

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Frandsen Group (Dave Morgan), 2636 Fulton Ave., 'B', Sacto., CA 95821		
OWNER	Banchemo Co., 601 University Ave., #183, Sacramento, CA 95825		
PLANS BY	The Frandsen Group, 2636 Fulton Ave., 'B', Sacto., CA 95821		
FILING DATE	5-11-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	6-4-84	EIR	ASSESSOR'S PCL. NO. 250-025-45,46,47

- APPLICATION:
1. Negative Declaration
 2. Special Permit to develop two office/warehouse structures on 4± vacant acres in M-1(S)(PUD) and (HC-PUD) in Norwood Tech Business Park
 3. Lot Line Adjustment to create 4± acre parcel to allow two office/warehouse structures totaling approx. 60,000 square feet

LOCATION: North side Opportunity Street, bet. Development and Research Drives

PROPOSAL: The applicant is requesting the necessary entitlements to allow development of two office/warehouse structures.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1984 North Sacramento Community Plan Designation: Labor Intensive/Commercial Light Industrial-PUD
Existing Zoning: M-1(S)(PUD); HC-PUD
Existing Land Use: Vacant

Surrounding Land Use and Zoning:

North: Vacant, Highway 80
South: Office/warehouse; M-1(S)(PUD); HC(PUD)
East: Vacant; M-1(S)(PUD); HC(PUD)
West: Vacant; M-1(S)(PUD)

Parking Required: Office: 75 spaces; warehouse: 35 spaces
Parking Provided: Office: 75 spaces; warehouse: 35 spaces
Ratio Required: Office: 1:225; warehouse: 1:1000
Ratio Provided: Office: 1:225; warehouse: 1:1000
Property Dimensions: Irregular
Property Area: 4± acres
Square Footage of Buildings: A: 21,504; B: 38,784
Height of Structures: 20 feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Not available
Exterior Building Materials: Concrete

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of three parcels totaling 4.1 acres in the M-1(S)(PUD) and HC(PUD) zones. The applicant is requesting: a) the merger of two of the three lots, and b) a special permit to develop two office/warehouse structures in the Norwood Tech Business Park. These would be (A) 21,504 square feet and (B) 38,784 square feet respectively, totaling 60,288 square feet, which is 8,232 square feet less than originally approved for the three sites.

003127

APPLC. NO. P84-184

MEETING DATE June 14, 1984
7-12-84

CPC ITEM NO. 28-5

2. The Norwood Tech Business Park PUD and schematic plan was approved by City Council on July 29, 1980. (P-9012) (See Exhibits C & D.)

The subject site has been redesignated from Light Density and Multi-Family Residential to Labor Intensive/Commercial Light Industrial PUD in the recently adopted North Sacramento Community Plan.

3. The project was reviewed by Traffic, Real Estate, Building, Police, Fire, Electrical, Engineering and Water Division. The following comments were received:

Traffic: Less paving would be required if the auto parking at Building B used separate driveway entrances (540 sq. ft. vs 3,000 sq. ft.) The western-most driveway need be only 25' - 30' wide if it serves only automobiles.

Real Estate: Requires the 1911 bonds to be paid off.

Building: The project must meet Building Code regulations, i.e. firewalls, etc.

Electrical: The western edge of the proposed driveway at Development Drive should be moved easterly by at least five feet so it will not be in conflict with the existing street light.

Engineering: Grading and drain study required - minimum lot pad elevation to be Elev. 21 for Lot 45 and Elev. 22 for Lots 46 and 47.

4. Access to the rear of Building A is via the adjacent parcel. The parking spaces at the east end of Building A straddle the property line. These spaces should be located on either one or the other parcel. The required parking for each building should be provided as nearly as possible entirely on their respective parcels. A reciprocal parking and access agreement should be provided for review and approval prior to issuance of building permits.
5. There is virtually no landscaping at the rear of the buildings. The approved schematic plan indicates a continuous on-site landscaped strip along the freeway. Only about one-third of the freeway footage is now proposed for landscaping. Landscaping in the front setback is inadequate. The PUD Guidelines and schematic plan provide for a minimum landscape setback of 25 feet. Only 15 feet is proposed. Revised plans should be provided for review and approval prior to building permit approval.
6. The two-foot overhang area of the parking spaces should be incorporated into the adjacent landscape, or walkway improvement, in accordance with the PUD Guidelines (except for handicap spaces).
7. A minimum 50-foot setback from the freeway and drainage canal is required for Lots 8 and 9. Both Buildings A and B as shown are 20 feet at their closest point. A redesign of the building is necessary to meet the required setbacks.
8. The freeway side of both buildings has an architectural treatment different from the front elevations. The contrast is most apparent at those corners of the building where the brick ends and the concrete tiltup begins. The loading areas at the rear of the buildings will be typical of other warehouse buildings in non-PUD areas in the City.

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8. (cont'd)

The project, as designed, does not meet the objective of the PUD, "to preserve and enhance the aesthetic values throughout the project." Furthermore, the guidelines require that finished building materials shall be applied to all sides of the building which are visible to the general public, and occupants of the same and other buildings. Again, a redesign is necessary to comply with these guidelines.

9. Although trash enclosures are shown on the site plan, no details are provided on the floor plans and elevations. Plans that comply with PUD guidelines shall be provided for review and approval prior to issuance of building permits.
10. A sign program has not been submitted with this application. Any signs for the project shall conform to the PUD guidelines and the City Sign Ordinance, and must be submitted for review and approval prior to issuance of sign permits.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based on Findings of Fact which follow;
3. Approval of the Lot Line Adjustment to merge two lots by adopting the attached resolution.

Conditions - Special Permit

- a. The applicant shall redesign the project with the following and be reviewed and approved by the Planning Director prior to building permit issuance:
 - 1) locate parking spaces for Building A on either one parcel or the other. The required parking for each building shall be provided as nearly as possible entirely on their respective parcels;
 - 2) submit a revised landscape plan that provides continuous on-site landscaping strip at least four feet wide along the north property line adjacent to the freeway and drainage canal; and
 - 3) provides minimum 25-foot landscaped setback along the front property line;
 - 4) the two-foot overhang area of the parking spaces shall be incorporated into the adjacent landscape or walkway improvement;
 - 5) a minimum 50-foot setback shall be provided for both buildings, from the freeway and drainage canal boundary;
 - 6) the buildings shall comply with the adopted PUD guidelines and provide finished building materials applied to all sides of the buildings;
 - 7) location and design of trash enclosure structures;
 - 8) the western edge of the proposed driveway at Development Drive shall be moved easterly so it will not be in conflict with the existing street light.
- b. The project shall comply with all requirements of the Norwood Tech PUD Guidelines.

