c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
 - d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building special permit or, if on a building for which a special permit was approved prior to January 30, 1986, in a location approved by the Planning Director.
5. Wording and Logos
- A sign may consist of a company logo and/or a company name. No other wording is permitted.
6. Maximum Signage
- a. A sign located in the "upper signage area" shall not exceed 10 percent of that area.
 - b. The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.
 - c. A sign located below the second floor windows shall not exceed 50 square feet.
 - d. In a scale consistent with (a), (b), and (c) above, the Planning Director shall determine the maximum size of the following types of signs:
 - 1) Signs located other than as specified in (a) and (c) above.
 - 2) Signs located on buildings with a unique or unusual architectural design.
7. a. If not specifically approved as part of the Special Permit for the building, the following types of signs shall require a Planning Director's Special Permit pursuant to Zoning Ordinance 15H.
- 1) Signs not located in the "upper signage area", as defined in subsection 4-c above.
 - 2) Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-b above.
- b. Except as provided in 7-a above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.

I. C-1 Limited Commercial Zone- Attached and Detached Signs

Any detached or attached sign shall comply with the sign requirements for the Limited Commercial zone in the Sign Ordinance.

VIII. ISSUANCE OF BUILDING PERMITS

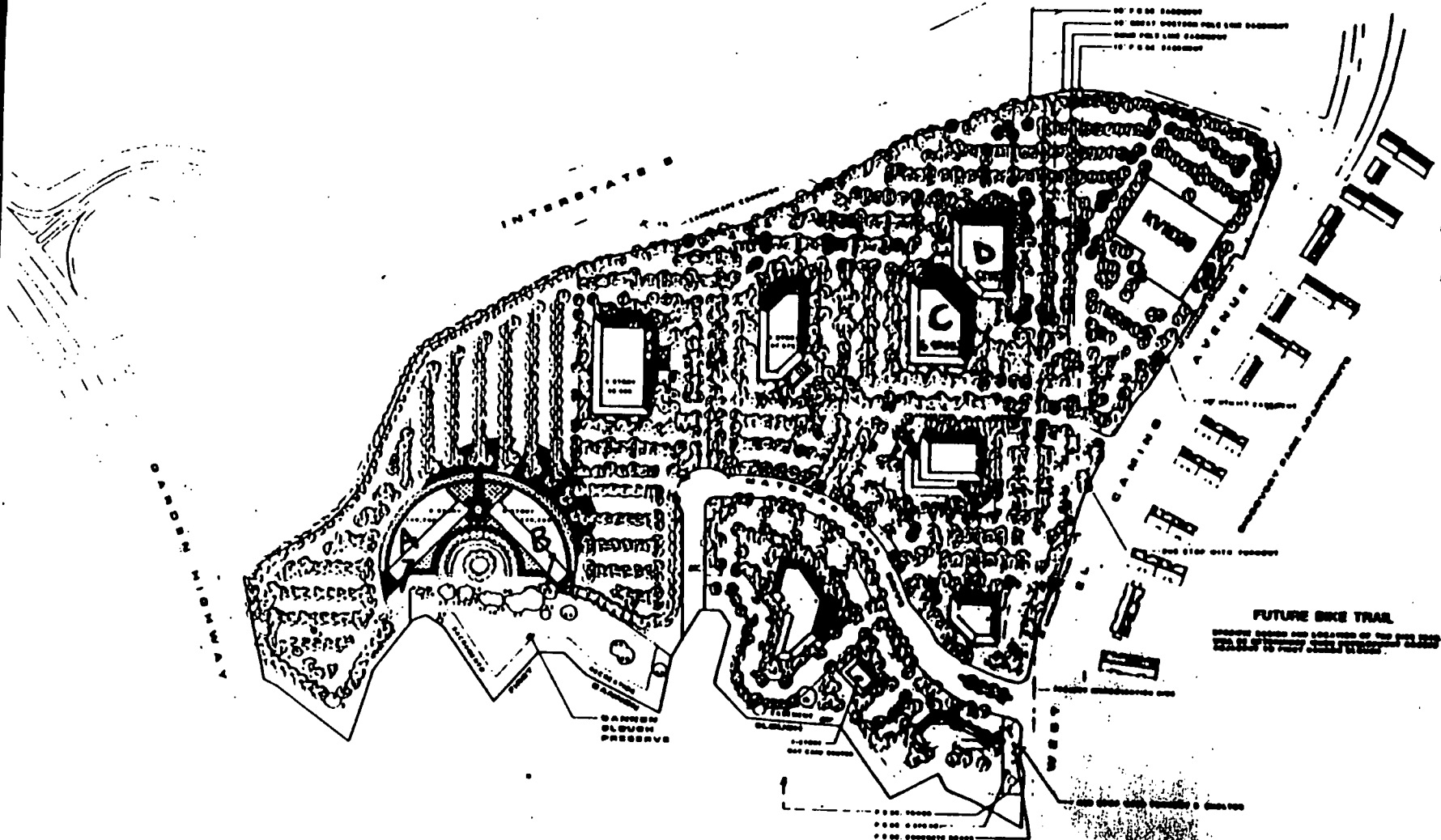
Except as otherwise provided in the Special Permit or in the Resolution, no building permit shall be issued for any building or structure in a Planned Unit Development Project or a land area covered by a Planned Unit Development Designation until the plans submitted for the building permit have been 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

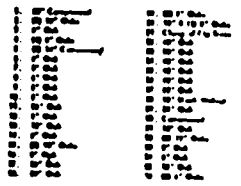
In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the special permit have been complied with".

DP:sm
wp-12/12/88

EXHIBIT C



EXISTING TREE LEGEND



SCHEMATIC PLAN SUMMARY

GROSS ACREAGE 881 AC.
 NET ACREAGE

VICINITY MAP

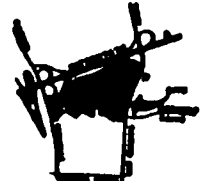


EXHIBIT "B"

REVISED JANUARY 1997
 DECEMBER 1997

Application No. 88-1065

DEC 13 1997
 RECEIVED
 CITY OF SEASIDE
 PLANNING DEPARTMENT
 1000 N. GARDEN ST.
 SEASIDE, CA 92082
 TEL: (619) 435-2000
 FAX: (619) 435-2001
 WWW: WWW.CITYOFSEASIDE.CA.GOV

ORDINANCE NO. 91-074 as amended

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE RELATING TO AMENDMENT OF THE
NATOMAS CORPORATE CENTER DEVELOPMENT
AGREEMENT (CITY AGREEMENT NO. 83034)

APPROVED
BY THE CITY COUNCIL
CCT 8 1991
OFFICE OF THE
CITY CLERK

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

SECTION 1

This ordinance incorporates and by this reference makes part hereof, that certain Third Amendment to the Development Agreement by and between the City of Sacramento and the Bannon Creek Investors, Ltd., dated _____, for a project known as Natomas Corporate 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 1978 South Natomas Community Plan. Prior to adoption of this ordinance, the City Council specifically amended both said Plans to provide for the development contemplated by this Amendment.
- B. A public hearing considering this Amendment was held on July 25, 1991, by the City Planning Commission, the advisory agency for the purposes of Government Code Sec. 65867.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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

SECTION 4

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

9
11

P91-036

July 25, 1991

Item # 11 (13)

Original PUD entitlement - 847,313
 transfer from
 Creekside Oaks PUD - 21,428 (office)
 6,895 (rest.)
 28,323
 Proposed entitlement - **875,636**

BUILDING TABULATIONS

KEY CODE	BUILDING ADDRESS	DEVELOP. AGMT. SQ. FT.
A	2495 NATOMAS PARK DRIVE	143,566
B	RIVER CITY BANK 2485 NATOMAS PARK DRIVE	143,566
C	2525 NATOMAS PARK DRIVE	98,066
D	2535 CAPITOL OAKS DRIVE	87,543
E	<u>PROPOSED 6-STORY</u>	160,000
F	<u>PROPOSED 6-STORY</u>	160,000
G	KVIE/ 2595 CAPITOL OAKS DRIVE	0
H	<u>PROPOSED RESTAURANT</u>	6,895
I	<u>PROPOSED 1-STORY</u>	16,000
J	CHILDREN'S WORLD (6,000)	0
K	<u>PROPOSED 3-STORY</u>	60,000
TOTAL		875,636

DEVELOPED BY
KCS DEVELOPMENT COMPANY

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA

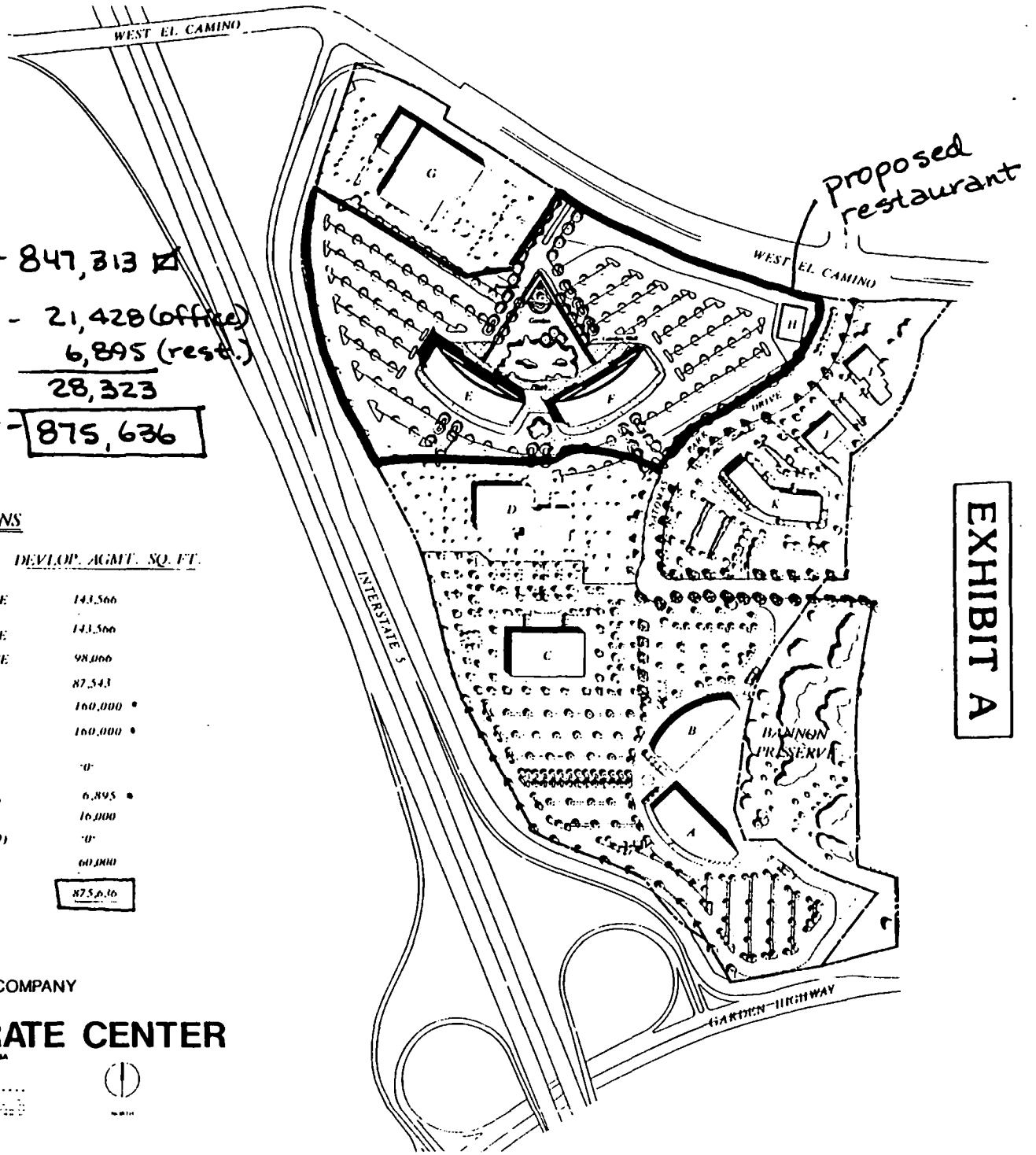
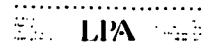
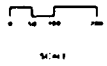


