

CITY PLANNING COMMISSION

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

APPLICANT	Frost & Lusk Inc., 7806 Uplands Way, #B, Citrus Heights, CA 95610
OWNER	Patrick Morrison, Thomas Smith, Mike Jurach, Vaughnine Pitman, et. al.
PLANS BY	Frost & Lusk, Inc., 7806 Uplands Way, #B, Citrus Heights, CA 95610
FILING DATE	1/31/89
ENVIR. DET.	Negative Declaration
REPORT BY	DH:rt
ASSESSOR'S PCL. NO.	250-351-04, 06, 11, 12, 13

APPLICATION:

- A. Negative Declaration
- B. Rezone of 12.5 partially developed acres from Agriculture to Light Industrial - Labor Intensive Planned Unit Development (M-1-S-LI-PUD) zone
- C. Schematic Plan Designation of the Norwood-West Expansion PUD for 12.5± acres
- D. Tentative Map to divide 12.5± acres in five lots into seven lots

LOCATION: 37 and 41 Morrison Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 12.5± acre industrial park on five existing lots.

PROJECT INFORMATION:

1988 General Plan Designation:	Industrial-Employee Intensive
1984 North Sacramento Community Plan Designation:	Industrial-Employee Intensive
Existing Zoning of Site:	A
Existing Land Use of Site:	Two single family dwellings and several accessory buildings

Surrounding Land Use and Zoning:

North:	Drainage canal and I-80; A
South:	Single Family; R-1
East:	Vacant; M-1(S)LI(PUD)
West:	Vacant; A

Property Dimensions:	550 feet x 990 feet
Property Area:	12.5± acres

Square Footage of Building:

Lot	Parking		Warehouse	Office	Total	Acres
	Required	Provided				
1.	22	22	9,225 sq.ft.	3,075 sq.ft.	12,300 sq.ft.	1.02 ac.
2.	27	27	11,025 sq.ft.	3,675 sq.ft.	14,700 sq.ft.	1.02 ac.
3.	27	27	11,070 sq.ft.	3,690 sq.ft.	14,760 sq.ft.	1.02 ac.
4.	47	49	19,425 sq.ft.	6,306 sq.ft.	25,731 sq.ft.	2.18 ac.
5.	47	47	23,660 sq.ft.	5,840 sq.ft.	29,500 sq.ft.	2.18 ac.
6a.	46	48	6,000 sq.ft.	2,000 sq.ft.	8,000 sq.ft.	1.59 ac.
b.	-	-	4,500 sq.ft.	1,500 sq.ft.	6,000 sq.ft.	
c.	-	-	3,120 sq.ft.	1,040 sq.ft.	4,160 sq.ft.	
d.	-	-	3,900 sq.ft.	1,300 sq.ft.	5,200 sq.ft.	
7.	37	37	15,000 sq.ft.	5,000 sq.ft.	20,000 sq.ft.	1.59 ac.
	<u>253</u>	<u>257</u>	<u>106,925 sq.ft.</u>	<u>33,426 sq.ft.</u>	<u>140,351 sq.ft.</u>	<u>10.6 ac.</u>

Topography: Flat
 Street Improvements: To be extended
 Utilities: To be extended

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 12, 1989, by a vote of six ayes, three 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 of a rezone and tentative map to establish the Norwood West Business Park PUD (P86-108). The area is due west of the Norwood Tech Business Park (P-9012). On December 3, 1987, the Planning Commission recommended approval of a 6.9 acre addition to the Norwood West PUD to increase the total area in the PUD to 23.2 gross acres (P87-402). The proposed project adds 12.5 acres into the PUD and includes a schematic plan showing seven lots with ten warehouse/office shell buildings. Total acreage will be 35.7± acres for the Norwood West Planned Unit Development. (Refer to Exhibit E for location of adjacent PUDs.)

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of five partially developed lots with two single family dwellings and accessory buildings located north of Morrison Avenue, south of Interstate 80, west of the previously approved Norwood West Business Park PUD. The site is designated on the General Plan and 1984 North Sacramento Community Plan as Industrial-Employee Intensive on both plans. The zoning is Agriculture (A) zone.

B. Norwood West Business Park PUD:

The area east of the project site is designated as the Norwood West Business Park Planned Unit Development and total 23.2 gross acres. The applicant seeks to join the PUD by adding 12.5 acres. The Norwood West PUD guidelines are based upon the Norwood Tech and Norwood I-80 Business Park PUD Guidelines. Staff supports the expansion of the Norwood West Business Park into the 12.5+ acres (see Exhibit A - Norwood West Expansion PUD Guidelines).

C. Rezone:

The applicant proposes to rezone the 12.5+ acres from Agriculture (A) to Light Industrial - Labor Intensive Planned Unit Development (M-1-S-LI-PUD). The zone change would be consistent with the existing zoning to the east. Staff has no objections to the rezoning request.

D. Schematic Plan:

The applicant has prepared a schematic plan for the seven proposed lots showing a total of ten structures with a mix of office and warehouse uses as previously described. The applicant should be aware that a special permit is required from the Planning Commission to develop each parcel. Adequate parking and building setbacks are shown on the schematic plan.

E. Morrison Avenue Wall:

An eight foot high, solid masonry wall is proposed to be constructed along the north side of Morrison Avenue right-of-way from the existing wall. Discussions in the past focussed on requiring the wall prior to recordation of a final map. The area of the project site has not been finalized so that the wall has not been constructed nor bonded for. Staff recommends continuation of the wall along the north side of Morrison Avenue the length of the project site as a condition of final map recordation.

F. Access Off Morrison Avenue - Tentative Map Design:

The Norwood West PUD and Norwood Tech PUD were designed to not have access off Morrison Avenue due to impacts truck and vehicles would have on the residential use on the south. A street system was to be provided through the industrial area to access Norwood Avenue. Staff notes that the extension of Harris Avenue and Opportunity Street from Norwood Tech to the west through Norwood West PUD was discussed and the City Traffic Engineer required one street, Opportunity Drive, to be extended west. The applicant provides access off Morrison which staff observes is not appropriate due to conflict with residential uses. Staff recommends that access off Morrison be restricted and use of Opportunity Street access to the east be designed into the subdivision. Access off Morrison could be temporary until such a time as Opportunity is extended to the west.