- c. Applicant shall submit a reciprocal parking and access agreement to the Planning Director prior to approval of final inspection of the structures by the Building Division;
- d. The applicant shall submit a signage program for the building for staff review prior to issuance of any sign permits;
- e. The applicant shall submit a detailed landscape, irrigation and shading plan to the Planning Director for review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

- a. The proposed project, as conditioned, is based on sound principles of land use in that, it will conform to the adopted PUD guidelines for the Norwood Tech Business Park that are designed to preserve and enhance the aesthetic values throughout the project;
- b. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor would it result in the creation of a nuisance in that the project will have adequate parking and maneuvering space, driveways will be adequately separated from property lines and other driveways, and the project will be in conformance with an adopted Planned Unit Development schematic plan;
- c. The project, as conditioned, will comply with the 1974 Sacramento City General Plan and the 1984 North Sacramento Community Plan which designate the site for Industrial, and Labor Intensive/Commercial Light Industrial-PUD uses respectively.

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT:
- A. Negative Declaration
 - B. Amendment of Norwood Tech PUD Guidelines to reduce building setback from 50 feet to 20 feet for Lots 8 and 9;
 - C. Amendment of Norwood Tech PUD Guidelines to reduce landscape setback from 25 feet to 15 feet;
 - D. Special Permit to develop two office/warehouse structures on 41± vacant acres in the M-1(S)(PUD) and (HC-PUD) zones in Norwood Tech PUD;
 - E. Lot Line Adjustment to create two parcels.

BACKGROUND INFORMATION: At the June 14, 1984 hearing, the Commission considered the subject proposal and continued this matter so that the amendment of the PUD guidelines could be included as part of the entitlements. The added entitlements to the current proposal consist of amendment of the PUD guidelines to reduce the building setback and landscape setback.

STAFF EVALUATION: Staff's original concerns were relative to:

- landscaping along the freeway;
- landscaping along Opportunity Drive;
- the 50-foot building setback along the freeway;
- finished building materials on all sides;
- the two-foot overhang of parking spaces;
- location of parking spaces

The applicant has indicated general agreement with staff's concerns except for two items:

- the 50-foot building setback along the freeway, and
- the 25-foot landscape setback along the public street.

The applicant requests a reduction of the building setback from 50 feet to 20 feet along the freeway, and requests the landscape strip along Opportunity Drive be reduced from 25 to 15 feet. The staff, therefore, re-advertised the proposal with the added amendments and re-evaluated the project.

1. Building Setback Reduction: The Norwood Tech PUD Development Guidelines require a 50-foot building setback along the freeway for Lots 8 through 12. The applicant has designed Building B (Lots 7 and 8) with a staggered setback ranging from 25 feet to 45 feet. Building A (Lot 9) has a staggered setback ranging from 20 feet to 80 feet. Staff has no objection to the reduced building setback because of the reduced depth of Lots 7, 8 and 9, due to the location of the drainage canal and the freeway off-ramp. The remaining lots along the freeway have adequate depth to provide for a 50-foot building setback (see Exhibit C).

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2. Landscape Setback Reduction: The Norwood Tech PUD Development Guidelines also require that all properties fronting on a public street provide for a 25-foot landscape setback. The applicant is proposing a 15-foot landscape setback (see Exhibit D). The purpose of the 25-foot landscape setback is to provide for a park-like atmosphere. This 25-foot landscape setback is a standard requirement for M-1(S) and M-2(S) (Industrial Park) zones throughout the City. The approval of the reduced landscape strip would set a precedent for other properties in the PUD area. The other four projects which have been approved in this PUD area by the Commission have complied with the 25-foot landscaped setback. Staff therefore cannot support the reduced setback.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the PUD Guideline Amendment to reduce the building setback (Exhibit A);
- C. Denial of the PUD Guideline Amendment to reduce the landscape setback;
- D. Approval of the Special Permit, subject to conditions and based on Findings of Fact which follow;
- E. Approval of the Lot Line Adjustment to merge two lots by adopting the attached resolution.

* Conditions - Special Permit

1. The applicant shall redesign the project with the following, for review and approval by the Planning Director prior to building permit issuance:
 - ✓ a. locate parking spaces for Building A on either one parcel or the other. The required parking for each building shall be provided as nearly as possible entirely on their respective parcels;
 - ✓ b. submit a revised landscape plan that provides continuous on-site landscaping strip at least four feet wide along the north property line adjacent to the freeway and drainage canal;
 - c. the two-foot overhang area of the parking spaces shall be incorporated into the adjacent landscape or walkway improvement;
 - ✓ d. the buildings shall comply with the adopted PUD guidelines and provide finished building materials applied to all sides of the buildings;
 - ✓ e. location and design of trash enclosure structures;
 - f. the western edge of the proposed driveway at Development Drive shall be moved easterly so it will not be in conflict with the existing street light.
2. The project shall comply with all requirements of the Norwood Tech PUD Guidelines.
3. Applicant shall submit a reciprocal parking and access agreement to the Planning Director prior to approval of final inspection of the structures by the Building Division;

*See page 3
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Item No. 5

4. The applicant shall submit a signage program for the building for staff review prior to issuance of any sign permits;
5. The applicant shall submit a detailed landscape, irrigation and shading plan to the Planning Director for review and approval prior to issuance of building permits;
6. Prior to approval of the final building inspection of the subject buildings, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact - Special Permit

1. The proposed project, as conditioned, is based on sound principles of land use in that, it will conform to the adopted PUD guidelines for the Norwood Tech Business Park that are designed to preserve and enhance the aesthetic values throughout the project;
2. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor would it result in the creation of a nuisance in that the project will have adequate parking and maneuvering space, driveways will be adequately separated from property lines and other driveways, and the project will be in conformance with an adopted Planned Unit Development Schematic Plan;
3. The project, as conditioned, will comply with the 1974 Sacramento City General Plan and the 1984 North Sacramento Community Plan which designate the site for Industrial and Labor Intensive/Commercial Light Industrial-PUD uses respectively.

