

# Seven Lakes

## **Planned Unit Development (PUD) Guidelines**

City of Sacramento, California

**PUD Established: 12/23/1975**

Originating Resolution Number: R128  
(P6668)

**PUD Revised: 7/22/2010 (P10-035)**  
**2/28/2008 (P07-129)**

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# Chapter 1- Purpose and Intent

Seven Lakes is being created as a planned unit development composed of residential, commercial, and office building uses intended to provide an interrelated total environment, utilizing a common theme, while encouraging architectural variation. The schematic plan for Seven Lakes was approved by the Sacramento Planning Commission by a Resolution of Designation on June 23, 1977, and it encompasses Phases 1, 2, 3 and 4. A copy of this schematic plan is attached as Exhibit "A". These guidelines apply to Phases 3 and 4, the office and commercial portions of the project. Conditions regulating the development of Phases 1 and 2, the residential portions of the project, were incorporated in the special permit approved on June 23, 1977. For purposes of implementation of these guidelines, the conditions of the special permit approval of Phases 1 and 2 are incorporated herein and override provisions of this guideline.

These guidelines have been adopted by the Seven Lakes Architectural Review Committee to achieve a goal of commonality in detailed development plans for the project area. The duties and responsibilities of the Seven Lakes Architectural Review Committee will be recorded for the Seven Lakes project, and are included in Section 7, Administration.

The Architectural Review Committee shall adhere to the following general objectives in reviewing development plans for Seven Lakes:

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

These guidelines are intended as a supplement to existing City Ordinances and the Covenants, Conditions, and Restrictions to achieve the desired development goals. Amendments to these development guidelines can be adopted by the Architectural Review Committee with City approval as required.

## **Chapter 2- Procedures for Approval**

Applications are to be submitted in duplicate to the office of the Architectural Review committee for Seven Lakes. Approvals, conditional approvals, or disapprovals shall be in writing to the applicant and signed by the technical representative of the Architectural Review Committee. Application for approval of plans and specifications by the Architectural Review Committee shall be two sequential submissions:

- Schematic –Preliminary Phase submission and approval; and
- Construction Documents submission and approval. Submissions must be made in the order indicated and approval of each submission must be obtained from the Committee before subsequent submission on the same project will be considered by the Committee. In addition, a review of the completed construction and issuance of a Certificate of Completion from the City agencies is required for each project before approval.

Applications for approval of each phase shall contain the following submissions and information:

### **Schematic-Preliminary Phase**

- Site map showing existing topographic features and proposed building(s) in relation to adjacent roads and buildings.
- Site plan showing proposed driveways, pathways, terraces, property lines, setback lines, proposed parking and storage areas, existing and proposed grades and proposed landscaping. Design development of these items shall be included.
- Plans and elevations of building(s) showing major dimensions
- Outline specifications.
- Exterior colors and materials of construction.

### **Construction Documents Phase**

- Complete working drawings including site development plan and landscaping plan. (See attached drawing check lists).
- Specifications.
- Exterior colors and materials of construction.

## Completion of Construction Certificate

Upon notification of the completion of construction, the Architectural Review Committee will inspect the property and recommend the issuance of a Certificate of Compliance for the project. The Architectural Review Committee does not warrant or assume responsibility for compliance with City restrictions or regulations.

## Drawing Check List

- Names and addresses of builder, contractor, developer, etc.
- Project site plat with dimensions taken from signed record 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 elevations.
- Proposed landscaping, including automatic irrigation system.
- Retaining walls.
- Street names.
- Locations and details of temporary and permanent signs.
- Temporary and permanent fences.
- Front, side, and rear distances from building to property lines.
- Easements and rights-of-way.
- Pipes, berms, ditches, swales.
- Driveways, parking areas, traffic patterns, pathways and lighting, existing and proposed.
- Locations and details of benches and patios.
- Exterior storage and screening devices for trash, mechanical equipment and meters.
- Light poles and transformers.

- Sewer alignments and location of manholes and inverts.
- Show existing inlets and top of plate elevations, if any.
- Mailboxes.
- Roof projections and screening treatment.

# Chapter 3- Environmental Standards

## General

All the elements of Seven Lakes shall be designed to create a desirable environment. Each element shall have a defined internal relationship and be in architectural harmony with other surrounding areas. Natural lawns with permanent irrigation interspersed with tree planting, walkways, rest areas and service facilities will tie together the individual elements throughout the project.