G. Conclusion:

Staff recommends approval of the Rezone, Tentative Map and PUD Schematic Plan since it will provide for the extension of Opportunity Street from Norwood West. In addition, the North Sacramento Community Plan designates this site for labor intensive land uses.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

A. "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."

This requirement in the guidelines may require a monitoring program when the proposed development is constructed.

B. "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."

The TMP requirements include various measures to reduce the number of single occupant vehicle trips to the site. At the time the future buildings are occupied, the TSM plans will reduce traffic impacts as much as possible.

C. Housing: As a non-residential development proposal, the project is subject to the Housing Trust Fund requirements, as adopted by the City Council on March 7, 1989.

The previous Negative Declarations for P86-108 and P87-407 establishing the Norwood West PUD required the following mitigation measures which are herein incorporated into the project.

P86-108 Prior to issuance of a building permit, the applicant shall submit to environmental planning staff, a final landscape plan for the subject site indicating a minimum of 20 percent usage of native plant species, and incorporating at least eight 24-inch box specimen Valley Oak trees in the landscape design.

P86-108 The applicant shall make the single family residences available for 30 days for relocation to any interested party free or at a reasonable cost, via a seven day ad in the Sacramento Bee or Union, prior to issuance of demolition permits. Such party shall have a minimum of 60 days during which to move the structure.

P87-407 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.

Non-compliance with or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the following actions:

- 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)) zone, subject to conditions which follow;
- C. Recommend approval of the expansion of the Norwood West PUD and Schematic Plan;
- D. Recommend approval of the Tentative Map subject to the conditions which follow.

Conditions - Rezone

- 1. All buildings shall be subject to special permit review and compliance with the PUD Guidelines for the Norwood West Expansion PUD.

2. Prior to issuance of building permits for any structures, a tentative map shall be approved and recorded by the City. The final map shall be recorded prior to issuance of building permits.

Conditions - Tentative Map

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; (may require off-site extensions and oversizing);
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate exiting assessments;
4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
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. Place flood hazard warning note on final map. Note will be prepared by the Department of Public Works;
8. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
9. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways, except Morrison Avenue;

10. Dedicate a 12.5 foot Public Utility Easement for underground and overhead public utilities and electrical facilities and appurtenances adjacent to Morrison Avenue;
11. Dedicate all streets to a 58 foot right-of-way and construct standard improvements;
12. Provide an additional 15 feet of pavement on the south side of the new center line of Morrison Avenue;
13. Align Cellular Drive with street system in Norwood West;
14. All existing gas and electrical services shall be removed prior to demolition or removal;
15. 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;
16. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicants and property owners responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and all preliminary flood maps available at the City of Sacramento's Planning Division.

The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be need in order to deem the areas under study adequately protected from a 100 year flood. until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.)

The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not.

If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owners' responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject.

