

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton & Pitalo; 1430 Alhambra Blvd., Ste. 200; Sac. CA 95816				
OWNER	A/A Key Builders Supply & J.B. Company; 2101 Evergreen St.; Sac., CA 95815				
PLANS BY	Applicant				
FILING DATE	9-15-87	ENVIR. DET.	9-28-87	REPORT BY	FG
ASSESSOR'S PCL. NO.	237-0031-028; 250-0351-001, 002, 003; 250-0025-001, 002, 003				

APPLICATION:

- A. Negative Declaration
- B. Rezone 6.9+ acres from Agriculture (A) to Light Industrial (Labor Intensive) (Planned Unit Development) (M-1(S)(LI)PUD).
- C. Tentative Map to subdivide 23+ acres into three lots.
- D. Amend Norwood West PUD and Schematic Plan.

LOCATION:

North side of Morrison Avenue, approximately 1,500+ ft. west of Disk Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 23+ acres into three lots and to rezone 6.9+ acres from Agriculture (A) to Light Industrial/Labor Intensive-Planned Unit Development (M-1(S) LI-PUD).

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Labor Intensive
Existing Zoning of Site:	M-1(S)LI PUD and A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: I-80, drainage canal; A
South: Vacant, single family; R-1
East : Vacant, single family; A
West : Vacant, warehouse, commercial; M-1(S)PUD

Property Dimensions:	Irregular
Property Area:	23.2+ acres (gross)
Topography:	Flat
Street Improvements & Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 7, 1987, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the conditions which follow.

BACKGROUND INFORMATION: On April 10, 1986, the Planning Commission recommended approval and the City Council subsequently approved a rezone from Agriculture (A) to Light Industrial-Labor Intensive-Planned Unit Development (M-1(S) (LI)PUD), PUD designation for Norwood West Business Park and a PUD Schematic Plan for the west 13± acres of the subject site (P86-108). On January 8, 1982, an application for a rezone and a PUD Schematic Plan was submitted but was withdrawn later by the applicant (P9661).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of seven lots totaling 23.2± acres which are zoned Agriculture (A) and Light Industrial-Labor Intensive-Planned Unit Development (M-1(S)LI)PUD). The 1984 North Sacramento Community Plan designates the site for labor intensive, office, commercial, light industrial uses.

B. Norwood West Business Park PUD:

The westerly 13.9± acres of the subject site is located in the Norwood West Business Park PUD. The remainder of the site is not located within a designated PUD and staff recommends that the existing PUD be modified to include this area. The Norwood West PUD Guidelines are based upon the format established in both the Norwood Tech and Norwood I-80 PUD'S (see Exhibit A - Norwood West PUD Guidelines).

C. Rezone:

The applicant proposes to rezone the west 13± acres of the subject site from Agriculture (A) to Light Industrial-Labor Intensive Planned Unit Development (M-1(S)(LI)PUD). This zone change would be consistent with existing zoning to the east and west of the site. Staff would have no objections to the rezoning.

D. Schematic Plan:

The applicant has submitted a Schematic Plan indicating the following uses:

Parcel 1 - 35,150 sq. ft. (warehouse)
 Parcel 2 - 85,850 sq. ft. (warehouse)
 Parcel 3 - 249,700 sq. ft. (warehouse)

The applicant should be aware that a special permit is required from the Commission to develop each parcel.

E. Morrison Avenue Wall:

An eight foot high, solid masonry wall is constructed along the north side of the Morrison Avenue right-of-way up to the subject site. The applicant's plan does not indicate continuation of the masonry wall, however, staff will recommend that the wall be extended along Morrison Avenue. In order to ensure wall construction, staff recommends, as a condition of the tentative map, that the wall be constructed prior to the recordation of the final map. This would assure that the wall would be installed prior to site development.

F. Tentative Map:

The applicant is proposing to subdivide the 23.2± acres (gross) into three lots (Parcel 1 - 13.9± net acres; Parcel 2 - 5± net acres; Parcel 3 - 1.9± net acres). The tentative map would provide for the extension of Harris Avenue and Opportunity Street through the PUD and the future development of the proposed lots.

G. Conclusion:

Staff recommends approval of the rezone, tentative map and PUD Schematic Plan since it will provide for the extension of Harris Avenue and Opportunity Street. In addition, the North Sacramento Community Plan designates this site for labor intensive land uses.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following Mitigation Measure:

The applicant shall submit a tree preservation program for the review and approval of the City Arborist indicating the exact location of all trees on the site, their size, species and vitality and indicating which trees are to be preserved or removed, prior to issuance of any building permits.

