



CITY OF SACRAMENTO

45

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

Room 200 449-5604

January 28, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Riverview Oaks (P83-399)

In light of the State Office of Planning and Research's conditions on the General Plan extension, the attached resolution was prepared at the request of the applicant to assure plan consistency of office development 1) at greater than 11,000 gross square feet/net acre as indicated in the Council's intent motion and 2) at other than on property with freeway frontage.

Respectfully submitted,

Marty Van Duyn
Planning Director

MVD:DP:lr
Attachment

APPROVED
BY THE CITY COUNCIL

JAN 28 1986

OFFICE OF THE
CITY CLERK

45



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January 8, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Riverview Oaks (P83-399)

SUMMARY

In November 1985, the City Council adopted an intent to approve office land use for the subject site. Attached for the Council's review and approval are the necessary resolutions and ordinance regarding findings relative to the environmental effects and overriding considerations, the establishment of a Planned Unit Development, and a rezone.

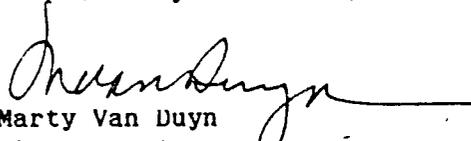
BACKGROUND INFORMATION

The attached resolutions and ordinances provide for the rezone of approximately 37 acres to Office Building (OB-PUD) and describe the development guidelines that will govern the maximum 374,000 building square feet on Riverview Oaks Planned Unit Development. In December 1985, the applicant requested withdrawal of the tentative map entitlement.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolutions and ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


For: Walter J. Slipe, City Manager

MVD:DP:lr
Attachments
P83-399

January 28, 1986
District No. 1

**FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING CONSIDERATIONS SUPPORTING
APPROVAL OF THE RIVER VIEW OAKS APPLICATION
P83-399**

A. General Information

1. The property is located west of Interstate 5, east of the Main Drainage Canal, and north of Garden Highway.

2. Description of the River View Oaks (RVO) project proposed in the application and assessed in the Draft and Final Environmental Impact Reports for the South Natomas Community Plan Update and Related Projects (EIR):

°Amendment of the 1974 General Plan from Residential to Commercial and Office;

°Amendment of the 1978 South Natomas Community Plan (SNCP) from Residential 4 - 21 units/acre to Business and Professional Offices, deletion of a parkway strip and relocation of a bike path from off-street to on-street;

°Rezoning from Single-Family (R-1-PUD) to Office Building (OB-PUD);

°Tentative map to divide 37 acres into 4 parcels; and

°Amendment of the Natomas Oaks PUD Schematic Plan to delete 133 single-family units and add 675,000 square feet of office uses.

3. Description of the RVO project approved by the City Council:

°Amendment of the 1974 General Plan from Residential to Commercial and Office;

°Adoption of a 1986 South Natomas Community Plan consistent with the project as approved. The 1986 Community Plan wholly replaces and otherwise supersedes the 1978 Community Plan;

°Rezoning from Single-Family (R-1-PUD) to Office Building (OB-PUD);

°Approval of a new RVO PUD (repealing and replacing the Natomas Oaks PUD) providing for a maximum of 374,000 square feet of office uses.

B. The Record

For the purposes of the California Environmental Quality Act (CEQA) and the findings herein, the record of the proceeding for the project is comprised of the following:

1. Original application filed by the applicant's engineer, the Spink Corporation, including written documents and maps;
2. The environmental check list and all other environmental documents prepared by the Planning Department, including the EIR, Environmental Questionnaire; Initial Study, and the soon to be filed Notice of Determination;
3. All staff reports, memoranda, maps, letters, minutes of meetings and other planning documents relating to the application;
4. The proceedings before the Planning Commission and the City Council relating to the application, including testimony and documentary evidence introduced at the public hearings;
5. Matters of common knowledge to the Council, including but not limited to:
 - (a) The 1974 General Plan, including the land use map and all elements thereof;
 - (b) The text and land use map of the 1986 South Natomas Community Plan;
 - (c) The Air Quality Maintenance Plan adopted by the City Council;
 - (d) The City Zoning Ordinance;
 - (e) All other land use applicationsⁱⁿ the South and North Natomas Community areas submitted prior to final approval on his project; and
 - (f) Other formally adopted City policies and ordinances.

C. Findings

The City Council declares that it received and considered the information contained in the EIR prior to approving the project. Based on the record, as described in Section B above, the City Council hereby resolves and makes the following findings:

1. The EIR is adequate, complete and satisfies in all respects the requirements of CEQA, the CEQA Guidelines, and City regulations implementing CEQA.

2. Each and every potentially significant environmental impact disclosed in the EIR is either less than significant, will be less than significant due to the imposition of mitigation measures included as conditions of project approval, or has been reduced in significance to the greatest extent feasible.

Following are potentially significant adverse environmental impacts identified in the EIR for the RVO project, a specific finding for each such impact, and a brief rationale for each finding:

Potential Significant Impact

Findings and Rationale

Inconsistency with land use problems

Insignificant due to amendment of these land use policies in a manner to be consistent with the approved project.