Respectfully submitted,



Wilfred Weitman
Senior Planner

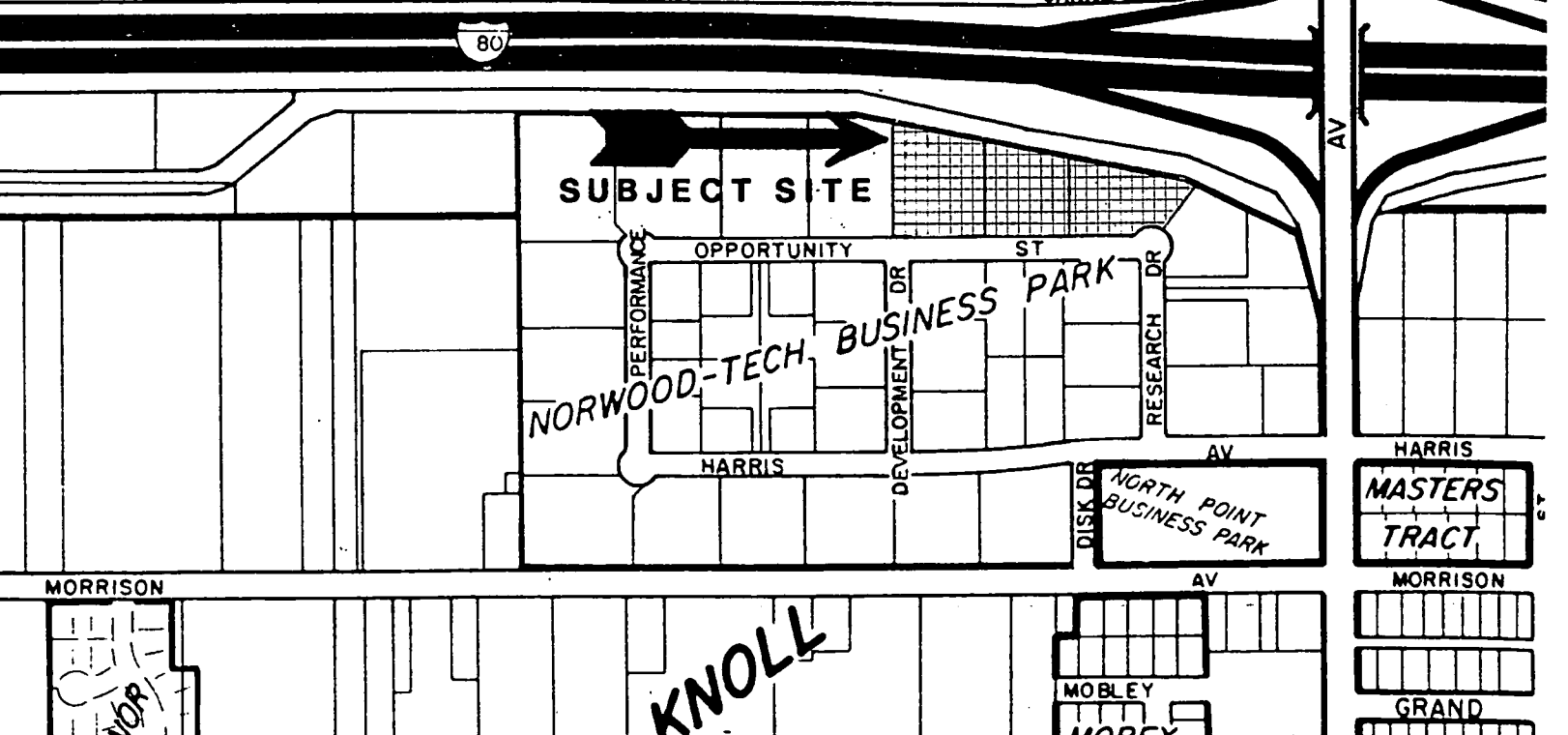
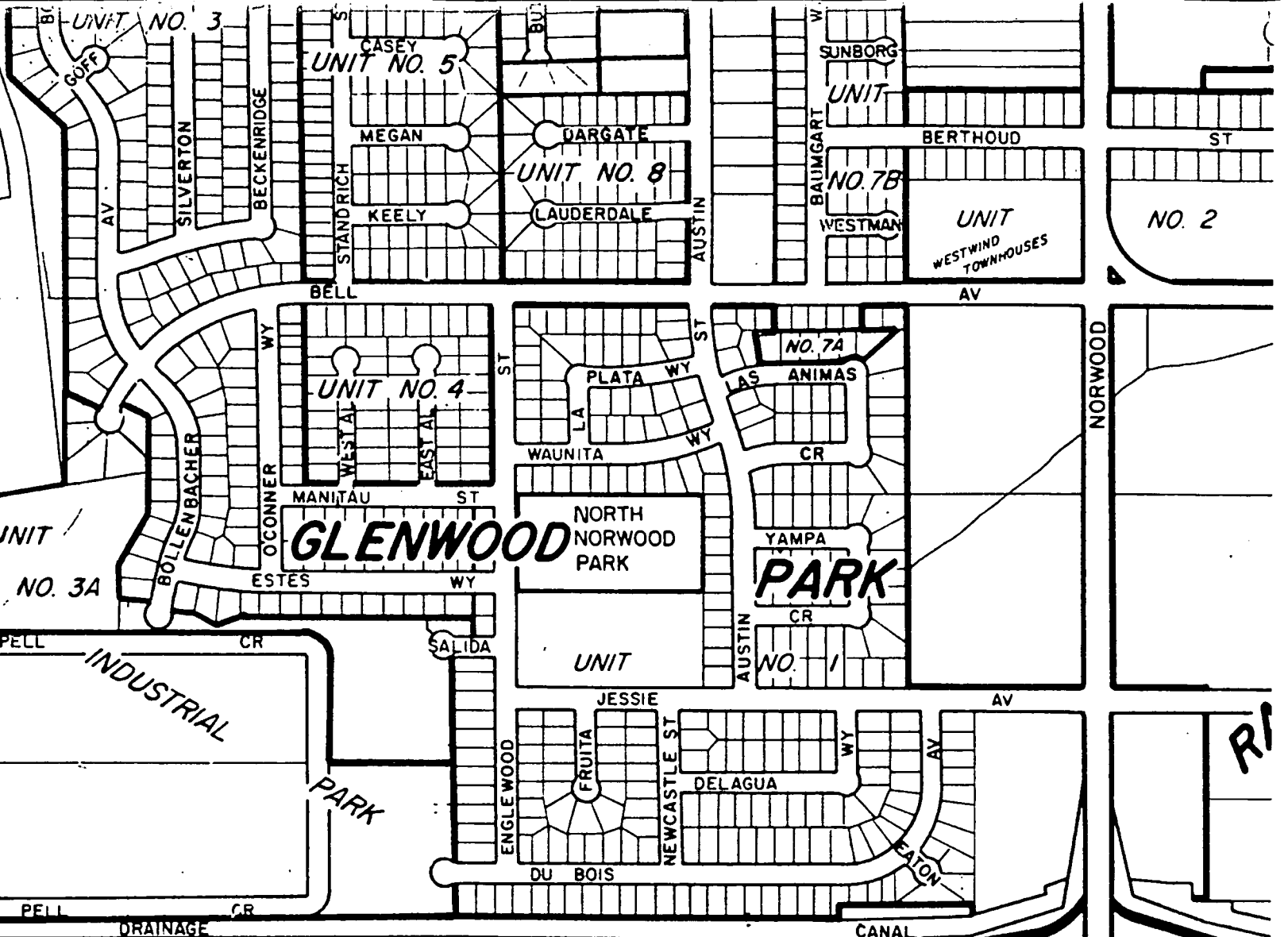
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**The Planning Commission added the following conditions:*