RECOMMENDATION: Staff recommends the following action:

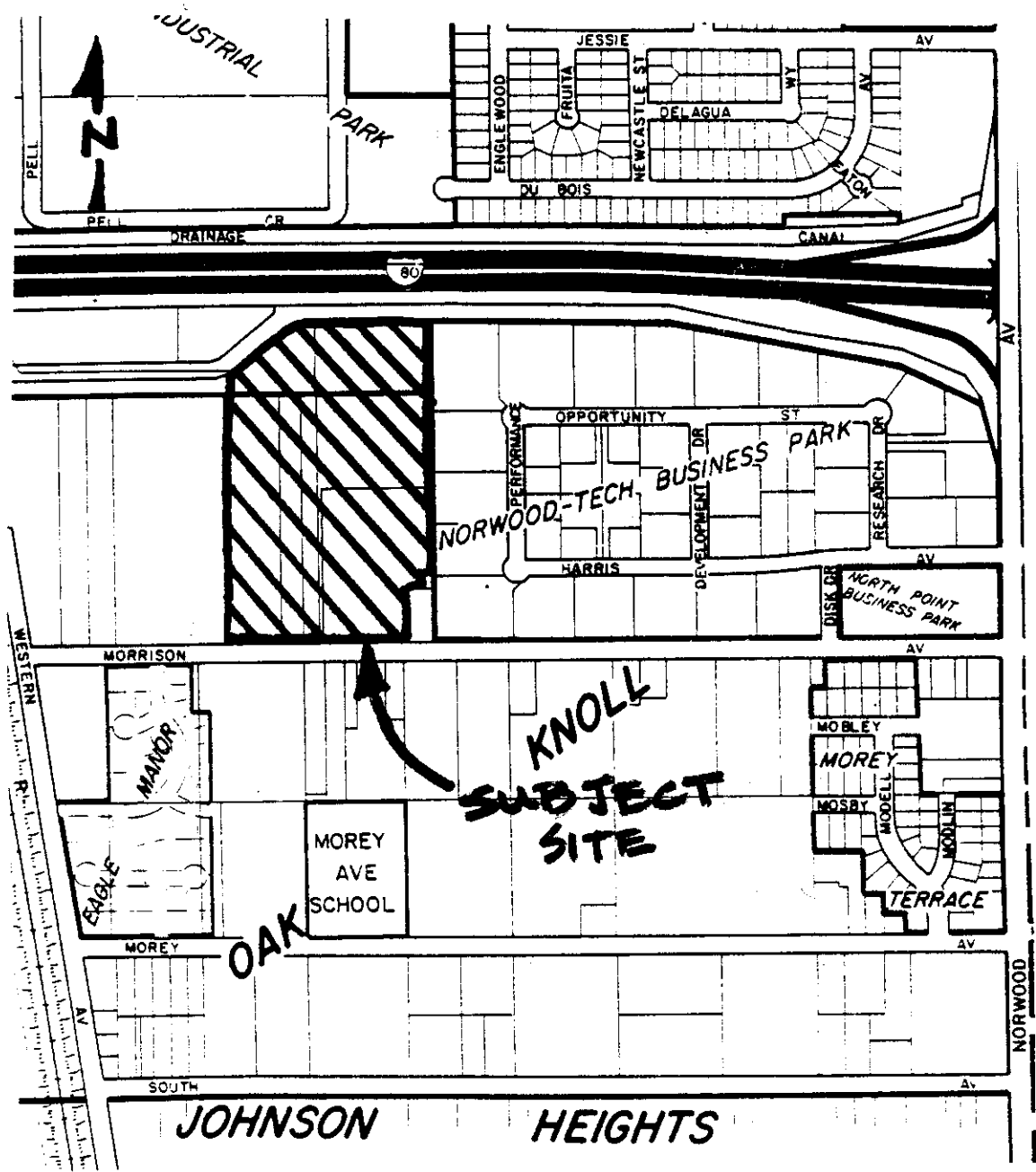
- A. Ratify the Negative Declaration;
- B. Recommend approval of the rezone from Agriculture (A) to Light Industrial Labor Intensive PUD (M-1(S)(LI)PUD);
- C. Recommend approval of the tentative map subject to the conditions which follow;
- D. Recommend approval of the amendment of the Norwood West PUD and Schematic Plan.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Improvements shall include 15 ft. of paving on the south side of Morrison Avenue.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments, if necessary.
4. Meet all County Sanitation District Water Quality Division requirements.
5. Submit a soils test prepared by a registered engineer to be used in street design.
6. Annex to Regional Sanitation District and pay necessary fees.
7. Dedicate a standard 12.5-foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
8. Extend off-site drain, sewer and water and provide easement for 18 in. sewer line on parcels 1 and 2, if necessary.
9. All or a portion of the property lies in an area the Federal Emergency Management (FEMA) has identified as Floodway area in zone AE. No fill, new construction, substantial improvements and other development shall occur within the Floodway unless certification is provided by a registered professional engineer to the governing agency that said development will not increase the base flood elevation. These regulations condition the issuance of City permits and/or other approvals.
10. Verify that the elevations shown on the map are based on the same data used for FIRM flood maps.
11. Construct standard improvements off-site east to existing improvements. Fifteen feet of paving for opposite lane also required. City will condemn any necessary off-site right-of-way at developer's expense.