Loss of prime farmland

To the extent significant infeasible to mitigate. Farming, as a practical matter, cannot occur due to the inconsistency of agricultural operations with adjacent existing residential development.

Conflicts with adjacent uses, including aesthetic incompatibility

Insignificant. The City Council concurs with and hereby adopts those facts documenting aesthetic land use compatibility contained in the comments on pages 82-84 of the Final EIR. Furthermore, this impact has been mitigated by a reduction in the number of buildings, and increased building setbacks as suggested in the Draft EIR, Volume 2, RVO Section on pages 7-8.

Traffic

The project will contribute to the total traffic problem within the South Natomas community plan area.

The City Council finds that the significance of this impact has been reduced to the greatest

extent feasible by the following mitigation measures:

(1) Inclusion of the project, as a condition of project approval, in a Facilities Benefit District. As conceptually approved by the City Council in December 1985, this District will generate a projected \$ 14 million dollars for road improvements to mitigate the traffic congestion identified in the EIR.

(2) Realignment of the major connector road between Gateway Oaks Drive and Orchard Boulevard shown on the draft Community Plan and assumed in the EIR to be located north of (and not adjacent to) this project. In the location assumed in the EIR, this connector road would have provided a very indirect circuitous route to the underutilized Interstate 80 and under-capacity intersections/roads between the project and Interstate 80 to the west. Accordingly, the EIR assumed that very little project traffic would use Interstate 80. The southerly realignment of the connector to the northern boundary of this project will benefit in the diversion of project traffic to Interstate 80 and thereby substantially reduce the contribution of traffic from this project to the significant congestion points identified in the EIR--all of which are east of this project.

(3) Implementation of a traffic systems management (TSM) plan, imposed as a condition of project approval.

(4) Reduction of the office square feet in the project from 675,860 sf to 374,000 sf.

Transit

Not an environmental impact. See CEQA Guideline 15131.

Air Quality

The project will contribute to regional air quality problems.

The City Council finds that the magnitude of contribution by this project to this regional problem has been reduced to the greatest extent feasible by the following mitigation measures:

(1) Construction of road improvements by the Facilities Benefit District and the realignment of the Orchard Boulevard-Gateway Oaks Drive connector road will reduce emissions caused by vehicles slowed or stopped due to traffic congestion.

(2) Implementation of a TSM plan and the reduced building square footage in the project will reduce the number of vehicular trips and resultant vehicular air emissions. The City Council further finds that approval of this and other employment generating uses in South Natomas will increase the job/housing ratio in the Community Plan area and thereby reduce total vehicle miles of travel and resultant vehicular air emissions. See Final EIR pages 77-78 and the facts/rationale therein supporting this finding.

3. Alternatives

The City Council further finds that adoption of either of the two project alternatives is not a feasible method to reduce the traffic congestion and the air quality impacts identified in the EIR. Both of these two impacts are the cumulatively-significant result of this project and all other development in the vicinity. The two alternatives are:

°The No-Project Alternative. This alternative assumed the existing environment, i.e., that no development would occur on the subject property.

°The 1978 SNCP Alternative. This alternative assumed that the property would be developed in accordance with the approved 1978 SNCP.

Both alternatives are infeasible based on the following facts and rationale:

- A. It is economically unproductive to farm the property given the surrounding adjacent existing and planned residential uses. Therefore the Council has rejected the No-Project Alternative as a means to reduce traffic and air quality impacts.
- B. While the 1978 SNCP Alternative would contribute less to adverse traffic and air quality impacts than the approved project, the EIR states that the 1978 SNCP Alternative would also contribute to significant traffic problems and air quality.

The social, economic and other considerations cited in Section D below render the project a superior choice to the 1978 SNCP Alternative. These considerations outweigh the environmental differences between the 1978 SNCP Alternative and the approved project.

D. Statement of Overriding Considerations

The City Council has balanced the benefits to the South Natomas community and to the City as a whole against the risks of environmental damage disclosed in the EIR. To the extent that impacts have not been mitigated to acceptable levels, the Council finds the following specific economic, social and other considerations support approval of the RVO Project:

- 1. The project will result in a positive cash flow to the City in the form of taxes, payments to the Facilities Benefit District, and other fees caused by project construction and employment and increased land value.
- 2. The project will create new direct and indirect permanent jobs and temporary construction jobs with positive impacts on unemployment.
- 3. The project parking lot could be used by river-front recreationalists during non-working hours.
- 4. The conditioning of the project assures the City that the project will be well-designed and an aesthetic asset to the surrounding area and the city as a whole.