7. *The applicant agrees to commit the owner to introduce prospective employers to the district councilperson and to PIC and SETA to discuss employment possibilities for area residents.*
8. *The applicant agrees to commit to meet with PIC and SETA to prospective employers educated on employment programs and incentives.*

(See Exhibit D for amendment)

003133



VICINITY MAP

003136

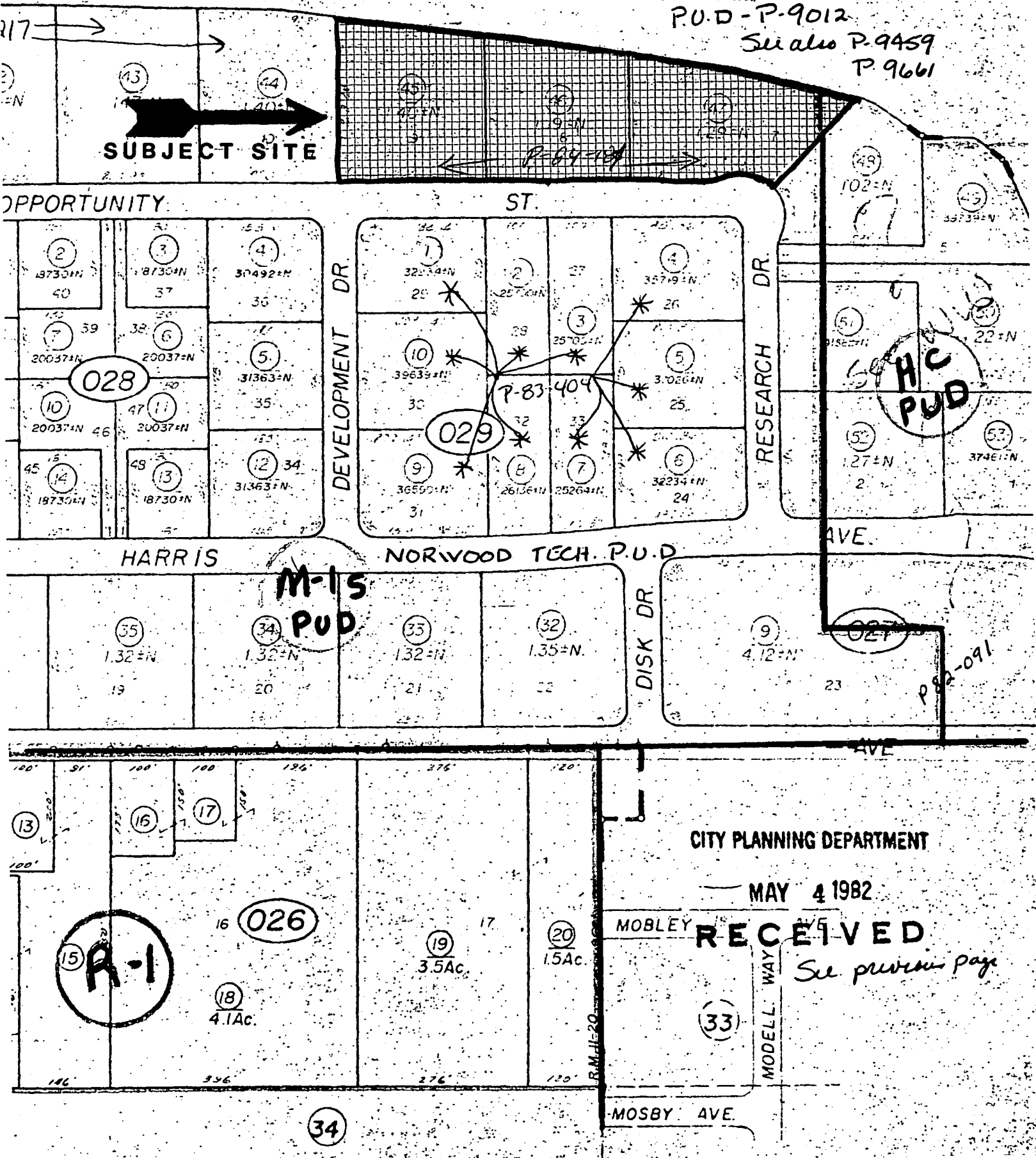
P84-184

7-12-84
6-14-84

No. 285

POR. SEC. 3, RANCHO DEL PASO

P.U.D - P-9012
See also P. 9459
P. 9661



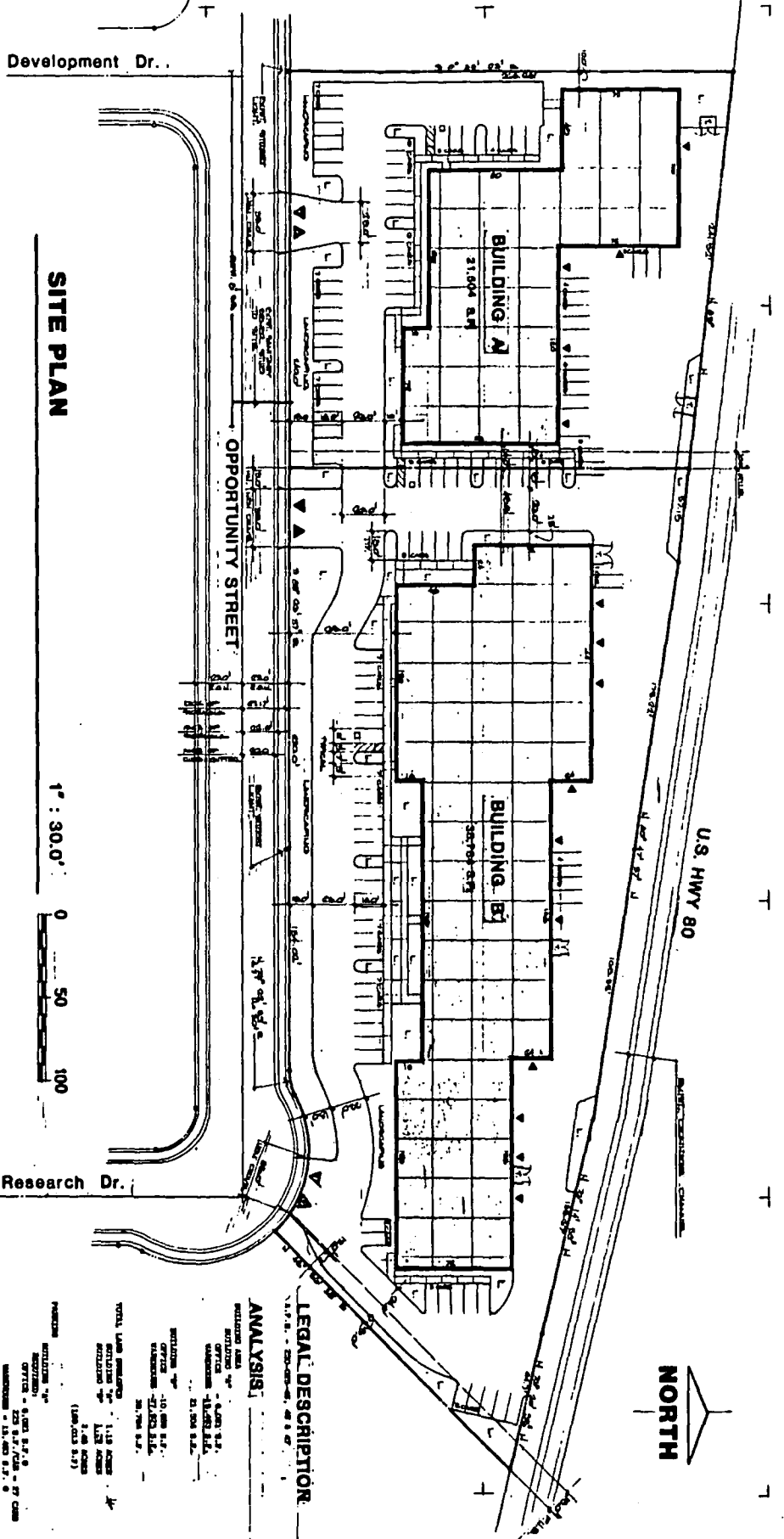
LAND USE/ZONING

003137

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7-12-84
6-14-84

No. 285



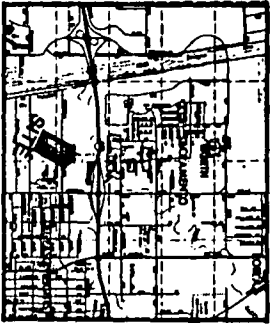
SITE PLAN

1" = 30.0'



003139

VICINITY MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION
 1/4, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ANALYSIS