EXHIBIT A

*As Amended
add 3 conditions
by Fargo*

**THIRD AMENDMENT TO DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF SACRAMENTO
AND
BANNON INVESTORS LTD.
RELATIVE TO THE DEVELOPMENT
KNOWN AS NATOMAS CORPORATE CENTER**

THIS AMENDMENT is made this ____ day of _____, 1991, by and between BANNON INVESTORS LTD. a California Limited Partnership ("Developer") and the CITY OF SACRAMENTO ("City"), pursuant to the authority of California Development code Section 65868, for the purpose of amending the certain Development Agreement relating to the Development known as Natomas Corporate Center, identified as City Agreement No. 83034, dated August 1, 1983 (the "Original Agreement").

Recitals:

1. The Original Agreement allowing 793,313 net building square feet of offices was previously amended (a) in October 1988 to allow an additional 65,000 net building square feet for a public television broadcasting facility ("First Amendment"), and (b) in December 1988 to allow an additional 54,000 net building square feet for offices ("Second Amendment").

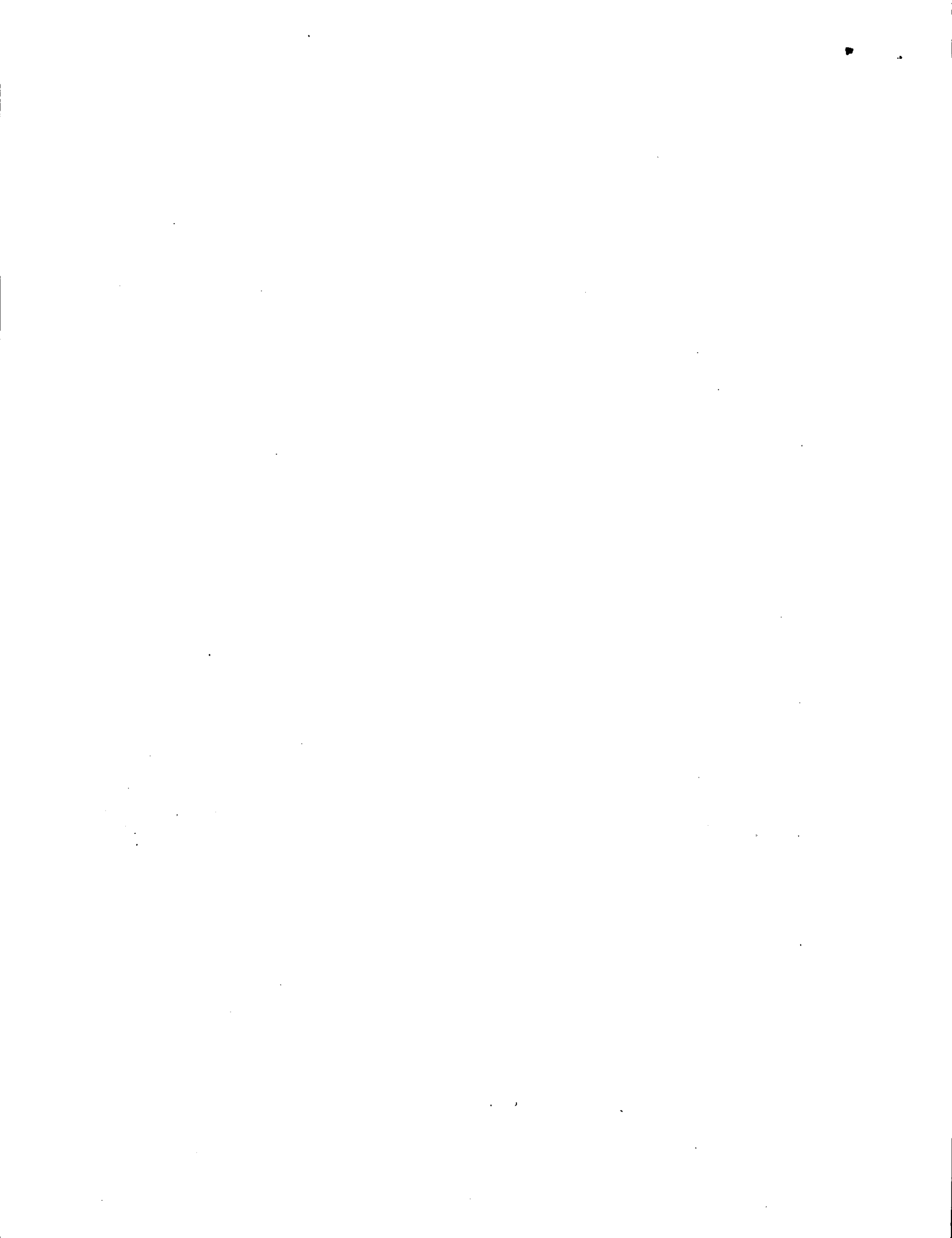
2. The Original Agreement, as modified by the First and Second Amendments, will hereafter be referred to as the "Agreement." The property included in the Agreement is described in the attached Exhibit "A", hereby incorporated by reference.

3. Developer owns an adjacent project known as the Creekside Oaks PUD ("Creekside Oaks"). The City Council granted entitlements in 1985 allowing 430,000 net building square feet in Creekside Oaks.

4. Creekside Oaks is now almost completely built-out. Future and existing Creekside Oaks development will not utilize 28,323± of the 430,000 net building square feet originally approved for Creekside Oaks.

5. Developer has requested (City Application No. _____) authorization (a) to delete 28,323± net building square feet from Creekside Oaks; (b) to add 28,323± to the net building square feet allowed in Natomas Corporate Center; (c) to clarify that the transferred 28,323± net building square feet are subject to South Natomas Facility Benefit Assessment ("FBA") fees and Housing Trust Fund (HTF) fees, but are not subject to South Natomas Capital Improvement Fees ("SNIF"); and (d) to allow 6,895 net building square feet of commercial and 868,741± net building square feet of offices for a total of 875,636± net building square feet (excluding the previously exempted existing KVIE and existing child care building) within the Natomas Corporate Center project.

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6. The City prepared a Negative Declaration on City Application No. _____ which was duly noticed and thereafter certified as adequate by the Planning Commission on _____ and by the City Council on _____.

7. This Third Amendment is made pursuant to the authority conferred by California Covenant Code Sections 65867 and 65878.

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

1. Term. The term of this Amendment shall be coterminous with the term set forth in the Original Agreement and, accordingly, shall terminate on January 13, 1993.

2. Development Guidelines and Schematic Plan. Exhibit "C" (Schematic Plan), attached and hereby incorporated herein by reference, wholly replaces and supersedes Exhibit "C" to the Agreement. Exhibit "B" (Development Guidelines), attached and made a part of the Second Amendment, is modified to the extent inconsistent with this Third Amendment.

3. Development of the Property. Section 2.A. of the Agreement is hereby amended to provide that Developer shall be entitled to develop 875,636 net building square feet (excluding the previously exempted existing KVIE and existing child care buildings), of which 6,895 net building square feet shall be commercial and 868,741 net building square feet shall be office.

4. 1983 Required Contributions. Section 3 of the Original Agreement shall not apply to the additional 28,323 net square feet of office approved in this Third Amendment. The Second Amendment similarly provided that 54,000 net square feet of office would not be subject to Section 3 of the Original Agreement.

5. Facilities Benefit Assessment District (FBA). After the 1983 approved entitlement for 793,313 net building square feet of offices is exhausted, the remaining 82,323 net building square feet of offices/commercial approved by the Second and Third Amendments shall participate in the FBA; provided, however, that all development in Natomas Corporate Center not authorized by building permits issued prior to the expiration of this Agreement shall be subject to the South Natomas FBA Ordinance.

6. Housing Trust Fund Fees. After the combined 1983 and 1988 approved entitlements for 847,313 net building square feet of offices are exhausted, the remaining 28,323 net building square feet of offices/retail shall be subject to the City Housing Trust Fund Ordinance; provided, however, that all development in Natomas Corporate Center not authorized by a building permit issued prior to the expiration of this Agreement shall be subject to the South Natomas FBA Ordinance.

7. Effect. Except as amended herein, the rights and obligations imposed by the Agreement on the parties hereto shall remain unchanged.



8. Form. This Amendment is executed in two duplicated originals, each of which is deemed to be an original. This Amendment consists of three pages and one Exhibit. Said Exhibit is identified as follows:

Exhibit "A" - Narrative Legal Description of All Land Included in this Agreement (The entire NCC PUD).