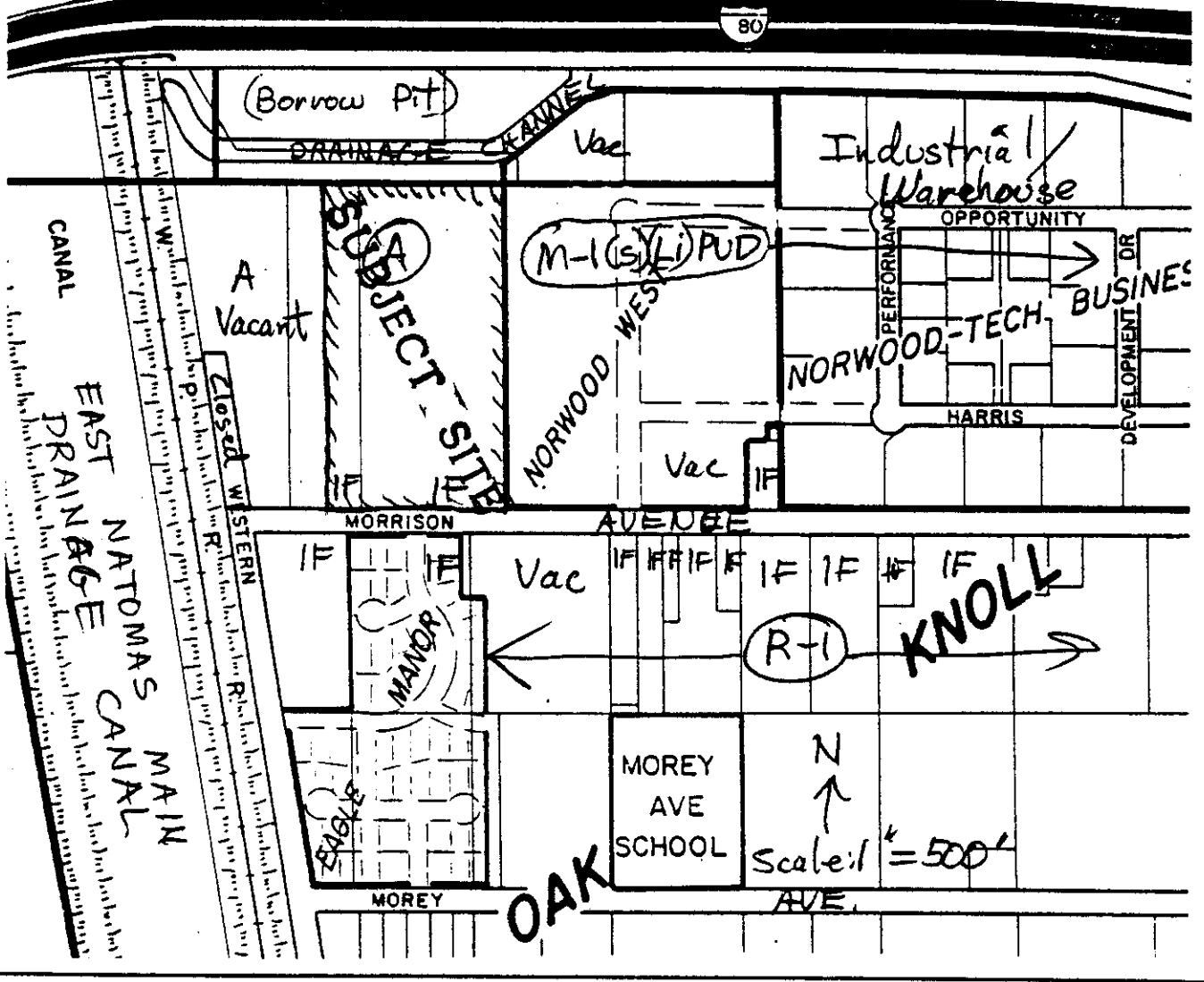
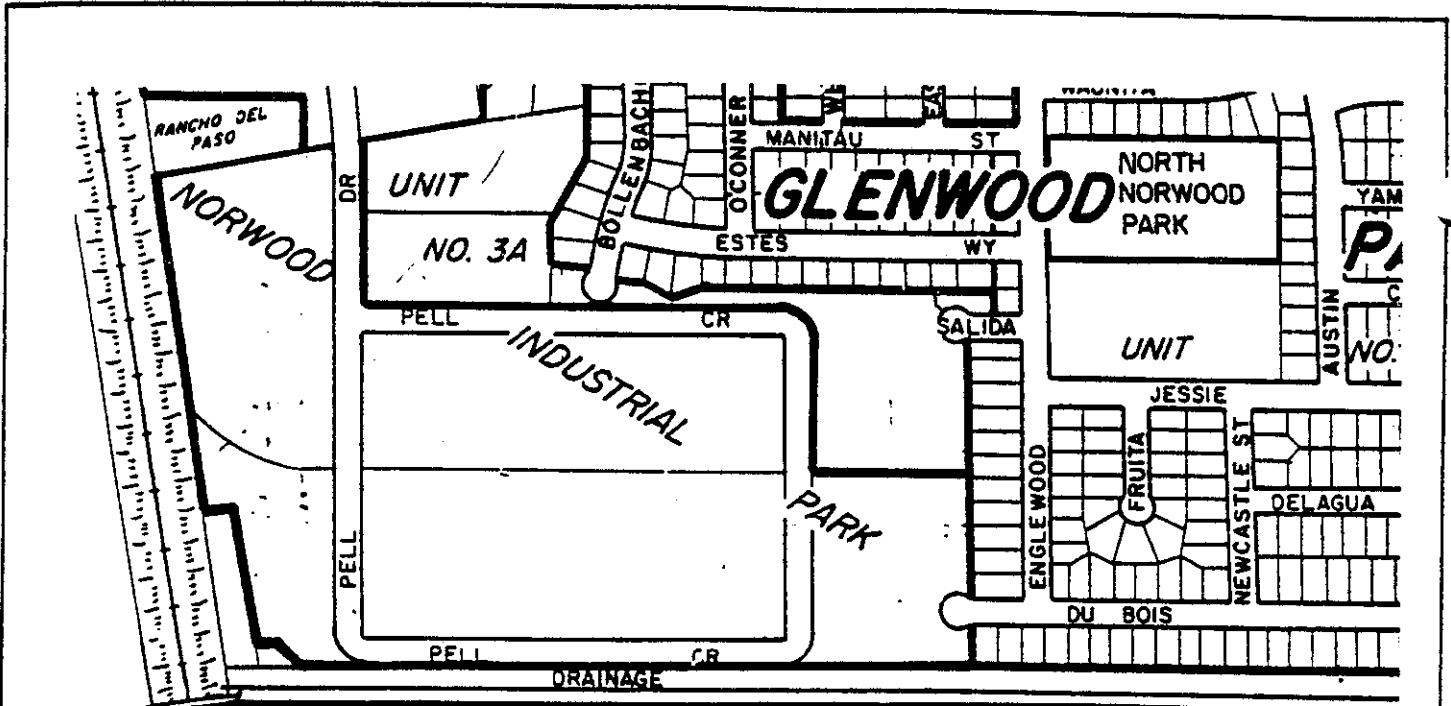
This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

17. Verify that the elevations shown on the map are based on the same data used for FIRM flood maps;
18. Street lights are required;
19. Dedicate right-of-way along Morrison Avenue to 54 feet as per study on file with City (entire dedication is on north side of Morrison Avenue);
20. Show all existing easements on final map;
21. Abandon all wells under permit from the County Health Department;
22. 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;

23. Prior to issuance of a building permit, the applicant shall submit to environmental planning staff a final landscape plan for the subject site indicating a minimum of 20 percent usage of native plant species, and incorporating at least eight, 24-inch box specimen Valley Oak trees in the landscape design;
24. The applicant shall make the single family residences available for 30 days for relocation to any interested party free or at a reasonable cost, via a seven day ad in the Sacramento Bee or Union, prior to issuance of demolition permits. Such party shall have a minimum of 60 days during which to move the structure;
25. Place the following notes on the final map and in the deeds to the subject parcels:
 - A. "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."
 - B. "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."

The TMP requirements include various measures to reduce the number of single occupant vehicle trips to the site. At the time the future buildings are occupied, the TSM plans will reduce traffic impacts as much as possible.

- C. Housing: As a non-residential development proposal, the project is subject to the Housing Trust Fund requirements, as adopted by the City Council on March 7 1989.
26. Owner is responsible for the extension of water main as determined by the Engineering Division in order to satisfy fire flow and water supply requirements.

