

Creekside Oaks

Planned Unit Development (PUD) Guidelines

City of Sacramento, California

PUD Established: 12/18/1984

PUD Revised: 10/24/1985, 07/10/1986, 02/23/1989,
04/13/1989, 04/14/1992, and 11/16/1995

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Chapter 1- Purpose and Intent

Creekside Oaks is a planned unit development comprised of office, residential, and shopping center land uses. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the Creekside Oaks Architectural Review Committee. The project developer shall establish and maintain an architectural review committee established by the declarant and providing for successors which shall be set forth in the respective CC and R's governing the development. The Architectural Review Committee shall adhere to the following objectives in reviewing the development plans:

- To provide adequate natural light, pure air and safety from fire and other dangers.
- To minimize congestion due to vehicular and pedestrian circulation within the project area.
- To preserve and enhance the aesthetic values throughout the project.
- To promote public health, safety, comfort, convenience and general welfare.

These development Guidelines shall incorporate the Schematic Plan for the Creekside Oaks approved by the Sacramento City Council. These 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.

Chapter 2- Procedures for Approval

Developments 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.

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.

The following information shall be submitted with a special permit application:

- Names and address of builder, contractor, developer, and architect.
- Project site plat with dimensions taken from signed recorded plat.

- All submissions must include topography showing existing grades and proposed grades at one foot intervals with spot elevations as required to clarify drawings, also show building corner elevations and floor landscaping.
- Proposed landscaping, including automatic irrigation system.
- Retaining walls.
- Locations and details of temporary and permanent signs, including dimensions.
- Temporary and permanent fences.
- Front, side, and rear setbacks from building to property lines.
- Easements and rights-of-way.
- Pipes, berms, ditches, swales.
- Driveways, parking areas, pathways, and lighting, existing and proposed.
- Locations and details of benches and patios
- Exterior storage and screening devices for trash, mechanical and communications equipment, and meters.
- Location of light poles and transformers, with height and type indicated.
- Sewer alignments and location of manholes and inverts.
- Mailboxes, if any.
- Roof projections and/or roof plan and screening treatment.
- Land use distribution, percent and square footage of site used for the following:
 - Building pad;
 - Surface parking and other paved area;
 - Landscaping (includes private sidewalks and patios).
- Building elevations for all sides and height to top plate and top of roof.
- Location of existing and proposed buildings.

- Street names and right-of-way widths.
- Cross sections of structures indicating relationship to adjacent buildings and roadways.
- Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.
- Bar scales on all plans.
- Written approval of the pertinent Architectural Review Committee.
- Phasing scheme and proposed timing schedule for buildout.

Chapter 3- Permitted Uses in the Office Building Zone

- Building and Occupancy Standards
 - With the exception of the 25, 000 square foot building shown at the Truxel Road entrance to the office park, the minimum building size shall be 40,000 square feet. The minimum individual tenant space utilization shall be 2,500 square feet.
 - A structure less than 40,000 square feet may be allowed by special permit if:
 - The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - The structure will house a uniquely desirable single tenant.
 - After 5 years or 50 percent of each office park's land area has been developed, whichever occurs first.
- The office park is intended to house office users seeking a campus-like office park setting. Office uses normally allowed in the OB zone are permitted.
- Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.

Chapter 4- Permitted Uses in the Shopping Center Zone

- Shopping Center Zone (4 acres): Uses normally established in the SC zone are permitted, with the exception of those listed below. The shopping center is intended to serve South Natomas as a neighborhood shopping center. Any offices shall be limited to a maximum of 2,500 square feet of gross leasable area per tenant.
- Prohibited uses include hotels, motels, offices larger than 2,500 square feet, and business colleges or trade schools.

Chapter 5- Permitted Uses- Health Club

- Health Club (9 acres): The following shall be permitted: 19 tennis courts, a swimming pool, a clubhouse and racquetball court.
- Food Service uses are permitted within the Clubhouse as an ancillary use for members. Principal entrance to the food service use shall be from inside the Clubhouse only. Signage shall not be visible from the outside.

Chapter 6- Environmental Standards in the Office and Shopping Center Zones

6.1 General

All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed so as to create a desirable environment for the intended use and relate harmoniously to other buildings and to adjacent residential communities.

6.2 Landscaping

- General: Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and

orderly fashion.

