



10.2

DEPARTMENT OF
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

APPROVED
BY THE CITY COUNCIL
JUL 21 1998
OFFICE OF THE
CITY CLERK
1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904
PLANNING
916-264-5381
FAX 916-264-8329

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Arena Corporate Center Rezone and PUD Guidelines Amendment
(P98-033)

LOCATION: Northwest corner of Stadium Boulevard and the East Drain
(APN: 225-0070-057, 064, 070, and 073)

COUNCIL DISTRICT: District 1

RECOMMENDATION: The Planning Commission and staff recommend that the City Council:

- A. Ratify the Tiered Negative Declaration;
- B. Approve the Rezone of three parcels, totaling 7.0 acres, from Limited Commercial (C-1-PUD) to Employment Center- 40 employees per net acre (EC-40-PUD) by adopting the attached ordinance; and
- C. Approve the PUD Guidelines Amendment to add residential guidelines to the Arena Corporate Center PUD by adopting the attached resolution.

CONTACT PERSONS: Carol Shearly, Associate Planner, 264-5893
Scot Mende, Senior Planner, 264-5894

FOR COUNCIL MEETING OF: July 21, 1998 (evening)

SUMMARY: On June 25, 1998, the Planning Commission recommended approval of the proposed rezone and PUD Guidelines amendment to add multi-family residential guidelines and forward the entitlements to the Council.

COMMISSION ACTION: On June 23, 1998, on consent, the Planning Commission recommended approval of the Rezone of 7.0 acres from C-1-PUD to EC-40-PUD and the PUD Guidelines Amendment to add multi-family residential guidelines to the Arena Corporate Center PUD.

BACKGROUND INFORMATION: On August 29, 1995, the City Council approved first stage entitlements for the Arena Corporate Center PUD (P94-089). The Arena Corporate Center PUD is a half-circle of land, totaling 112.5 gross acres, south of the Arco Arena, bounded by East Commerce, Stadium Boulevard, and the East Drain. The property was rezoned to Employment Center-40-PUD (EC-40-PUD), EC-80-PUD, and Limited Commercial-PUD (C-1-PUD). Three parcels totaling 7.0 acres were zoned C-1-PUD, limiting those parcels to retail uses. The PUD Schematic Plan and Guidelines were also approved. The approved PUD Guidelines did not include multi-family development guidelines because no multi-family uses were anticipated at the time of approval, although multi-family residential uses are allowed within the EC zone.

Now, the applicant is requesting a **Rezone** of the C-1-PUD zoned parcels to EC-40-PUD to take advantage of the flexibility of the EC zone which allows support retail uses within the EC zone. Also, the applicant is requesting the **Amendment of the PUD Guidelines** to include multi-family development guidelines in that a multi-family developer is interested in one of the development sites and it is appropriate to add guidelines since they were not included in the originally approved PUD Guidelines. The multi-family guidelines, labeled Appendix A and attached to the resolution, describe a high quality apartment complex. The **guidelines are consistent** with the Single and Multi-Family Residential Design Guidelines for North Sacramento, approved January 1994, and include the following **highlights**:

1. A rich variety of architectural facade styles will be used to differentiate apartment complexes;
2. High quality materials are encouraged, and T-111 siding is prohibited;
3. Flat roofs are prohibited, including carport and garage roofs;
4. Entry features and porches are encouraged;
5. Walkways are required to connect the apartments with public sidewalks and activity centers;
6. Parking reductions for senior housing and housing located close to transit will be considered;
7. Bike lockers are required;
8. Trash enclosures shall be constructed of heavy duty materials; wood construction is prohibited;
9. Mechanical equipment shall not be located on the roof and shall comply with the Comprehensive Flood Management Plan- Residential Guidelines;
10. Active and passive open space uses shall be provided on-site, including playgrounds, picnic areas, pools, and other recreational facilities;
11. Decorative lighting along walkways and driveways shall be provided to enhance security; and
12. Small scale retail uses, not exceeding 2,500 square feet, may be incorporated into the apartment complex (e.g., cafe, flower stand, newsstand, salon)

Comments were received from two **neighborhood associations**: North Natomas Community Association (NNCA) and Natomas Community Association (NCA) (see attached letters). The NNCA supports the project and also raised the following concerns: 1) construct bike trails, 2) canal fencing should be post and cable not chain link, 3) construct a north-south route from Del Paso to Elkhorn to reduce traffic

along Sorento Road, and 4) close East Levee Road to permit the construction of the Ueda Parkway trail. The NCA supports the increased flexibility of the EC-40 zone. Regarding the multi-family use within the Employment Center, they support the mixed use project to address the jobs/housing ratio and locate homes near workplaces and transit. However, they are concerned about adding high density units and will look for projects elsewhere in the NNCP area that reduce high density units to offset this increase.