It shall be the intent of the Architectural Review Committee to achieve the goal, as envisioned for Seven Lakes, by encouraging design which will emphasize harmonious relationships between man and his environment.

## Landscaping

A schematic plan for landscaping the setback area in Seven Lakes and an outline of the pedestrian circulation system has been adopted by the Architectural Review Committee to insure continuity in design and landscaping. The species, sizes, and spacing of trees and other planting materials shall conform to this plan and the approved planting list attached as exhibit "B". Details on the design of landscaping within the streetscape areas shall conform to Exhibit "C", for the various setback widths required by the Covenants, Conditions, and Restrictions.

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

- Front Yard Setback Area: Landscaping in these areas shall consist of an effective combination of trees, ground cover and shrubbery.
- Side and Rear Yard Setback Area: All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover and/or shrubbery and tree material. Undeveloped areas propose for future expansions shall be maintained in a weed and trash free condition but need not be landscaped. Boundary landscaping is required on all interior property lines. Said areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the number of required trees. Trees, equal in number to one (1) tree per twenty-five (25) lineal feet of each property line, shall be planted in the above defined areas in addition to required ground cover and shrub material.



- Sod shall be maintained in a manner acceptable to the Architectural Review Committee.
- Parking Areas: Trees, equal in number to one (1) per each fifteen (15) parking spaces, or equivalent approved landscaping, shall be provided in the parking areas.

## **Pedestrian Circulation**

The approved schematic plan for Seven Lakes (Exhibit “A”) envisions system of pedestrian and circulation paths to encourage pedestrian movement throughout all portions of the project. Plans for the development of each parcel shall include a walkway system compatible with this goal. Such a system shall facilitate pedestrian movement to and from the bus stop area by providing a safe, open and aesthetically pleasing walkway environment.

## **Parking Area Standards**

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.

The Following guide shall be used to determine parking requirements:

- a) Office: Office parking will be consistent with Zoning Code Section 17.64.020<sup>1</sup>.
  - b) Commercial: Commercial parking will be consistent with Zoning Code Section 17.64.020<sup>2</sup>.
  - c) Multiple Residential: One and one-half (1 ½) spaces for each unit.
2. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots, garages, and storage areas, except at entrances and exits indicated on approved parking plans. Such barriers shall be so designed and located to prevent parked vehicles from extending beyond property lines of parking lots and garages or into yard spaces where parking is prohibited and to protect drainages from parking lots.
  3. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

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<sup>1</sup> Amended office parking requirements on 2/28/2008 by CPC (P07-129)

<sup>2</sup> Amended commercial parking requirements on 7/22/2010 by CDC (P10-035)

## Exterior Lighting

1. Fixture types used shall be compatible and harmonious throughout the entire development and should be in keeping with their specific function and the building types they serve. Fixture type in parking areas shall be of the down light type to minimize the horizontal projection of the light.
2. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
3. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants or the general public.
4. Recommended lighting intensities in foot candles shall be as follows:

Public Parking Lots	1-2	F.C.
Shopping Centers and Store Parking	2-4	F.C.
Shelter Parking Areas	5-10	F.C.
Entrance Driveways	4-8	F.C.
Loading Docks	10-15	F.C.
Public Pathway Corridors	2-8	F.C.

## Environmental Pollutants

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

# Chapter 4- Building Standards

## Exterior Wall Materials

1. The purpose and intent of this section is to encourage, not restrict, the creative and innovative use of materials and methods of construction, and to prevent indiscriminate and insensitive use of materials and design.
2. Finish building materials shall be applied to all sides of a building which are visible to the general public and occupants of the same and other buildings.
3. Concrete block exposed to the exterior shall not be acceptable to any purpose or use, unless approved by the Architectural Review Committee.
4. The effect of a material used on a building shall be considered in relationship to all other buildings in the development and shall be compatible with other buildings.

## Colors

1. All colors shall be harmonious and compatible with colors of other buildings in the development and natural surroundings.
2. The general overall atmosphere of color shall be natural tones. Redwood, natural stone, brick, dark anodized aluminum finishes, etc., shall be the background colors. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural review Committee.

## Roof Projections

Large Items such as air conditioners, ventilating, or other mechanical equipment shall be screened or enclosed in such a manner as to hide equipment.

## Garbage, Loading Dock and Other Services Screening

1. These elements shall be so located as to cause a nuisance to the general public, occupants of the same and other buildings.
2. They shall be located in the most inconspicuous manner possible.
3. All Garbage and refuse shall, if not contained and concealed within the building, be concealed by means of a screening wall of a material similar to and compatible with that of the building.
4. These facilities shall be integral with the concept of the building planning and in no way attract attention because of their unplanned character.