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS RELATIVE TO THE ENVIRONMENTAL EFFECTS AND OVERRIDING CONSIDERATIONS SUPPORTING APPROVAL OF RIVERVIEW OAKS (P83-399)

WHEREAS, the City Council considered the Draft and Final Environmental Impact Reports for the South Natomas Community Plan Update and Related Projects (EIR) in duly noticed public hearings held on June 10, June 17, June 25, July 1, July 15, July 22, September 10, November 6 and November 19, 1985.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento:

1. The aforesaid EIR is hereby certified as adequate, and has been prepared in compliance with the California Environmental Quality Act (CEQA).
2. The attached "Findings of Fact and Statement of Overriding Considerations" is hereby adopted and incorporated by this reference as though fully set forth herein.
3. The City Clerk is hereby directed to obtain from the City Planning Department Environmental Coordinator an affidavit documenting the proper filing and posting with the County of a CEQA notice of determination. The Environmental Coordinator shall provide the City Clerk and the applicant copies of said affidavit within ten (10) days of the date of approval of the Riverview Oaks project.

MAYOR

ATTEST:

CITY CLERK

P83-399

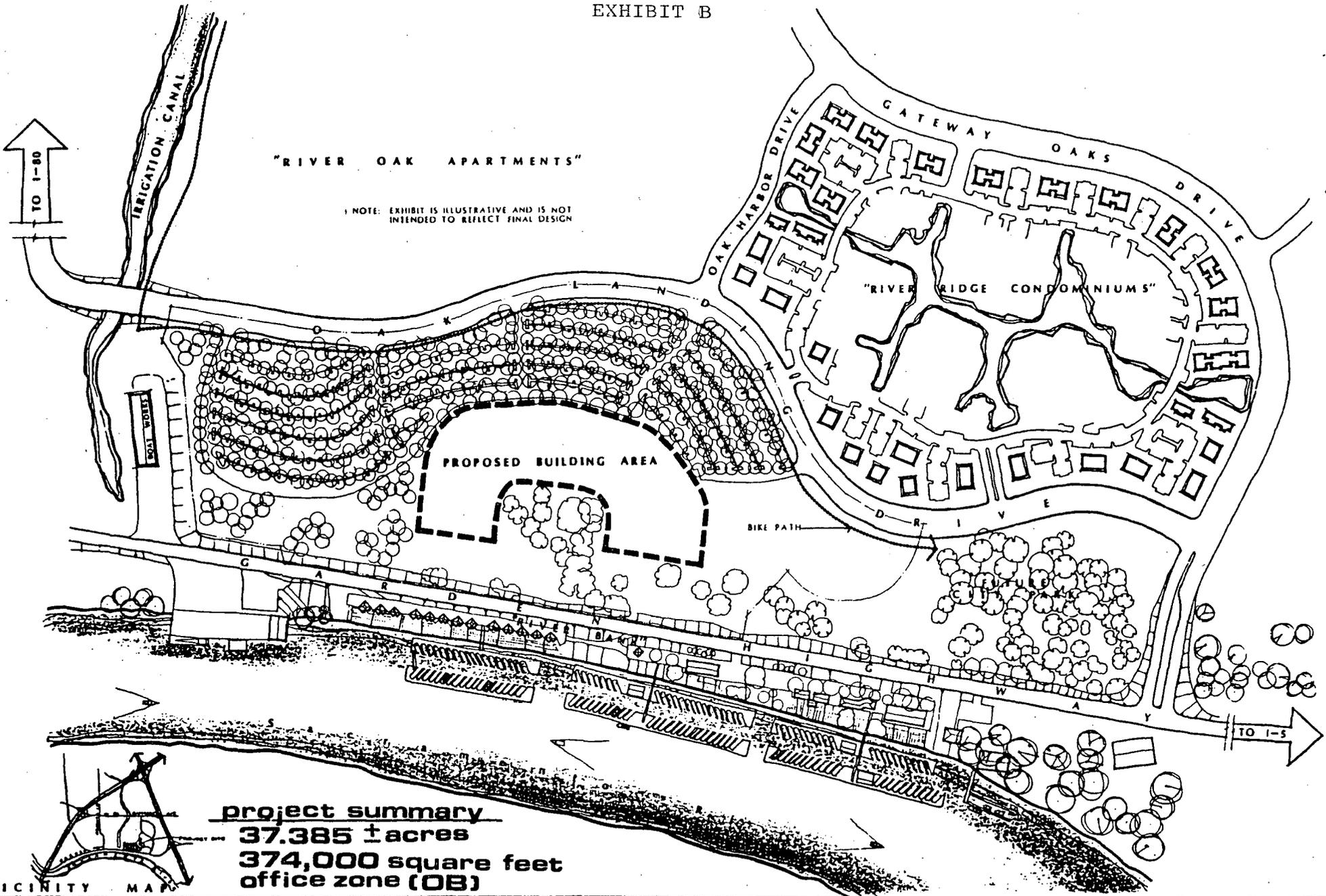
EXHIBIT A

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DESCRIPTION OF PROPERTY TO BE REZONED
RIVERVIEW OAKS

Parcel 3, as said parcel is shown on that certain Parcel Map entitled "Parcel 1, 77 P.M. 7 and a Portion of Lot A, 75 P.M. 34," recorded in the office of the Recorder of Sacramento County in Book 81 of Parcel Maps at Page 10.