The Planning Commission and staff support the requested rezone from C-1-PUD to EC-40-PUD and amendment of the PUD Guidelines to add residential guidelines in that the vision of the Employment Center as a mixture of interdependent land uses dependent on public transit is promoted.

FINANCIAL CONSIDERATIONS: The property owner(s) shall participate in the 1994 North Natomas Financing Plan, as adopted and as may be amended periodically.

ENVIRONMENTAL CONSIDERATIONS: A Tiered Negative Declaration has been prepared for the Arena Corporate Center Rezone / PUD Guidelines Amendment project. A previous Negative Declaration was prepared for the Arena Corporate Center PUD (P94-089). Mitigation measures in the previous Negative Declaration related to air quality, stormwater drainage, habitat conservation, and transportation management reduce the impacts of the project to a less than significant level. The mitigation measures required for the Negative Declaration are reaffirmed with the Tiered Negative Declaration prepared for this project. No new or additional significant environmental effects are anticipated by the Rezone/ PUD Guidelines Amendment project.

POLICY CONSIDERATIONS: The proposal is consistent with the General Plan and 1994 North Natomas Community Plan land use designations of Mixed Use and Employment Center, respectively.

MBE/WBE: No procurement of goods or services is proposed for this project.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
City Manager

APPROVED:



JACK CRIST
Deputy City Manager

Attachments:
Vicinity Map
Ordinance Adopting Rezone
Resolution Approving Amendment of the PUD Guidelines

ORDINANCE NO. 98-028

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
JUL 21 1998
OFFICE OF THE
CITY CLERK

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTIES LOCATED AT THE NORTHWEST CORNER OF STADIUM BOULEVARD AND THE EAST DRAIN WITHIN THE ARENA CORPORATE CENTER PUD IN THE NORTH NATOMAS COMMUNITY PLAN AREA FROM THE LIMITED COMMERCIAL-PLANNED UNIT DEVELOPMENT (C-1-PUD) ZONE AND PLACING THE SAME IN THE EMPLOYMENT CENTER-40 (40 EMPLOYEES PER NET ACRES)-PUD ZONE OR MORE RESTRICTIVE ZONES

(P98-033) (APN: 225-0070-057, 064, 070, and 073)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit which is located at the northwest corner of Stadium Boulevard and the East Drain, consisting of three parcels totaling 6.97± gross acres in the Limited Commercial- Planned Unit Development (C-1-PUD) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Employment Center-40 (40 employees per net acre)-PUD zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on June 25, 1998, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 2550, Fourth Series.
- c. The applicant shall comply with the Mitigation Monitoring Plan approved for the previous Negative Declaration for the Arena Corporate Center PUD (P94-089) on file at the Neighborhoods, Planning and Development Services Department.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

