

RESOLUTION NO. P19-012

Adopted by the Sacramento Planning and Design Commission

October 22, 2020

AMENDING THE PARK EL CAMINO PLANNED UNIT DEVELOPMENT (PUD) SCHEMATIC PLAN (P19-012)

BACKGROUND

On October 22, 2020, the Planning and Design Commission considered the Planned Unit Development (PUD) Schematic Plan Amendment to designate the site for general commercial uses.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE PLANNING AND DESIGN COMMISSION RESOLVES AS FOLLOWS:

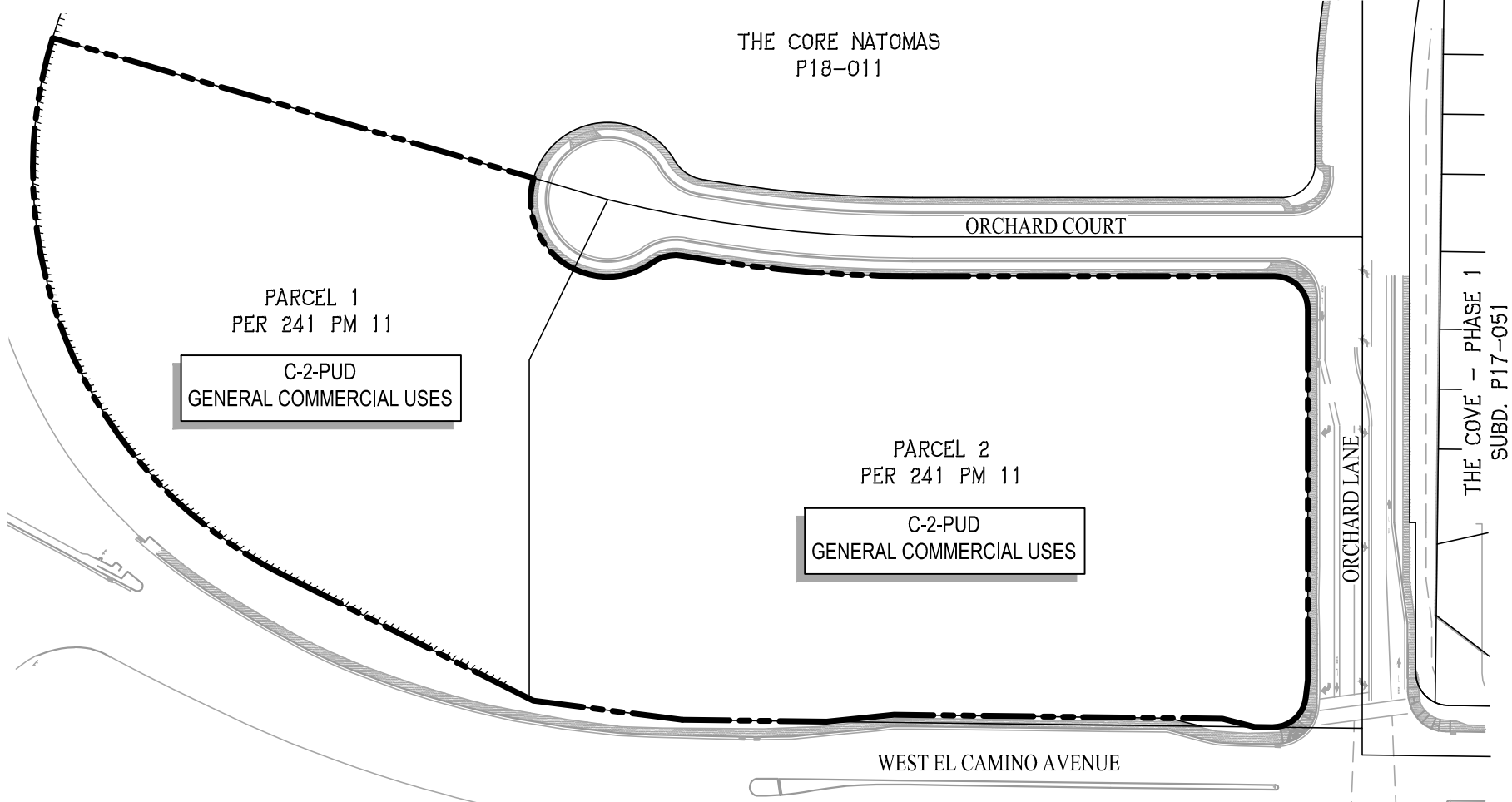
Section 1. The Planning and Design Commission approves the schematic plan amendments to the Park El Camino Planned Unit Development guidelines, attached as Exhibit A, based on the following findings of fact:

