

RESOLUTION NO. 204

Adopted by the Sacramento City Planning Commission

on date of September 14, 1978

RESOLUTION DESIGNATING THAT CERTAIN AREA OF THE CITY OF SACRAMENTO AS HEREIN DESCRIBED AS A PLANNED UNIT DEVELOPMENT TO BE KNOWN AS MAIN AVENUE (FORMERLY MASSIE & OATES - P-8014) (P-8337)

The Planning Commission conducted a public hearing on September 14, 1978, concerning the proposed planned unit development designation. Based on documentary and oral evidence submitted at the public hearing, the Planning Commission hereby finds:

1. The project is situated across Main Avenue from an industrial tract.
2. The PUD provides for development policies for the protection and enhancement of the surrounding neighborhood and property.
3. The project will be developed over an extended period of time, and will be subject to further environmental review.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento in accordance with Ordinance No. 2550, Fourth Series, as amended, the area described in the attached legal description of the Main Avenue PUD area is hereby designated as a planned unit development subject to the following conditions and stipulations:

A. Binding effect of resolution:

This resolution is binding without limitations as to time upon the applicant and all owners of or persons having any interest in the property or any part thereof and their heirs, successors, and assigns in or to the property or any part therein.

B. Title search:

Any costs incurred by the City of Sacramento for a title search to determine that all such persons are so bound will be borne by the applicant.

C. Overall Development Plan:

The general schematic design concepts (land use, circulation, landscaping, and others) as outlined below are hereby approved subject to the stated conditions and stipulations. Because the

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property will be developed over an extended period of time, proposed changes must maintain the original schematic plan concepts.

1. Land Use:

- a. The land uses for the PUD shall consist of low traffic generators such as warehouse and light manufacturing uses. The intent is to prohibit high traffic generators such as truck terminal and office uses. Offices may be developed as an incidental use to the main use. The square footage of the incidental, or accessory, office use shall not exceed twenty percent (20%) of the gross floor area of the main use.
- b. Outside storage and assembly shall be enclosed by a seven foot minimum height masonry or slump stone wall.
- c. No outside storage or assembly is permitted within 35 feet of the east property line.

2. Sound Attenuation:

The Carl Hanson Regional Park is designated for development north of, and adjacent to, the PUD. Residential uses are designated for property to the east. Uses within the PUD along the levee separating the PUD from the park and at the east side of the PUD shall conform to the City Noise Regulations.

3. Building Height, Setback and Color:

The east side of the PUD is adjacent to an area designated for residential uses. The north side of the PUD will be adjacent to a regional park. Building height, setbacks and color shall be as follows:

- a. Building height along the north and east side of the PUD shall be a maximum of 25 feet.
- b. Building setbacks along the north side shall be 40 feet. Along the east side the setback shall be 30 feet. The 30-foot setback along the east side shall be entirely landscaped.
- c. Building and material colors within the PUD shall conform to the color requirements specified in the Sacramento City American River Parkway Ordinance (earth tones).
- d. The building setback along the north side adjacent to the levee shall be 40 feet. This setback shall be comprised of a 10-foot public access easement along the toe of the levee and 30 feet of setback for rail transport purposes. If no

rail spur line is developed, building setback shall be 25 feet, all of which is to be landscaped.

4. Building Design and Loading Docks:

Buildings along the east side of the PUD could contain uses which may be detrimental to future adjacent residential uses. To avoid this conflict, the sides of buildings facing the east property line shall be solid wall construction. This may include glass walls or windows for office portions of industrial uses. The only openings allowed are doors for pedestrian access to the buildings. Docking facilities are prohibited. These provisions, coupled with a landscaped setback area and solid wall, will mitigate any eventual land use conflict.

Mansard roofs shall be provided on all sides of each building.

5. Landscaping:

The main landscaping theme shall be lawn, coupled with four (4) foot undulating berms. Evergreen trees shall be amply used. Landscaping is subject to approval by the City Recreation and Parks Department.

The intent of this provision is to provide a proper transition between the industrial area and the residential uses to the east.

All public and private streets shall have a minimum landscaped setback of 25 feet. All landscaping plans shall be subject to the review of the City Planning Director and City Landscape Architect.

6. Signs:

The signs for the PUD shall be developed to conform to a common design. The intent is to prohibit unsightly pole signs, flashing lights, and a variety of sign materials. The following shall be standards for all signs in this PUD.

- a. One major monument-type sign not be exceed eight feet in height may be used to identify the entire PUD.
- b. No other individual signs shall be allowed.
- c. Except for corner sites, one sign shall be permitted per building use.
- d. Detached signs shall be low profile monument-type signs, not exceeding eight feet in height.
- e. A low profile (monument type) directional sign may be placed towards the entry to the PUD, which shall indicate building locations and business names.

f. Total sign area shall not exceed one square foot of sign area for each two linear feet of street frontage and approved by the City Planning Director.

7. Main Avenue Right-of-Way:

Main Avenue is designated as a 110-foot right-of-way from the City limits east to Norwood Avenue. Sufficient dedication of right-of-way is to be provided to meet the requirement.

This resolution and the Planned Unit Development designation imposed hereunder is subject to all of the provisions of Section 8 of Ordinance No. 2550, Fourth Series, as amended, which requires an application for and the issuance of a special permit by the Planning Commission for each project in the phased development of the area designated in this resolution for planned unit development. None of the preliminary approvals in this resolution shall be determined to preclude the discretion and function of the Planning Commission to evaluate all the factors it may deem pertinent to its consideration of each application for a special permit for a planned unit development within the area covered by this resolution.


Chairman

ATTEST:


Secretary to the City Planning Commission

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