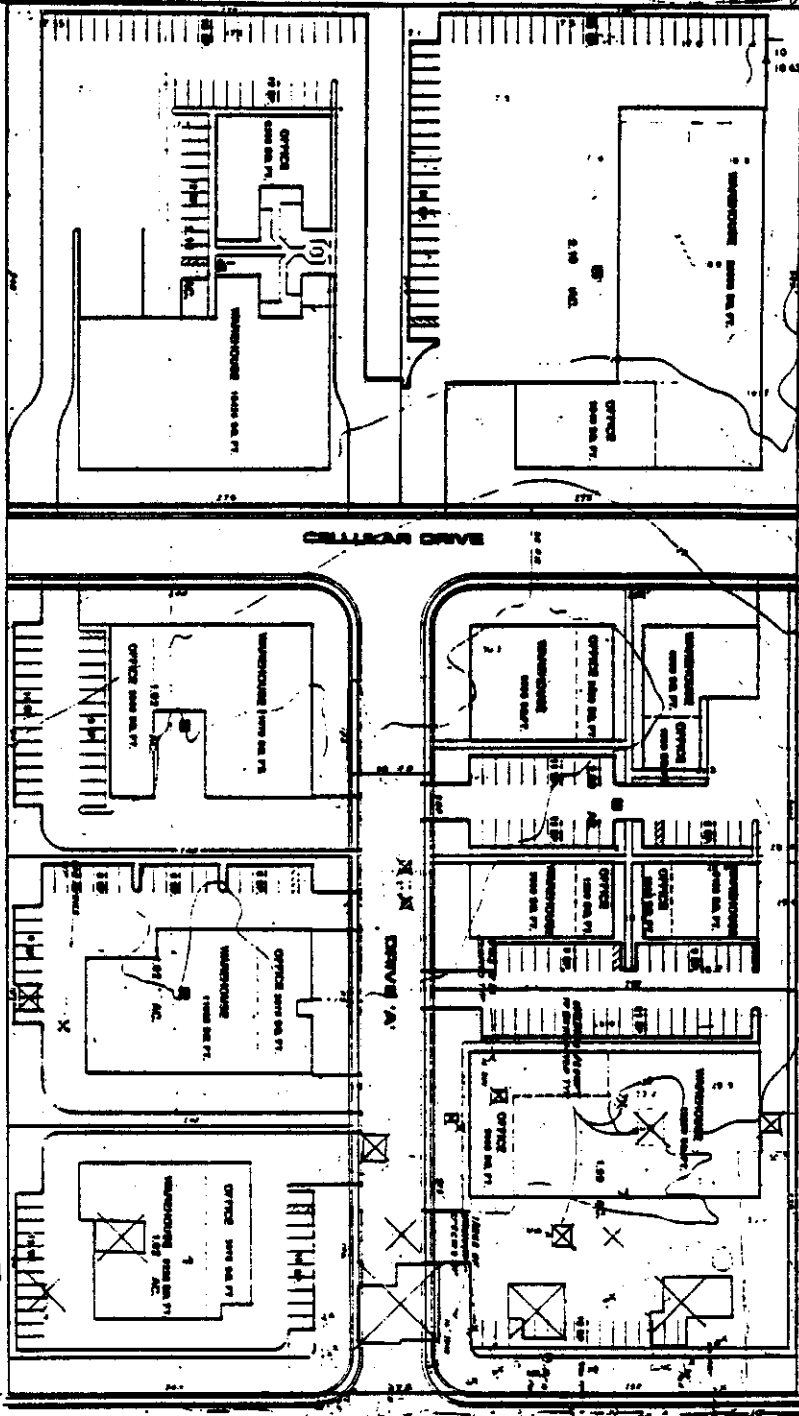


VICINITY - LAND USE - ZONING

SCHEMATIC PLAN

REZONE & TENTATIVE PARCEL MAP
NORWOOD WEST EXPANSION

SCHEMATIC PLAN



GENERAL NOTES

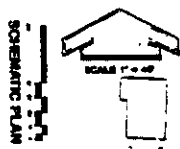
A.P.N. 001-011-111-111
 CHANGING PERMITS
 PROJECT NO. 001-011-111-111
 PREPARED BY: [Name]
 DATE: [Date]

SERVICES

WATER DIST.
 FIRE DIST.
 GAS DIST.
 SEWER DIST.
 SCHOOL DIST.

UTILITIES

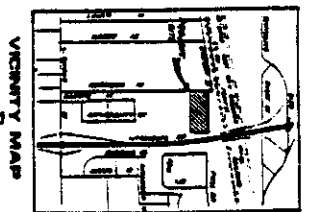
GAS SERVICE
 ELECTRIC SERVICE
 TELEPHONE
 F.O.B. MAIL
 PACIFIC MAIL



SCHEMATIC PLAN



525 SAN R.O.W. INDUSTRIAL



VICINITY MAP

PARKING

REQUIRED PARKING PROVIDED

LOT 1	4000	80
LOT 2	4000	80
LOT 3	4000	80
LOT 4	4000	80
LOT 5	4000	80
LOT 6	4000	80
LOT 7	4000	80
LOT 8	4000	80
LOT 9	4000	80
LOT 10	4000	80
LOT 11	4000	80
LOT 12	4000	80
LOT 13	4000	80
LOT 14	4000	80
LOT 15	4000	80
LOT 16	4000	80
LOT 17	4000	80
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LOT 36	4000	80
LOT 37	4000	80
LOT 38	4000	80
LOT 39	4000	80
LOT 40	4000	80
LOT 41	4000	80
LOT 42	4000	80
LOT 43	4000	80
LOT 44	4000	80
LOT 45	4000	80
LOT 46	4000	80
LOT 47	4000	80
LOT 48	4000	80
LOT 49	4000	80
LOT 50	4000	80