EXISTING BUILDING	10,000 S.F.	40 CARS
EXISTING OFFICE	20,000 S.F.	80 CARS
EXISTING WAREHOUSE	10,000 S.F.	40 CARS
EXISTING TOTAL	40,000 S.F.	160 CARS
NEW BUILDING A	31,004 S.F.	124 CARS
NEW BUILDING B	34,000 S.F.	136 CARS
NEW TOTAL	65,004 S.F.	260 CARS
TOTAL LAND AVAILABLE	1,115 ACRES	44,600 CARS
TOTAL CARS AVAILABLE	1,115 ACRES	44,600 CARS
TOTAL CARS AVAILABLE (EXCLUDING 317)		44,283 CARS

REVISIONS

DATE	BY	REVISION
4/11/84		

SIGNATURES

DATE	BY	REVISION
4/11/84		

NOTES: ALL PARKING IS BASED ON DEVELOPMENT PERMITS APPROVED UNDER THE CITY PLANNING DEPARTMENT. (APPLICATION NO. P-4023)

NORWOOD TECH. BUSINESS PARK
 Sacramento, California
 Norwood Ave. & Hwy 80
 For: Mr. John Banchemo

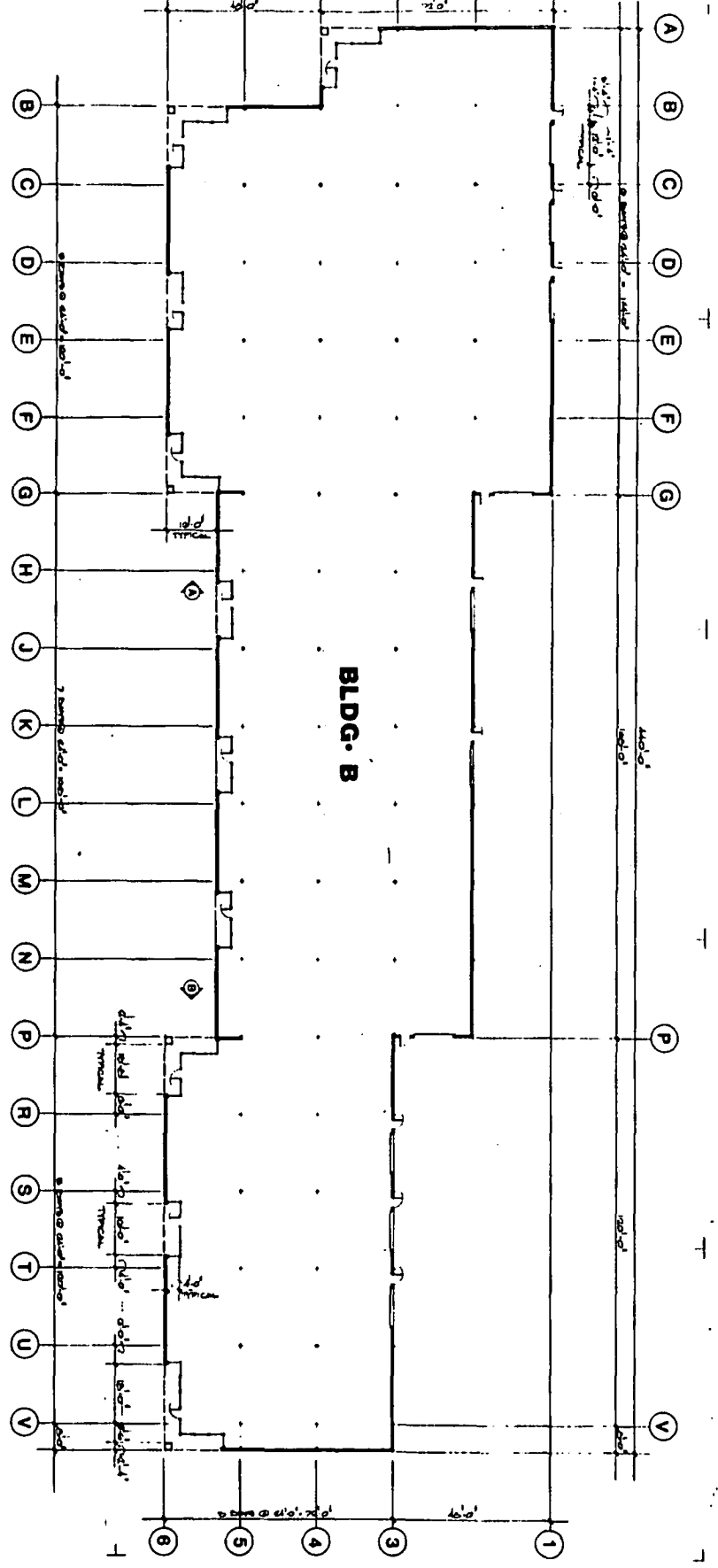
architects • engineers • planners
the frandsen group
 2838 fulton avenue suite-b
 sacramento, ca. 95821 816-488-0177