12. Construct both off-site I.O.D.'S to the east to a 58 ft. right-of-way with standard improvements.
13. Show all existing easements on final map.
14. Abandon 60 ft. right-of-way on Parcel 1 with recordation of this map.
15. Abandon all wells under permit from the County Health Department.
16. Remove to an approved dump site, all tires, junk and rubbish, abandoned vehicles and auto parts to the satisfaction of the City/County Health Department and the City Planning Director.
17. Provide an access to the west to the satisfaction of the Traffic Engineer (will create a 4th parcel).
18. Dedicate a 12.5 ft. P.U.E. for overhead electrical facilities and appurtenances adjacent to Morrison Avenue.
19. The applicant shall submit a tree preservation program for the review and approval of the City Arborist indicating the exact location of all trees on the site, their size, species and vitality and indicating which trees are to be preserved or removed prior to issuance of any building permits.

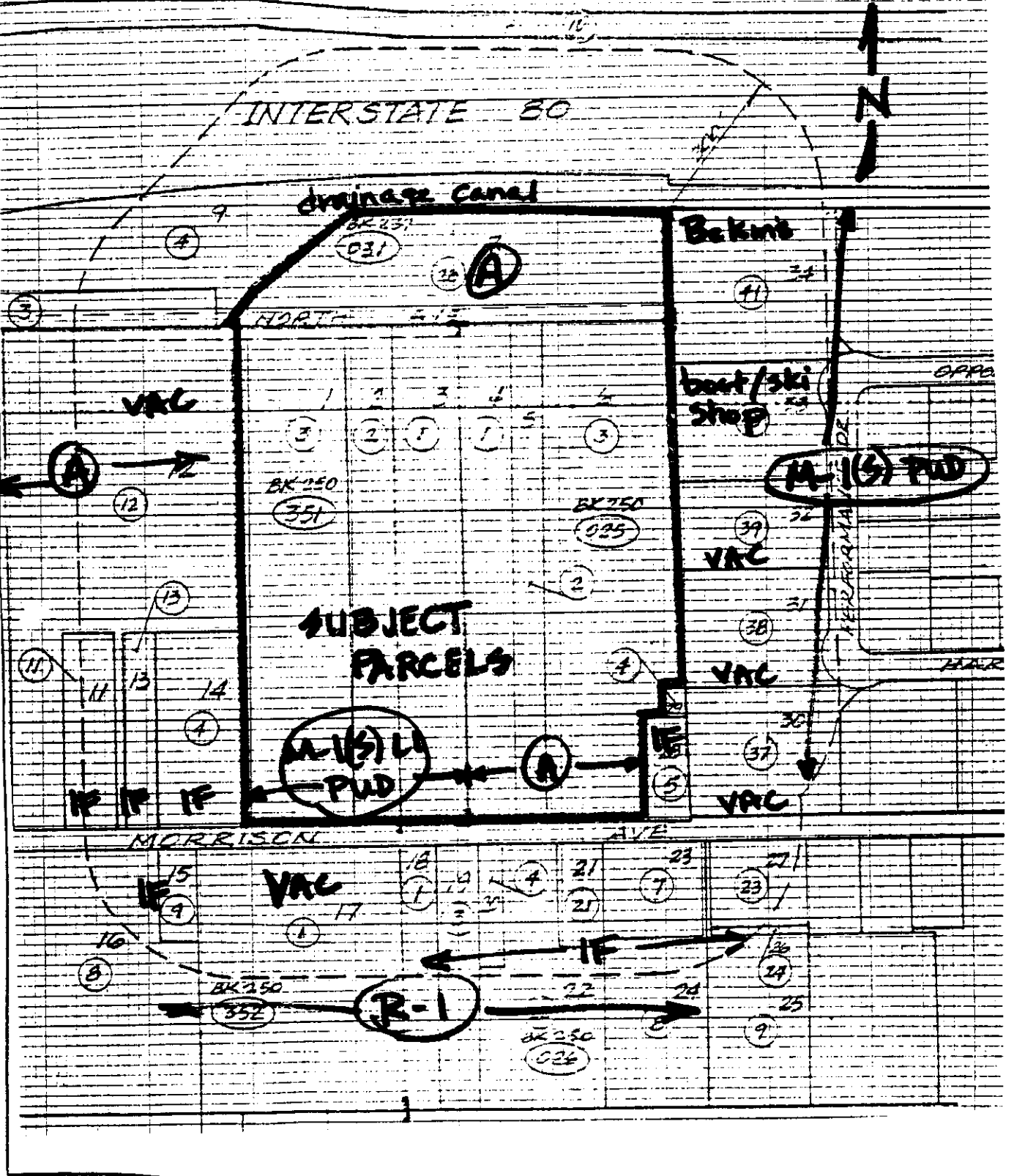


VICINITY MAP

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10-22-87
12-3-87

Item 9



LAND USE & ZONING MAP

PS7-407

10-22-87

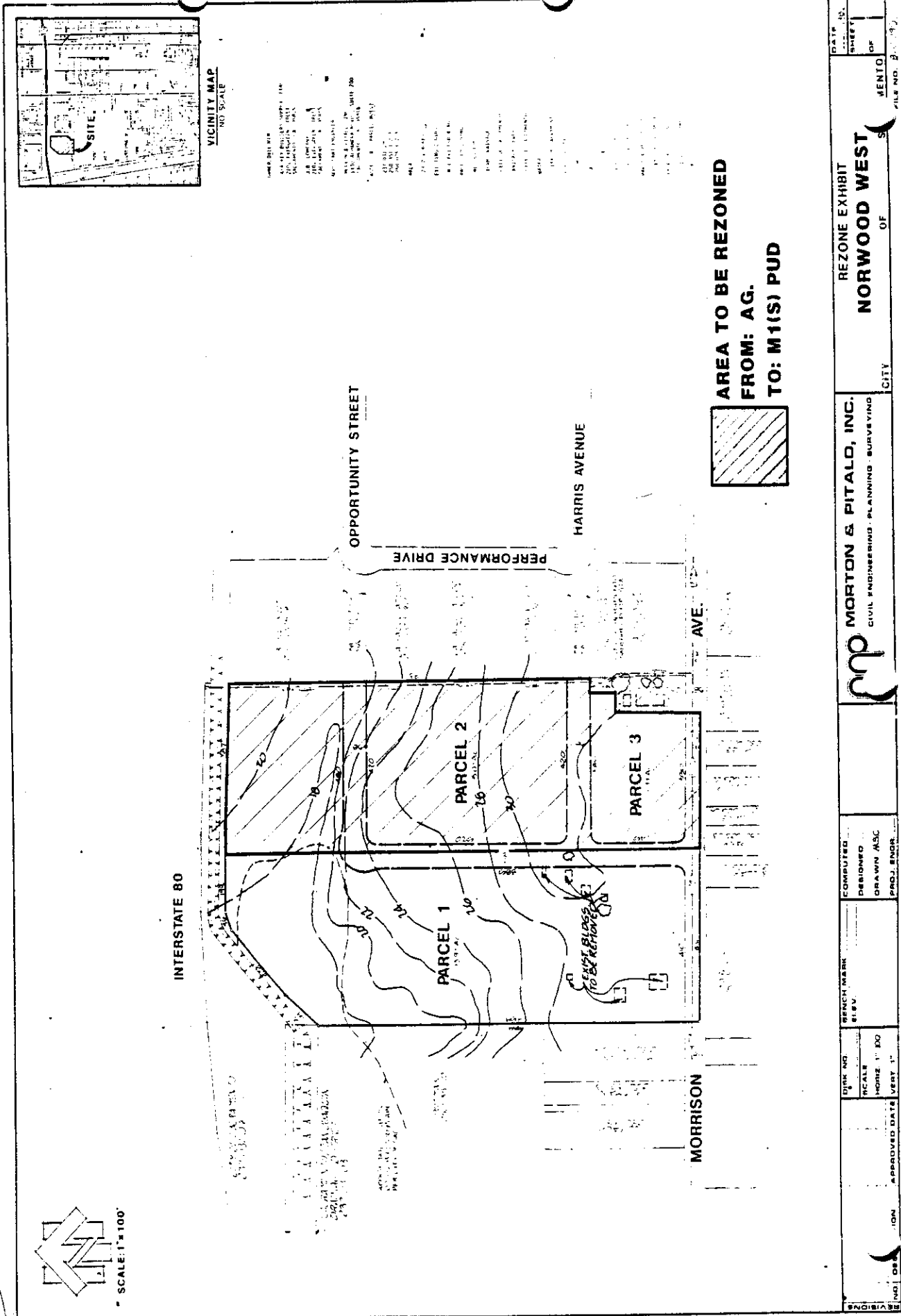
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Item 9



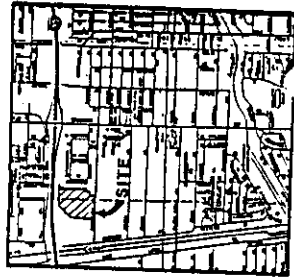


SCALE: 1" = 100'

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12-3-77

Item 9



VICINITY MAP
NO SCALE

DATE: 12-3-77
DRAWN BY: J.P. GORDON
CHECKED BY: J.P. GORDON
APPROVED BY: J.P. GORDON

PROJECT: TENTATIVE PARCEL MAP FOR NORWOOD WEST
OWNER: MORTON & PITALO, INC.
ADDRESS: 2100 FRANKLIN STREET, SACRAMENTO, CA 95811