BANNON INVESTORS LTD., a
California limited partnership

By _____
William Campbell,
General Partner

By _____
William Krum,
General Partner

CITY OF SACRAMENTO

By: _____

Its: _____

Date: _____

APPROVED AS TO FORM:

City Attorney

Attest:

City Clerk

RESOLUTION NO. 91-805

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE NATOMAS CORPORATE CENTER PUD SCHEMATIC PLAN TO SHOW THE LOCATION OF 868,741± SQ.FT. OF OFFICE AND 6,895 SQ.FT. OF COMMERCIAL

(P91-036) (APN: 274-0042-035)

WHEREAS, the City Council conducted a public hearing on _____ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for office and support commercial development; and
3. The proposal is consistent with the policies of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area described on the attached Exhibits is hereby amended on the Natomas Corporate Center PUD Schematic Plan to show the location of 868,741± sq.ft. of office and 6,895 sq.ft. of commercial development.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

P91-036

July 25, 1991

Item # 11

19

Original PUD entitlement - 847,313 ~~sq ft~~
 transfer from
 Creekside Oaks PUD - 21,428 (office)
 6,895 (rest.)
 28,323
 Proposed entitlement - **875,636**

BUILDING TABULATIONS

KEY CODE	BUILDING ADDRESS	DEVELOP. AGMT. SQ. FT.
A	2495 NATOMAS PARK DRIVE	143,566
B	RIVER CITY BANK 2485 NATOMAS PARK DRIVE	143,566
C	2525 NATOMAS PARK DRIVE	98,066
D	2535 CAPITOL OAKS DRIVE	87,543
E	<u>PROPOSED 6-STORY</u>	160,000 *
F	<u>PROPOSED 6-STORY</u>	160,000 *
G	KVIE! 2595 CAPITOL OAKS DRIVE	0
H	<u>PROPOSED RESTAURANT</u>	6,895 *
I	<u>PROPOSED 1-STORY</u>	16,000
J	CHILDREN'S WORLD (6,000)	0
K	<u>PROPOSED 3-STORY</u>	60,000
TOTAL		875,636

DEVELOPED BY
KCS DEVELOPMENT COMPANY

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA

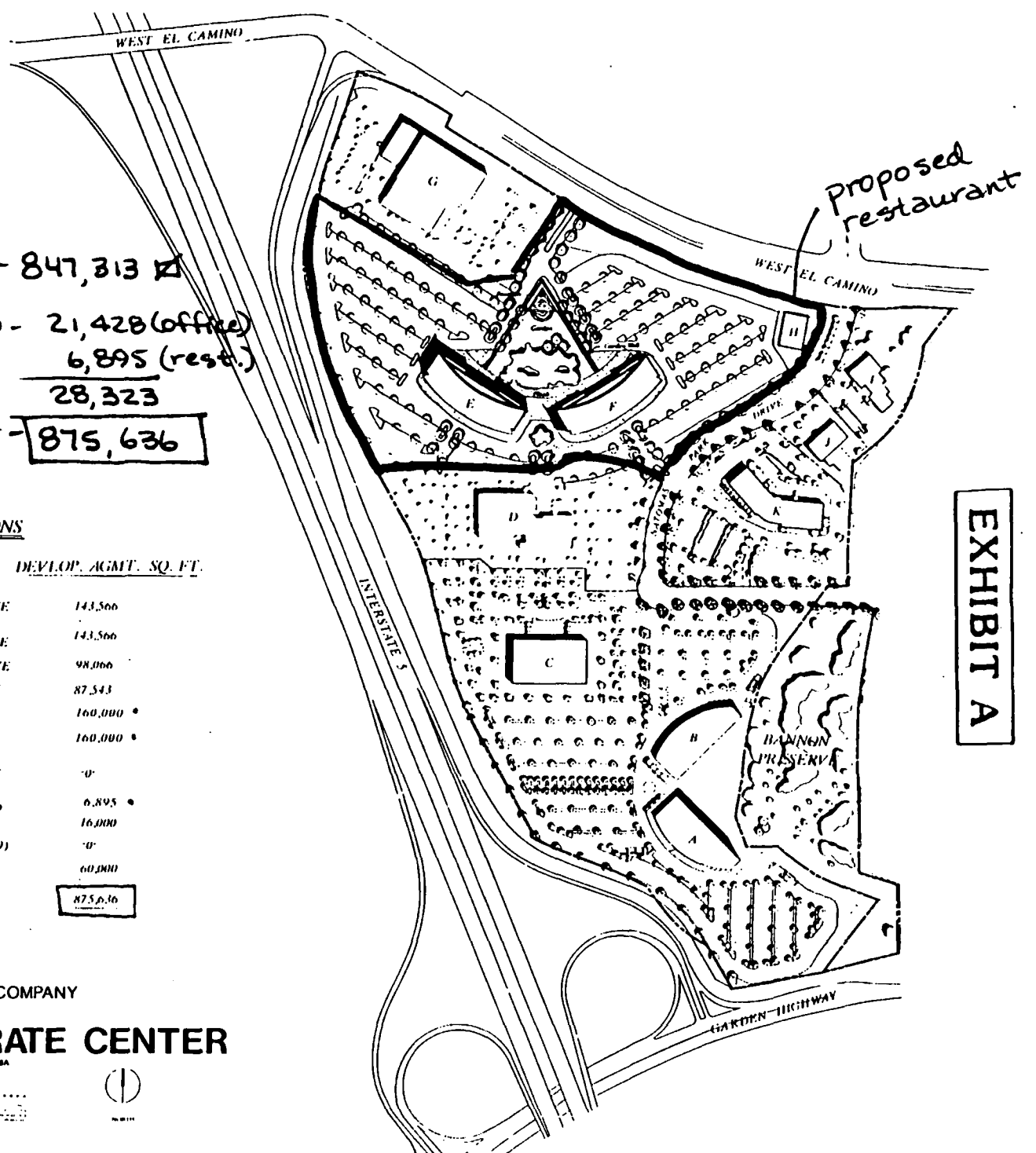


EXHIBIT A

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

Meeting Date
<u>July 25, 1991</u>
Item Number
<u>11B</u>
Permit Number
<u>P91-036</u>

ENTITLEMENTS

- | | |
|--|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input checked="" type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION: <u>NE corner of I-5 & Garden Highway</u>
--

P
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NAME	ADDRESS

O
P
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N
E
N
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S

NAME	ADDRESS

MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓		✓	
DONAHUE	✓			✓
HOLLICK	✓			
OTTO	<i>absent</i>			
REYNA	<i>absent</i>			
WALKER	✓			
YEE	✓			
NOTESTINE	✓			

- | | |
|---|---|
| <input type="checkbox"/> To Approve | <input checked="" type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | To continue to |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> meeting _____ |
| | <input type="checkbox"/> Other _____ 20 |

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT LPA, Inc., 1215 G Street, Sacramento, CA 95814		
OWNER Bannon Investors, Ltd., 7919 Folsom Boulevard, Suite 300, Sacramento, CA 95626		
PLANS BY LPA, Inc., 1215 G Street, Sacramento, CA 95814		
FILING DATE	ENVIR DET	REPORT BY CAS
2-15-91	Negative Declaration	
ASSESSOR'S PCL. NO. 274-0042-035		

APPLICATION:

- A. Negative Declaration
- B. South Natomas Community Plan Amendment from Office/ Office Park to Support Commercial on 1.2± vacant acres at the southwest corner of West El Camino Avenue and Natomas Park Drive within the Natomas Corporate Center PUD
- C. Rezone of 1.2± acres from Office Building- Planned Unit Development (OB-PUD) to Limited Commercial- Planned Unit Development (C-1-PUD) within the Natomas Corporate Center PUD
- D. Amendment to the Creekside Oaks PUD Development Guidelines to subtract 28,323± net square feet of office from the existing entitlements of 430,000 net square feet of office for a reduced total of 401,677± net square feet of office
- E. Amendment to the Natomas Corporate Center Development Agreement to add 28,323± net square feet consisting of 21,428± net square feet of office and 6,895± square feet of support commercial uses to the existing entitlements of 847,313 net square feet of office for a total of 868,741± net square feet of office and 6,895± net square feet of commercial
- F. Amendment to the Natomas Corporate Center PUD Schematic Plan to show the location of 868,741± net square feet of office and 6,895 net square feet of commercial
- G. Amendment to Natomas Corporate Center PUD Development Guidelines to allow support commercial uses on 1.2± vacant acres in the proposed C-1-PUD zone

LOCATION: Northeast corner of Interstate-5 and Garden Highway

PROPOSAL: The applicant is requesting the necessary entitlements to allow 1.2± acres at the southwest corner of West El Camino Avenue and Natomas Park Drive within the Natomas Corporate Center PUD to be designated for limited commercial, specifically, a restaurant. The applicant is also proposing to delete 28,323± net square feet of office uses from the Creekside Oaks PUD and add a total of 28,323± net square feet consisting of 21,428± net square feet of office and 6,895± square feet of support commercial to the Natomas Corporate Center PUD.

APPLC. NO. P91-036

MEETING DATE July 25, 1991

ITEM NO. 11

21

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Office
1988 South Natomas	
Community Plan Designation:	Office/ Office Park
Existing Zoning of Site:	Office Building- Planned Unit Development (OB-PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential, R-2B
South:	Offices, OB-PUD
East:	Vacant and child care center, OB-PUD
West:	Interstate 5 and KVIE, TC and OB-PUD

Property Dimensions:	Irregular
Property Area:	19.1± net acres
Square Footage of Building:	6,895± net square foot restaurant on 1.2± acre portion of lot 320,000± net square feet of office on 17.9± acre portion of lot
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 19.1± net acres in the Office Building- Planned Unit Development (OB-PUD) zone. The applicant is proposing to rezone a 1.2± acre portion of the subject site from Office Building-PUD (OB-PUD) to Limited Commercial- PUD (C-1-PUD) in order to construct a restaurant. The General Plan designates the subject site as Regional Commercial and Office and the 1988 South Natomas Community Plan designates the site as Office/ Office Park. The surrounding land use and zoning for the subject site are residential, zoned R-2B to the north; offices, zoned OB-PUD to the south; vacant and child care center, zoned OB-PUD to the east; and Interstate 5 and KVIE, zoned TC and OB-PUD to the west.