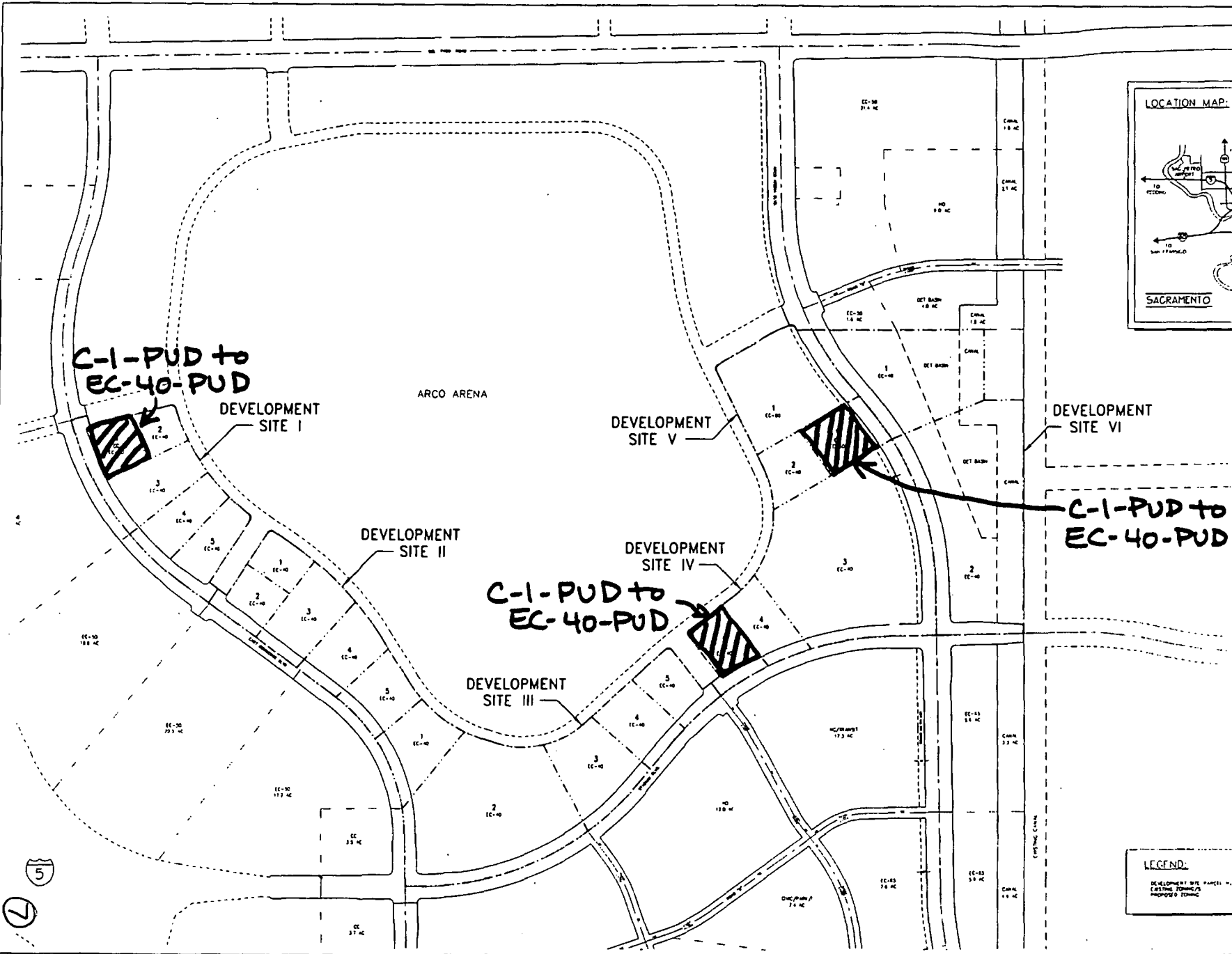
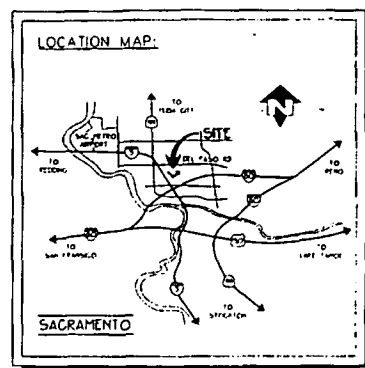
CITY CLERK

P98-033

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



LEGEND:

| | |
|--------------------------------|-------|
| DEVELOPMENT SITE PARCEL NUMBER | 2 |
| EXISTING TOWN/PLANNED ZONING | EC-40 |
| PROPOSED ZONING | EC-40 |

CAMBAY GROUP, INC.
1500 VENTURE CENTER DRIVE, SUITE 100
SACRAMENTO, CALIFORNIA 95834

REZONE EXHIBIT

MASTER PARCELIZATION TENTATIVE MAP
ARENA CORPORATE CENTER SOUTH
NORTH NATOMAS, SACRAMENTO, CALIFORNIA

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------|
| 1 | 12-22-98 | PRELIMINARY |
| | | |
| | | |