4-27-89

item 15

P-89-078

SCHEMATIC PLAN

REZONE & TENTATIVE PARCEL MAP
NORWOOD WEST EXPANSION

CITY OF SACRAMENTO, CALIFORNIA

FROST & BLISK

REGISTERED PROFESSIONAL ENGINEERS & ARCHITECTS

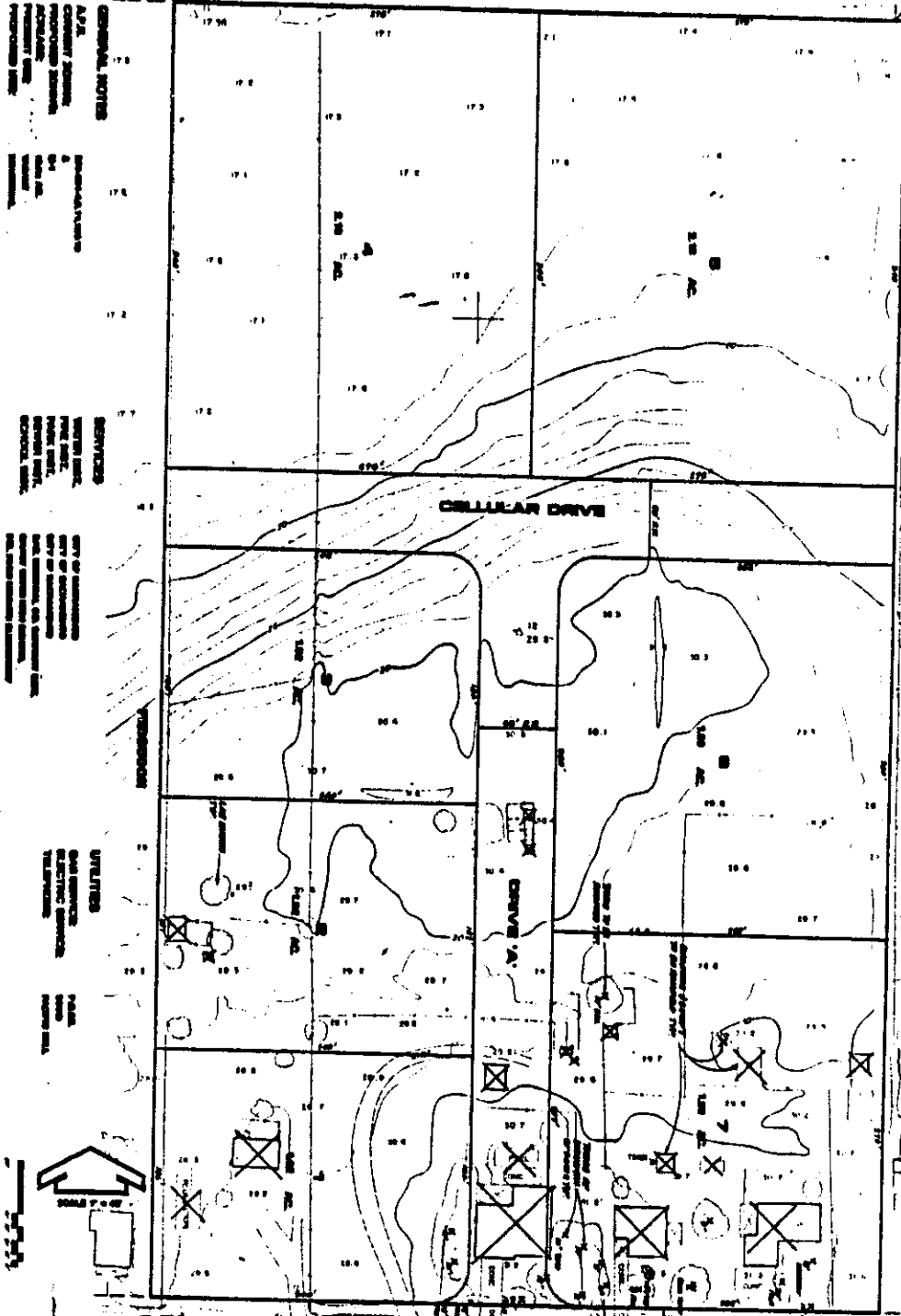
1111 N. STREET, SUITE 100
SACRAMENTO, CA 95811

DATE: 4-27-89

SCALE: 1" = 40'

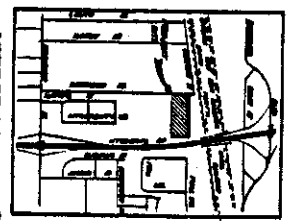
B

REZONE & TENTATIVE PARCEL MAP
NORWOOD 80 INDUSTRIAL PARK



- GENERAL NOTES**
- UTILITIES**
- SEWERAGE**
- WATER**
- ELECTRIC**
- TELEPHONE**
- OTHER**

TENTATIVE MAP



REZONE & TENTATIVE PARCEL MAP
NORWOOD 80 INDUST. PARK
CITY OF SACRAMENTO, CALIFORNIA

FROST & BLUSK
ENGINEERING / SURVEYING / PLANNING

PROJECT NUMBER: 42789

P-89-028

item 14

LEGAL DESCRIPTION
FOR
NORWOOD 80 INDUSTRIAL PARK

A portion of Section 3 of the Rancho Del Paso being described as follows:

All that portion of Lot 8 and the most easterly 110' of Lot 9 of that certain "Plat of Oak Knoll Subdivision" recorded in Book 11 of Record Map at Page 20, Sacramento County Records, City of Sacramento.