1. The amendments are consistent with the 2035 General Plan Suburban Center designation because the amendment supports development envisioned in these designations. Also, the proposed amendments are consistent with the development standards of the Park El Camino Planned Unit Development. The amendments are also consistent with the goals, polices, and other provisions of the general plan in that they support development of vacant property in the City of Sacramento General Plan.
2. The amendment promotes the public health, safety, convenience, and welfare of the city by supporting this commercial center to become an employment and convenience destination by developing vacant land with economically viable uses and contribute to the economic vitality and wellbeing of those living in, working in, and visiting the area.
3. The underlying zoning classification of the subject parcel, the General Commercial (C-2-PUD) zone, is consistent with the amendment in that the uses of the C-2 zone are allowed and are not limited by the amendments.

Section 2. Schematic Plan of the Park El Camino PUD Guidelines is amended to read as shown in Exhibit A.

ATTACHMENTS

Exhibit A: Amendments to Schematic Plan



PUD SCHEMATIC PLAN EXHIBIT

RIVER OAKS MARKETPLACE

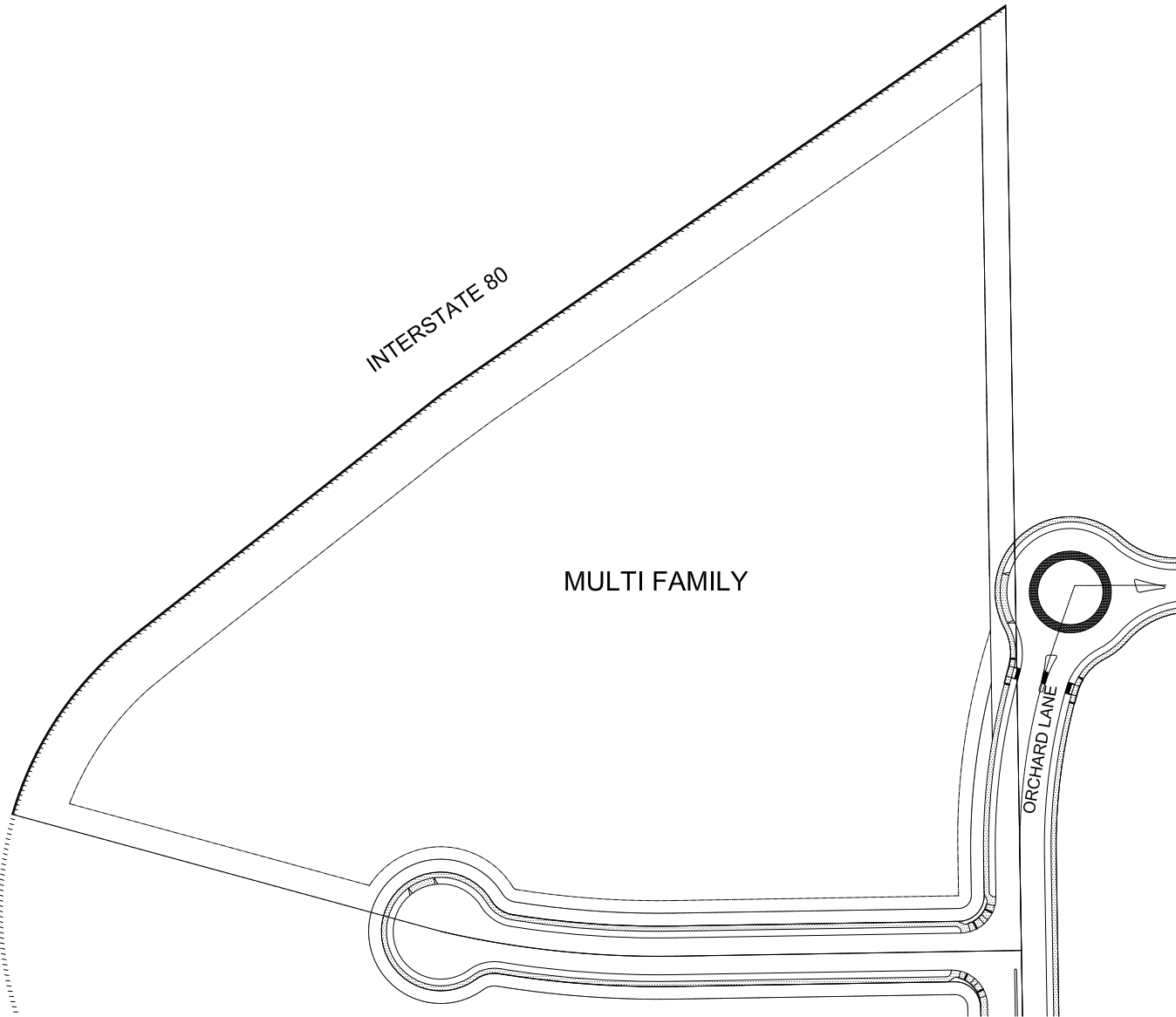
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