003140

FLOOR PLAN

1/16" = 1'-0"



BLDG. B

SIGNATURE	DATE	7/1/84
	DESIGNER	
JOB NO.	8-2084-1	
	SHEET NO.	
A4		

NORWOOD TECH. BUSINESS PARK
 Sacramento, California
 Norwood Ave. & Hwy 80
 For: Mr. John Banchemo

architects • engineers • planners
the frandsen group
 2838 fulton avenue sacramento, ca. 95821 suite-b 916-488-0177

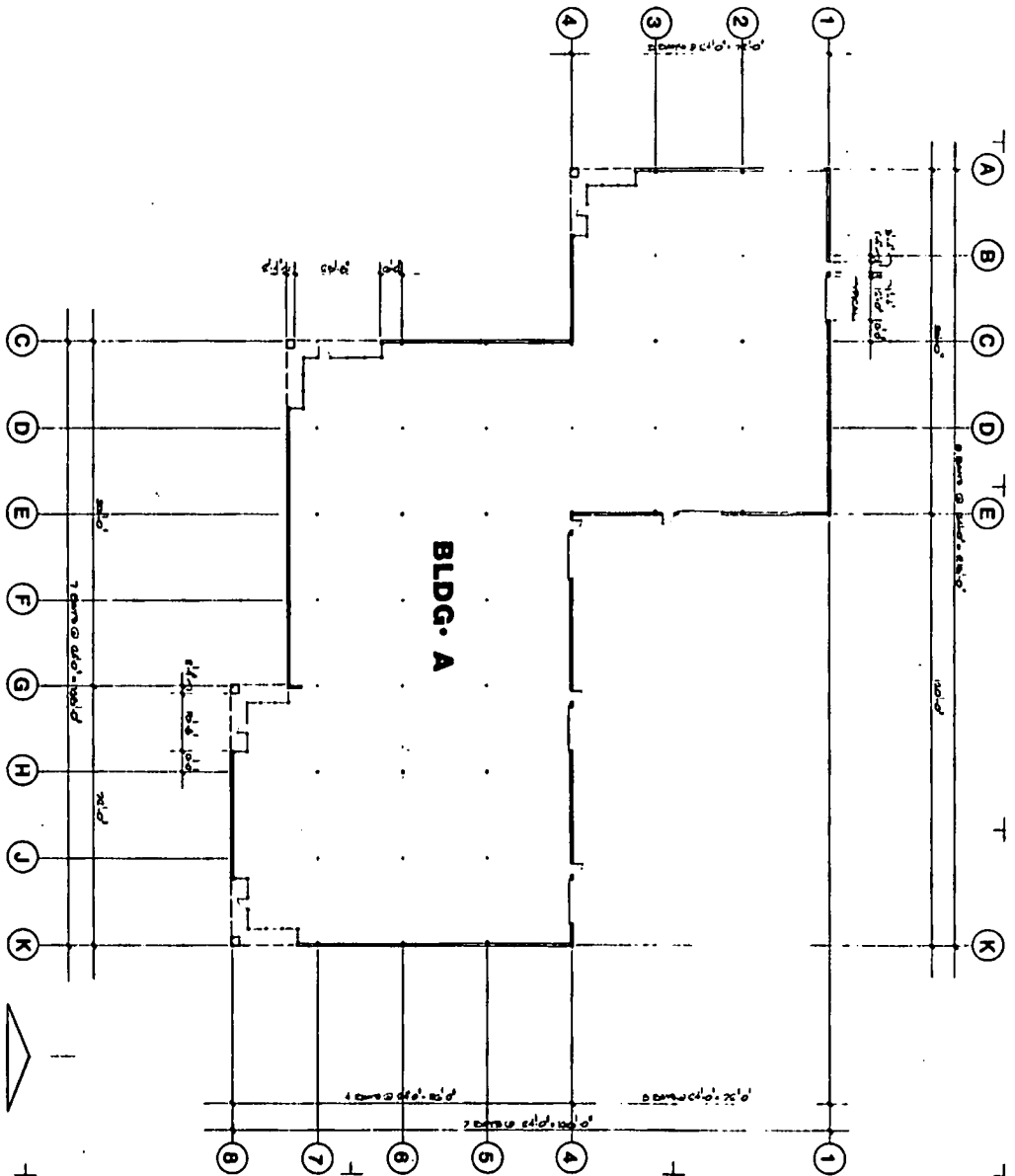


7-12-84
6-14-84

003141

FLOOR PLAN

1/16" = 1'-0"



SIGNATURE	DATE	4/1/84
	REVISIONS	
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	SHEET NO.	
A2		

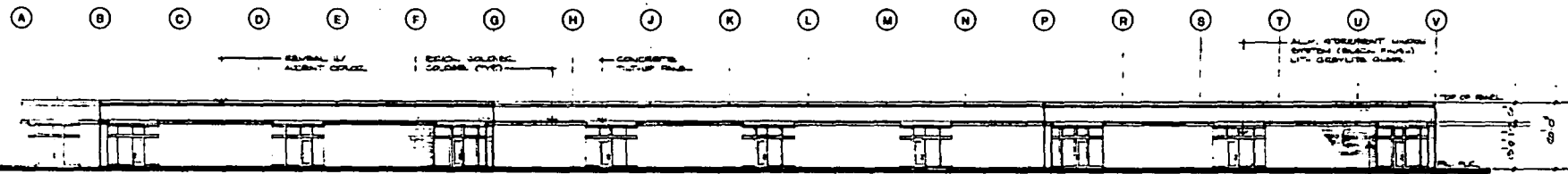
NORWOOD TECH. BUSINESS PARK
 Sacramento, California
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architects • engineers • planners
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 2638 fulton avenue sacramento, ca. 95821 suite-b 916-489-0177



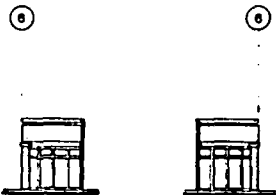
IP 84184

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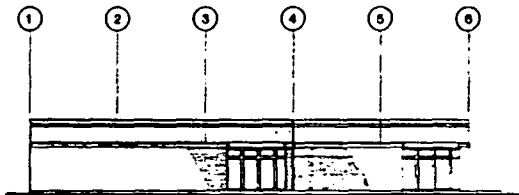
SOUTH ELEVATION

1/16" = 1'-0"