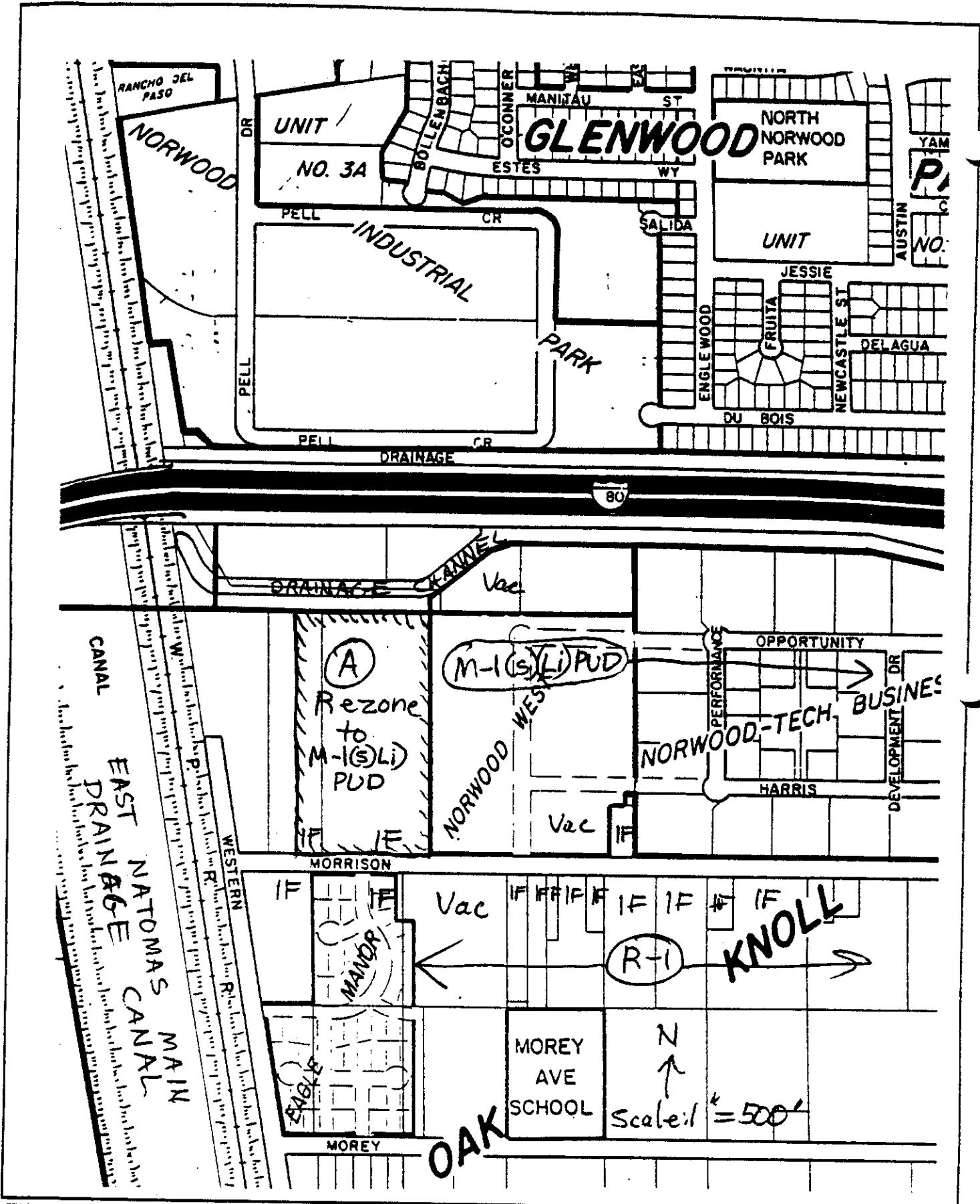


EXHIBIT D - REZONE EXHIBIT

P-89-078

4-27-89

Item 15

Proposed Addition
P-89-078

Limits of Norwood West
PUD (P-86-108)

Limits of Norwood
Tech PUD
(P-9012)