DATE: SEPTEMBER 25, 2020 SCALE: 1" = 120'



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SACRAMENTO, CALIFORNIA

SITE DESIGNATION PARCEL

DATE: 08-06-18
 JOB NO.: 2017-573

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0 25 50 100
 SCALE: 1" = 50'

A1.B



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 This is a conceptual drawing. It is not a final design. It is not to be used without the written consent of Architects Orange.

Exhibit B: PUD Guidelines Exhibit

DEVELOPMENT GUIDELINES
PARK EL CAMINO
(P00-174, as amended by P04-106)

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September 2005

I. PURPOSE AND INTENT

Park El Camino is a planned unit development. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the PUD's Architectural Review Committee. Park El Camino shall establish and maintain a separate architectural review committee established by the declarants and providing for successors, which shall be set forth in the CC&R's governing the development. The Architectural Review Committee shall adhere to the following objectives in reviewing the development plans:

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

These Development Guidelines shall incorporate the Schematic Plan Options for Park El Camino approved by the Sacramento City Council by Resolution No. _____. These guidelines are intended to act as a supplement to existing City Ordinances. Upon request of the applicant, the Planning Director may amend or modify the Schematic Development Plan without compliance with procedural provisions of the Zoning Ordinance or any other notice of public hearing if the Planning Director determines that the requested amendment or modification is consistent with the Development Guidelines. Except as noted above, any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

II. PROCEDURES FOR APPROVAL

A. Development Plan Review

Development of parcels in PUDs are subject to Zoning Code requirements. Development plans shall be in conformance with the Schematic Plan, per the criteria established in Section III. Permitted Uses, and PUD guidelines approved by the City Council.

B. Special Permit- Dealership Parcel

Pursuant to the authority granted in Zoning Code Section 17.180.050(A)(1) related to the "timing and sequence of development" within the PUD and

notwithstanding the provisions of Zoning Code Section 17.212.100 (B) and (F), the Special Permit for the auto dealership parcel (P04-106) shall be established for an initial term of four (4) years from the date of approval. Thirty (30) days prior to the expiration of the Special Permit's initial four (4) year term, a written request may be made, consistent with the procedures outlined in Zoning Code Section 17.212.100, to extend the Special Permit for an additional one (1) year term from the date of initial expiration.

C. Preliminary Review

A preliminary review of applications may be required if the City determines that such review, by City, County, State, and other agencies, is essential to a thorough review.

D. Application Submittal Requirements

The following information shall be submitted with an application:

1. Names and addresses of builder, contractor, developer, and architect.
2. Project site plat with dimensions taken from signed recorded plat.
3. All submissions must include topography showing existing grades and proposed grades at one foot intervals with spot elevations as required to clarify drawings, and building corner elevations and site landscaping.
4. Proposed landscaping, including automatic irrigation system.
5. Retaining walls.
6. Locations and details of temporary and permanent signs, including dimensions.

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 as well as 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

7. Temporary and permanent fences.
8. Front, side, and rear setbacks from building to property lines.

9. Easements and rights-of-way.
10. Pipes, berms, ditches, swales.
11. Driveways, parking areas, pathways, and lighting, existing and proposed.
12. Locations and details of benches and patios.
13. Exterior storage and screening devices for trash, mechanical and communications equipment, and meters.
14. Location of light poles and transformers, with height and type indicated.
15. Sewer alignments and location of manholes and inverts.
16. Mailboxes, if any.
17. Roof projections and/or roof plan and screening treatment.
18. Land use distribution, percent and square footage of site used for the following:
 - a. Building
 - b. Surface parking and any other paved area.
 - c. Landscaping (including private sidewalks and patios).
19. Building elevations for all sides and height to top place and top of roof.
20. Location of existing and proposed buildings.
21. Street names and right-of-way widths.
22. Cross-sections of structures indicating relationship to adjacent buildings and roadways.
23. Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.
24. Bar scales on all plans.