B. Applicant's Proposal

The applicant is proposing to delete 28,323± net square feet of office uses from the Creekside Oaks PUD and add 28,323± net square feet to the Natomas Corporate Center PUD. The 28,323 net square feet of building area added to the Natomas Corporate Center PUD consists of 21,428± net square feet of office and 6,895± square feet of support commercial. Also, the applicant is proposing to allow 1.2± acres of a 19.1± net acre parcel within the Natomas Corporate Center PUD to be designated for limited commercial. A 6,895± net square foot restaurant is proposed on the 1.2± acre site at the southwest corner of West El Camino Avenue and Natomas Park Drive. The applicant is not requesting special permits to develop the office buildings or restaurant at this time.

C. Policy Considerations

The proposed project is consistent with the General Plan which designates the site for Regional Commercial and Office. The project is consistent with the 1988 South Natomas Community Plan in that the plan states that support commercial should be located within or adjacent to major employment centers (office parks) and should provide commercial services to the employees or businesses, such as banks, business services, and restaurants. Presently the Natomas Corporate Center does not have any support commercial uses other than a deli located in one of the office buildings and a child care center. A restaurant would provide a support

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commercial use for the area. Staff have drafted the revised Natomas Corporate Center PUD Development Guidelines to specify the uses and standards for the Limited Commercial zone in the PUD (see Exhibit E).

Both the office and commercial development will be subject to Facilities Benefit Assessment fees and Housing Trust Fund fees.

D. Staff Analysis

The applicant is proposing to transfer 28,323 \pm net square feet of office from the Creekside Oaks PUD to the Natomas Corporate Center PUD. The square footage of building area transferred to the Natomas Corporate Center would consist of 21,428 additional net square feet of office and 6,895 net square feet of limited commercial uses, specifically a restaurant (see Exhibits A and B). A Rezone and South Natomas Community Plan amendment are required to allow Support Commercial on the 1.2 \pm acre portion of the site located at the southwest corner of West El Camino and Natomas Park Drive. Specifically, a community plan amendment from Office/ Office Park to Support Commercial and a rezone from Office Building- PUD, OB-PUD, to Limited Commercial- PUD, C-1-PUD, are being proposed. The applicant is proposing to amend the Natomas Corporate Center PUD Schematic Plan to indicate the location of the additional square footage of office and restaurant uses and to amend the Development Guidelines to allow support commercial on the 1.2 \pm acre portion of the subject site.

Analysis of Proposed Building Square Footage Transfer:

Each of the PUDs in the South Natomas Community Plan area have specific office square footage and acreage allowances. Creekside Oaks PUD was designated for 430,000 square feet of office uses on 28.7 acres. With the approval of the office development at the northwest corner of Natomas Park Drive and Garden Highway (P90-335), the acreage allowance was consumed but an additional 28,423 square feet of office area in the PUD was still allowed. The applicant is proposing to transfer that square footage to the Natomas Corporate Center PUD. The applicant is proposing to construct two, six story office buildings totaling 320,000 square feet and a 6,895 square foot restaurant at the subject site. These buildings plus other buildings in the Natomas Corporate Center PUD total 868,741 square feet of office and 6,895 square feet of support commercial, for a total of 875,636 square feet. The original PUD entitlement of 847,313 net square feet plus the requested transfer of 28,323 square feet results in a proposed total square footage of 875,636. No additional office square footage is being proposed in the community plan area but square footage is being transferred from one PUD to another.

According to the current Natomas Corporate Center PUD Development Guidelines, the maximum height of the building on this site is 85 feet. If a mechanical penthouse is provided, an additional ten feet of height is allowed. The proposed six story office buildings meet the building height limit specified in the PUD guidelines.

An amendment to the Natomas Corporate Center PUD Development Agreement is also required in order to complete the transfer of square footage from the Creekside Oaks PUD to the Natomas Corporate Center PUD. The parking requirement for office uses in the Creekside Oaks PUD is a minimum of one parking space per 300 feet and a maximum of one space per 250 square feet. The Natomas Corporate Center PUD parking requirements are specified in the Development Agreement, the above parking requirement does not apply. Staff recommends requiring the same parking requirement for office buildings in the Natomas Corporate Center PUD as in the Creekside Oaks PUD. The applicant has agreed to meet the above parking requirement on future development in the Natomas Corporate Center PUD.

According to the Traffic Engineering department, the transfer of office square footage from the Creekside Oaks PUD to the Natomas Corporate Center PUD does not create a negative impact on the circulation pattern within the area. Traffic may shift from using the Garden Highway to using West El Camino Avenue, however access to both West El Camino and Garden Highway is provided from both PUDs so motorists' roadway choice can be balanced between the two roads.

Transfer of office square footage from the Creekside Oaks PUD to the Natomas Corporate Center PUD is supported by staff in that the transfer is consistent with the South Natomas Community Plan since the transfer does not add overall square footage of office to the community plan area and the transfer does not create an adverse impact on the number of trips generated and circulation in the area.

Analysis of Proposed Support Commercial Use in Natomas Corporate Center PUD:

The 1988 South Natomas Community Plan states that Support Commercial uses are to be "located within or adjacent to major employment centers (office and/or business parks) and provide commercial services to the employees and businesses. Generally the types of businesses found are banks, business services (such as print shops) and free standing restaurants. A support commercial center typically does not include grocery or garment stores." The applicant is proposing a 6,895 square foot restaurant on a 1.2± acre portion of the subject site located at the southwest corner of West El Camino Avenue and Natomas Park Drive within the Natomas Corporate Center PUD. The applicant is proposing to rezone the 1.2± acre portion of the subject site proposed for the restaurant from OB(PUD) to C-1(PUD) (see Exhibit D). The proposed restaurant, an appropriate Support Commercial use, is adjacent to a major employment center, the existing and proposed office uses in the Natomas Corporate Center PUD.

According to the Traffic Engineering department, the trips generated by a 6,895 square foot restaurant are similar to the trips generated by 6,895 square feet of office space (see Exhibit C). Therefore no additional traffic impacts are projected for the conversion of uses from office to support commercial.

Staff supports the community plan amendment, rezone, and PUD amendments to allow Support Commercial uses at the southwest corner of West El Camino Avenue and Natomas Park Drive in that Support Commercial uses are encouraged in office parks in the South Natomas Community Plan area to provide employee and business services in order to discourage additional trips to be generated outside of the PUD. Also, the number of trips generated by restaurant uses is similar to trips generated by office uses so allowing the office square footage to be converted to restaurant uses does not result in increased traffic in the area.

Before development of the office buildings or restaurant proceeds, a tentative map to subdivide the restaurant pad from the balance of the lot and a special permit for each building in the PUD will be required.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering, Building Inspections Departments, and the City Attorney's Office, as well as the Natomas Community Association. The following comments were received:

Traffic Engineering staff indicates that the shifting of office space from the Creekside Oaks PUD to the Natomas Corporate Center PUD has no significant impact on the circulation pattern in the area. Furthermore, a restaurant use of this size in this location would generate a similar number of trips as an office use of this size so the conversion of office square footage to limited commercial square footage does not create a significant traffic impact (see Exhibit C).

Engineering staff suggests that the applicant comply with the PUD Development Guidelines.

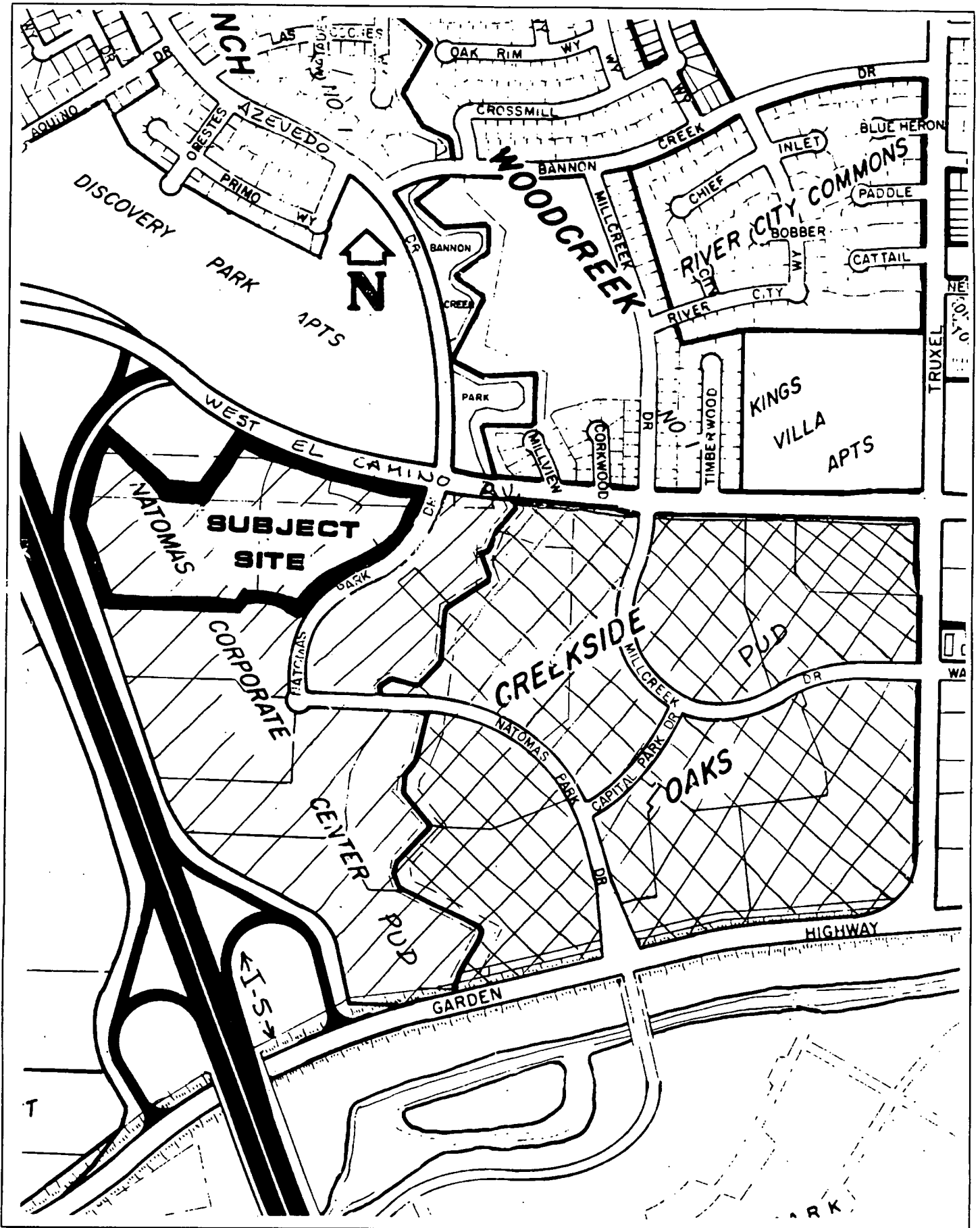
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