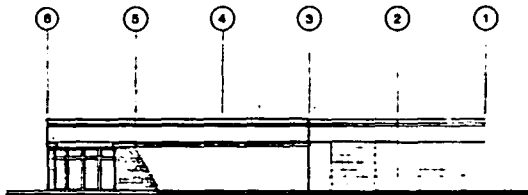


ELEV. A

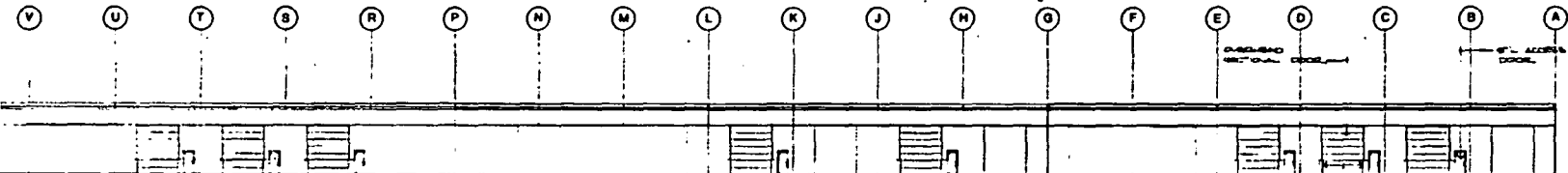
ELEV. B



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

1/16" = 1'-0"

003142

No. 885



architects • engineers • planners
the frandsen group
 2638 fulton avenue suite-b
 sacramento, ca. 95821 916-486-0177

NORWOOD TECH. BUSINESS PARK
 Sacramento, California
 Norwood Ave. & Hwy 80
 For: Mr. John Banchemo

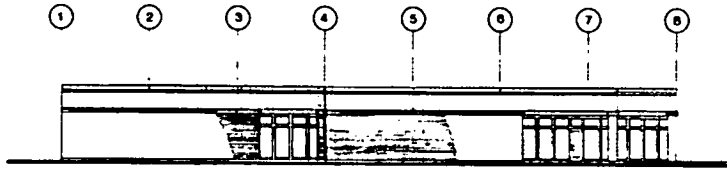
SIGNATURE	
REVISIONS	
DATE	4/1/84
JOB NO.	B-2684-1
SHEET NO.	A5

P 84184

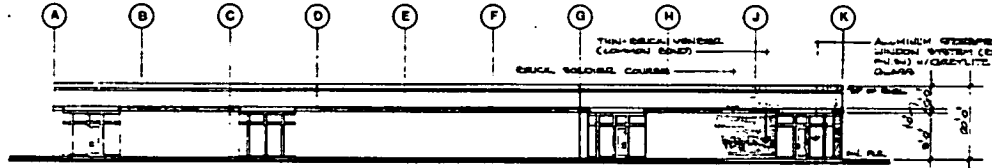
7-12-84
H.B.

003143

No. 275

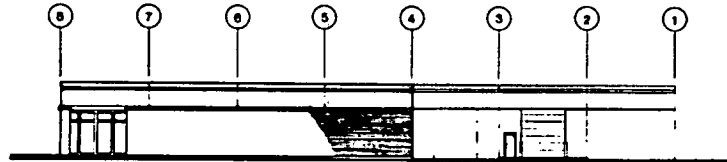


WEST ELEVATION

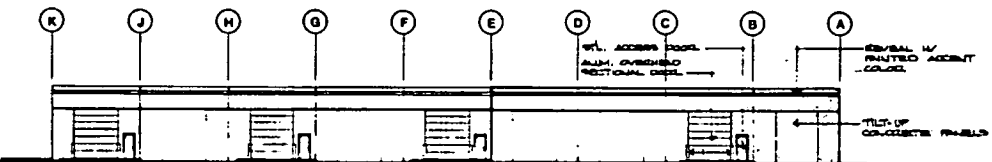


SOUTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION



NORTH ELEVATION

1/16" = 1'-0"



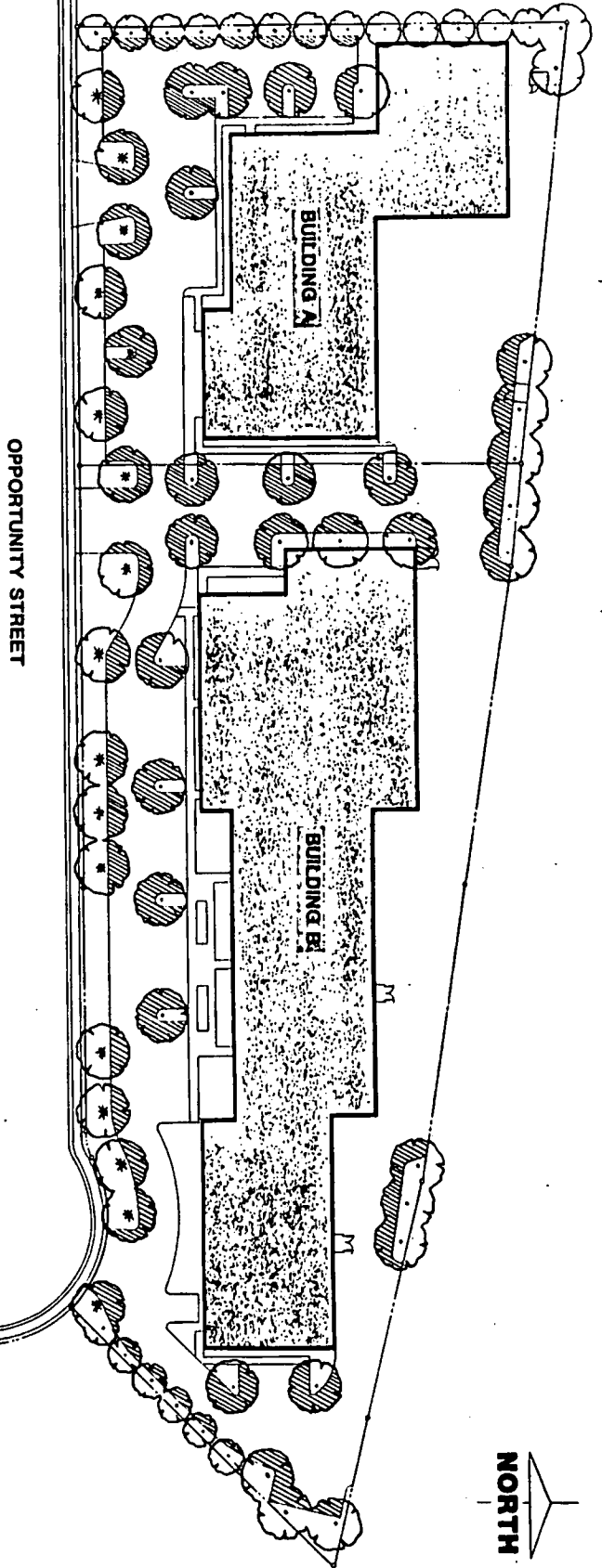
architects • engineers • planners
the frandsen group
 2838 fulton avenue suite: 219
 sacramento, ca. 95821 916-488-0179

NORWOOD TECH. BUSINESS PARK
 Sacramento, California
 Norwood Ave. & Hwy 80
 For: Mr. John Banchoer

SIGNATURE	
REVISIONS	
DATE	4/1/84
JOB NO.	B-2884-1
SHEET NO.	A3

7-12-84
6-11-84

No. 885



Development Dr.