- 25. Written approval, including all signage, of the Architectural Review Committee.
- 26. Phasing scheme and proposed timing schedule for buildout.
- 27. Total gross square footage of buildings by type of use and acreage that has not already been approved by a special permit within the PUD.
- 28. Written proof of consultation with Regional Transit regarding the impact of the development design on transit efficiency and effectiveness in serving the site.
- 29. Submit for review and approval with each Special Permit application documentation demonstrating successful performance in implementation of TSM facilities for the development.

III. LAND USE SUMMARY

The current plan for Park El Camino includes the following land uses:

TABLE 1
Land Use Summary

<u>Parcel-Use</u>	<u>Size</u>	<u>Approx Bldg Size</u>
Parcel 1 - Automobile Dealership	11.75± ac.	88,545± sq. ft.
Parcel 2 – Retail	5.77± ac.	52,000± sq. ft.
Parcel 3 – Restaurant	.92± ac.	4,000± sq. ft.
Parcel 4 – Retail/Commercial	.71± ac.	None

The current plan for Park El Camino creates four (4) parcels.

IV. PERMITTED USES

All uses allowed by the City of Sacramento Zoning Ordinance in the C-2 General Commercial Zone are permitted.

V. ENVIRONMENTAL STANDARDS

- A. 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.

B. Landscaping

1. General

Natural ground covers 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.

2. Minimum Landscaping Coverage per Project

Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be fifteen (15) percent.

3. Planting Types

All trees, shrubs, and groundcover planting types shall conform to the Park El Camino approved plant list, unless an alternative type is approved by the Planning Director 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 department.

4. 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 be adequately landscaped. The height of the landscaping shall be determined with each Special Permit. The abutting frontages shall be landscaped with predominantly evergreen trees, shrubs, and groundcover.

Setbacks adjacent to vehicle display and sales areas associated with auto dealership uses shall be adequately landscaped with shrubs and groundcover. Tree plantings in these areas shall be grouped to provide visual interest while still ensuring visibility of display and sales areas from adjacent public right-of-ways, including, but not limited to, Interstate 80. Groupings shall not exceed a 150 foot spacing along Interstate 80, the eastbound Interstate 80 on-ramp, or the internal cul-de-sac.

5. Irrigation

All landscaped areas shall be irrigated with timed permanent automatic underground systems.

6. Surfaced Parking Lots

Trees shall be planted and maintained throughout the surfaced parking lot, including the customer and employee parking areas and drive aisles, to insure that within fifteen (15) years after the establishment of the parking lot, at least fifty (50) percent of the parking area will be shaded at noon on August 21st.

Consistent with Section 17.68.040 of the City of Sacramento Zoning Code, this requirement shall not apply to vehicle display, sales, service and storage areas associated with auto dealership uses permitted within the PUD.

7. 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.

8. Front and Street Side Yard Setback Area

Consistent with Paragraph B.4 of this Section, landscaping in these areas shall consist of an effective combination of trees, ground cover, and shrubbery. Coast redwoods or similar evergreen species shall be used along the Orchard right-of-way south of the project cul-de-sac. The specific species and spacing between the trees will be chosen in consultation with the Sacramento Tree Foundation.

Mounded landscaping shall be provided along the West El Camino and Orchard frontages adjacent to the retail, restaurant, and retail/commercial parcels to screen vehicle areas that front the public right-of-way. Landscape mounds shall be a minimum of three (3) feet in height and shall provide sufficient openings to permit pedestrian access across through these mounded areas.

9. Side and Rear Yard Setback Area

All Special Permit applications shall specify that all unpaved areas under development, 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 reasonably weed free condition but need not be landscaped.

Boundary landscaping is required on all interior property lines, within developed areas, with a minimum of four (4) feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines, except in areas where driveways or parking areas are shared by adjacent parcels. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover.

Coast redwoods or similar evergreen species planted are encouraged along the eastern side yard of the dealership parcel to provide additional light buffering for adjacent properties.

10. 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 insure installation as soon as climatically possible after occupancy. Plants shall be varied in size including: one (1) and five (5) gallon shrubs, five (5) and fifteen (15) gallon trees, and twenty-four (24") inch ball and burlap trees.

11. The PUD plant list

Examples of acceptable design treatments and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first Special Permit application in the PUD.

C. Pedestrian and Bicycle 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 PUD. 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.

Alternative paving treatments, textures, and colors shall be used to further identify pedestrian linkages and shall be consistent throughout the entire PUD to provide improved visibility and safety. The design and composition of alternative paving treatments must meet minimum accessibility requirements.