EXHIBIT B



"RIVER OAK APARTMENTS"

NOTE: EXHIBIT IS ILLUSTRATIVE AND IS NOT INTENDED TO REFLECT FINAL DESIGN

PROPOSED BUILDING AREA

"RIVER RIDGE CONDOMINIUMS"

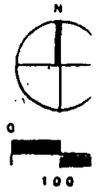
project summary
 37.385 ± acres
 374,000 square feet
 office zone (OB)

VICINITY MAP

RIVER VIEW OAKS
SACRAMENTO CALIFORNIA

SCHEME

S C H E M A T I C S I T E P L A N



45

EXHIBIT C

DEVELOPMENT GUIDELINES

**RIVERVIEW OAKS
(P83-399)**

TABLE OF CONTENTS

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

1. PURPOSE AND INTENT

Riverview Oaks 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 Riverview Oaks Architectural Review Committee. Riverview Oaks shall establish and maintain a separate architectural review committee established by the declarants and providing for successors which shall be set forth in the respective CC and R's governing the project. 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 Riverview Oaks approved by the Sacramento City Council by Resolution No. _____. 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.

11. PROCEDURES FOR APPROVAL

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

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

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

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

4. Proposed landscaping, including automatic irrigation system.
5. Retaining walls.
6. Locations and details of temporary and permanent signs, including dimensions.
7. Temporary and permanent fences.
8. Front, side, and rear setbacks from building to property lines.
9. Easements and rights-of-way.
10. Pipes, berms, ditches, swales.
11. Driveways, parking areas, pathways, and lighting, existing and proposed.
12. Locations and details of benches and patios.
13. Exterior storage and screening devices for trash, mechanical and communications equipment, and meters.
14. Location of light poles and transformers, with height and type indicated.
15. Sewer alignments and location of manholes and inverts.
16. Mailboxes, if any.
17. Roof projections and/or roof plan and screening treatment.
18. Land use distribution, percent and square footage of site used for the following:
 - o Building pad;
 - o Surface parking and any other paved area;
 - o Landscaping (includes private sidewalks and patios).
19. Building elevations for all sides and height to top plate and top of roof.
20. Location of existing and proposed buildings.
21. Street names and right-of-way widths.
22. Cross sections of structures indicating relationship to adjacent buildings and roadways.
23. Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.
24. Bar scales on all plans.
25. Written approval of the Architectural Review Committee.

- 26. Phasing scheme and proposed timing schedule for buildout.
- 27. Written proof of consultation with Regional Transit regarding the impacts of the development design on transit efficiency and effectiveness in serving the project.
- 28. Total gross square footage of buildings by type of use and not acreage already approved by a special permit within the same zone in the PUD.
- 29. A transportation systems management plan.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

- 1. The overall gross square footage (GSF) in the OB zone in Riverview Oaks shall not exceed 374,000 building square feet.
- 2. The minimum building size shall be 40,000 square feet. The minimum individual tenant space utilization shall be 2,500 square feet.
- 3. A structure less than 40,000 square feet may be allowed by special permit if:
 - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - b. The structure will house a uniquely desirable single tenant.
 - c. After 5 years or 50 percent of the office park's land area has been developed, whichever occurs first.

B. The office parks are intended to house large corporate office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted.

C. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. -Signs shall not be visible from the outside.

IV. ENVIRONMENTAL STANDARDS IN THE OFFICE ZONE

A. General

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

B. Landscaping

- 1. General: Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual

elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

- 2. Minimum Landscaping Coverage: Minimum landscape coverage percentage within the PUD shall be:

<u>BUILDING HEIGHT</u>	<u>MINIMUM LANDSCAPE COVERAGE</u>
25' or less	20%
26'-65'	25%
66'-135'	30%

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

Boundary landscaping is required on all interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property

lines or be of sufficient length to accommodate the required number of trees. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover.

- 10. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.
- 11. The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.

C. Pedestrian Circulation

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

D. Parking Area Standards

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

- c. 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.

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

E. Exterior Lighting:

- 1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
- 2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- 3. Lighting shall be oriented away from the properties adjacent to the PUD.
- 4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:

- 1. Purpose and Intent. It is the intent of these restrictions to prevent any use of the office parks which may create dangerous, injurious, noxious or otherwise objectionable conditions.
- 2. Nuisances. No nuisance shall be permitted to exist in the office park. 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 office park 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 office park 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.

V. BUILDING STANDARDS IN THE OFFICE BUILDING ZONE

A. Purpose and Intent

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

B. The architectural design of the offices shall be compatible with the adjacent residential as well as visually interesting from the freeway and surface streets.

C. Building Setbacks

	<u>Building Setback</u>	<u>Landscaped Setback</u>
Oak Landing Way, Garden Highway	50'	50'*
Natomas Oaks Park	20'	-
Perimeter of Properties Abutting the Natomas Main Drain (Contiguous to OB Zone)	-	20'
All Other Public and Private Streets	25'	25'

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

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 - 135 feet.

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

NOTE: Structures greater than 65 feet in height shall require both City Planning Commission and City Council review and approval.