DATE: 12/22/98
SCALE: 1" = 200'
0' 100' 200'
BY: J. MALLIN
FOR: J. MALLIN

| | |
|-------|---|
| NO. 2 | 2 |
| NO. 1 | 2 |



RESOLUTION NO. 98-371

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL
JUL 21 1998
OFFICE OF THE
CITY CLERK

ON DATE OF _____

A RESOLUTION TO AMEND THE PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES TO INCLUDE MULTI-FAMILY RESIDENTIAL DEVELOPMENT GUIDELINES IN THE ARENA CORPORATE CENTER PUD LOCATED AT THE NORTHWEST CORNER OF STADIUM BOULEVARD AND TRUXEL ROAD

(P98-033) (APN: 225-0070-057, 064, 070, and 073)

WHEREAS, the City Planning Commission conducted a public hearing on June 25, 1998, and recommended approval of the Amendment of the PUD Guidelines and other entitlements for property located at the above described location;

WHEREAS, a Tiered Negative Declaration has been prepared for the project in accordance with CEQA and the Planning Commission and City Council have considered it;

WHEREAS, the City Council conducted a public hearing on _____, to consider amending the Arena Corporate Center PUD Guidelines to add multi-family residential development guidelines to the previously approved PUD Guidelines. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. The amendment of the PUD Guidelines to include multi-family residential development guidelines is consistent with the General Plan and the 1994 North Natomas Community Plan;
2. The amendment of the PUD Guidelines meets the purposes and criteria stated in the City's Zoning Ordinance Sections 8A and 8B in that the amended PUD Guidelines facilitate mixed use development, including employment and residential uses, designed to assure that new development is healthy and of long lasting benefit to the community and the City;
3. The amended PUD Guidelines will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD Guidelines insure that development will be well-designed, and that the employment, retail, and residential uses are designed so as not to create a negative impact on the sensitive uses, specifically residential uses.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, in accordance with the City Zoning Ordinance No. 2550, Fourth Series, as amended, that the Arena Corporate Center PUD Guidelines are hereby amended as described in the attached exhibit, labeled Appendix A.

MAYOR

ATTEST:

CITY CLERK

P98-033

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ ⑨

APPENDIX A

ARENA CORPORATE CENTER MULTI-FAMILY RESIDENTIAL PUD GUIDELINES

The purpose of this appendix is to define basic guidelines^{for} multi-family development within the Arena Corporate Center PUD. Providing residential uses within the PUD achieves a fundamental goal of the North Natomas Community Plan (NNCP) to place jobs and housing close together within each neighborhood. Multi-family residential is allowed within the Employment Center (EC) parcels for the Arena Corporate Center subject to City review and approval and the following guidelines.

PERMITTED USES

Residential

Residential uses are considered conditionally permitted uses which provide housing opportunities within the Employment Center (EC). The factors used to gauge the appropriateness of residential uses in the PUD are: 1) proximity to the freeway and other noise generators; 2) compatibility of adjacent uses both inside and outside the PUD; and 3) availability of transit, commercial uses, open space, and public facilities to serve the potential residents. Residential uses located within a primary use structure (e.g. live/work space) are considered ancillary and are not calculated in the allowable range for residential uses.

The amount of residential acreage allowed within the EC PUD may vary between 0% and 25% (25% of Arena Corporate Center equals 28.23 acres). The specific amount is dependent on a number of factors including, but not limited to: project size, land use, market needs, and proximity to transit.

Multi-family complexes may be a maximum of 200 units and eight acres. If larger, the parcel must be divided by a public street or pedestrian access. Larger multi-family parcels shall avoid massive structures, using a scale compatible with those of neighboring parcels.

The NNCP defines medium and high density residential development as follows:

Medium Density Residential (MD)

Target average density is 12 units per net acre and allowable density range is 7 to 21 units per net acre. Single-family petite lot detached, single-family attached, townhouse, and condominium units are included in this designation.

High Density Residential (HD)

Target average density is 22 units per net acre and allowable density range is 11 to 29 units per net acre. Condominium units, garden apartments, and conventional apartments are included in this designation. HD designated areas within 1/4 mile of a light rail station or bus transit center may have a density of greater than 29 dwelling units per net acre. Also, senior citizen housing may have a density greater than 29 dwelling units per net acre.