Any on-site bicycle/pedestrian facilities that have not been dedicated to the City shall have connections to the City bikeway/pedestrian circulation system. These connections shall be designed and constructed to the satisfaction of the Traffic Engineer.

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site.
2. Required off-street parking shall be provided on the site served unless reciprocal parking and access easements are provided to the satisfaction of the City of Sacramento's Development, Engineering and Finance Division; provided, however, that the sale, storage or service of vehicles associated with the auto dealership us, must occur on the auto dealership parcel.
3. Parking Areas:
 - a. Required Spaces
 - (1) Auto Dealership – A minimum of one parking space for each 500 square feet of sales or service building areas; one parking space for each 1000 square feet of warehouse building area; and, not less than 1 space for each 400 square feet of office building area.
 - (2) Restaurant – Bar(s) Restaurant(s). One parking space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
 - (3) Retail Stores. One parking space for each 250 square feet of building area.
 - (4) Offices. Not less than one automobile parking space per 350 square feet gross floor area, and not more than one space per 275 square feet gross floor area.

- (5) All other uses shall conform to City requirements for each commercial use.
 - (6) Bicycle parking spaces shall be provided and maintained in conformance with Section 17.64.030 of the Zoning Ordinance.
- b. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
 - c. Curb type 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 with one exception. 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. This will result in a net decrease of two (2) feet of the required surface depth of the parking stall and a minimum net increase of two (2) feet in width of the landscaped planter or walkway area. 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.

These stall dimension standards shall not apply to vehicle display, sales, service and storage areas associated with auto dealership uses permitted within the PUD; provided, however, that all parking areas associated with auto dealership uses shall be designed to prevent parking vehicles from extending beyond property lines as provided above.

- d. Maximum of forty (40) percent of all vehicle parking spaces may be compact spaces. Variations from this standard are permitted pursuant to Section 17.64.030 of the City of Sacramento Zoning Code.
- e. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

f. Where necessary, reciprocal easements shall be provided.

E. Exterior Lighting:

1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
2. Lighting shall be oriented away from the properties adjacent to the PUD. Cutoff type fixtures shall be used to reduce glare on adjacent properties or streets consistent with City Standards. Pole mounted lights adjacent to southern and eastern property lines shall be limited to a total height of fifteen (15) feet.
3. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:

1. Purpose and Intent. It is the intent of these restrictions to prevent any use in the PUD that may create dangerous, injurious, noxious, or otherwise objectionable conditions as determined by applicable local, state or federal standards or regulations.
2. Nuisances. No nuisance shall be permitted to exist in the PUD. The term "nuisance" shall include, but not be limited to, any of the following: any use which:
 - a. Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere that may adversely affect the health, safety, or welfare of persons working within the PUD or residing in adjacent neighborhoods.
 - b. Discharges of liquid or solid wastes or other harmful matter into any stream, river, or other body of water that may adversely affect the health, safety, or welfare of those working within the PUD or residing in adjacent neighborhoods.
 - c. Exceeds permissible noise levels as established by the City of Sacramento. The use of any outdoor broadcast speaker systems is prohibited

- d. Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.

VI. BUILDING STANDARDS

A. 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.

- B. The design of the structures shall be visually interesting from the freeway and surface streets. Where feasible, retail, office and restaurant use buildings should be oriented toward adjacent public right-of-ways, with a maximum of one drive or parking aisle, to ensure a strong building edge adjacent to commercial corridors. The intent of the design concept is to provide overall consistency within the PUD while allowing for and achieving design diversity between individual uses and buildings.

All buildings in within the retail portion of the PUD shall be configured/designed to provide continuity and integration. However, The architectural style of the dealership and any non-retail building do not need to adhere to the architectural style of the retail buildings within the PUD.

C.	Building and Landscape Setbacks.	<u>Building Setback</u>	<u>Landscaped Setback</u>
	Freeway (measured from exterior right-of-way line)	100'	25'
	Freeway on-ramp	50'	25'
	West El Camino	25'min.-70'max.	25'
	Orchard Lane	25'	25'
	New Internal Cul-de-Sac Street	25'	15'

*West El Camino shall be posted with no parking signs.

Setbacks shall be per these guidelines. Those setbacks not identified above shall be per the Zoning Ordinance.

D. Building Height

The following is the maximum building height.

- 1. 35 feet within 100 feet of an R zoned lot.

2. 65 feet over 100 feet away from an R zoned lot.