- Minimum Landscaping Coverage per Project: Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 25 percent in the office zone, 20 percent in the health club designation; and 15 percent in the shopping center zone. However, in the case of a single story office structure, the minimum landscaping coverage shall be 20 percent.
- Planting Types. All trees, shrubs, and groundcover planting types shall conform to the Creekside Oaks approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the planning division.
- Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover.
- Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
- Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to ensure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.
- Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
- Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
- Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

Boundary landscaping is required on all interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the required number of trees. In addition to trees, the boundary

landscaping areas shall be landscaped with shrubbery and groundcover.

- Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to ensure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.
- The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.
- Grading, trenching, cutting, filling, stacking of construction materials, and parking equipment and vehicle within the dripline of the trees identified in the tree legend are prohibited.
- Adjacent to the Bannon Parkway, the applicant shall maintain a landscaped and hardscaped open space corridor buffer.¹

6.3 Pedestrian Circulation

Primary and secondary walkways shall be designed indicating a relationship with street access, bus stops, parking areas, adjacent structures and abutting properties through the boundary landscaping. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. Pedestrian walkways and bikeways shall be landscaped to provide shade in the summer.

6.4 Parking Area Standards

- 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.
- Required off-street parking shall be provided on the site served.
- Parking Requirements:
 - Office (OB Zone)
 - Not less than one automobile parking space per 350 square feet

¹ Wording added on 11/16/1995 by CPC (M95-067)

gross floor area, and not more than 1 space per 275 square feet gross floor area.²

- One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.
- Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.

○ Shopping Center

- Retail Store. One automobile space for each 250 square feet of gross floor area.
- Restaurant/Bar. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
- All other commercial uses shall conform to City requirements for each commercial use.
- One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.

○ Health Club

- Racquetball and Tennis Courts. Two automobile spaces per court.
- Swimming Pool. One automobile space per lane.
- Exercise/Gym Room. Number of automobile spaces to be determined by applying the following formula:

Total square footage of the room/50= X
X/2= number of automobile spaces

- Restaurant/Snack Bar. One automobile space for every three spaces based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.

² Modified on 04/14/1992 by CC (O92-017)

- Meeting Room. One automobile space per 100 square feet of area.
 - One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.
- Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
 - Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.

Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surfaced depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stop will be permitted. A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.

- Maximum of 40³ percent of all vehicle parking spaces may be compact spaces.
- Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

6.5 Exterior Lighting

- Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
- Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

³ Modified from 30% to 40% on 04/14/1992 by CC (O92-017)

- Lighting shall be oriented away from the properties adjacent to the PUD.
- Exterior lighting fixtures shall be similar and compatible throughout the PUD.

6.6 Performance Standards

- Purpose and Intent. It is the intent of these restrictions to prevent any use of the office parks which may create dangerous, injurious, noxious or otherwise objectionable conditions.
- Nuisances. No nuisance shall be permitted to exist in the business parks. The term “nuisance” shall include, but not limited to, any of the following: any use which:
 - Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere which may adversely affect the health, safety or welfare of persons working at the business parks or residing in adjacent neighborhoods.
 - Discharges of liquid or solid wastes or other harmful matter into any stream, river or other body of water which may adversely affect the health, safety or welfare of those working at the business parks or residing in adjacent neighborhoods.
 - Exceeds permissible noise levels as established by the City of Sacramento.

Chapter 7- Building Standards in the Office Building and Shopping Center Zones and Health Club Designation

7.1 Purpose and Intent

The purpose and intent of this section is 1) to encourage the creative and innovative use of materials and methods of construction, and 2) to prevent indiscriminate and insensitive use of materials and design.

7.2 Building Setbacks

Street	Building Setback	Landscaped Setback
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West El Camino Ave, Garden Highway, Truxel Road	50'	50' *
All 58' R-O-W Streets	50'	25'
All other public and private streets	25'	25'
Bannon Slough Parkway	20'	---

* A 40' landscaped setback shall apply if the streets are posted with no parking signs. Landscaped setback reduced to 25 feet⁴ for a portion of shopping center site at southwest corner of West El Camino Avenue and Truxel Road.⁵

All setbacks shall be per these guidelines or the Zoning Ordinance whichever is more restrictive.

7.3 Building Height

The following are maximum building heights.

- OB Zone – 65 feet.
- SC Zone and Health Club – 35 feet.

If a mechanical penthouse is provided, an additional 10 feet shall be permitted.

7.4 Exterior Wall Materials

- Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
- Tilt-up concrete construction technique shall be allowed, only if full compliance with all of the other conditions of the guidelines is maintained. The intent is not to allow for full tilt-up concrete structures (like a warehouse facility), but only to provided that tilt-up concrete materials may form a portion of the surface area of the structures; (e.g., to provide for sheer walls, decorative forms, etc.) with other construction materials making up the majority of the surface, such as combination of glass and spandrel. See Appendix AP.3 for examples.
- Exposed concrete block shall not be acceptable for exterior surfaces. The intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar material.
- The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.