Commercial Retail

Small scale retail uses may be incorporated into the multi-family residential sites. These uses may not exceed 2,500 s.f. and should serve the immediate residential neighborhood. Examples include: flower shop, coffee shop, newsstand, salon, etc. Retail uses shall be subject to review/approval from the City.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Multi-family residential development within the PUD shall promote a sense of neighborhood, with the schools, parks, and open spaces acting as primary features within the neighborhood. The following guidelines for housing are therefore generic enough to apply to a multitude of potential solutions.

A. Architecture

Variety in the architecture is important to the character of the community and is strongly encouraged. The use of different "styles" and materials is intended to add variety to the buildings just as is most often found in towns that have evolved over time. To balance this diversity, the public design features — street landscaping, visible fencing, arcades, entries, esplanades, and public buildings — will be treated with an eye to unity and consistency.

It is anticipated that in general, each multi-family complex within Arena Corporate Center will have its own consistent architectural style with some variation.

Large, massive, box-like structures are to be avoided. Uninterrupted wall surfaces exceeding fifty (50') feet in length are strongly discouraged and should be broken with facade detailing and/or staggered wall and roof lines. Individual units should be suitably identified by staggered exterior walls, details, or other means.

Street elevations should be broken with reveals, recesses, trim elements, and other architectural features to provide visual interest. Details which can add interest and texture include posts or columns, wainscoting, decorative tiles, shutters, window boxes, etc.

- (1) Exterior Materials: Variation in building facades should be achieved, in part, by using a variety of materials within each development including, but not limited to, stucco, wood siding, stone, and brick. Pre-fabricated inexpensive materials are discouraged; exterior plywood, such as T1-11, is not allowed.

Shutters, trim, canvas awnings, and moldings on windows are encouraged. Larger trim, such as 1 x 4's and 1 x 6's, are preferable to thin 1 x 2's. Aluminum windows in stucco walls without trim or stucco moldings are not permitted. Raw or clear anodized aluminum window frames are strongly discouraged. Operable windows should have screens so that they can be used for ventilation.

Entry doors must meet the City Security Code, requiring viewers for safety.

In order to avoid the appearance of a false applique, no material change is allowed at corners. Material changes must occur at reverse corners or must return on the side wall to the privacy fence. In no case shall this return be less than 4'-0".

- (2) Roof Materials: "Permanent" roof materials, such as concrete and clay tile, are encouraged because of their low maintenance and consistent appearance over time. Wood shake or shingle roofing is also acceptable. When composition shingles are used, they should be the heavy laminated dimensional type, and be of at least 25-year quality. Roofs shall have a 4:12 minimum pitch. Flat roofs are prohibited (including garages and carports).
- (3) Exterior Colors: There should be some color variation within each multi-family project, with a minimum of two colors, plus a third color for accent or trim. For townhouses or detached units, color should vary for each side-by-side unit. For multi-family and stacked units, colors should vary within the building using bays, offsets, and returns as break lines.

A variety of wall textures is encouraged. Monotone wall surfaces without texture or color differentiation are discouraged.

- (4) Entries: A strongly articulated entry feature is required. This feature must clearly mark the entry and provide a minimum sheltered area at the front door. It must provide a covered area of no less than 4'-0" deep and 6'-0" wide, with no more than 2'-0" of that depth recessed. Its architectural elements must be proportioned and detailed to create a sense of permanence and strength. The front door must be clearly visible.
- (5) Entry Porches/Courtyards/Patios: The purpose of providing an entry feature is to create a buffer and human-scale layer between the sidewalk and the building. It is also to provide a social edge to the private dwelling in which people can choose to "see and be seen". It is recommended that the entry feature be raised 8 inches to 12 inches, or at least one step above adjacent grade. It can be integrated with second floor elements to provide balconies and decks. Various types of roof supports are encouraged.
- (6) Projections and Bays: In order to encourage variety and scale in the facades, bays and projections of up to 3'-0" will be allowed in the front yard setback. These projections must be designed in such a way to avoid visual competition with front entries.

