

RESOLUTION NO. 2007-659

Adopted by the Sacramento City Council

September 4, 2007

AMENDING THE CONTINENTAL PLAZA PUD GUIDELINES AND SCHEMATIC PLAN LOCATED AT 425, 601 AND 611 NORTH 7TH STREET. (P07-015) (APN'S: 0010020-017, 018, 049, 050& 051)

BACKGROUND

- A. On July 12, 2007, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Continental Plaza PUD Guidelines and Schematic Plan Amendment (P07-015) (the "Project").
- B. On August 28, 2007 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.180.050(D) and 17.200.010(C)(2)(a) and (c) (publication and mail), and received and considered evidence concerning the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the Project, the City Council approves the amendments to the Continental Plaza PUD Guidelines and Schematic Plan as shown in the attached Exhibits A and B based on the findings of fact as set forth below.

Section 2. The City Council approves the Project based on the following findings of fact:

- A. Environmental Determination: The EIR Addendum and Mitigation Monitoring Program for the Project have been adopted by Resolution No.2007-658.
- B. The Amendments to the PUD conform to the General Plan, the Central City Community Plan, the Richards Boulevard Area Plan, and the Sacramento Blueprint; and
- C. The PUD meets the purposes and criteria stated in the City Code (Title 17), in that the PUD facilitates the design of a well-planned facility that will provide a long lasting benefit to the community and the City.

Table of Contents:

Exhibit A Continental Plaza PUD Amended Guidelines

Exhibit B Schematic Plan

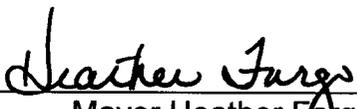
Adopted by the City of Sacramento City Council on September 4, 2007 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

DEVELOPMENT
GUIDELINES

CONTINENTAL PLAZA PUD

Amended by CPC, October 24, 2002
Amended by CC, September 4, 2007

Amended Continental Plaza PUD Development Guidelines Section 1. Purpose and Intent to read as follows:

I. PURPOSE AND INTENT

Continental Plaza is a Planned Unit Development (PUD) consisting of an approximately 1,097,350 square foot office campus to be located at the northeast corner of Richards Boulevard and North 7th Street in the Richards Boulevard Planning Area of the Central City. The Continental Plaza Planned Unit Development is a four phase project, three phases of which have already been completed.

Phase I, completed in 1986, consists of a conversion of the 160,000 square foot Continental Can Manufacturing Facility (originally constructed in 1946) from industrial to office use. In 1991, a new 67,500 square foot, two story, Phase II office building was added to the complex. A two story, 59,850 square foot, Phase III office building was constructed in 1999, resulting in a total of 287,350 developed square footage in the first three phases of the Continental Plaza PUD.

In addition to the existing Phase I, II and III buildings, the Continental Plaza PUD makes provision for the construction of one additional new office building of 810,000 square feet (Continental Plaza Phase IV) and an eight story parking structure. While the Continental Plaza office campus is principally intended to accommodate State agencies, the Continental Plaza PUD is well suited to any office user seeking the efficiency, flexibility and cost-effectiveness of large floor plate designs in an attractive back-office setting.

These PUD Guidelines, as approved by the City of Sacramento City Council, shall govern the development of the Continental Plaza site and are intended to promote the following project objectives:

1. To allow for the expansion of the existing office space to accommodate additional requirements of State agencies;
2. To accommodate the State's plans for consolidation of State-occupied office space at a location that has been targeted by the City for such use;
3. To house office users seeking the efficiency, flexibility and cost-effectiveness of large floor plate designs in an attractive back-office setting;
4. To contribute to and enhance the operational efficiency and functional qualities of the existing Continental Plaza Phase I, II and III facilities (which already includes a 9,100 square foot cafeteria, a centralized mail facility, a 200 seat auditorium, two large classroom/training facilities, and an existing shuttle system linking Continental Plaza with the Central Business District and Capitol Area);
5. To provide a signature building to anchor the 7th Street corridor to the north and establish a design standard for the "lower cost, support office space" targeted by the Richards Boulevard Area Plan (RBAP) for this location.