⁵ Wording added on 10/24/1985 by CPC (P85-378) and on 07/10/1986 by CPC (P86-232)

7.5 Colors

- Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
- The general overall atmosphere of color shall be earth tones, which includes muted shades of gray and muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green and terra verts. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be background colors. If painted surfaces are used, these shall be earth toned. 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.

7.6 Roof Projections and Design

- All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the building siding.
- Projections shall be painted to match the roof or building.

7.7 Energy Conservation Standards

- Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures which shall be incorporated into building design at the Creekside Oaks.
- Standards:
 - Buildings shall be designed to meet current state and federal energy requirements at the time of construction.
 - Landscaping shall be designed to shade structure, walks, streets, drives and parking area so as to minimize surface heat gain and shall at a minimum comply with all current City of Sacramento standards.
 - Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.
 - Outdoor lighting should be designed to provide the minimum level of site lighting commensurate with site security.
 - Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy use

reduction.

7.8 Temporary Structures

- Temporary structures, including but not limited to trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction and shall be removed promptly upon completion of the permanent building.
- Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

7.9 Loading Areas

- Truck loading dock(s) shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way, freeway or adjacent residential or park/ library/ community center area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

7.10 Outside Storage

- No open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles or any nature shall be allowed. No outside storage of overnight delivery trucks or fleet shall be permitted. Storage is to be inside structures.

7.11 Garbage Services/Trash Enclosures

- These facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible.
- All exterior garbage and refuse facilities shall be concealed by a screening wall of a material similar to and compatible with the building(s) it serves.
- Such facilities shall relate appropriately to the building(s) and shall not be obtrusive in any way or detract from the building design theme.
- Such facilities shall not be located adjacent to residences.

7.12 Utility Connections, Mechanical Equipment and Communications Equipment

- Mechanical and communications equipment, utility meters and storage tanks

shall not be visible.

- If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
- All utility lines shall be underground.
- All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
- Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
- Mechanical equipment shall not be located adjacent to residences.

7.13 On-Site Drainage

- Each building site owner shall be required to provide adequate drainage facilities in accordance with City of Sacramento standards.

7.14 Exterior Fire Stairs

- Unenclosed exterior fire stairs shall not be permitted.

7.15 Walkways and Courtyards

- Walkway and courtyard materials shall be compatible with the exterior wall materials of adjacent buildings and with walk and path system standards of the PUD. Surfaces shall have a non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians.

7.16 Miscellaneous Development Criteria

- Non-residential structures in the office building and shopping center zones and health club designation located within fifty feet of Bannon Slough Parkway and any residential units shall not exceed two stories (thirty-five feet) in height.
- A ten foot⁶ wide landscaped buffer shall be installed and maintained between the property line separating residential, office, and health club designated land. The entire landscaped buffer shall be located on the office and health club designated property.

⁶ Modified from 25' to 10' on 02/23/1989 by CPC (P88-476)

- In lieu of the placement of a wall between the shopping center and the park/ library/ community center property, the shopping center shall be designed to be compatible with the adjacent park/ library/ community center uses with regard to vehicular and pedestrian circulation, landscape treatment and building design.

Chapter 8- Sign Criteria and Regulations

8.1 Purpose and Intent

The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the South Natomas Office Parks development, safeguard and enhance property values, and will encourage signage which by good design is integrated with and is harmonious to the buildings and sites that it occupies. These sign regulations are intended to compliment the City of Sacramento Sign Ordinance No. 2868, Fourth Series. In all cases, except for the maximum area for OB, the more restrictive requirements shall apply.

8.2 General Requirements

- A sign program shall be submitted with individual project special permit applications or to the City Planning staff if submitted subsequent to the City Planning Commission special permit hearing. No sign shall be specifically designed or oriented to be viewed from the freeways and/or the American River and Sacramento River Parkways.
- In no case shall flashing, moving or audible signs be permitted.
- 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.
- No signs shall be permitted on canopy roofs or building roofs.
- No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
- No signs perpendicular to the face of the building shall be permitted.
- No exposed bulb signs are permitted.
- No off-site signage shall be allowed.

8.3 Design Requirements

- The location of signs shall be only as shown on the approved special permit site plan.
- All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
- No exposed conduit, tubing, or raceways will be permitted.
- No exposed neon lighting shall be used on signs, symbols, or decorative elements.
- All conductors, transformers, and other equipment shall be concealed.
- All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze or black iron of any type will be permitted.
- All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
- Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.
- 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.