## **Mechanical Equipment**

1. All mechanical equipment, utility meters and storage tanks shall be located in such a manner so as not to be visible to the general public.
2. If such concealment within the building is not possible, then such utility elements shall be concealed by screens.
3. Penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in related buildings.
4. Underground utility lines throughout the project shall be required.
5. All mechanical equipment shall be located in such a manner so as not to cause nuisance or discomfort from noise, fumes, odors, etc.

## **Exterior Fire Stairs**

Non-enclosed, exterior fire stairs in no case shall be permitted.

## **Temporary Structures**

1. The only temporary structures permitted shall be those attendant to the construction of a permanent building and shall be placed at the start of construction and removed at completion of the permanent buildings.
2. Such structures shall be placed as inconspicuously as possible and cause no inconvenience to the general public.

## **Walks and Plaza Materials**

Materials selected for walks and plazas shall be related to the materials of the buildings and compatible with walk and path system standards. Surface shall be non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians. Patterns for plaza paving should have an obvious relationship to the buildings.

# Chapter 5- Sign Regulations

The purpose of the Sign Regulations is to set forth the criteria to be used by the Architectural Review Committee in evaluating proposals for all signing in Seven Lakes. This criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of Seven Lakes, safeguard and enhance property values, and will encourage signs which be their good design are integrated with and are harmonious to the buildings and sites which they occupy.

These sign regulations are intended to complement the City of Sacramento Sign Ordinance. In all cases the most restrictive requirements will apply.

The Architectural Review Committee is to administer and interpret these regulations and is empowered to authorize minimal departures; however, in all cases the full intent of these regulations shall apply.

## General Requirements

1. All applications for sign approvals shall be submitted to the Architectural Review Committee for approval before fabrication. At least three copies shall be submitted of the detail drawings covering the location, sign layout, design and color of the proposed sign including all lettering and/or graphics.
2. Approvals, conditional approvals, or denials shall be in writing to the applicant signed by the technical representative of the Architectural Review Committee.
3. In no case shall flashing, moving, or audible signs be permitted.
4. In no case shall the wording of the signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia.
5. Pylon or pole signs will not be permitted with the following exceptions:
  - a. One identification sign will be permitted per street frontage for each multi-use project, not to exceed eighteen (18) feet in height or sixty-four (64) square feet per face, double faced.
  - b. Any exception must be approved by the Architectural Review Committee and by the City of Sacramento.
6. No signs of any sort shall be permitted on canopy roofs or building roofs.

7. No sign or any portion thereof may project above the building or top of wall upon which it is mounted.
8. No signs perpendicular to the face of the building shall be permitted.
9. All signs in Seven Lakes shall be placed flat against a building or designed as an architectural feature thereof. Signs may be detached if they do not exceed six feet in height or project into any required building setback area.

## **Design Requirements**

1. The location of signs shall be only as shown on the approved improvement plan.
2. The horizontal dimension of signs shall not exceed seventy percent (70%) of the building frontage nor be greater than fifty (50) feet, whichever is less.
3. The total area of any sign shall be no greater than 10 (10%) of the total area of the building face to which it is attached or 150 square feet, whichever is less.
4. Painted lettering will not be permitted except as specified under section 4 (B).
5. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
6. No exposed conduit, tubing or raceways will be permitted.
7. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
8. All conductors, transformers, and other equipment shall be concealed.
9. All signs, fastenings, bolts and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze and no black iron of any type will be permitted.
10. 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.
11. Location of all opening for conduit and sleeves in sign panels of building walls shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the City-approved drawings.

12. No sign maker's labels or other identification will be permitted on the exposed surface of signs, except those require by local ordinance which shall be located in an inconspicuous location.