6. To contribute to financing of the critical first phase of infrastructure for the Railyards Specific Plan (RSP) and Richards Boulevard Area Plan (including the widening of the I-5/Richards Boulevard undercrossing, the 7th Street extension and the Intermodal transportation facilities);
7. To provide a logical extension of downtown employment activity, commerce and trade;
8. To reinforce the use of major transit improvements planned for the area (including the Intermodal transportation facilities to be located in the Railyards Specific Plan area and the Light Rail Transit Station to be located west of the Continental Plaza site on Richards Boulevard); and
9. To provide the catalyst for the redevelopment of the Richards Boulevard area (now known as the River District), the landowners of which have formed a Property Owners Business Development District for their mutual benefit.

Amended Continental Plaza PUD Development Guidelines Section II. Force and Effect to read as follows:

II. FORCE AND EFFECT

These Guidelines are intended to act as a supplement to existing City codes and ordinances and shall control when more restrictive than such codes and ordinances or when inconsistencies arise between the provisions contained herein and the provisions of such codes and ordinances. Any amendments hereto shall be subject to the procedures established in Section 17.180 of the Sacramento City Code.

Amended Continental Plaza PUD Development Guidelines Section III. Schematic Development Plan to read as follows:

III. SCHEMATIC DEVELOPMENT PLAN

These development guidelines incorporate the Schematic Plan of the Continental Plaza PUD originally approved by the Sacramento City Council by Resolution No. 96-594 and amended by the Sacramento City Planning Commission on October 24, 2002. This Schematic Plan, showing building locations, parking layout and site circulation, is attached as Exhibit B. Amendments to the Schematic Plan are subject to review and approval as set forth in Section 17.180 of the Sacramento City Code.

Amended Continental Plaza PUD Development Guidelines Section IV. PROCEDURES FOR APPROVAL to read as follows:

Section IV. PROCEDURES FOR APPROVAL

All development in the Continental Plaza PUD is subject to review and approval as set forth in Sacramento City Code Section 17.180 to insure conformance with the PUD

Schematic Plan and these Guidelines. However, if the proposed project otherwise requires a special permit, then review for conformity with the PUD Schematic Plan and these Guidelines would be part of the special permit process. A preliminary review of a development project may be required when the Planning Director determines that such review is essential to a thorough review.

All applications shall include information noted on the standard City checklist.

Since Continental Plaza Project is a PUD, development is not subject to City design review under Chapter 17.132 of the Zoning Code that otherwise is required for all development in the Richards Boulevard SPD. Section 17.120.020 exempts properties within a planned unit development from design review because the PUD project approval process incorporates design review. The Planning Director's Plan Review process will insure that projects within the Continental Plaza PUD comply with these Guidelines. Appeal of a Planning Director's decision regarding Plan Review for a project is set out in Chapter 17.220.

The following information shall be submitted with all applications:

1. Names and addresses of contractor, developer and architect.
2. Project site plan 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. Landscape plans, including shading calculations.
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 façade(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 and fence material.
8. Front, side and rear setbacks from building to property lines.
9. Easements and rights-of-way, existing and proposed.
10. Pipes, berms, ditches, swales.
11. Driveways, parking areas, pedestrian circulation, and lighting, existing and

proposed.

12. Locations and details of open space, including patios, seating areas, water features, pathways, etc.
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. Utility plan, including services stubbed to site.
16. Mailboxes, if known.
17. Roof projections and/or roof plan and screening treatment.
18. Land use distribution, percent and square footage of site used for the following:
 - Building pads;
 - Surface parking and any other paved area;
 - Landscaping (includes on-site open space, 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 and driveways adjacent to the site.
22. Cross sections of structures indicating relationship to adjacent buildings and roadways.
23. Dimensions for typical parking stalls and maneuvering areas, including setbacks of building and building separation.
24. Bar scales of all plans.
25. Phasing scheme and proposed timing schedule for buildout.
26. Location and details regarding any on-site storage of hazardous or toxic material regulated by City Ordinance No. 82-097.
27. Transportation Management Plan providing a 35% trips reduction or, if applicable, a Transportation Management Plan incorporating additional measures into the plan to support parking reduction above the 1:600 parking ratio.
28. Statement of Recycling Information regulated by Title 17.72 of the Sacramento City Code.

Amended Continental Plaza PUD Development Guidelines Section V. Land Use Summary to read as follows:

V. LAND USE SUMMARY

The Continental Plaza site consists of three parcels. The existing Phase I and II buildings are located on an 11.92± gross acre parcel fronting 7th Street north of Richards Boulevard (Parcel A). The existing Phase III building is located on a 1.39± gross acre parcel fronting Vine Street (Parcel B). The Phase IV office building will be developed on an adjacent 4.75± gross acre parcel located at the northeast corner of the intersection of 7th Street and Richards Boulevard (Parcel C). Parking for the office complex (Phases I, II, III, & IV) will be provided with surface and structured parking on Parcels A & B.