APPROVED BY: J.P. GORDON
DATE: 12-3-77

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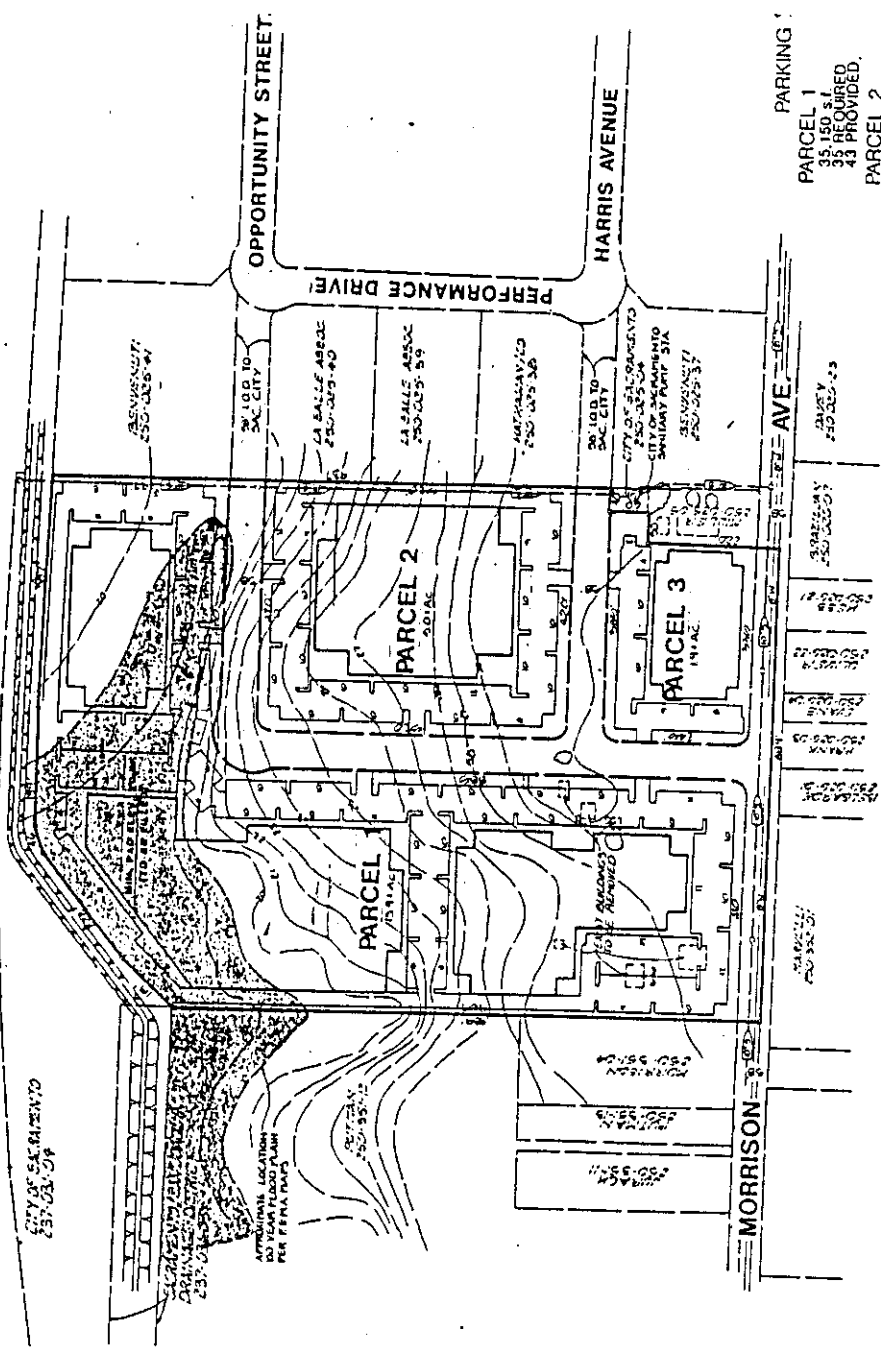
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DATE: 12-3-77



SCHEMATIC PLAN

PARKING:
PARCEL 1
 35,150 s.f. REQUIRED
 43 PROVIDED
PARCEL 2
 88,850 s.f. REQUIRED
 189 PROVIDED
PARCEL 3
 249,700 s.f. REQUIRED
 331 PROVIDED

SCHEMATIC PLAN

TENTATIVE PARCEL MAP
NORWOOD WEST

OF SACRAMENTO

MORTON & PITALO, INC.
 CIVIL ENGINEERING · PLANNING · SURVEYING



CITY

COMPLETED	BY: J.P. GORDON
DESIGNED	BY: J.P. GORDON
DRAWN	BY: J.P. GORDON
PROJ. ENGINEER	BY: J.P. GORDON

BOOK NO.	
SCALE	HORIZ. 1" = 100'
APPROVED DATE	12-3-77
APPROVED BY	J.P. GORDON

NO.	DESCRIPTION	APPROVED DATE	APPROVED BY
1			

NO. 1 OF 1

EXHIBIT A

AMENDED BY STAFF 4/10/86

**Norwood West
Planned Unit Development
Guidelines
P# 86-108**

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1. PURPOSE AND INTENT

NORWOOD/WEST BUSINESS PARK is being created as a planned unit development composed of light-industrial and related office uses intended to provide an interrelated total environment, utilizing a common theme while encouraging architectural variation.

These guidelines will be adopted by the NORWOOD/WEST BUSINESS PARK Architectural Review Committee to achieve a goal of commonality in detailed development plans for the project area. The duties and responsibilities of the Architectural Review Committee are defined in the Covenants, Conditions and Restrictions which are to be recorded.