8.4 Miscellaneous Requirements

- Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of lettering indicating hours of business, emergency telephone numbers, and proprietorship. No other window signs will be allowed.
- Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door in a location, as directed by the Architectural Review Committee 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 will be selected by the Architectural Review Committee.
- Occupants may install street address numbers as the U.S. Post Office requires in

the exact location stipulated by the Architectural Review Committee. Size, type, and color of the numbers shall be stipulated by the Architectural Review Committee.

8.4 Special Signing

- Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.
- Informational and directional signs relating to pedestrian and vehicular flows within the Creekside Oaks PUD shall conform to the standards of the City of Sacramento Sign Ordinance.
- One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.
- 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.

8.5 Designated Park Project Identification Sign

- One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance shall be allowed per designated office park. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per designated office park. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to planning staff review and approval.⁷
- Maximum area of sign: forty-eight square feet.
- Maximum height of sign: twelve feet from street or parking lot grade, whichever is lower
- 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 ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

⁷ Section modified on 04/13/1989 by CPC (P89-124)

8.6 OB Office Building Zone – Detached Signage

- One monument sign as defined by Section 3.250 of the City Sign Ordinance allowed per parcel. Directly illuminated signage is prohibited. Indirectly illuminated signage is subject to planning staff review and approval.⁸
- Maximum area of sign: forty-eight square feet.
- Maximum height: twelve feet from street grade or parking lot grade whichever is lower.
- 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 ten feet from the public right-of-way and from any driveway.

8.7 OB Office Building Zone – Attached Signage⁹

- If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building façade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
- A specific or conceptual location sign program shall be submitted with individual project Special Permit application per Chapter 2, bullet 6 of these Guidelines.
 - Materials, Construction and Design
 - Signs may be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, and stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.
 - Individual solid metal letters shall be applied to the building face with a non-distinguishable background. Letters shall be pegged-out from the building face at least one and one-half (1 ½) inches and be reverse pan channel construction in one of the following:
 - Fabricated aluminum letters with a polished chrome plated

⁸ Section modified on 04/13/1989 by CPC (P89-124)

⁹ Entire section on Attached Signage added on 04/13/1989 by CPC (P89-124)

finish in fourteen (14) gauge aluminum with three (3) inch returns.

- Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns.
- Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown and black.
- Number – One (1) sign per building.
- Illumination
 - Letters may be internally illuminated to create a halo back lighted effect or non-illuminated. Internally illuminated letters shall be lighted with white neon tubing and thirty (30) millamperes transformers.
 - Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
 - Internally lit plastic signs are prohibited.
- Location
 - Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
 - Signs may be located any where on face of building subject to 4 (c) and (d) below and may be oriented toward the freeway.
 - A sign may be located in the “upper signage area”. “Upper signage area” shall be defined as the area bounded by the 1) top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
 - A sign may be located outside the “upper signage area” if in a sign zone approved as part of the building special permit or, if on a building for which a special permit was approved prior to January 30, 1986, in a location approved by the Planning Director.

- Wording and Logos
 - A sign may consist of a company logo and/or a company name. No other wording is permitted.
- Maximum Signage
 - A sign located in the “upper signage area” shall not exceed 10 percent of that area.
 - The length of a sign shall not exceed 30 percent of the length of linear building face on which the sign is affixed.
 - A sign located below the second floor windows shall not exceed 50 square feet.
 - In a scale consistent with the items above, the Planning Director shall determine the maximum size of the following types of signs:
 - Signs located other than as specified in (A) and (C) above.
 - Signs located on buildings with a unique or unusual architectural design.
- If not specifically approved as part of the Special Permit for the building, the following types of signs shall require a Planning Director’s Special Permit pursuant to Zoning Ordinance 15H.
 - Signs not located in the “upper signage area”, as defined in subsection 4-C above.
 - Signs which use construction materials other than marble, granite, ceramic tile or individual solid metal letters pursuant to subsection 1-B above.
- Except as provided in 7-A above, attached signs consistent with this Section H shall be subject to a ministerial permit issuance procedure.

8.7 SC Shopping Center Zone

- Shopping Center Identification Sign. The shopping center site shall be allowed one monument sign, not to exceed twelve feet in height and forty-eight square feet in area. Said monument signs shall face on West El Camino Avenue or Truxel Road. Monument signs may be located in the setback area; however, they shall be located farther than ten feet from the public right-of-way and from

any driveway.