The zoning for Parcels A and B of the Continental Plaza site is Heavy Industrial Planned Unit Development/Special Planning District (M-2 PUD/SPD). The zoning for Parcel C of the Continental Plaza site is Office Building Planned Unit Development/Special Planning District (OB PUD/SPD).

In 2007, a former rail spur line along the eastern boundary of the Continental Plaza PUD property was incorporated into the PUD. Of the approximately 1.19± acres, about one acre is zoned Heavy Industrial Planned Unit Development Special Planning District (M-2 PUD/SPD) and about 0.19 acres is zoned Office Building Planned Unit Development Special Planning District (OB PUD/SPD). Prior to construction of the parking garage the property will need to be merged with the larger Continental Plaza property.

TABLE 1
Land Use Summary

Phase I (existing)	160,000± SF
Phase II (existing)	67,500± SF
Phase III (existing)	59,850± SF
Phase IV (to be constructed)	810,000± SF
Office (including 14,000± SF of ground floor retail)	
Parking Structure (between 1,238 and 3,000 spaces ¹)	
Child Care Facility (conversion of 4,300± SF of Phase I office space)	
Total square footage (net of parking structure)	1,097,350± SF

¹ See Building Standards Section E1 below.

Amended Continental Plaza PUD Development Guidelines Section VI. BUILDING STANDARDS to read as follows:

Section VI.A 1 and 2 shall read as follows:

A. Allowable Development:

1. The overall building square footage (net of structured parking) in the Continental Plaza PUD shall not exceed 1,097,350 square feet.
 - a. For the purpose of calculating the Floor Area Ratio (FAR) for the Continental Plaza PUD, the area of the site shall include the 11.92± gross acre (10.62 net of ROW//IOD) Parcel A, the 1.39± gross acre (1.22 net of ROW//IOD) Parcel B, and the 4.75± gross acre (3.45 acres net of ROW//IOD) Parcel C. This methodology reflects the functional integration of these three parcels into a single office campus.
2. The overall building square footage on Parcels A and B (the northern lots) of Continental Plaza PUD shall not exceed 291,650 gross square feet of occupied building area and a parking structure not to exceed eight stories, 95 feet in height with sufficient capacity to accommodate approximately 3,000 spaces (See Building Standards Section E1 below). The building square footage includes 287,350 gross square feet of office development and a 4,300 gross square feet childcare facility.

Section VI. C 1 and 2 is amended to read as follows:

C. Height:

The following is the maximum height:

1. M-2 zone (Parcels A and B)
 - a. Office/Residential buildings -- 75 feet (measured from top of plate line)
 - b. Parking Garage
 - i. Constructed with building permits issued and construction commenced on or before October 4, 2010 -- eight (8) stories or 95 feet (measured from top parking deck whichever is less; last elevator stop and elevator equipment shall be permitted up to an additional 15 feet). A Zoning Administrator special permit minor modification may be requested and processed in order to extend this time limit for a period of one (1) year, thereby extending this provision to October 4, 2011.
 - ii. Constructed with building permits issued and construction commenced after October 4, 2010 -- six (6) stories or 75 feet, whichever is less (measured from top parking deck whichever is less; last elevator stop and elevator equipment shall be permitted up to an additional 15 feet). If a Zoning Administrator special permit minor

modification, as allowed above, is approved, the deadline specified in this section shall be extended to October 4, 2011.

Section VI.D shall read as follows:

D. Setbacks: The Continental Plaza Planned Unit Development will ultimately be bounded on all four sides by existing and planned rights-of-ways as illustrated in the Facility Element for the Railyards Specific Plan & Richards Boulevard Area Plan. The Continental Plaza project site is bounded by Richards Boulevard to the south, North 7th Street to the west, the proposed Vine Street extension to the north and the proposed 8th/9th Street extension to the east. In addition, the Facility Element for the RBAP calls for a future new street to be located parallel to Richards Boulevard, between the northern portion of the Continental Plaza site (Parcels A and B) and the southern portion of the Continental Plaza site (Parcel C). Setbacks shall be measured from property lines of future rights-of-way, unless otherwise noted.