The Architectural Review Committee shall adhere to the following PUD general objectives in reviewing the development plans:

- a. To enhance the value of land and structures within and adjacent to the project;
- b. To minimize congestion due to vehicular and pedestrian circulation within the project area;
- c. To preserve and enhance the aesthetic values throughout the project;
- d. To encourage safety, comfort, convenience and general welfare.

The guidelines are intended to act as a supplement to existing City ordinances and shall prevail when more restrictive than the City ordinance. Any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

The developer and employer tenants shall work with the Private Industry Council to develop an employment plan for North Sacramento residents. In addition, the developer and employer tenant shall assist in the City's effort to revitalize the economic conditions in the surrounding area by making efforts to notify residents of employment opportunities.

2. PERMITTED USES

Uses normally permitted in the M-1 zone may be established by obtaining a special permit from the Planning Commission except for the following uses which will not be allowed:

- a. Truck terminal
- b. Concrete batch plant
- c. Cement or clay products manufacturing
- d. Junk yard
- e. Lumber yard
- f. Planning mill
- g. Gas manufacturing

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- h. Petroleum and a bottle gas storage
- i. Fuel yard
- j. Uses that may be adverse to the adjacent residences
- k. Warehouse use greater than 49% of total building area

3. PROCEDURES FOR APPROVAL

Development of parcels in the PUD are subject to special permit approval by the City Planning Commission. 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.

Check List for Submittal

- a. Names and addresses of builder and developer
- b. Project site layout with dimensions taken from the record map
- c. Location of proposed buildings
- d. All submissions must include topography showing existing grades and floor elevations
- e. Proposed landscaping, including automatic irrigation systems
- f. Building elevations to indicate the height to top plate and to the top of the roof
- g. Streetnames and right-of-way widths
- h. Locations and details of temporary and permanent signs
- i. Temporary and permanent fences, including height and type of construction
- j. Easements
- k. Drainage pipes, beams and retaining walls
- l. Driveways, parking areas, pathways and lighting
- m. Location and details of patios
- n. Exterior storage and screening devices for trash, mechanical equipment and meters
- o. Electrical transformers
- p. Sewer alignments and locations of manholes
- q. Mailboxes and outside directional boards

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- r. Roof projections
- s. Land coverage:
 - 1) building area and percent of total lot coverage
 - 2) landscaped area
 - 3) paved area
- t. Dimensions and numbers of the parking stalls, driveways, setbacks of buildings, and building separations
- u. A bar scale shall be indicated on all plans

4. ENVIRONMENTAL STANDARDS

A. GENERAL

NORWOOD/WEST 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.

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.

Front Yard Setback Area: Landscaping in this area shall consist of any effective combination of trees, ground cover and shrubbery. The setback area shall include an undulating berm with an average height of three to four feet.

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. A minimum 4-foot wide continuous landscape strip is required on all interior property lines, along the entire length of these property lines. 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 public streets within the PUD. The setback area shall be developed and maintained as open landscaped and green area.

The major treatment for all setback areas shall be lawn and trees. The Morrison Avenue frontage is to have a minimum average of twenty-five (25) feet of landscaped setback. At least 75 percent of the ground cover treatment within landscaped areas shall be lawn.

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Freeway/Drainage Canal Frontage: A minimum 6-foot wide continuous landscape strip shall be provided along the north property line adjacent to the drainage canal. The landscape strip shall be planted with large growing evergreen trees which will form a continuous natural visual screen from the I-80 Freeway. Trees, equal in number to one (1) tree per 15 lineal feet shall be planted in the above defined areas.

The special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of building permit. Landscaping shall be installed prior to issuance of final occupancy permits.

C. MASONRY WALL AND LANDSCAPING

1. An eight-foot decorative masonry barrier is to be constructed on the north side of Morrison Avenue, across all open areas, between building walls, to provide a solid, uninterrupted barrier on the north side of Morrison Avenue.
2. The masonry barrier is to be set back twenty-five (25) feet. This point shall be measured from the Morrison Avenue right-of-way line.
3. The masonry barrier and landscaping shall be completed as building development occurs on a lot-by-lot basis. The barrier design and landscaping shall retain the same design throughout the PUD.
4. The design and type of masonry material shall be subject to the approval of the Planning Director.
5. Timing of Construction: In order to have the minimum impact on residences of the area, the masonry barrier and required landscaping on Morrison Avenue shall be accomplished prior to occupancy of the first building in the PUD.

D. PEDESTRIAN CIRCULATION

Pedestrian circulation will be based primarily on the standard public sidewalks. Secondary walkways will connect adjacent buildings and abutting properties through the landscaping element of the site.

E. TRAFFIC CIRCULATION

There shall be no direct vehicular access onto Morrison Avenue from abutting parcels except from approved public streets. The applicant shall dedicate one-half of the 58-foot wide IOD of the new north/south street connecting Opportunity Street to Morrison Avenue. When Opportunity Street and Harris Avenues are extended to the subject site, access off Morrison Avenue shall be restricted and the 8-foot wall and 25-foot landscape strip extended across the street.

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Owners and applicants, for themselves, their heirs, successors and assigns, agree that the City may in its discretion, close, abandon or vacate that portion of New North South Street between Harris Avenue and Morrison Avenue at such time as Harris and Opportunity connects from this project to Norwood Avenue to the east.