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 for examples.
3. Exposed concrete block shall not be acceptable for exterior surfaces. The intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar material.
4. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.

F. Colors

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

G. Roof Projections and Design

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

H. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures which shall be incorporated into building design at Riverview Oaks.
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 or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

K. Outside Storage

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

L. Garbage Services/Trash Enclosures

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

M. Utility Connections, Mechanical Equipment and Communications Equipment

- 1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
- 2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
- 3. All utility lines shall be underground.
- 4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
- 5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
- 6. Mechanical equipment shall not be located adjacent to residences.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

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

Q. Miscellaneous Development Criteria

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

VI. SIGN CRITERIA AND REGULATIONS

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

B. General Requirements

- 1. A sign program shall be submitted with individual project special permit applications or to the City Planning staff if submitted subsequent to the City Planning Commission special permit hearing. No sign shall be specifically designed or oriented to be viewed from the freeways.
- 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 Riverview Oaks PUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.

- 3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.
- 4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

F. Designated Park Project Identification Sign

- 1. One monument sign as defined by Section 3.520 of the City Sign Ordinance shall be allowed per designated office park. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to planning staff review and approval.
- 2. Maximum area of sign: 48 square feet.
- 3. Maximum height of sign: 12 feet from street or parking lot grade, whichever is lower.
- 4. Location: To be located at the major entry to the designated park. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

G. OB Office Building Zone

- 1. One monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to planning staff review and approval.
- 2. Maximum area of sign: forty-eight square feet.
- 3. Maximum height: twelve feet from street garde 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.
- 5. Maximum height of sign: twelve feet from street or parking lot grade, whichever is lower.
- 6. 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.

VII. ISSUANCE OF BUILDING PERMITS

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

VIII. BUILDING OCCUPANCY

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

DP:lr

EXHIBIT D

RIVERVIEW OAKS PUD CONDITIONS OF APPROVAL

The applicant/property owner shall:

1. Contribute 25 percent of the cost of a new bridge over the Natomas Main Drainage Canal.
2. Contribute to the reconstruction and widening of Oak Landing Drive between Gateway Oaks Drive and Oak Harbor Drive.
3. Contributions to the above shall be \$300,000 and shall be adjusted correspondingly with the Construction Cost Index as reported in Engineering News Record on or After January 1, 1987. In the event that the contributions to No. 1 and 2 above are less than \$300,000, applicant/property owner agrees to contribute up to the \$300,000 maximum, if required to do so by the City, for use in other traffic projects of direct benefit to the project site.
4. Pay for the cost (connection fees) of providing water to the site.
5. Participate in the Transportation Systems Management Program (TSM) referenced in the 1986 South Natomas Community Plan upon adoption of the TSM Implementation Program by the City.
6. Submit for review and approval with each special permit application, a TSM program designed to reduce peak hour trips by a minimum of 20 percent.
7. Submit for review and approval with each special permit application, documentation demonstrating successful performance of implementation of the TSM plans for the Riverview Oaks PUD.
8. Submit with each special permit application a letter from Regional Transit verifying that Regional Transit has been consulted with regard to the impacts of the development design on transit efficiency and effectiveness in serving the site.
9. Join other South Natomas office/business park developers and employer tenants in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the South Natomas Community Plan and EIR.
10. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.
11. Cease construction, if at any time during construction, artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

12. Participate in a facilities benefit assessment district to be formed to finance capital improvements in South Natomas for a library, fire station and streets including but not limited to roadways, curbs, gutters, sidewalks, drainage, traffic controls, lighting, bridges, culverts and interchanges. The exact amount of dollar participation by the facilities benefit assessment district for each of the improvements will be specified at the time that the district is formed. Fees paid to the district shall be based upon the relative benefit or need of the capital improvement realized by development depending upon land use.

DP:lr

86-010

ORDINANCE NO. 86-010

APPROVED
BY THE CITY COUNCIL
JAN 28 1988
OFFICE OF THE
CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED
BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550,
FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY
LOCATED ON THE NORTHERLY SIDE OF GARDEN HIGHWAY
BETWEEN GATEWAY OAKS DRIVE AND THE MAIN DRAINAGE
CANAL FROM THE SINGLE-FAMILY (R-1 PUD) ZONE AND
PLACING SAME IN THE OFFICE BUILDING (OB-PUD) ZONE
(APN: 274-320-25) (P83-399)

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

SECTION 1

The territory described in the attached Exhibit "A" which is the Single-Family (R-1-PUD) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building (OB-PUD) zone.

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 Exhibit "A" by this ordinance conforms in all respects to the procedures for adoption of Planned Unit Developments, Section 8 of said Ordinance No. 2550, Fourth Series, as amended.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

45

DESCRIPTION OF PROPERTY TO BE REZONED
RIVERVIEW OAKS

Parcel 3, as said parcel is shown on that certain Parcel Map entitled "Parcel 1, 77 P.M. 7 and a Portion of Lot A, 75 P.M. 34," recorded in the office of the Recorder of Sacramento County in Book 81 of Parcel Maps at Page 10.