B. Building Placement and Orientation

- (1) Residential buildings should have pedestrian access and visual orientation to the adjacent roadways and/or open space features.
- (2) Residential buildings shall be oriented on the site to create interesting and safe common open space areas that promote neighborly interaction.
- (3) Soundwalls shall be avoided!
- (4) Garages should be located away from the front facade, accessed from a side yard, or detached to the rear of the building, so as not to compete with the front door entry of each unit.
- (5) A rich variety of architectural facade styles and materials should be incorporated into each PUD.

C. Building Setbacks

- (1) Medium- and high-density buildings are encouraged to be oriented to the adjacent public street by providing windows, front doors, and other entry features along the street. For security, landscaping or other suitable barriers shall be provided between sidewalk and entrances or windows.
- (2) Units fronting a public street shall have a minimum setback of 12'-6" from the street (from back-of-walk where there are no split sidewalks). In the case of split sidewalk, the minimum setback shall be 7'-6" from back-of-walk to the extent consistent with the public utility easement.
- (3) The minimum distance between buildings shall be determined by the Building Codes.
- (4) Side yard setbacks shall be 5'-0" for up to three (3) stories in height. Rear yard setbacks shall be 15'-0".

D. Building Height

Multi-family buildings shall be generally limited to three (3) stories in height. Occasional design elements, such as chimneys, roof peaks, and cupolas may project up to five (5') feet above the top story.

E. Circulation, Parking, and Storage

- (1) Pedestrian walkways connecting the multi-family development to the adjacent public walkways are required.
- (2) Pedestrian walkways linking residents to the surrounding community amenities, such as restaurants, employment, transit, parks, etc., are required.

- (3) Shared driveways and alleys are encouraged where applicable.
- (4) Surface parking lots for medium- and high-density units should be located away from the adjacent public roadways to the rear of the buildings where possible.
- (5) On-street parking will be counted towards city parking requirements for single-family attached, and multi-family projects.
- (6) Parking directly against buildings is strongly discouraged. Landscaping and/or walkways should be provided between buildings and paved parking areas. A three (3') foot minimum planter shall be provided adjacent to the building foundation.
- (7) Per City standards, a minimum of 1.5 parking spaces are required for each dwelling unit, provided at curbside or in gathered parking areas within approximately 200 yards of the unit. Guest parking areas must also be provided at the rate of one space per fifteen units, clearly marked. Parking reductions for senior housing may be allowed during the special permit review. Parking reductions for close proximity to transit facilities may be allowed during the special permit review.
- (8) Surface parking areas shall have landscaped islands and/or shade trees adjacent to parking, in compliance with City of Sacramento standards, with a minimum of one tree per five parking stalls in large expanses of parking. Stalls shall be sized in accordance with City standards.
- (9) Long runs of parking spaces (exceeding 100 feet) adjacent to public roadways are prohibited unless they have a minimum fifteen (15') foot relief between runs. Flat carport structures are prohibited. Carport roofs should reflect the design of the buildings, and materials and colors should be compatible with the adjacent buildings.
- (10) Parking areas visible from the right-of-way shall be landscaped for visual screening. When visible from the right-of-way, parks, and other public areas, storage for boats, recreational vehicles, and trailers, as well as storage sheds, shall be fully enclosed.
- (11) Bus stops and/or transit stations shall be linked to residential units with walkways.
- (12) Resident storage areas should be integrated into the building design to avoid cluttered patios and porches. Storage facilities integral with carports require architectural treatment consistent with the buildings, using similar design elements.
- (13) Trash storage areas should not be visible from public streets. Trash enclosures should be constructed of concrete block or other durable material; wood is prohibited. Trash enclosures shall meet City standards for design and compliance with the City's recycling ordinance.

F. Public Landscape (Off-Site)

- (1) Public Street Trees: The intent is to create a heavy "canopy" over the public sidewalk. Specified public street trees will be located a minimum of 4'-0" and a maximum of 6'-0" from the sidewalk edge, except in the case of split sidewalks where trees will be located at the center of the planter strip, and spaced according to an approved street plan at approximately 25 feet to 35 feet on center. (Reference Table 5.)