- Tenant Occupancy Signs
 - One attached sign indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
 - Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - Width of sign, including logo, shall not exceed 70¹⁰ percent of shop's width.
 - Total vertical sign height shall not exceed twenty eight¹¹ inches.
 - Maximum letter height shall be limited to eighteen¹² inches.

Motel/Hotel signage shall be addressed as part of the special permit application.¹³

8.8 Health Club

- One monument sign as defined by Section 3.250 of the City Sign Ordinance allowed per parcel.
- Maximum area of sign: forty-eight square feet.
- Maximum height of sign: twelve feet from street or parking lot grade, whichever is lower.
- 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 ten feet from the public right-of-way and from any driveway.

Chapter 9- Residential Design Criteria

In addition to the residential design criteria identified in the 1978 South Natomas Community Plan the residential developments shall reflect the design criteria outlined below.

¹⁰ Modified from 60% to 70% on 04/13/1989 by CPC (P89-124)

¹¹ Modified from 24" to 28" on 04/13/1989 by CPC (P89-124)

¹² Modified from 18" to 24" on 04/13/1989 by CPC (P89-124)

¹³ Added on 04/13/1989 by CPC (P89-124)

9.1 Building Design and Orientation

- Site planning shall take into account maximum solar orientation of structures.
- The design of the dwelling units shall incorporate passive solar design features as much as feasible. These design features shall include eave overhangs, south facing glazing, double panel windows and added insulation. The use of solar heating and cooling is also encouraged.
- Site planning shall minimize the incidences of one building shading another.
- Private garden areas shall be oriented to the south as much as possible.
- Buildings shall be designed and oriented to reduce overview of private areas as much as possible.
- All mechanical and communications equipment (including public utility boxes and particularly exterior wall-mounted air conditioning units) shall be attractively screened.
- Roofing materials shall be wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to special permit approval.
- Recreational amenities shall be located and/or designed so as to not impact adjacent properties.
- The dwelling units located adjacent to West El Camino Avenue shall incorporate sound attenuation measures to comply with the City's noise element.
- Accessory structures shall be compatible in design and materials with the main buildings.

9.2 Off-Street Parking

- Off-street parking shall be provided at a ratio that adequately serves the needs of the residents and guests. The minimum ratio shall be 1.5 parking spaces per unit.
- Off-street parking shall be screened from the street by physical barriers such as landscaping and berming.
- Evergreen and deciduous trees shall be used for screening purpose along the perimeter of the parking areas and private streets.

- Where 90 degree angle parking is used the stall depth shall be reduced by two feet and these two feet shall be incorporated into the adjacent landscaping.

9.3 On-Site Circulation

- Pedestrian/ bicycle paths shall be incorporated into the site design to maximize pedestrian and bicycle use within the development.
- A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the development as an aid to emergency personnel and a convenience to visitors.

9.4 Landscaping Criteria

- Landscaping materials selected shall be:
 - Compatible with one another and with existing material on the adjacent site.
 - Complimentary to building design and architectural themes.
 - Varied in size (one and five gallon shrubs, five and fifteen gallon, and twenty-four inch box trees).
- Landscaping treatment shall include:
 - Larger specimens of shrubs and trees along the site periphery.
 - The utilization of group plantings of deciduous trees on the eastern and southern facing walls so as to reduce energy consumption in the summer, yet allowing for solar gain in the winter.
 - Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - Undulating landscaped berms located along street frontages.
- Open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
- Landscaping of parking areas in compliance with the 50 percent parking lot shading requirements.

9.5 Trash Enclosures

- Sturdy enclosure walls shall be constructed to reduce maintenance.
- Design and materials shall match or compliment the residential structures.
- Metal plate doors, if used, shall have wood veneer and/or wood battens.
- Walls shall be a minimum six feet in height; more if necessary for adequate screening, doors shall be providing on all trash enclosures.
- The enclosures shall be screened with landscaping.
- The enclosures shall be adequate in capacity, number, and distribution, as approved by the City Waste Removal.

Chapter 10- Issuance of Building Permits

Except as otherwise provided in the Special Permit or in the Resolution, no building permit shall be issued for any building or structure in a Planned Unit Development Project or a land area covered by a Planned Unit Development Designation until the plans submitted for the building permit have been reviewed by the Planning Director and he has determined that said plans conform to a valid special permit issued for a Planned Unit Development under this Section.

Chapter 11- Building Occupancy

In accordance with Section 8 of the Zoning Ordinance, “no building or structure unit 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”.

Appendix

Appendix AP.1

EXAMPLES OF ACCEPTABLE TILT-UP CONSTRUCTION