CITY OF SACRAMENTO

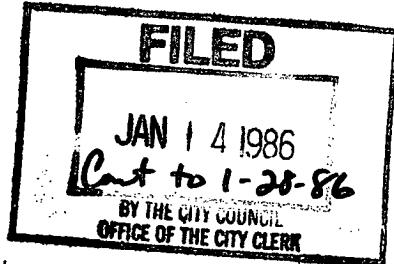
6
45

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604



December 20, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family (R-1 PUD) to Office Building (OB-PUD)

LOCATION: North side of the Garden Highway, approximately 500 feet west of Gateway Oaks Drive.

SUMMARY

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

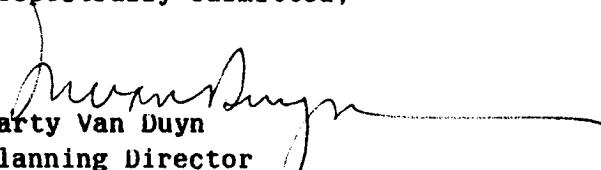
BACKGROUND INFORMATION

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

RECOMMENDATION

It is recommended that the item be passed for publication of title and be continued to January 14, 1986.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
P83-399

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-14-86

January 7, 1985
District 1

6

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY
THE COMPREHENSIVE ZONING ORDINANCE NO. 2550,
FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT
NORTH SIDE OF GARDEN HIGHWAY, APPROXIMATELY 500 FEET WEST OF
GATEWAY OAKS DRIVE FROM THE SINGLE FAMILY (R-1 PUD) ZONE(S) AND
PLACING THE SAME IN THE OFFICE BUILDING (OB-PUD) ZONE(S)
(FILE NO. P83-399) (APN: 274-230-30)**

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

SECTION 1

The territory described in the attached exhibit(s) which is in the Single Family (R-1 PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building (OB-PUD) zone(s).

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

1. 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.
2. 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 City Council January 14, 1986, 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 part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

6

SECTION 3

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P83-399

3

DESCRIPTION OF PROPERTY TO BE REZONED
RIVERVIEW OAKS

Parcel B, as said parcel is shown on that certain Parcel Map entitled "Parcel 1, 77 P.M. 7 and a Portion of Lot A, 75 P.M. 34," recorded in the office of the Recorder of Sacramento County in Book 81 of Parcel Maps at Page 10.

A

Lorraine

LAW OFFICES OF
HEFNER, STARK & MAROIS
FOURTEENTH FLOOR-PLAZA TOWERS
555 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814
(916) 444-6620

ARCHIE HEFNER, INC.*
ROBERT N. STARK
THEODORE M. MAROIS, JR.
JAMES M. WOODSIDE
JOHN D. BESSEY
ROBERT W. BELL
KENNETH R. STONE
TIMOTHY D. TARON
JUDY R. CAMPOS
WILLIAM M. GALLAGHER
ROBERT S. WILLETT
TODD A. MURRAY
TIMOTHY M. CRONAN
RAY C. THOMPSON

JOEL S. LEVY
ROBERT A. LAURIE
DAVID G. YETTER
CHRISTINA SAVAGE
REGGY J. CHATER
ROBERT P. BIEGLER
BRIAN E. MALONEY
DENNIS L. VIGLIONE
JAMES M. DAVIS
RONALD H. SARGIS
MARTIN B. STEINER
KIRK S. LOUIE
LISA A. WIBLE
JOHN D. SCHWARZ, JR.

RECEIVED
CITY PLANNING DEPARTMENT
DEC 16 4 14 PM '85

HUGH B. BRADFORD (1876-1955)
S. W. CROSS (1881-1956)

EL DORADO COUNTY OFFICE
3330 CAMERON PARK DRIVE
CAMERON PARK, CALIFORNIA 95682
(916) 677-0245

PLEASE REPLY TO EL DORADO
OFFICE IF THIS BOX IS CHECKED

December 12, 1985

*A PROFESSIONAL CORPORATION

Diana Parker
Sacramento City Planning &
Development Department
1231 "I" Street, Suite 300
Sacramento, CA 95814

CITY PLANNING DEPARTMENT
DEC 18 1985
RECEIVED

Re: Riverview Oaks

Dear Diana:

On behalf of the applicant, I hereby request withdrawal of the subdivision map application for this project.

Approval documents recently furnished to you assume no map approval at this time and are therefore consistent with this request.