G. Private Landscape (On-Site)

- (1) The site plan for each multi-family complex shall address both active and passive open space uses. Open spaces consisting of playgrounds, pools, picnic areas, tot lots, and recreation rooms are strongly encouraged.
- (2) Plantings next to the foundations of the buildings are encouraged, with plants selected with consideration for their mature size and height. Planting location, size, and shape should be considered so as not to hide the front of the building and thereby decrease security.
- (3) Plants should be selected which are tolerant of Sacramento's climate. Low maintenance plant materials are encouraged to reduce pruning, spraying, and litter clean-up. Plants chosen should be pest and disease resistant.
- (4) Sprinkler/irrigation systems are required. Systems should be automatic, controlled by a timer, and not subject to easy vandalism. Pop-up heads recessed into the ground or drip systems are strongly encouraged. Sprinkler systems should be designed so that they do not spray onto sidewalks (which interferes with pedestrians) or walls of buildings (which leads to staining). Sprinkler controls shall be screened from street view.
- (5) Grading of multi-family sites shall provide for storm drainage to either on-site systems, or to the street, if appropriate. Grading shall always be away from buildings. Down spouts should terminate in underground piping to the storm system or to splash blocks or swales. All roof drainage should terminate in established storm drainage system.
- (6) All unpaved areas shall be planted with irrigated plant materials. The City of Sacramento Water Conservation Ordinance shall govern the quality, quantity, and variety of plant materials.
- (7) Undeveloped areas reserved for future expansion shall be planted with native wildflowers or maintained weed free.

H. Fencing and Walls

- (1) Fences within the public street setback shall be a maximum height of 6'-0" and must be at least 50% open to provide visibility between the building and the public street. The top rail of the fence shall be unbroken horizontally.

- (2) Fences and walls shall be mainly constructed of stained wood (treated), masonry, and/or metal. Other fencing materials must be consistent with the materials and architecture of the homes. In no case will cyclone or chain link fencing be allowed.
- (3) No solid fencing, walls, large hedges, or other similar barriers will be permitted to exceed three (3') feet in height within the public street setback area

I. Mechanical

All electric, gas, television, radio, and cable television lines shall be placed underground. No heating, cooling, antennas, or air conditioning equipment, including fans or similar devices, shall be placed on the building roof. Visible satellite dishes are not permitted. Mechanical equipment shall be installed consistent with the Comprehensive Floodplain Management Plan.

Utility meters must be visible for meter reading, but be either integrated into the design or be surrounded by suitable landscaping.

Antennas for satellite T.V. should be located in areas not visible from adjoining properties, streets, or public areas. Antennas mounted on towers must have City approval.

J. Recycling

Individual floor plans and internal features of each unit shall be designed to facilitate recycling, including provisions for recycling enclosures.

Multi-family complexes shall have common collection facilities that include provisions for recycling.

K. Gates

The City shall determine when and where gated access is required and/or allowed. Wrought iron, aluminum, steel, and/or quality wood gates may be provided to allow access to public areas.

Although the City recognizes the need for security measures, it is not recommended that multi-family projects become walled-in enclaves with few connections to the surrounding neighborhood or streets. Security gating will be considered on a case-by-case basis per the City of Sacramento Gated Communities Ordinance.

L. Lighting

Every multi-family parcel shall have adequate lighting to provide for security and visibility. Site lighting should not be pervasive or impact surrounding neighboring properties. Decorative lighting along walkways and driveways shall be provided.

Street lights to be installed on multi-family parcels throughout Arena Corporate Center will be per the City of Sacramento standards, as will lights for parking lots and other public spaces. In certain locations, the City may require special street lighting and parking lot lighting, and/or may require the painting of City light standards.

North Natomas Community Association

Attachment 5

April 15, 1998

To: Carol Shearly, Associate Planner, City of Sacramento

From: *Barbara Graichen*
Barbara Graichen, President, North Natomas Community Association
5010 Sorento Road, Sacramento, Ca. 95835;
916-991-2177; fax=991-0906; nnatomas@aol.com

Subject: **Arena Corporate Center - P98-033**

Thank you for the opportunity to comment upon the proposed project. This association supports the proposed project. An employment center use makes good sense for this site. There are certain issues that need to be addressed or emphasized.