N
↑
Reduced Scale

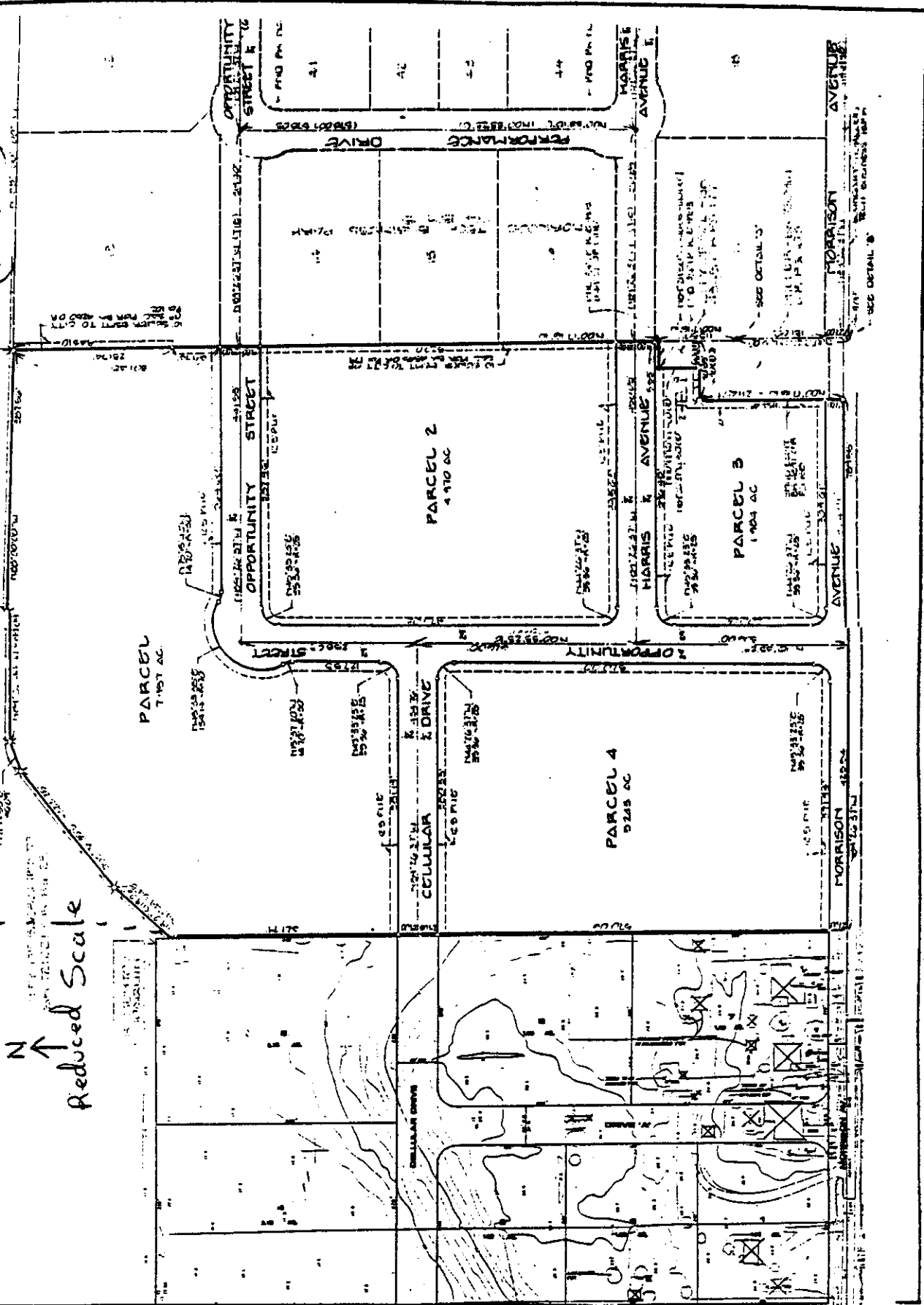


EXHIBIT E - ADJACENT PUD PLANS

**PROPOSED
NORWOOD WEST EXPANSION
PLANNED UNIT DEVELOPMENT
GUIDELINES**

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

P-89-078

19 ²³ 4-27-89

item ~~14~~ 15

- 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

P-89-078

4-27-89
~~20~~ 24

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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.

P-89-078

24 25
4-27-89

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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.

P-89-078

4-27-89
22 26

item 15
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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 100 employees on the longest shift.

P-89-078

4-27-89
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- e. Warehousing, Manufacturing, Wholesale: Two (2) parking spaces for each three (3) employees, but in no event less than one (1) space for each one thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) square feet; one (1) space for each two thousand (2,000) square feet of gross floor area for the second twenty thousand (20,000) square feet; one (1) space for each four thousand (4,000) square feet of gross floor area for areas in excess of the initial forty thousand (40,000) square feet of floor area of the building. If there is more than one shift, the number of employees on the largest shift shall be used in determining parking requirements.
3. Curbs, walls, or decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots, and storage areas, except at entrances and exits of parking areas. Such barriers shall be located to prevent parked vehicles from extending beyond property lines or into yard spaces where parking is prohibited.
4. Minimum parking dimension shall correspond to the City Zoning Ordinance, except that the front two feet of all stalls, the areas into which the vehicle bumper overhangs, shall be incorporated into adjacent landscape or walkway improvements. No individual prefabricated wheel stop will be permitted. A continuous six-inch raised poured-in-place concrete curb shall be provided along all landscape areas abutting parking or drives.
5. Curbs and drives shall be constructed in accordance with the requirements of the City of Sacramento.
6. Conversion of use within PUD: Whenever a warehouse use is converted to office use, the new office use space must be provided with the ratio of on-site parking as required by the latest adopted City Zoning Ordinance or these Development Guidelines, whichever requires the greatest number of parking spaces. All conversions of warehouse use are subject to Planning Commission approval as to conformance with the City Zoning Ordinance and/or Development Guidelines.

G. EXTERIOR LIGHTING

1. All fixtures shall be compatible and harmonious throughout the entire development and should be in keeping with their specific function and the building types they serve.
2. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
3. Lighting design shall be such as not to produce a hazardous and annoying glare to motorists, building occupants, or to the general public.
4. Lighting is to be oriented away from the properties adjacent to the PUD.

P-89-078

4-27-89
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H. ENVIRONMENTAL POLLUTANTS

1. Every use shall be so operated such that the ground vibration inherently and recurrently generated is not perceptible to the human sense of feeling, without instruments, at the exterior property line of such use regardless of the district in which it is situated.
2. Every use, activity and process shall be so operated that regularly recurring noises are not disturbing or unreasonably loud, and do not cause injury, detriment or nuisance to any person. Every use, activity and process in business and industrial areas shall be so operated that regularly recurring noises, as detected by the human sense of hearing, without instruments, at adjoining residential district boundary lines, shall not exceed the normal level generated by uses permitted in warehouse and office districts.
3. Every use shall conform to the rules and regulations of the Air Pollution Control District, County of Sacramento, and these regulations, and shall serve as minimum guidelines for determining permissible emissions.

5. BUILDING STANDARDS

A. BUILDING HEIGHT AND SETBACK

1. A minimum 25-foot street setback for buildings shall be provided on all streets.
2. Building height shall be limited to 30 feet.
3. ~~A minimum 25-foot building setback shall be observed from all property lines.~~ (Deleted by staff) (please insert)
4. A minimum 50-foot setback from the drainage canal shall apply to the northern parcel.

B. EXTERIOR BUILDING WALL MATERIALS

1. The purpose and intent of this section is to encourage the creative and innovative use of materials and methods of construction.
2. Finish building materials shall be applied to all sides of a building which are visible to the general public and the occupants of other buildings.
3. Untextured concrete block exposed to the exterior or large surfaces of untextured tilt-up concrete panels shall not be acceptable, unless approved by the Architectural Review Committee and the City of Sacramento Planning Department.
4. 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.

P-89-078

~~25~~ 29
4-27-89

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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.

P-89-078

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4-27-89

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- 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.

P-89-078

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C. 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 building 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.

P-89-078

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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.

P-89-078

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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.

P-89-078

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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.