Very truly yours,

HEFNER, STARK & MAROIS
By *Christina J. Savage*
Christina J. Savage

CJS:sf

cc: Phil Angelides
Bob Bell

*On 1/14/86
mly*
P- 83-399

*Withdrawal of
Parcel Map entitlement
request only.
Thanks!
Diana*

EXHIBIT D

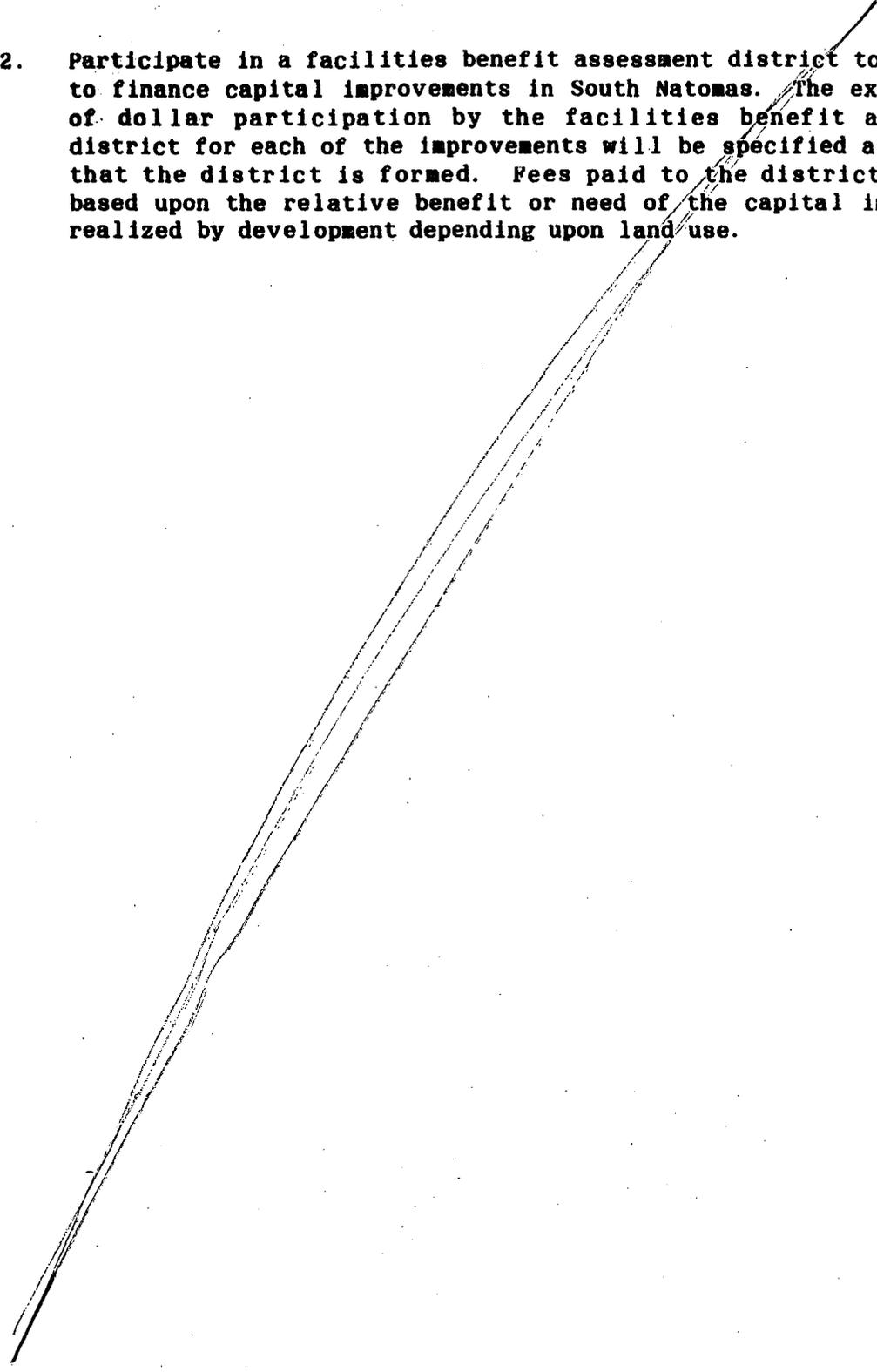
**RIVERVIEW OAKS
PUD CONDITIONS OF APPROVAL**

The applicant/property owner shall:

1. Contribute 25 percent of the cost of a new bridge over the Natomas Main Drainage Canal.
2. Contribute to the reconstruction and widening of Oak Landing Drive between Gateway Oaks Drive and Oak Harbor Drive.
3. Contributions to the above shall be \$300,000 and shall be adjusted correspondingly with the Construction Cost Index as reported in Engineering News Record on or After January 1, 1987.
4. Pay for the cost (connection fees) of providing water to the site.
5. Participate in the Transportation Systems Management Program (TSM) referenced in the 1986 South Natomas Community Plan upon adoption of the TSM implementation Program by the City, including the payment of fees to cover the cost of monitoring of TSM plan implementation in South Natomas including the payment of fees to cover the cost of monitoring of preferential parking.
6. Submit for review and approval with each special permit application, a TSM program designed to reduce peak hour trips by a minimum of 20 percent.
7. Submit for review and approval with each special permit application, documentation demonstrating successful performance of implementation of the TSM plans for the Riverview Oaks PUD.
8. Submit with each special permit application a letter from Regional Transit verifying that Regional Transit has been consulted with regard to the impacts of the development design on transit efficiency and effectiveness in serving the site.
9. Join other South Natomas office/business park developers and employer tenants in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the South Natomas Community Plan and EIR.
10. Work with the Private Industry Council to develop an employment plan for South Natomas and North Sacramento residents.
11. Cease construction, if at any time during construction, artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

12. Participate in a facilities benefit assessment district to be formed to finance capital improvements in South Natomas. The exact amount of dollar participation by the facilities benefit assessment district for each of the improvements will be specified at the time that the district is formed. Fees paid to the district shall be based upon the relative benefit or need of the capital improvement realized by development depending upon land use.