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

E. Exterior Wall Materials

1. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
2. Tilt-up concrete construction technique shall be allowed within a quality and style framework similar to the buildings recently constructed in Crown Corporate Center within South Natomas. The intent is not to allow for tilt-up concrete structures of the type commonly used for warehouse facilities. The intended buildings are to be of an office and high-tech makeup with adequate glass and window surfaces.
3. 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.
4. Examples of acceptable exterior wall materials are stucco, concrete, cement plaster, wood, glass, metals, porcelain, and brick.

F. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development; provided, however, that variations of color shall be permitted to reflect the individual variety and type of uses within the PUD.
2. The general overall atmosphere of color on external building surfaces shall be muted pastel colors or earth tones, which may include but is not limited to, muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green, an terra verts. Redwood, natural stone, brick, dark duranodic and clear aluminum finishes, etc., shall be background colors. If painted surfaces are used, these shall muted pastel or earth toned as provided above. Accent colors shall be used whenever necessary, but when large surface areas are involved shall be subject to review by the

Architectural Review Committee and approval of the City Planning Department.

G. Roof Projections and Design

1. All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be peripherally screened.
2. Screening shall be painted to match the building siding.

H. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures that shall be incorporated into building design within the PUD.
2. Standards
 - a. Buildings shall be designed to meet current state and federal energy requirements at the time of construction.
 - b. Landscaping shall be designed to shade structures, walks, streets, drives, and parking area so as to minimize surface heat gain and shall comply with all current City of Sacramento standards, including, but not limited to, Section 17.68.040 of the City of Sacramento Zoning Code.
 - c. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation, and roadways.
 - d. Outdoor lighting shall be designed to provide at least the minimum level of site lighting commensurate with site security.
 - e. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy use reduction consistent with the underlying use of each individual parcel.

I. Temporary Structures

1. Temporary construction 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 tenant improvements and occupancy of the permanent buildings(s).

2. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

J. Loading Areas

Truck loading dock(s) shall be designed as an integral part of the structure(s) and whenever possible shall not be oriented to any public right-of-way, freeway, or adjacent residential area, unless adequately screened. The intent is to assure that these facilities are located in the most inconspicuous manner possible and that they do not create a nuisance.

The loading and unloading of vehicles associated with any auto dealership use shall be design to occur completely within the auto dealership parcel and shall be screened, to maximum extent feasible, from adjacent residential uses through building design and orientation. No loading or unloading of vehicles shall be permitted on any public right-of-way within or adjacent to this PUD.

K. Outside Storage

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

Open-air display, sales and storage of vehicles associated with auto dealership uses shall be permitted with this PUD.

L. Garbage Services/Trash Enclosures

1. These facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible.
2. 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.
3. Such facilities shall relate appropriately to the building(s) and shall not be obtrusive in any way or detract from the building design theme.

M. Utility Connections, Mechanical Equipment, and Communications Equipment

1. Mechanical and communications equipment, utility meters, and storage tanks shall not be visible to a person standing at grade level within a reasonable distance from the building.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscape.
3. All utility lines shall be underground.
4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment shall not be visible to a person standing at grade level within a reasonable distance from the building, and the equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.

N. On-Site Drainage

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

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. 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.

Where feasible, functional outdoor social spaces, gathering areas, and pedestrian amenities are encouraged throughout the PUD and, in particular, within the office, retail, and restaurant use areas.

Q. Hazardous Materials

All buildings or structures containing hazardous materials shall be labeled at all doorways with easy to read signs that provide emergency response teams with information on the hazardous contents of the building or structure, and proper containment procedures. Labeling should be based

on existing systems (such as the National Fire Protection Association 704 System) and approved by the City Fire Department.

VII. SIGN CRITERIA AND REGULATIONS

- A. The sign criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the Park El Camino 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. In all cases, where these criteria differ from the City of Sacramento Sign Ordinance, these criteria shall apply.
- B. General Requirements.
1. No signs shall be permitted on canopy roofs or building roofs.
 2. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted, without prior written consent of the Architectural Review Committee.
 3. No signs perpendicular to the face of the building shall be permitted, without prior written consent of the Architectural Review Committee.
 4. No exposed bulb signs are permitted.
 5. No off-site signage shall be allowed, except as outlined in these Development Guidelines.
 6. All Detached Monument signs shall not exceed 6 feet in height and an overall sign area of 48 square feet, and be of a similar quality to existing Detached Monument Signs throughout the Natomas Eastside and Metropolitan Center areas. [This will be modified to permit the relocation of the existing DTF sign located at its North 16th Street property.]
- C. Design Requirements
1. The location of signs shall be only as shown on the approved site plans.
 2. All Electrical signs shall bear the UL label, and their installation must comply with all local building and electrical codes.