24

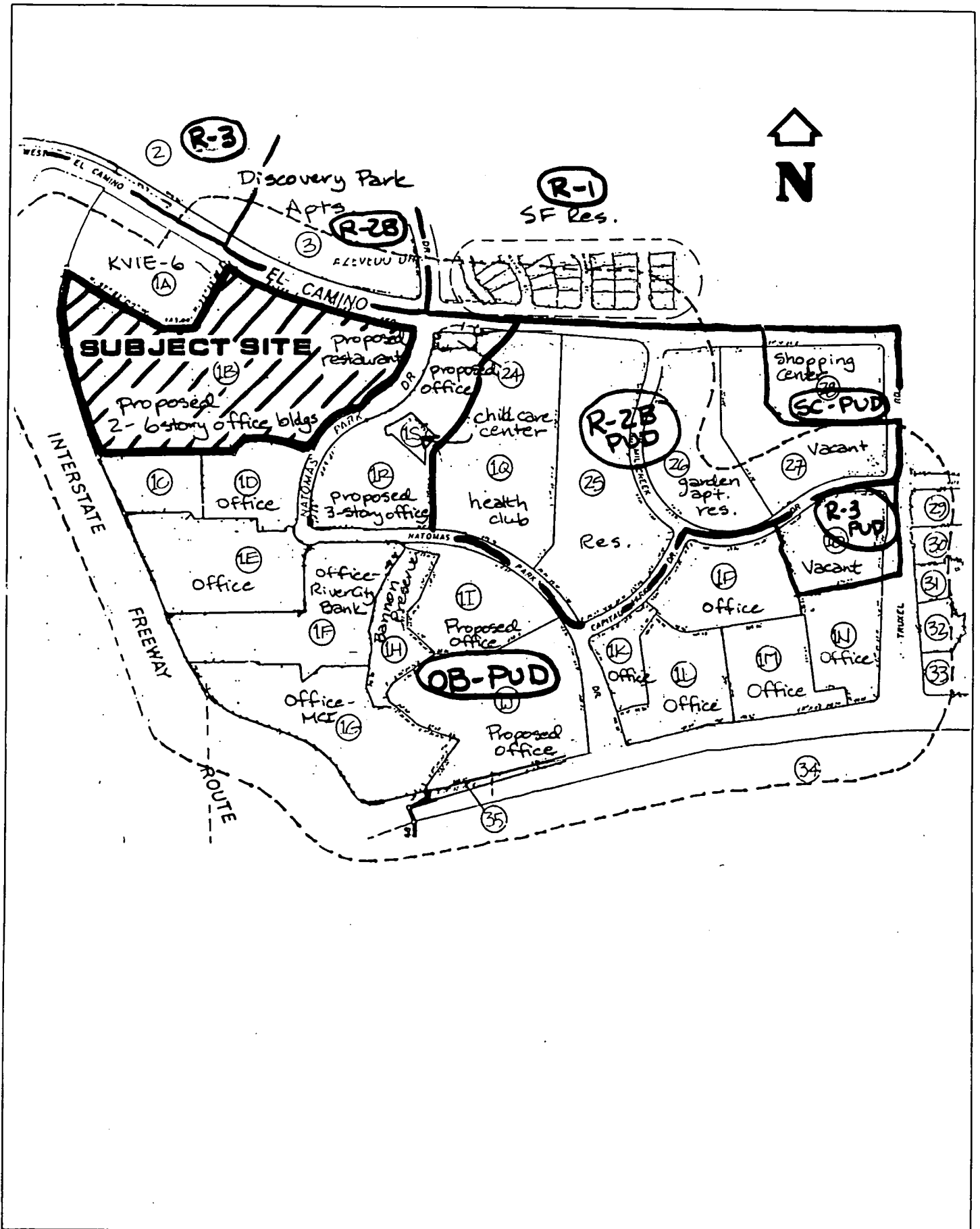
- A. No building permits may be issued in connection with the Project for the construction of any new non-residential structure or for the substantial improvement of an existing non-residential structure accepted for plan check after April 15, 1990, unless such structures comply with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code; and
- B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval to amend the South Natomas Community Plan from Office/ Office Park to Support Commercial and forward to the City Council;
- C. Recommend approval of the Rezone of 1.2 \pm acres from OB-PUD to C-1-PUD and forward to City Council (see Exhibit D);
- D. Recommend approval to amend the Creekside Oaks PUD Development Guidelines to subtract 28,323 net square feet of office from the existing entitlements and forward to the City Council;
- E. Recommend approval to amend the Natomas Corporate Center Development Agreement to add 21,428 net square feet of office and 6,895 net square feet of limited commercial to the existing entitlements and forward to the City Council;
- F. Recommend approval to amend the Natomas Corporate Center PUD Schematic Plan and forward to the City Council; and
- G. Approve the Natomas Corporate Center PUD Development Guidelines per attached Exhibit E to allow limited commercial uses on 1.2 \pm acres in the PUD.



VICINITY MAP



LAND USE AND ZONING MAP

26

P91-036

July 25, 1991

1 km # 11

Original PUD entitlement - 847,313
 transfer from
 Creekside Oaks PUD - 21,428 (office)
 6,895 (rest.)
 28,323
 Proposed entitlement - **875,636**

BUILDING TABULATIONS

KEY CODE	BUILDING ADDRESS	DEVELOP. AGMT. SQ. FT.
A	2495 NATOMAS PARK DRIVE	143,566
B	RIVER CITY BANK 2485 NATOMAS PARK DRIVE	143,566
C	2525 NATOMAS PARK DRIVE	98,066
D	2535 CAPITOL OAKS DRIVE	87,543
E	<u>PROPOSED 6-STORY</u>	160,000 *
F	<u>PROPOSED 6-STORY</u>	160,000 *
G	KVIE? 2595 CAPITOL OAKS DRIVE	0
H	<u>PROPOSED RESTAURANT</u>	6,895 *
I	<u>PROPOSED 1-STORY</u>	16,000
J	CHILDREN'S WORLD (6,000)	0
K	<u>PROPOSED 1-STORY</u>	60,000
TOTAL		875,636

DEVELOPED BY
 KCS DEVELOPMENT COMPANY

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA

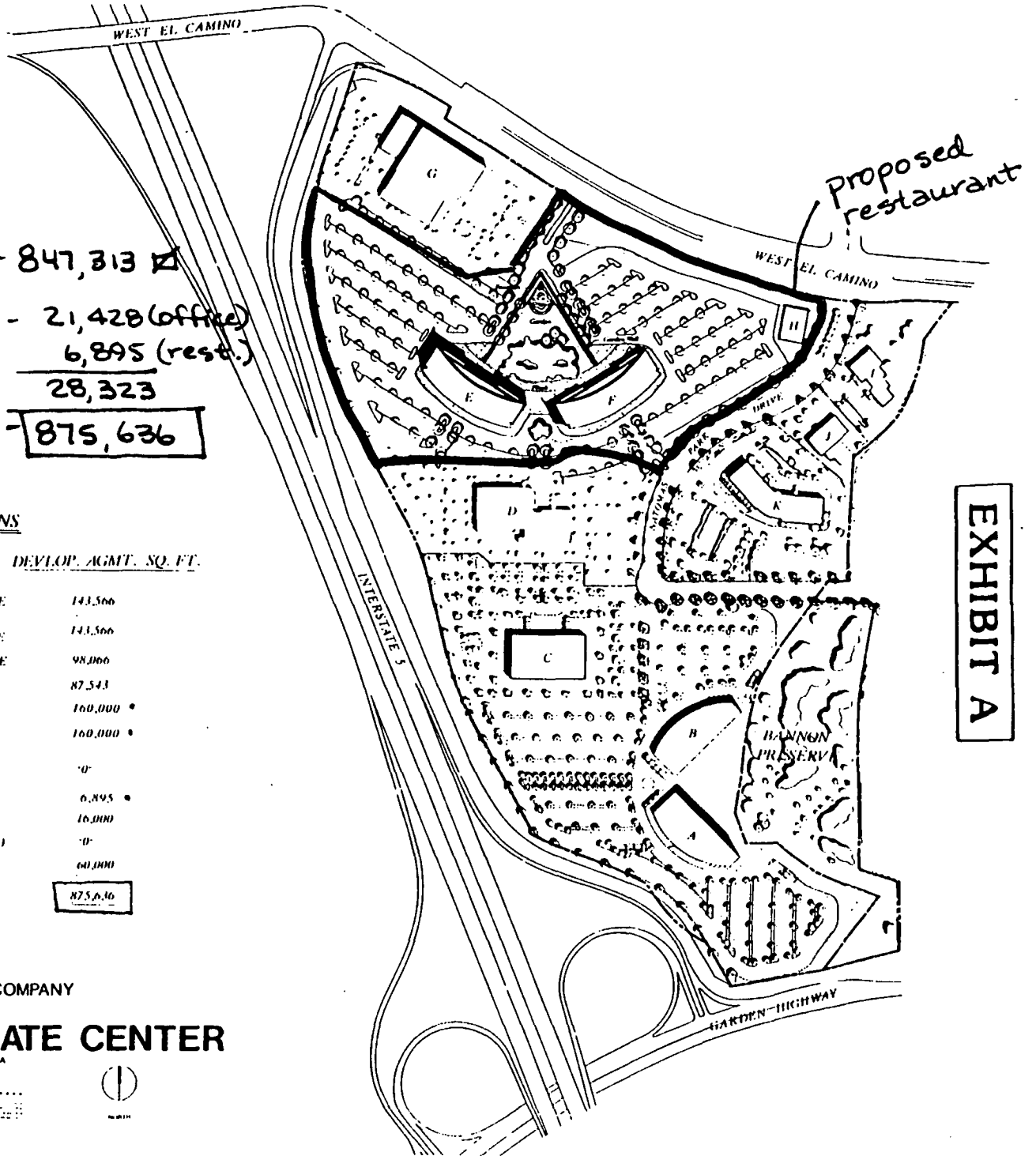


EXHIBIT A

P91-036

BUILDING TABULATIONS

<u>KEY CODE</u>	<u>BUILDING ADDRESS</u>	<u>DEVELOP. AGMT. SQ. FT.</u>
A	1755 CREEKSIDE OAKS DRIVE	55,274
B	1770 CREEKSIDE OAKS DRIVE	16,183
C	1760 CREEKSIDE OAKS DRIVE	58,155
D	1750 CREEKSIDE OAKS DRIVE	58,155
E	1740 CREEKSIDE OAKS DRIVE	53,004
F	2335 NATOMAS PARK DRIVE	80,453
G	2445 NATOMAS PARK DRIVE	80,453

