

Hansen Industrial Park

PLANNED UNIT DEVELOPMENT GUIDELINES

City of Sacramento, California

PUD Established: 3/23/78

PUD Amended: 08/23/93

Originating Resolution Number#: R97-549

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Chapter 1- Land Use

1.1 Allowed Uses

The land use for the Hansen PUD shall consist of warehousing and materials transfer 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 five percent (25%)¹ of the gross floor area of the main use.

1.2 Prohibited Uses

No outside storage or assembly is permitted within 35 feet of the east property line.

Chapter 2- Procedures for Approval

Development of parcels in PUDs are subject to special permit approval by the City Planning Commission. Special permit development plans shall be in conformance with the schematic plan and PUD guidelines approved by the City Council. 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.

Chapter 3- Environmental Standards

3.1 Sound Attenuation

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

¹ Modified from 20% to 25% on 08/23/1993 by CPC (P93-052)

3.2 Landscaping

- Intent
 - The intent of this provision is to provide a proper transition between the industrial area and the residential uses to the east.
- Theme
 - The main landscaping theme shall be lawn, coupled with four foot (4') undulating berms. Evergreen tree shall be amply used.
- Approval
 - Landscaping is subject to approval by the City's Landscape Architect.
- Setbacks
 - All public and private streets shall have a minimum landscaped setback of 25 feet.
- Truck Parking
 - The parking of trucks on public streets shall be prohibited.
- 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.

Chapter 4- Building Standards

4.1 Building Height, Setback, and Color

- Building height along the north and east side of the PUD shall be a maximum of 30 feet.²
- Building setbacks

² Modified from 25 feet to 30 feet on by CPC (P89-219)

- Building setbacks along the north side, adjacent to the Dry/ Robla Creek 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.
- Building setbacks along the east side shall be 30 feet. The 30 foot setback along the east side shall be entirely landscaped.
- Building material colors within the PUD shall conform to the color requirements specified in the Sacramento City American River Ordinance.

4.2 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 following measures are required:
 - For the side 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 along the east side of the PUD are prohibited.
 - These provisions, coupled with a landscaped setback area and solid wall, will mitigate any eventual land use conflict.

Entitlement History

Project number	Entitlement	Date/Action By
P8014	Rezone from A to M-1, GPA from Residential to Industrial; Robla Community Plan Amendment from Light Density and Multiple Family Residential to Heavy Commercial or Industrial use; Established PUD	03/23/78 CPC Approval, 08/22/78 CC Approval
P9514	Tentative Map, Subdivision Modification to waive water and sewer connections.	10/06/81 CC Approval
P82-207	Tentative Map; PUD Schematic Plan Amendment to reduce square ft., relocate bldgs., and reorient circulation; Special Permit for 2 warehouses.	11/24/82 CPC Approval, 05/24/83 CC Approval
P83-070	Tentative Map 24 acres into 2 parcels; Special Permit 117,600 sq. ft. warehouse.	04/14/83 CPC Approval, 05/24/83 CC Approval
P85-088	PUD Schematic Plan Amendment new bldg. and redesign layout; Special Permit for film processing plant.	03/14/85 CPC Approval, ???/??/?? CC Approval
P85-132	Tentative Map 19 acres into 2 parcels	05/09/85 CC Approval
P89-219	PUD Guidelines Amendment to increase max. ht. from 25 to 30 feet; Schematic Plan Amendment to establish 4 blds., Special Permit for 4 bldgs.	09/13/90 CPC Approval, 02/05/91 CC Approval
P90-263	Tentative Map to subdivide 1 lot into 2 @ Main/Kelton	09/11/90 CC Approval
P90-356	Lot Line Adjustment to merge 2 lots @ 51 Main Ave.	10/25/90 CPC Approval
P93-052	Special Permit to expand an existing 39,960 sqft warehouse at 135 Main Ave. to 90,980 sqft for Diamond Flower Instruments; Schematic Plan Amendment to increase allowable building on the site from 79,200 sqft to 90,980 sqft; Guidelines Amendment to allow 25% of floor area to be used for office.	06/24/93 CPC Approval, 08/03/93 CC Approval
Z02-026	Sasco 25% Office remodel	04/25/02 ZA Approval
Z03-167	SP Min Mod – Add loading Dock	06/16/03 ZA Approval
P08-012	PDPR Viking Storage Yard	01/24/08 PD Approval