OPPORTUNITY STREET

Research Dr.



PRELIMINARY LANDSCAPE PLAN

1" = 30.0'

ANALYSIS

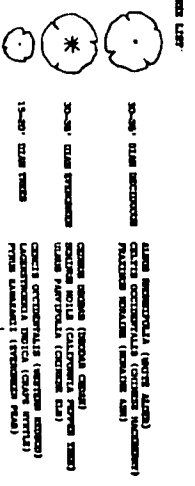
5. LANDSCAPE CONDITIONS

TOTAL LANDSCAPE CONDITIONS	28,977 S.F.
BUILDING A	21,804 S.F.
BUILDING B	20,796 S.F.
TOTAL PAVED PARKING AREA	40,000 S.F.
TOTAL PAVED RELATIVELY	4,000 S.F.
TOTAL LAND DEVELOPED	109,000 S.F.
5. LANDSCAPE CONDITIONS - 28,977 S.F.	100.0%
100.0%	100.0%

6. PLANT MATERIALS

RECOMMENDED	20,000 S.F.	18,000 S.F.
TOTAL PAVED RELATIVELY	40,000 S.F.	40,000 S.F.
TOTAL PAVED AREA	40,000 S.F.	40,000 S.F.
6. PLANT MATERIALS - 20,000 S.F.	100.0%	100.0%
100.0%	100.0%	100.0%

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SIGNATURE	
DATE	4/1/84
REVISIONS	
JOB NO.	B-2684-1
SHEET NO.	L1

NORWOOD TECH. BUSINESS PARK
 Sacramento, California
 Norwood Ave. & Hwy 80
 For: Mr. John Banchemo

architects • engineers • planners
the frandsen group
 2638 fulton avenue suite-b
 sacramento, ca. 95821 916-488-0177



DESCRIPTION

All that real property located in the State of California, County of Sacramento, City of Sacramento, as shown on the "Plat of Norwood - Tech - Business Park, in the office of the Official Recorder in said County of Sacramento, more particularly described as follows:

Beginning at the Southwest corner of Lot 8 of said "Plat of Norwood - Tech - Business Park," and bearing North $00^{\circ} 33' 23''$ East, 241.26 feet; thence South $83^{\circ} 01' 13''$ East, 57.13 feet; thence South $80^{\circ} 47' 57''$ East, 340.57 feet; thence South $76^{\circ} 14' 59''$ East, 133.67 feet; thence South $76^{\circ} 20' 53''$ East, 84.70 feet; thence South $45^{\circ} 56' 38''$ West, 203.36 feet; thence West along the arc of a curve concave to the South, having a radius of 70 feet and subtended by a chord bearing North $80^{\circ} 55' 43''$ West, 84.01 feet; thence West along the arc of a curve concave to the North, having a radius of 30 feet and subtended by a chord bearing South $76^{\circ} 22' 39''$ West, 14.70 feet; thence along the Right-of-Way of Opportunity Street on a bearing North $89^{\circ} 26' 37''$ West 364.02 feet to the point of beginning.

END OF DESCRIPTION

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No. 5
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BUILDING STANDARDS

A. BUILDING HEIGHT AND SETBACK

- * a. A minimum 25-foot street setback of buildings shall be provided on all streets. A minimum 50-foot setback from the freeway and drainage canal shall apply for Lots 10 through 12; Lots 8 and 9 shall have a minimum setback of 20 feet from the freeway.
- b. A 30-foot building setback is required for all buildings located in proximity to adjacent residential properties.
- c. Building height is limited to 30 feet.

B. EXTERIOR WALL MATERIALS

- a. The purpose and intent of this section is to encourage, not restrict, the creative and innovative use of materials and methods of construction, and to prevent indiscriminate and insensitive use of materials and design.
- b. Finish building materials shall be applied to all sides of a building which are visible to the general public and occupants of the same and other buildings.
- c. Concrete block exposed to the exterior shall not be acceptable to any purpose or use, unless approved by the Architectural Review Committee and the City of Sacramento Planning Department.
- d. The effect of a material used on a building shall be considered in relationship to all other buildings in the development and shall be compatible with other buildings.
- e. Although neo-traditional styles of design are discouraged, if they are used, the materials selected shall be in keeping with that style.

C. COLORS

- a. All colors shall be harmonious and compatible with colors of other buildings in the development and the natural surroundings.
- b. The general overall atmosphere of color shall be natural tones. Wood, natural stone, brick, cork duranodic aluminum finishes, etc., shall be the background colors. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural Review Committee and approval by the City Planning Department.

003147.

HARMONIOUS TO THE FREWAY

- t. Land coverage: four ratios
- 1) building pad area and % of total lot coverage
 - 2) landscaped area and %
 - 3) paved other area and %
- u. Dimensions for typical parking stalls and maneuvering areas, indicating setbacks of buildings, building separation, etc.
- v. Bars scales on all plans.

4. ENVIRONMENTAL STANDARDS

A. GENERAL

All the elements of Norwood Tech Business Park shall be designed to create a desirable environment. Each element shall have a defined internal relationship and be in architectural harmony with other surrounding areas. Natural lawns with permanent irrigation interspersed with tree planting and service facilities will tie together the individual elements throughout the project. Consideration shall be given to preserving existing trees and desirable topographic features.

B. LANDSCAPING

Minimum Landscaping Coverage per Project in PUD: All landscaping referred to in this section shall be maintained in a neat and orderly fashion. Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 20 percent. (CPC amended to...shall be 15 percent.)

Front Yard Setback Area: Landscaping in these areas shall consist of an effective combination of trees, ground cover, and shrubbery.

Side and Rear Yard Setback Area: All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a 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 areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the number of required trees. Trees, equal in number to one (1) tree per twenty-five (25) lineal feet of each property line, shall be planted in the above defined areas in addition to required ground cover and shrub material.

* Off-Street Setback Area: A minimum of 25 feet setback shall be provided on all private and public streets within the PUD. The setback area shall be developed and maintained as open landscaped and green area. Setbacks of Lots 7, 8 and 9, however, shall be reduced to 15 feet.

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