3. Where possible no exposed conduit, tubing, or raceways will be permitted.
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 exterior letters or signs shall be mounted so as to minimize dirt and water collection.
7. The 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.
8. 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.

D. Miscellaneous Requirements

1. Each occupant will be permitted to place upon or adjacent to each customer 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.
2. 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.
3. 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.

E. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted within 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 PUD shall conform to the standards of the City of Sacramento Sign Ordinance, except as provided herein.
3. Signs 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 signs 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(s) whichever occurs first. These signs must be kept in good repair.
4. Signs advertising the sale or lease of the site or building shall be permitted but shall not exceed a maximum area of 32 square feet each.

F. Designated Project Identification Sign

1. One internally illuminated monument sign.
2. Maximum area of sign: forty-eight (48) square feet.
3. Maximum height of sign: Six (6) feet.
4. Location: to be located at the major entry of the Project, or near the intersection of West El Camino and Orchard lane. The sign may be placed in the setback area; however, it must be located farther than ten (10) feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

G. Office Use – Detached Signage

1. One onsite internally illuminated monument sign shall be allowed per parcel for Parcel 5 and Parcel 6, as shown on the Tentative Map approved on June 13, 2002 (P00-174). Should either parcel further subdivide, tenants will locate detached signage on either common monument sign; no additional monument signs will be allowed.

2. Maximum area of sign: forty-eight (48) square feet.
3. Maximum height of sign: six (6) feet.
4. 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 five feet from the public right-of-way and farther than ten feet from any driveway. Landlocked parcels with no street frontage shall be permitted one onsite, detached monument sign per parcel, or locate on one offsite monument sign as discussed in Section G (1).

H. Office Use – Attached Signage

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 as well as the location or alternative locations of detached signage.

A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section II, item 6 of these Guidelines. City planning staff shall review and approve all signs consistent with these guidelines.

1. Materials, Construction, and Design
 - a. Signs may be constructed of metal individual letters, marble, granite, ceramic tile, or other comparable materials that convey a rich quality, complementary to the material of the building exterior. Examples of acceptable metal materials are chrome, aluminum, brass, stainless steel, or fabricated sheet metal. Plastic or wood signs are specifically prohibited.
 - b. Individual metal letters shall be applied to the building with a non- distinguishable background, in a consistent manner to be established by the Architectural Review Committee.
2. Number: One (1) sign per street or freeway frontage.
3. Illumination.
 - a. Letters may be internally illuminated to create a halo back-lighted effect or non-illuminated. Internally illuminated letters shall be lighted appropriately.

- b. 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.
- c. Internally lit plastic signs are prohibited.

4. Location.

- a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
- b. Signs may be locate anywhere on the face of a building subject to 4 (c) and 4 (d) below and may be oriented toward the freeway.
- c. A sign may be located in the “upper signage area.” “Upper signage area” shall be defined as the area bounded by (1) the top of the windows of the highest 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.
- d. A sign may be located outside the “upper signage area” if in a sign zone approved as part of the building Special Permit.

5. Wording and Logos.

A sign may consist of a company logo and/or a company name. No other wording is permitted.

6. Maximum Signage.

- a. A sign located in the “upper signage area” shall not exceed ten (10) percent of that area.
- b. The length of a sign shall not exceed thirty (30) percent of the length of the linear building face on which the sign is affixed.
- c. A sign located below the second floor windows shall not exceed fifty (50) square feet.
- d. In a scale consistent with 6 (a), (b), and (c) above, the Planning Director shall determine the maximum size of the following types of signs:

- (1) Signs located other than as specified in 6 (a) and (c) above.
- (2) Signs located on buildings with a unique or unusual architectural design.

7. Permitting Procedures.

a. 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 Section 17.212.050.

- (1) Signs not located in the "upper signage area," as defined in Subsection 4 (c) above.
- (2) Signs that use construction materials other than marble, granite, ceramic tile, or individual solid metal letters pursuant to Subsection 1 (b) above.

b. Except as provided in Subsection 7 (a) above, attached signs consistent with this section H shall be subject to a ministerial permit procedure.

I. Retail Uses – Detached Signage.

1. One internally illuminated onsite monument sign is allowed per street frontage, identified as West El Camino and Orchard Lane.
2. Maximum Area of each Sign: forty-eight (48) square feet.
3. Maximum Height of each sign: six (6) feet.
4. Location: Monument sign to be located at the major entry/exit to the parcel. The sign to be located at the major entry of the project, or near the intersection of West El Camino and Orchard Lane. The signs may be placed in the setback areas; however, the signs must be located farther than ten feet from the public right-of-way and from any driveway.