Owners and applicants, for themselves, their heirs, successors and assigns hereby waive and relinquish any rights they may have to protest or oppose such street closure, abandonment or vacation. This condition shall not be deemed an agreement by the City to close, abandon or vacate said street nor shall this condition in any way limit or impair the City's discretion to close, abandon or vacate said street at any time it deems appropriate.

The conditions of PUD approval shall be recorded with the Sacramento County Recorder.

The developer and employer tenants shall work with the Private Industry Council to develop an employment plan for North Sacramento residents.

F. 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 to be served, or on a contiguous site. Where parking is provided on other than the site concerned, a recorded document shall be approved by the City Attorney and filed with the Building and Planning Departments and signed by the owners of the alternate site stipulating to the permanent reservation of use of the site for parking.

The following guide shall be used to determine the parking requirements:

General Office:

- a. One (1) space for each 225 square feet of gross floor area for unspecified leased office space.
- b. One (1) space for each 200 square feet of gross floor areas for medical office buildings.
- c. One (1) space for each 300 square feet of gross floor area for all other office buildings.
- d. Restaurants: One (1) space per three seats and one (1) per 1.1 employees on the longest shift.

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C. COLORS

1. All colors shall be harmonious and compatible with colors of other buildings in the development and the natural surroundings.
2. The general overall atmosphere of color shall be natural tones. Wood, natural stone, brick and dark anodized 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 of the City Planning Department.

D. ROOF PROJECTIONS

1. Large items such as air conditioning, ventilating, or other mechanical equipment shall be screened or enclosed in such a manner as to hide such equipment. The design and material of the screening shall be compatible with the building architecture.
2. The projections shall be painted to match the roof or building.

E. GARBAGE, LOADING DOCK, AND OTHER SERVICES SCREENING

1. These elements shall be so located as to not cause nuisance to the general public, occupants of the same and other buildings. They shall be located in the most inconspicuous manner possible.
2. The project applicant shall coordinate with the utility companies in the location of utility company equipment. Equipment shall be screened from street view. Access doors shall face away from the street.
3. All garbage and refuse shall, if not contained and concealed within the building, be concealed by means of a screening wall of a material similar to and compatible with that of the building.
4. These facilities shall be integral with the concept of the building planning and in no way attract attention because of their unplanned character.
5. The trash enclosure shall incorporate the following design guidelines:
 - a. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
 - b. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
 - c. The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates.

- d. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
- e. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
- f. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker).

Paving material shall consist of 5-inch aggregate base rock and 6-inch Portland cement paving.

- g. The enclosures shall be adequate in capacity, number and distribution.

F. MECHANICAL EQUIPMENT

1. All mechanical equipment, utility meters and storage tanks shall be screened and architecturally designed to be an integral part of the building.
2. Penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in the buildings.
3. Underground utility services throughout the project will be required.
4. All mechanical equipment shall be located in such a manner so as not to cause a nuisance or discomfort from noise, fumes, odors, etc.

G. EXTERIOR FIRE STAIRS

Non-enclosed exterior fire stairs will not be permitted.

H. TEMPORARY STRUCTURES

1. Temporary structures will only be permitted if they are attendant to the construction of a permanent building and shall be placed at the start of construction and removed at completion of construction.
2. Such structures shall be as inconspicuous as possible.

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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.

E. DESIGNATED PARK PROJECT IDENTIFICATION SIGN

1. One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance shall be allowed for the Norwood West Business Park.
2. Maximum area of sign: 48 square feet.
3. Maximum height of sign: 12 feet from street or parking lot grade, whichever is less.
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 10 feet from the public right-of-way and from any driveway. No sign shall be allowed in the public right-of-way.

F. INDIVIDUAL BUSINESS/BUILDING SIGNS

1. One attached identification sign per building and one monument type detached sign per parcel shall be permitted.
 - a. Attached Sign: Vertical height of sign or letters, including logo, shall not exceed two feet and overall size of sign shall not exceed 60 square feet. Each sign and business name shall consist of individual raised letter type. No canned plastic signs are permitted.
 - 1) If an individual building has more than one tenant/occupant, each occupant is permitted one attached sign not exceeding two feet in height and 30 square feet in area.
 - 2) Each occupant shall be permitted a 2' x 2' (maximum area 4 square foot) directional/identification sign at each of their respective loading dock(s) if located on a side of the building without an identification sign.
 - b. Detached Monument Sign: One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel.

Maximum Area of Sign: 48 square feet;

Maximum Height: 12 feet from street grade or parking lot, whichever is less;

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 10 feet from the public right-of-way and from any driveway.

- d. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
- e. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
- f. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker).

Paving material shall consist of 5-inch aggregate base rock and 6-inch Portland cement paving.

- g. The enclosures shall be adequate in capacity, number and distribution.

F. MECHANICAL EQUIPMENT

- 1. All mechanical equipment, utility meters and storage tanks shall be screened and architecturally designed to be an integral part of the building.
- 2. Penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in the buildings.
- 3. Underground utility services throughout the project will be required.
- 4. All mechanical equipment shall be located in such a manner so as not to cause a nuisance or discomfort from noise, fumes, odors, etc.