1. The bicycle trails should be constructed as soon as feasible. Location on the levee tops could be most appropriate in terms of visibility and ease of commute. However, the trails will need to be sloped at road crossings (to provide street access). Ramp access needs to be provided at the project site and at least every quarter mile to maximize recreational and commute benefits.
2. We ask that any fencing placed along the levee be post and cable rather than chain link in order to maximize aesthetic benefits to the community. We also ask that the City either retain ownership of land required for drainage canal expansion, or retain recreation, open space and other control easements (some control over landscaping and pesticide use). The RD 1000 Board is not currently comprised of recreation or trail supporters, and the City has no means for controlling the actions of the agency.
3. Regarding the Rezone, it is appropriate to require mitigation measures that offset the adverse impacts of proposed urban uses. Since the North Natomas EIR has been prepared, the City has become aware of the significant adverse health and safety impacts (noise, air quality, road deterioration, accidents) that development is having on Sorento Road and the adjacent neighborhood. It was expected that a north-south route from Del Paso to Elkhorn Boulevard would be completed prior to significant development in North Natomas.

As mitigation measures for this and other projects, please place a weight limit sign on Sorento so that cement, aggregate and other heavy trucks can not use it. The road is being torn up by trucks hauling construction materials to Natomas Marketplace (last summer, there were as many as one double trailer truck per two minute time period) and other sites that are under construction. The noise is significant. Please ensure that Truxel Road is completed as soon as feasible and Sorento Road closed to through traffic as soon as feasible. Please consider interim noise mitigation for residents along Sorento Road (landscaped berms) or provide speed bumps at at least four locations on Sorento to discourage traffic.

4. Please see our comments on the Frying Panhandle application for a discussion of our

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concerns regarding the adequacy of environmental documentation, and the need for more park and open space in North Natomas.

5. Although this comment is not project specific, we request that the City initiate an amendment to the North Natomas Community Plan which states that the East Levee Road from Elkhorn Boulevard to Sorento Road should be closed to unauthorized motor vehicle traffic in order to permit the construction of the Ueda Parkway/federal Natomas Recreation Plan.

Cc. Heather Fargo, Carrol Stubbs, Tim Sandoval, Wally Cole, Michele Rudek, Randy Pestor, NNCA Board Members

Natomas Community Association

Attachment 6

Carol
TO: Carol Shearly, City Planning Division
FROM: Natomas Community Association (NCA) *Joe*
Joe Gee, 323-0802
SUBJECT: Arena Corporate Center, P98-033

The following are NCA's comments on P98-033, Arena Corporate Center, located at Truxel Road and Arena Boulevard:

1. Rezone from C-1 to EC-40 PUD (Site I, parcel 1, Site IV, parcels 1 and 5).
 - As the first mixed use project in North Natomas that includes a residential component, this rezone maintains consistency with community plan principles that promote an integrated mixture of retail, residential, and commercial uses.
 - We are supportive of the increased flexibility that the EC-40 designation provides for this project.

2. Residential PUD guidelines (Appendix A).
 - While this mixed use project is a great way to address the North Natomas jobs/housing ratio, we have concerns about the high target average density of 22 dwelling units per net acre (which can mean up to 17 acres of densities as high as 29 dwelling units per net acre).
 - With the residential percentage of the overall project acreage at 25%, we have concerns about the number of high-density dwelling units this represents.
 - We have concerns about increasing the total number of high-density units already designated for North Natomas. We continue to oppose such an increase, and will look for offsetting reductions in upcoming applications that involve high-density residential.

3. Apartment complex component (Arena Commons).

We recently received the project notification for the residential component, Arena Commons (P98-042), a 264 unit apartment complex on 25.7 acres (gross), with an average density of 15.6 dwelling units per net acre.

 - Although this is still an increase of over 2½ percent to the approximately ten thousand high-density dwelling units designated for North Natomas, this is a more favorable density and number of dwelling units than the potential that's described in the residential PUD guidelines for P98-033.
 - This mixed used project (P98-033) is the right setting for a high-density apartment complex in North Natomas, because of its location and its ability to limit adjacent high-density apartment complexes.
 - The more reasonable number of units proposed for Arena Commons could help achieve a quality residential component for the Arena Corporate Center mixed use project. (We will be submitting specific comments on the Arena Commons project separately.)