TOTAL

401,677

Original entitlements - 430,000
transfer to NCC PUD - -28,323

Proposed total **401,677**

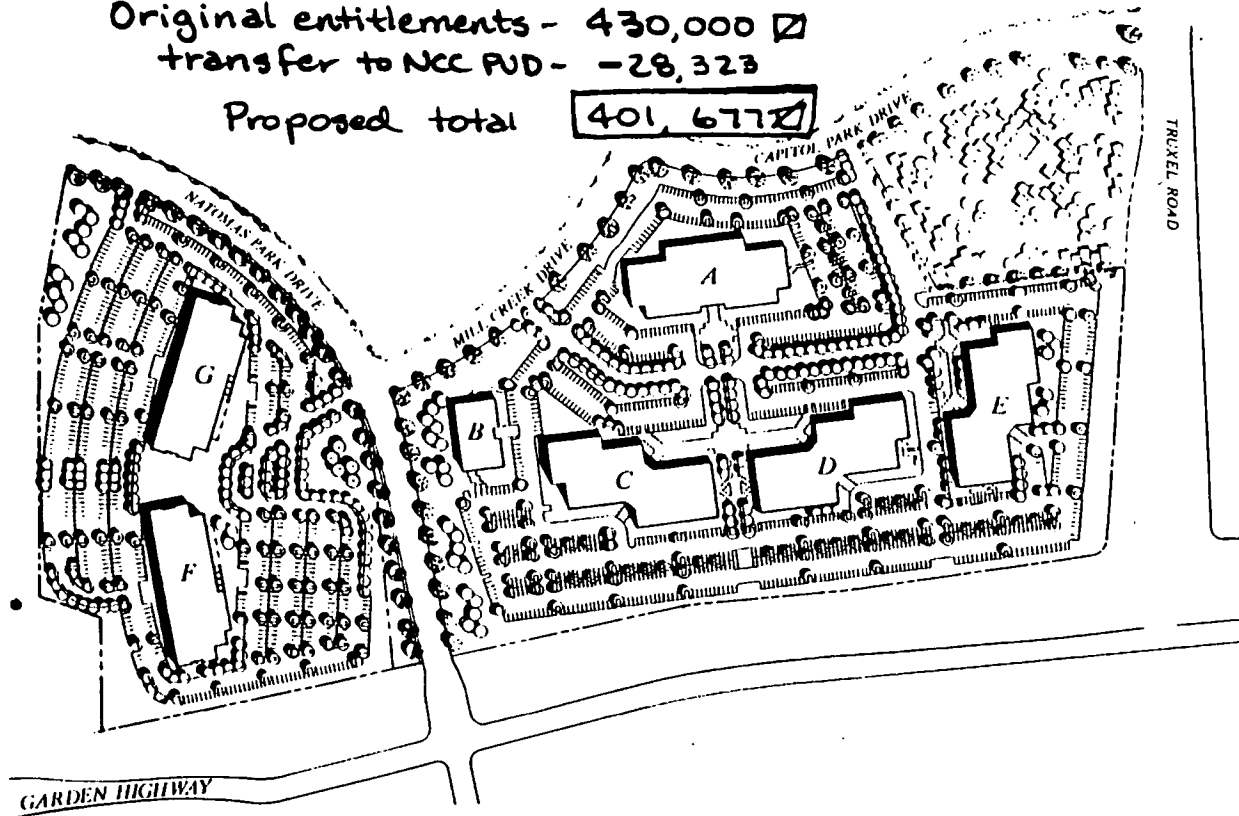


EXHIBIT B

July 25, 1991

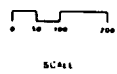
Item # 11

SC

DEVELOPED BY
KCS DEVELOPMENT COMPANY

CREEKSIDE OAKS

SACRAMENTO, CALIF 95834



LPA



EXHIBIT C

DEPARTMENT OF
PUBLIC WORKS


CITY OF SACRAMENTO
CALIFORNIA

1023 J STREET
SUITE 200
SACRAMENTO, CA
95814-2819

TRANSPORTATION DIVISION

March 27, 1991

916-449-5307
FAX 916-448-8450

TO: Carol Shearly, Assistant Planner, Current Planning
FROM: Brad Shirhall, Junior Planner 
SUBJECT: Natomas Corporate Center

Upon review of the Natomas Corporate Center (P91-036), "Summary of Requested Entitlements", the City Transportation Division has the following comments:

1. The shifting of office space from the Creekside Oaks PUD to the Natomas Corporate Center would have no significant impact on the circulation pattern.
2. The 6,895 square feet of commercial space is to be used as a restaurant. A review of the ITE Fourth Edition Trip Generation Manual revealed that this use could generate approximately 43 A.M. and 71 P.M. weekday peak hour trips. The office space being replaced would have generated approximately 30 A.M. trips and 35 P.M. weekday peak hour trips. The restaurant may, however, receive a significant percentage (20-30) of pass-by trips during a weekday peak hour. This has the effect of reducing trip generation by 20 to 30 percent. The overall slight increase between commercial use and office use would not significantly contribute to any impacts.

If you have any questions regarding this response, please contact John Presleigh or myself at 449-5307.

BS:lm
BS1-08.L

cc: Marilyn Kuntmeyer, Supervising Engineer
Dave Cullivan, Senior Engineer
Scott Mende, Senior Planner
John Presleigh, Associate Engineer
Pelle Clarke, Junior Engineer

P91-036

July 25, 1991

Item # 

OB-PUD

entire area

BUILDING TABULATIONS

KEY CODE	BUILDING ADDRESS	DEVELOP. AGMT. SQ. FT.
A	2495 NATOMAS PARK DRIVE	143,566
B	RIVER CITYBANK/ 2485 NATOMAS PARK DRIVE	143,566
C	2525 NATOMAS PARK DRIVE	98,066
D	2535 CAPITOL OAKS DRIVE	87,543
● E	<u>PROPOSED 6-STORY</u>	160,000 ●
● F	<u>PROPOSED 6-STORY</u>	160,000 ●
G	KVIE/ 2595 CAPITOL OAKS DRIVE	-0-
● H	<u>PROPOSED RESTAURANT</u>	6,895 ●
I	<u>PROPOSED 1-STORY</u>	16,000
J	CHILDREN'S WORLD (6,000)	-0-
K	<u>PROPOSED 3-STORY</u>	60,000
TOTAL		875,636

DEVELOPED BY
KCS DEVELOPMENT COMPANY

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA



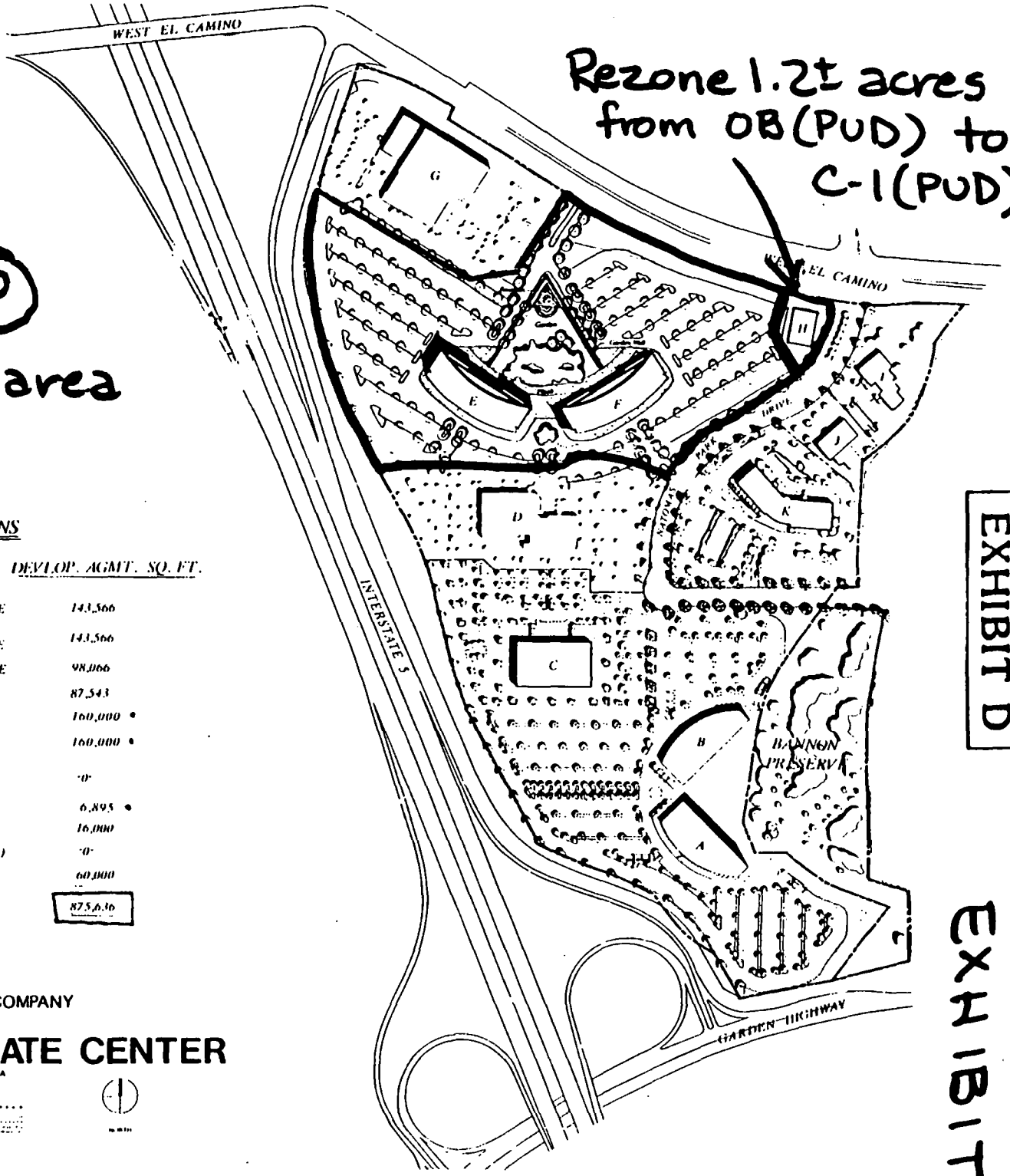
LPA



Rezone 1.2± acres
from OB(PUD) to
C-1(PUD)

EXHIBIT D

REZONE
EXHIBIT



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PROPOSED

EXHIBIT E

DEVELOPMENT GUIDELINES

NATOMAS CORPORATE CENTER
(P83-333)

TABLE OF CONTENTS

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Section VIII	Issuance of Building Permit
Section IX	Building Occupancy

Amended in Development Agreement, Ordinance No. 86-009.