J. Retail Uses – Attached Signage.

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 as well as the location or alternative locations of detached signage.

City Planning Staff shall review and approve all signs consistent with these guidelines.

1. Tenant Occupancy Signs.
 - a. One attached sign, indicating the name of each occupancy, shall be allowed.
 - b. Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - (1) Width of sign, including logo, shall not exceed 80 percent of the shop's width.
 - (2) Total vertical sign height shall not exceed twenty-four inches.
 - (3) Maximum letter height shall be limited to eighteen inches.

K. Auto Dealership Uses – Detached Signage.

1. One (1) freeway sign and one (1) internally illuminated onsite monument sign is allowed per parcel or may locate one offsite sign on either the West El Camino or Orchard Lane common Retail Use-Detached Sign.
2. Maximum Area of each Sign: .
3. Maximum height of freeway sign: thirty-five (35) feet.
4. Maximum Height of monument sign: six (6) feet.
5. Location: onsite monument sign to be located at the major entry/exit to the parcel. Freeway sign to be located along Interstate 80 frontage.

L. Auto Dealership Uses – Attached Signage.

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 as well as the location or alternative locations of detached signage.

A specific or conceptual location sign program shall be submitted with individual project Special Permit applications per Section 11, item 6 of these Guidelines. City Planning Staff shall review and approve all signs consistent with these guidelines.

1. Materials, Construction, and Design.
 - a. Signs may be constructed of metal individual letters, marble, granite, ceramic tile, or other comparable materials that convey a rich quality complementary to the material of the building exterior. Examples of acceptable metal materials are chrome, brass, stainless steel, or fabricated sheet metal.
 - b. Individual solid metal letters shall be applied to the building 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.
2. Number: One (1) attached sign per street or freeway frontage for a maximum of four (4) attached signs per parcel.
3. Illumination.
 - a. Letters may be internally illuminated to create a halo back-lighted effect, externally illuminated, or non-illuminated. Internally illuminated letters shall be lighted appropriately.
 - b. 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.
 - c. Internally lit plastic signs are prohibited.
4. Location.
 - a. Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
 - b. Signs may be located anywhere on the face of the building subject to 4 (c) and 4 (d) below and may be oriented toward the freeway.
 - c. 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 highest floor of the building; (2)

the building parapet line; and (3) the vertical edges of the building face on which the sign is attached.

- d. A sign may be located outside the “upper signage area” if within a sign zone approved as part of the building Special Permit.

5. Wording and Logos.

A sign may consist of a company logo and/or a company name. No other wording is permitted.

6. Maximum Signage

- a. A sign located in the “upper signage area” shall not exceed 10 percent of that area.
- b. The length of a sign shall not exceed 30 percent of the length of the linear building face on which the sign is affixed.
- c. A sign located below the second floor windows shall not exceed 50 square feet.
- d. Attached building signs shall not exceed fifty (50) square feet each.
- e. In a scale consistent with (a), (b), and (c) above, the Planning Director shall determine the maximum size of the following types of signs:
 - (1) Signs located other than as specified in (a) and (c) above.
 - (2) Signs located on buildings with a unique or unusual architectural design.
- f. Letter size shall not exceed four (4) feet in height.

7. Permitting Procedures.

- a. 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 15 H.

- (1) Signs not located in the “upper signage area,” as defined in subsection 4-c above.
 - (2) Signs that use construction materials other than marble, granite, ceramic tile, or individual solid metal letters pursuant to subsection 1-b above.
 - b. Except as provided in 7-a above, attached signs consistent with this section H, shall be subject to a ministerial permit procedure.
- M. Restaurants or combination/co-brand facilities.
1. Restaurants:
 - a. Four attached signs maximum per building (one per façade), internally illuminated dimensional letter and/or logo, 3-foot height max, not to exceed 240 SF aggregate.
 - b. Five onsite directional monuments with Architectural Review Committee approval, 3-foot height and 2-foot width max. Advertising is not allowed on directional monuments.
 2. Combination/co-brand facilities are entitled to the signs in sections M (1) and M (2) as applicable, with the following limitation: Four attached signs maximum per building shall be allowed, internally illuminated dimensional letter and/or logo, 3-foot height max, not to exceed 360 SF aggregate.

VIII. 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.

IX. BUILDING OCCUPANCY

In accordance with Section 17.180.020 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.”