DP:lr



PROOF OF PUBLICATION

This space is for the County Clerk's filing stamp

(2015.5 CCP)

STATE OF CALIFORNIA

S.S.

County of Sacramento

[Handwritten initials]

1486
1/28/86
#45

I am the principal clerk of THE DAILY RECORDER, a newspaper of general circulation published in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case Number 16,180 that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement therof on the following dates, to wit:

01/10

CIT, Ad #5858

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

R. Calvano

Signature

Dated JANUARY 10, 1986

THE DAILY RECORDER

1115 H Street, P.O. Box 1048
Sacramento, California 95805

(916) 444-2355

Mail Proof of Publication to:

CITY OF SACRAMENTO
City Clerk's Office
915 I Street, #203
Sacramento

(00299)

CA 95814

CITY OF SACRAMENTO - ORDINANCES

On January 7, 1986, 1985, the following ordinances were considered by the Sacramento City Council. In accordance with Section 32, Sacramento City Charter, the titles are herein published:

ORDINANCES TO BE FINALLY CONSIDERED AT THE REGULAR MEETING OF January 14, 1986:

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the northwest corner of West El Camino Avenue and Orchard Lane from the Agriculture (A) zone and placing the same in the Single Family Residential (R-1 PUD) and Highway Commercial (HC-PUD) zone. (P-83397) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the north side of Garden Highway, approximately 500 feet west of Gateway Oaks Drive from the Single Family (R-1 PUD) zone and placing the same in the Office Building (OB-PUD) zone. (P-83399) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the west side of Northgate Boulevard, south of Turnstone Drive, from the Light Density Multiple Family (R-3 PUD) zone and placing the same in the Hospital (H-PUD) zone. (P-83401) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the west side of Northgate Boulevard, south of I-80 from the Agriculture (A) zone and placing the same in the Office Building-Planned Unit Development (OB-PUD), Highway Commercial-Planned Unit Development (HC-PUD) and Single Family Residential-Planned Unit Development (R-1 PUD) zones. (P-83394) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the north and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal, from the Agriculture (A) zone and placing the same in the Shopping Center (SC-PUD), Townhouse (R-1A PUD) and Single Family Residential (R-1 PUD) zones. (P-83391) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the south side of I-80, approximately 2,500 feet west of Northgate Boulevard, from the Townhouse (R-1A) zone and placing the same in the Office Building-Planned Unit Development (OB-PUD) and Single Family Residential (R-1 PUD) zones. (P-83390) (D1)

Ordinance relating to Amendment of the Natomas Corporate Center Development Agreement (City Agreement No. 83034) (P-83333) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the north side of West El Camino Avenue, west of I-5, from the Garden Apartment (R-2B PUD) zone and placing the same in the Office Building (OB-PUD) zone. (P-83328) (D1)

lication of

Ordinance relating to amendment of the Natomas Eastside/Metropolitan Center Development Agreement (City Agreement No. 82054) (P-83328) (D1)

Ordinance amending Zoning Districts in the South Natomas Community Plan Area established by Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended and described in Section 1. (M-719) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at 4780 67th Street from the Single Family, R-1 zone and placing the same in the Townhouse, R-1A zone. (P-85448) (D8)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at 7484 Pocket Road from the Townhouse, R-1A and Agriculture, A zone and placing the same in the Single Family, R-1 zone. (P-85435) (D8)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located east of Franklin Boulevard, 3,000 more or less feet south of Ehrhardt Drive from the Agriculture, A zone and placing the same in the Single Family, R-1 zone. (P-84033) (D7)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at 5822 66th Street from the Single Family, R-1 zone and placing the same in the Townhouse, R-1A zone. (P-85402) (D8)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the northeast corner of Florin Road and 24th Street from the Residential-Office, R-O zone and placing the same in the General Commercial, C-2 zone. (P-85452) (D7)

Res. authorizing Initiation Proceedings for the Morrison Creek Reorganization: Annexation to the City of Sacramento and Detachment from Special Districts: Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, Metropolitan Storm Drain Maintenance District) and Prezone of 55 acres of the 95 Acre Proposal Site to the Agriculture (A) Zone. (M-85091) (D8)

Ordinance establishing regulation and procedures for the removal of overhead utility facilities and the installation of underground facilities in underground utility districts. (Transportation and Community Development Committee)

Anyone interested in the full text of the above ordinances may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 203, phone (916) 449-5428.

Sacramento City Council, By: Lorraine Magana, City Clerk
Ad No: 5858
53021-January 10, 1986