Setback areas shall be landscaped.

1. M-2 zone (Parcels A and B)

- a. 7th Street (west) - 25 feet
- b. Proposed Vine Street IOD/ROW (north) - 10 feet
- c. Existing interior property line (east)
 - i. Parking garage - 5 feet
 - ii. Office/Residential buildings - 10 feet
- d. Proposed new street (south) - 10 feet

2. OB zone (Parcel C)

- a. 7th Street (west) - 45 feet
 - i. This 45 foot setback shall be reduced ultimately to 23 feet once 7th Street taper is constructed.
- b. Proposed new street (north) - 10 feet
- c. Existing interior property line (east) - 10 feet
- d. Richards Boulevard (south) - 35 feet from existing property line
 - i. This 35 feet setback includes the future 30 foot wide right-of-way for the extension of the LRT line to the Dos Rio station. Upon dedication of the LRT ROW the setback shall be reduced to 5 feet. The development of the 30 foot LRT ROW provides a 24 foot track area and 6 foot sidewalk (north of the tracks). To provide the best configuration for the light rail line, it is recommended that the City and Regional Transit relocate the 9 foot sidewalk to the north side of the tracks and utilize the remaining six feet for landscaping in conjunction with the

5 feet provided by the building, thus providing 11' of landscaping between the sidewalk and the building.

Section VI. E 1 a, b and c is amended to read as follows:

E. Vehicle Parking:

Parking for Phase IV office building is provided on the northern parcels (Parcels A and B) of the PUD. In order to assure parking will remain available for the Phase IV office building an easement, deed restriction or other instrument satisfactory to the City Attorney shall be recorded that provides access to the parking for the perpetuity of the office building.

1. Office

- a. For office projects for which building permits are issued and construction commenced on or before October 4, 2010, the maximum amount of off-street vehicle parking permitted shall be one space per 325 gross square feet of floor area. A Zoning Administrator special permit minor modification may be requested and processed in order to extend this time limit for a period of one (1) year, thereby extending this provision to October 4, 2011. The minimum amount of off-street vehicle parking permitted shall be one space per 600 gross square feet of floor area, unless additional TSM measures are implemented in accordance with Section VI.E.1.c below.
- i. Prior to issuance of an occupancy permit for the parking garage, the developer/owner/applicant shall enter into an irrevocable parking agreement with the Sacramento Regional Transit District that will set aside up to 200 interim park and ride spaces for the end-of-the-line RT Station at North 7th Street and Richards Boulevard.

The developer/owner/applicant shall provide an executed copy of the irrevocable parking agreement or an adopted resolution letter from the Sacramento Regional Transit District that assures the City of Sacramento that this agreement has been approved and adopted or is no longer required.

- b. For office projects for which building permits are issued and construction commenced after October 4, 2010, the maximum amount of off-street vehicle parking permitted shall be one space per 500 gross square feet of floor area. If a Zoning Administrator special permit minor modification, as allowed above, is approved, the deadline specified in this section shall be extended to October 4, 2011. The minimum amount of off-street vehicle parking permitted shall be one space per 600

gross square feet of office area, unless additional TSM measures are implemented in accordance with Section VI.E.1.c below.

c. Office parking may be reduced to above the 1:600 ratio up to a minimum amount of off-street vehicle parking of one space for every 1,000 gross square feet of floor area, provided that additional TSM measures, beyond those mandated by the Developer TSM Ordinance (35%), shall be implemented in order to support the reduction in parking. A developer Transportation Management Plan (TMP) shall be submitted concurrently with the application for development to justify the requested parking reduction.

Section VI. E 7 & 8 is hereby added to read as follows:

7. The Continental Plaza parking structure shall be operated and managed so as to provide opportunities for use of the facility by residents of and visitors to the Richards Boulevard Plan Area during those hours of the day when the structure is not in use to serve the parking requirements of the Continental Plaza Project.
8. The developer of Continental Plaza Phase IV shall make a good faith cooperative effort in collaboration with the developer of the Township 9 Project located at the northwest corner of Richards Boulevard and N. 7th Street to incorporate access to the Continental Plaza parking structure from Richards Boulevard and to reduce reliance on access to the facility from N. 7th Street.

Except as specifically amended by the above amendments to the Continental Plaza PUD Development Guidelines all other provisions of the Continental Plaza PUD Development Guidelines remain unchanged and in full force and effect.