G. EXTERIOR FIRE STAIRS

Non-enclosed exterior fire stairs will not be permitted.

H. TEMPORARY STRUCTURES

- 1. Temporary structures will only be permitted if they are attendant to the construction of a permanent building and shall be placed at the start of construction and removed at completion of construction.
- 2. Such structures shall be as inconspicuous as possible.

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I. WALKS AND PLAZA MATERIALS

Materials selected for walks and plazas shall be related to the materials of the buildings. The surface shall be non-skid finish. The design shall provide maximum comfort and safety to pedestrians.

6. SIGN REGULATIONS

This criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the development, safeguard and enhance property values, and will encourage signs which by their good design are integrated with and are harmonious to the buildings and sites which they occupy.

These sign regulations are intended to complement the City of Sacramento Sign Ordinance No. 2868, Fourth Series as amended, and in all cases, the most restrictive requirements shall apply.

A. GENERAL SIGN REQUIREMENTS

1. A sign program shall be submitted for review and approval of each individual project special permit application or to the City Planning staff if submitted subsequent to the City Planning Commission special permit hearing.
2. Flashing, moving, or audible signs will not 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 bulding roofs.
5. No sign or any portion thereof shall project above the building or top of the wall upon which it is mounted.
6. All attached building signs shall be placed flat against the building.
7. Freestanding pole signs shall not be permitted with the exception of monument signs as permitted in subsections E and F.
8. No sign shall be specifically designed or oriented to be viewed from the freeway.
9. No signs perpendicular to the face of the building shall be permitted.

B. DESIGN REQUIREMENTS

1. Signs shall be located only as shown on the approved schematic 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.

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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.
7. All exterior letters or signs exposed to the weather shall be mounted at least three fourth inch (3/4") from the building to permit proper drainage.
8. The location of all openings for conduit and sleeves in sign panels of building wall shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. The 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.
10. Painted lettering or signs shall not be permitted.

C. MISCELLANEOUS REQUIREMENTS

1. Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of gold leaf or decal application or lettering, not to exceed two inches in height, 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 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 must be approved by the Architectural Review Committee.
3. Occupants must install street address numbers as required by the U.S. Post Office. Size, type and color of the numbers shall be approved by the Architectural Review Committee.

D. SPECIAL SIGNING

1. Floor signs, such as inserts into terrazzo, will be permitted at 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 project area shall conform to the standards of the City Planning Department.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect and engineer shall be permitted upon the commencement of construction. Said sign shall be permitted until such a time as a final inspection of the building.

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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.

E. DESIGNATED PARK PROJECT IDENTIFICATION SIGN

1. One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance shall be allowed for the Norwood West Business Park.
2. Maximum area of sign: 48 square feet.
3. Maximum height of sign: 12 feet from street or parking lot grade, whichever is less.
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 10 feet from the public right-of-way and from any driveway. No sign shall be allowed in the public right-of-way.

F. INDIVIDUAL BUSINESS/BUILDING SIGNS

1. One attached identification sign per building and one monument type detached sign per parcel shall be permitted.
 - a. Attached Sign: Vertical height of sign or letters, including logo, shall not exceed two feet and overall size of sign shall not exceed 60 square feet. Each sign and business name shall consist of individual raised letter type. No canned plastic signs are permitted.
 - 1) If an individual building has more than one tenant/occupant, each occupant is permitted one attached sign not exceeding two feet in height and 30 square feet in area.
 - 2) Each occupant shall be permitted a 2' x 2' (maximum area 4 square foot) directional/identification sign at each of their respective loading dock(s) if located on a side of the building without an identification sign.
 - b. Detached Monument Sign: One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel.

Maximum Area of Sign: 48 square feet;

Maximum Height: 12 feet from street grade or parking lot, whichever is less;

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 10 feet from the public right-of-way and from any driveway.

7. ISSUANCE OF-BUILDING PERMITS: Except as otherwise provided in the special permit, no building permit shall be issued for any building or structure until the plans have been reviewed by the Planning Director and he has determined that said plans conform to a valid special permit.
8. BUILDING OCCUPANCY: In accordance with the Zoning Ordinance, "no building or structure 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 "
9. EMPLOYMENT OPPORTUNITY: In accordance with the 1984 North Sacramento Community Plan goal of providing area residents, especially the unemployed, with better access to employment opportunities, the following requirements are placed upon project tenants or owners:
 1. Tenants and/or owners agree to commit themselves to introduce prospective employees to the district council person and to PIC and SETA to discuss employment possibilities for area residents.
 2. Tenants and/or owners agree to commit themselves to meet with PIC and SETA to introduce prospective employers to employment programs and incentives.
10. TRANSPORTATION MANAGEMENT PLAN

In accordance with the City Transportation Management Plan, all major and minor projects shall comply with the requirements of the TMP to the satisfaction of the City Traffic Engineer and Planning Director prior to issuance of building permits.

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