REVISED _____, 1991

I. PURPOSE AND INTENT

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

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

These Development Guidelines shall incorporate the Schematic Plan for Natomas Corporate Center approved by the Sacramento City Council by Resolution Nos. 83-034 and 88- . 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.

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

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

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

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

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. The overall net building square footage in the OB zone in Natomas Corporate Center shall not exceed 847,313 square feet plus 65,000 square feet for the KVIE facility.
 2. The minimum building size shall be 40,000 square feet, with the exception of the two structures located at the northern entrance of the Natomas Corporate Center schematic. The minimum individual tenant space utilization shall be 2,500 square feet.
 3. A structure less than 40,000 square feet may be allowed by special permit if:
 - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - b. The structure will house a uniquely desirable single tenant.
 - c. After 5 years or 50 percent of the office park's land area has been developed, whichever occurs first.
- B. The office park is intended to house large corporate office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted. Examples include:

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

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

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

IV. PERMITTED USES IN THE LIMITED COMMERCIAL ZONE

- A. Limited Commercial (C-1-PUD) zone (1.2+ acres): The following uses shall be permitted in the Limited Commercial zone: banks, business services (such as print shops), offices, and free standing restaurants. The following uses are not permitted in the Limited Commercial zone: hotels, motels, garment stores, or drive-through fast food restaurants.

V. ENVIRONMENTAL STANDARDS IN THE OFFICE AND LIMITED COMMERCIAL 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 FUD and for any project within the FUD shall be 25 percent in the office zone. However, in the case of a single story office structure, the minimum landscaping coverage shall be 20 percent. Note: Landscaping within the I-5 scenic corridor does not count toward the minimum landscape coverage requirement.
3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the Natomas Corporate Center approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the FUD 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 FUD 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 FUD.
12. Grading, trenching, cutting, filling, stacking of construction materials, and parking of equipment and vehicles within the dripline of the trees identified in the tree legend for Natomas Corporate Center (originally Creekside).

C. Pedestrian Circulation

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

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Required off-street parking shall be provided on the site served.
3. Parking Requirements:
 - a. Office (OB Zone)
 - 1) One automobile parking space for each 250 square feet of gross floor area.
 - 2) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.

- 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.

D.3. b. Limited Commercial (C-1 Zone)

- 1) Restaurant/bar uses require one automobile parking space for every three (3) seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
- 2) Retail uses require one automobile parking space for each 250 square feet of gross floor area.
- 3) All other commercial or office uses shall conform to City requirements for each use.
- 4) One Class II or Class III bicycle space for every twenty-five (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.

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

F. Performance Standards:

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

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

VI. BUILDING STANDARDS IN THE OFFICE BUILDING AND LIMITED 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 park shall have an overall architectural theme. The intent of the design theme is to provide overall consistency within the office park while allowing for and achieving design diversity between each building and other office/business parks in the South Natomas area.

C. Building Setbacks

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

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

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

D. Building Height

The following is the maximum building height.

1. OB Zone - 65 feet, except for buildings A, B, C, and D as marked on the Schematic Plan which shall have a maximum building height of 85 feet.

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

2. C-1 Zone- 35 feet

E. Exterior Wall Materials

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

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

F. Colors

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

G. Roof Projections and Design

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

H. Energy Conservation Standards

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

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

I. Temporary Structures

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

J. Loading Areas

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

K. Outside Storage

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

L. Garbage Services/ Trash and Recycling Enclosures

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

M. Utility Connections, Mechanical Equipment and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.

3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to residences.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

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

Q. Miscellaneous Development Criteria

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

R. Hazardous Materials

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

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.
2. In no case shall flashing, moving or audible signs be permitted.
3. In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia.
4. No signs shall be permitted on canopy roofs or building roofs.
5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted.
7. No exposed bulb signs are permitted.
8. No off-site signage shall be allowed.

C. Design Requirements

1. The location of signs shall be only as shown on the approved special permit site plan.
2. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
3. No exposed conduit, tubing, or raceways will be permitted.
4. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
5. All conductors, transformers, and other equipment shall be concealed.
6. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze or black iron of any type will be permitted.
7. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
8. Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.

9. No signmakers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

D. Miscellaneous Requirements

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

E. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.
2. Informational and directional signs relating to pedestrian and vehicular flows within the South Natomas Office Park PUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.
4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

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F. Designated Park Project Identification Sign

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

G. OB Office Building Zone - Detached Signage

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

H. OB Office Building Zone - Attached Signs

- o If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
- o A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, Item 6 of these Guidelines. Except as provided in Section VI-H below, City Planning staff shall review and approve all signs consistent with these Guidelines.
1. Materials, Construction and Design
 - a. Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which

convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.

b. Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 1/2) inches and be reverse pan channel construction in one of the following:

1) Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns; or

2) Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns; or

3) Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.

2. Number - One (1) sign per building.

3. Illumination

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

b. Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.

c. Internally lit plastic signs are prohibited.

4. Location

a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.

b. Signs may be located any where on face of building subject to 4 (c) and (d) below and may be oriented toward the freeway.

- c. A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
- d. A sign may be located outside the "upper signage area" if in a sign zone approved as part of the building special permit or, if on a building for which a special permit was approved prior to January 30, 1986, in a location approved by the Planning Director.

5. Wording and Logos

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

6. Maximum Signage

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

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

- 1) Signs not located in the "upper signage area", as defined in subsection 4-c above.
- 2) Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-b above.

b. Except as provided in 7-a above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.

I. C-1 Limited Commercial Zone- Attached and Detached Signs

Any detached or attached sign shall comply with the sign requirements for the Limited Commercial zone in the Sign Ordinance.

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".

DP:sm
wp-12/12/88



2.2
10.10
10.6

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

September 17, 1991

PASSED FOR
PUBLICATION
& CONTINUED
TO 9-24-91

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY WITHIN THE NATOMAS CORPORATE CENTER PUD LOCATED AT THE NORTHEAST CORNER OF I-5 AND GARDEN HIGHWAY BY REMOVING 1.2± ACRES FROM THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE AND PLACING SAME IN THE LIMITED COMMERCIAL PLANNED UNIT DEVELOPMENT (C-1-PUD) ZONE OR A MORE RESTRICTIVE ZONE(S) (P91-036)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

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 September 24, 1991.

Respectfully submitted,

Art Gee

ART GEE
Acting Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Approved:

Robert P. Thomas

ROBERT P. THOMAS
Acting Director, Planning & Development

MVD:WW:vr
P91-036.pfp
Attachment

September 17, 1991
District No. 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, FOR PROPERTY WITHIN THE NATOMAS CORPORATE CENTER PUD LOCATED AT THE NORTHEAST CORNER OF I-5 AND GARDEN HIGHWAY BY REMOVING 1.2+ ACRES FROM THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE AND PLACING SAME IN THE LIMITED COMMERCIAL PLANNED UNIT DEVELOPMENT (C-1-PUD) ZONE OR A MORE RESTRICTIVE ZONE(S)

(P91-036) (APN: 274-0042-035)

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

SECTION 1

The territory described in the attached exhibit(s) which is within the Natomas Corporate Center PUD located at the northeast corner of Interstate 5 and Garden Highway in the Office Building-Planned Unit Development (OB-PUD) zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from the said zones and placed in the Limited Commercial-Planned Unit Development (C-1-PUD) zone.

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.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on July 25, 1991, 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

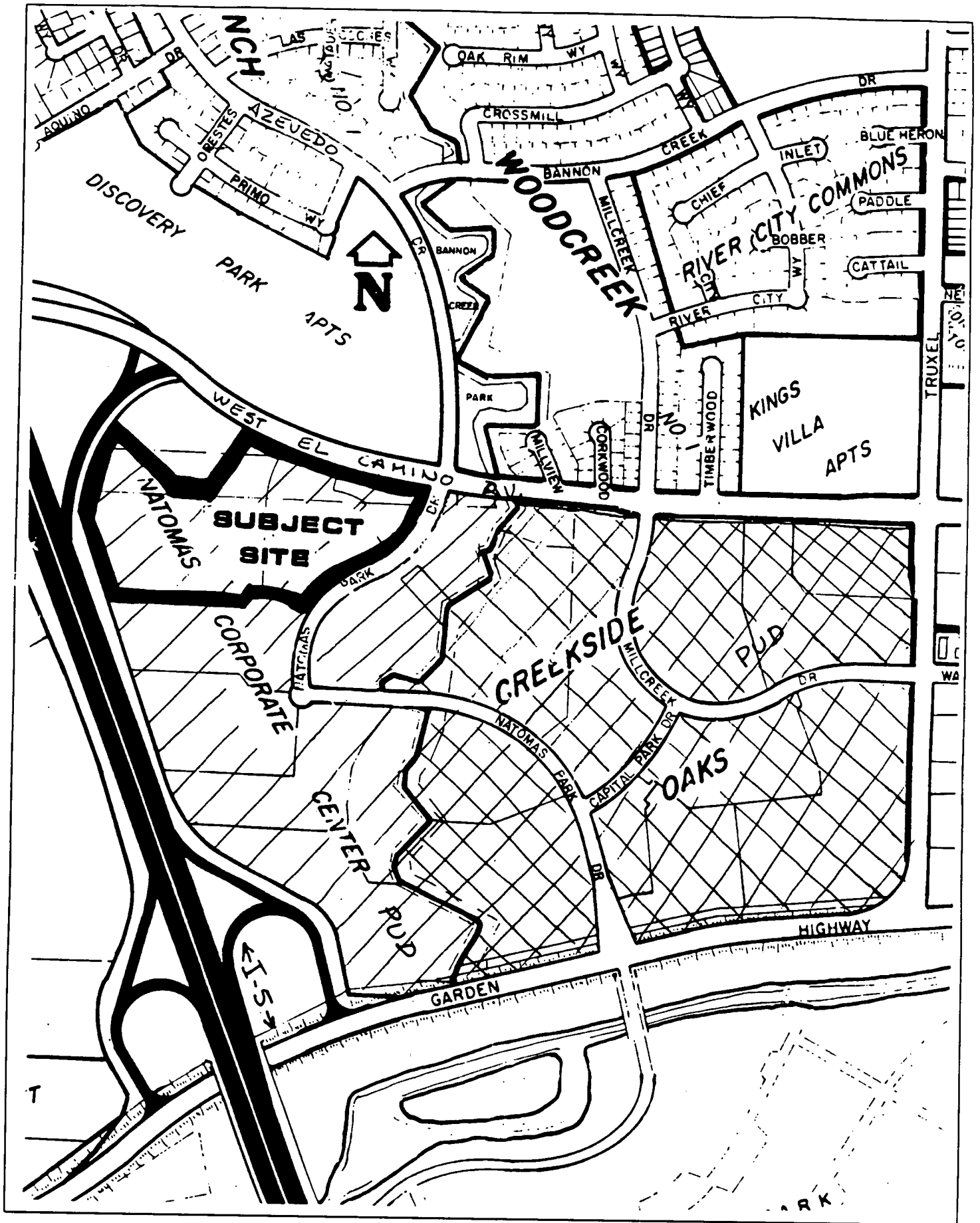
ATTEST:

CITY CLERK

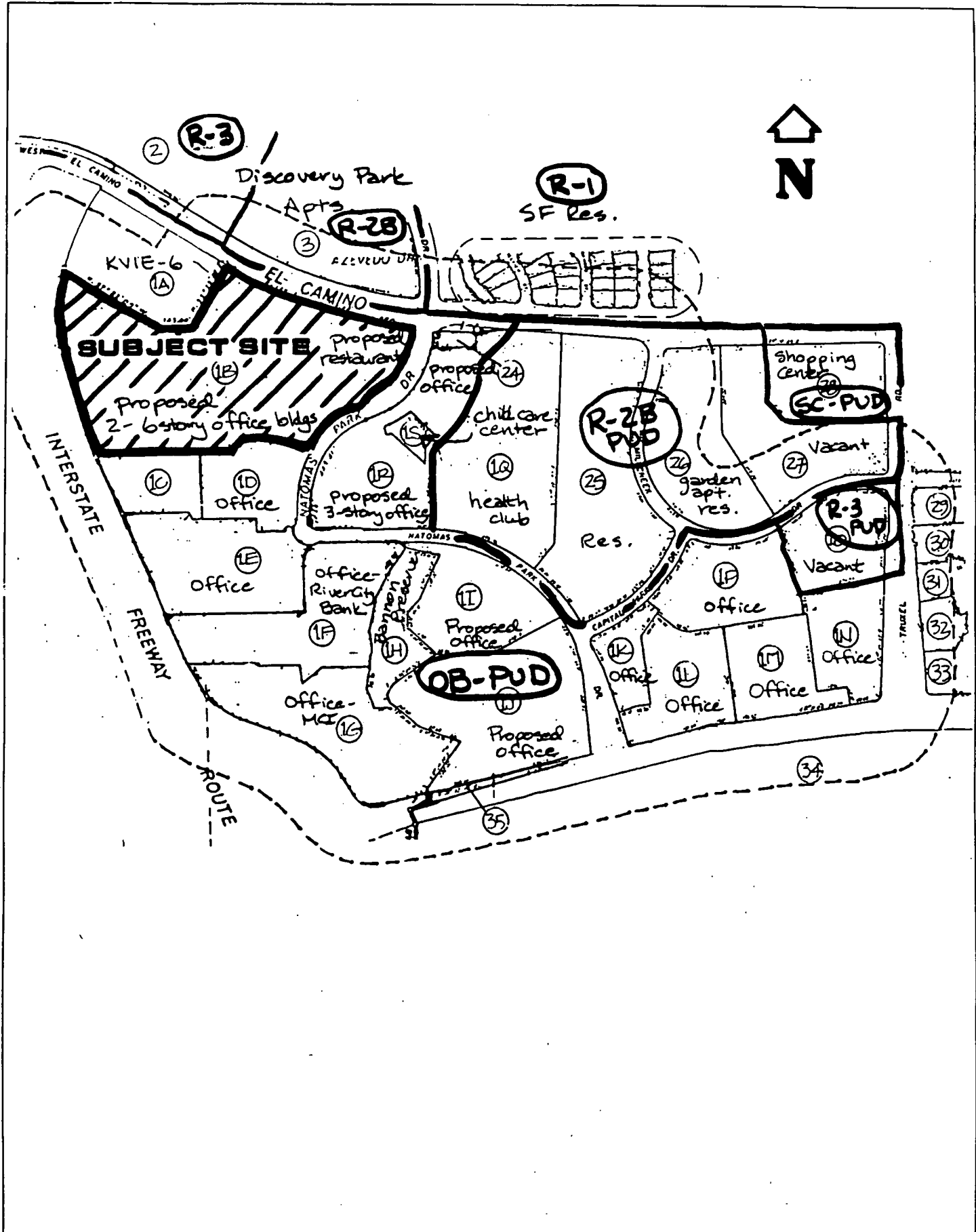
FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



VICINITY MAP



LAND USE AND ZONING MAP

OB-PUD
entire area

Rezone 1.2± acres
from OB(PUD) to
C-1(PUD)

BUILDING TABULATIONS

KEY CODE	BUILDING ADDRESS	DEVELOP. AGMT. SQ. FT.
A	2495 NATOMAS PARK DRIVE	143,566
B	RIVER CITY BANK/ 2485 NATOMAS PARK DRIVE	143,566
C	2525 NATOMAS PARK DRIVE	98,066
D	2535 CAPITOL OAKS DRIVE	87,543
E	<u>PROPOSED 6-STORY</u>	160,000 •
F	<u>PROPOSED 6-STORY</u>	160,000 •
G	KVIE/ 2595 CAPITOL OAKS DRIVE	0
H	<u>PROPOSED RESTAURANT</u>	6,895 •
I	<u>PROPOSED 1-STORY</u>	16,000
J	CHILDREN'S WORLD (6,000)	0
K	<u>PROPOSED 1-STORY</u>	60,000
TOTAL		875,636

DEVELOPED BY
KCS DEVELOPMENT COMPANY

NATOMAS CORPORATE CENTER

SACRAMENTO, CALIFORNIA

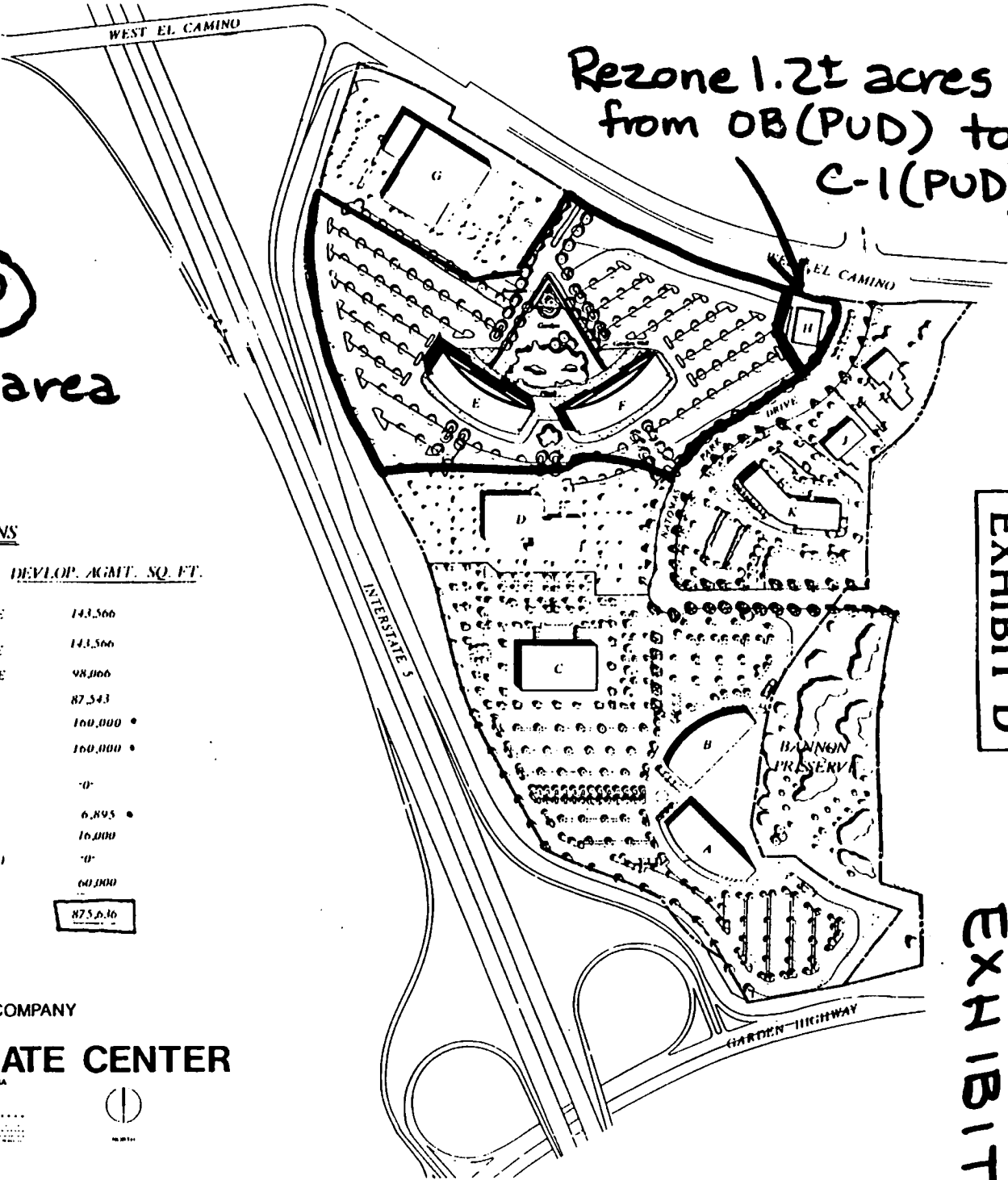


EXHIBIT D

REZONE
EXHIBIT

1
7
1001

116