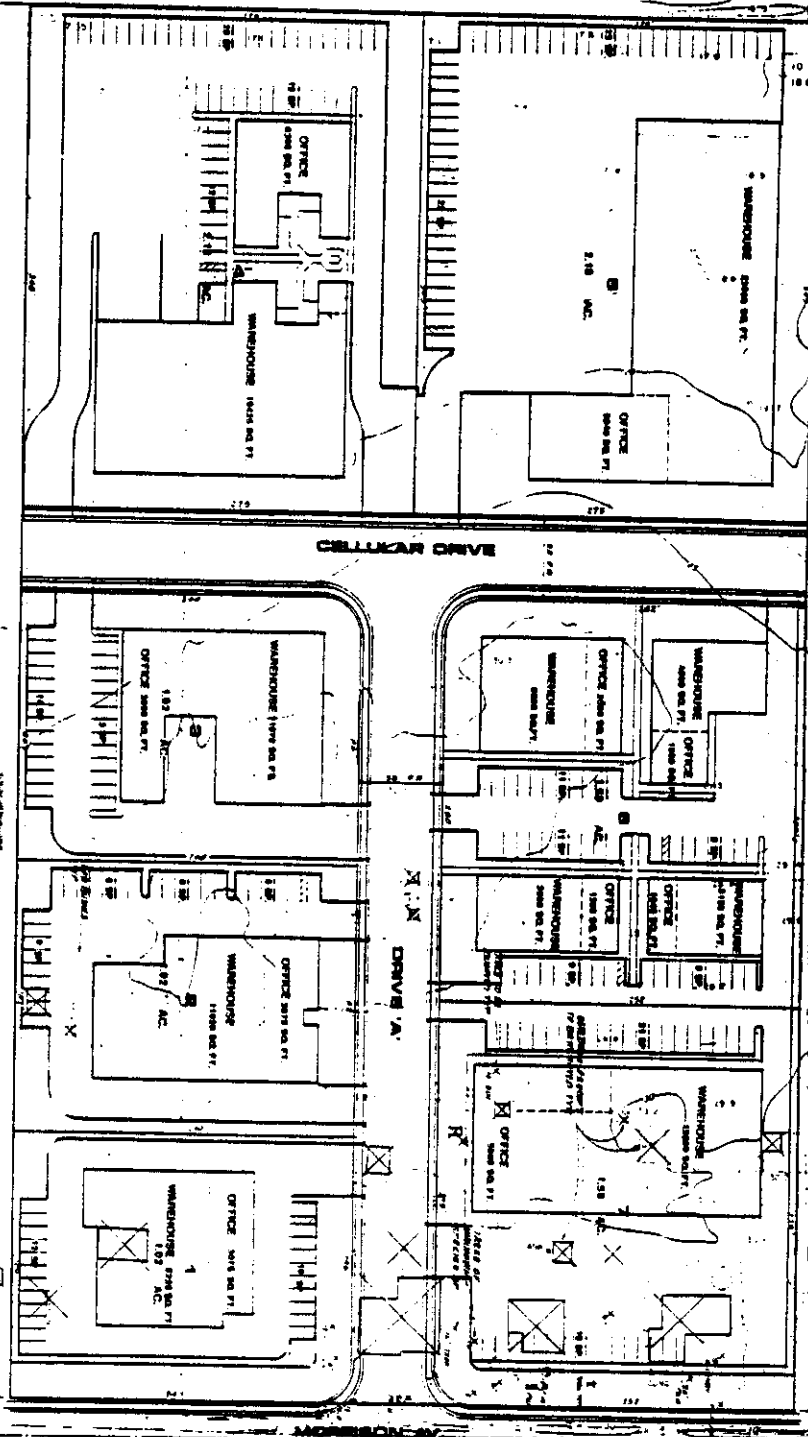
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REZONE & TENTATIVE PARCEL MAP NORWOOD WEST EXPANSION

SCHEMATIC PLAN



GENERAL NOTES

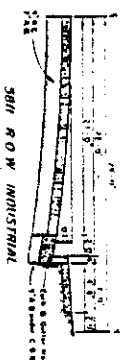
A.P.N. 020 014 411 112 10
 CLIENT: [unreadable]
 PROPOSED ZONING: M-1 (S) PD
 ACRES: 12.1 AC.
 PRESENT USE: [unreadable]
 PROPOSED USE: [unreadable]

SERVICES

WATER DIST.
 FIRE DIST.
 PARK DIST.
 SEWER DIST.
 SCHOOL DIST.

UTILITIES

GAS SERVICE
 ELECTRIC SERVICE
 TELEPHONE



PARKING

LOT #	SQUARE FEET REQUIRED PROPOSED
LOT 1	4440
LOT 2	4440
LOT 3	4440
LOT 4	4440
LOT 5	4440
LOT 6	4440
LOT 7	4440
LOT 8	4440
LOT 9	4440
LOT 10	4440
LOT 11	4440
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LOT 49	4440
LOT 50	4440

OWNERS

METCAL INCORPORATED
 3371 HICKORY OAK DR
 SHREVE OAK, CA 95764
 (916) 484-1111

DEVELOPER

FRANK STUTZMAN
 2419 SCOTT ST
 SAN FRANCISCO, CA 94115
 (415) 774-1111

ENGINEER/PLANNER

FROST & BLUSK
 1800 UNALASKA AVE, SUITE 8
 CRYSTAL HILLS, CA 92624
 (714) 991-1111

P-89-078

4-27-89

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Attachment A
Initial Study Discussion
Norwood West PUD Addition
P89-078

Proposed Project

The applicants are proposing to rezone five parcels totaling 12.5 acres from Agricultural (A) to Light Industrial/Labor Intensive/Planned Unit Development (MI-S-LI-PUD) in conjunction with joining the Norwood West PUD. The site is located on the north side of Morrison Avenue between the existing industrial park and the Western Pacific Railroad Tracks. The site currently contains three single family residences and several out buildings.

Environmental Issues

The Norwood West Planned Unit Development Guidelines (as amended 4-10-86) contain specific criteria for all development proposed within the PUD. The criteria address land use, signage, parking, landscaping, lighting, building standards, and set backs. The PUD Guidelines also address the following:

- A. "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."

This requirement in the Guidelines may require a monitoring program when the proposed development is constructed.

B. "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."

The TMP requirements include various measures to reduce the number of single-occupant vehicle trips to the site. At the time the future buildings are occupied, the TSM plans will reduce traffic impacts as much as possible.

C. Housing

As a non-residential development proposal, the project is subject to the Housing Trust Fund requirements, as adopted by the City Council on March 7, 1989.

LP:jr