## Miscellaneous Requirements

1. Each occupant will be permitted to place upon each entrance to its premise not more than 144 square inches of gold leaf indicating hours of business, emergency telephone numbers, and proprietorship. No other window signs shall 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. Postal Service 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.
4. In the area developed for multi-family residential use, one identification sign will be permitted for each parcel, not to exceed twelve (12) square feet each in area. These signs will be attached to the building or fence/wall in the same manner stated in these regulations. As required by the City Police and Fire Departments, illuminated directories will be provided at all entrances to Phases 1 and 2. These directories will be so designed to readily indicate the location and major access route to any apartment.
5. In the commercial/office building area, one detached permanent sign only will be permitted, subject to approval of the City of Sacramento. The sign is to include the name and address of the tenant. Minimal departures can be authorized by the City of Sacramento. Individual signs for the tenants of office space exceeding ten thousand (10,000) square feet of net leasable space will be allowed subject to the following restrictions:
  - a. Letters are to be cast in bronze or aluminum with colors compatible with the building, and are not to exceed six (6) inches.
  - b. Sign is to contain name and address of tenant.
6. Individual tenants in the commercial/shopping area will be allowed permanent signs subject to the following restrictions:



- a. Signs for commercial/shopping establishments of less than 15,000 square feet will be subject to the same restrictions as the individual office tenants over 10,000 square feet:
  - i. Letters are to be cast bronze or aluminum with colors compatible with the building, and are not to exceed six (6) inches.
  - ii. Sign is to contain name and address of tenant.
- b. Establishments over fifteen thousand (15,000) square feet may have detached signs subject to Architectural Review Committee approval. Such signs are to be compatible with the building.
- c. Exceptions to the above regulation can be made for establishments such as restaurants, savings and loan institutions, banks, hotels, or other institutional uses. Signs for these firms must be architecturally compatible as determined by the Architectural Review Committee.

## **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. Temporary project signs denoting the name of the project, the marketing agent, the contractor, the architect, and the engineer shall be permitted upon the commencement of the construction. These signs shall not exceed sixty-four (64) square feet each in total area. Such signs shall be located not less than 50 feet from the nearest right-of-way line. Said sign shall be permitted until such time as a final inspection of the building(s) designates such structure(s) fit for occupancy or the tenant is occupying such building(s), whichever comes first.
3. Upon removal of the sign described in (2) above, a sign advertising the sale or lease of the site or building shall be permitted. Said sign shall not exceed a maximum area of sixteen (16) square feet, and contain more than two colors
4. Permanent directional and identification signs for the Seven Lakes project, not exceeding two hundred fifty (250) square feet (single face) shall be permitted but subject to use permit.

## **Variations**

No provision within this document may be interpreted as being less restrictive than the commensurate provision within the City of Sacramento Sign Ordinance No. 2868, as amended, unless a variance from the provision is approved by the City of Sacramento.

# Chapter 6 - Special Conditions

## Office and Commercial

1. A bus turnout land is to be provided by the project developer on Folsom Boulevard to encourage use of Regional Transit.
2. Pedestrian walkways are to be designated to facilitate pedestrian access to the bus stop area.
3. A new loop street is to be developed and dedicated to the City.
4. The loop street will be named to the satisfaction of the City Planning Director.
5. Folsom Boulevard turning lanes and street improvements are to be developed in conjunction with the loop street in accordance with the City Engineer's requirements.
6. Parking, roadway, landscaping or other development within the P.G.&E. power line easement which crosses the site will require approval of the P.G.&E. Operating Department.

## Phases 1 And 2, Residential

Development guidelines for Phases 1 and 2 are not required, since conditions for development of these phases were approved by special permit. These 1 and 2 special permit conditions must be fully considered in applying the phase 3 and 4 Development Guidelines.

# Chapter 7- Administration

## Architectural Review Committee

Initially the Architectural Review Committee shall be composed of:

A.G. Spanos, President	A.G. Spanos Construction, Inc.
S.P. Economou, V. President	A.G. Spanos Construction, Inc.
Irby Iness	Meyer Iness & Associates, Architects/Planners

All correspondence shall be sent to:

1341 W. Robinhood Drive  
Stockton, California 95207

## Election of Architectural Review Committee

At such time as the project is eighty percent full, by percentage of acreage, a property owners meeting shall elect a governing Architectural Review Committee, with votes to be disbursed in accordance with their ownership of the gross percentage of acreage. The Architectural Review Committee shall establish its own procedures for carrying out the intent of these guidelines.

# Appendix



# Exhibit "B"

## EXHIBIT "B" APPROVED PLANTING LIST

### MAJOR STREET TREES - 15 Gallon Can - 24" box

Cinnamomum Camphora - Camphora Tree  
Pinus Canariensis - Canary Island Pine  
Sequoia Sempervirens - Coast Redwood  
Cedrus Deodara - Deodar Cedar  
Quercus Ilex - Holly Oak  
Magnolia Grandiflora - Southern Magnolia

### MAJOR TREE PLANTING GROUP - 15 Gallon Can - 5 Gallon Can

Any One of the Major Street Tree Group  
Eucalyptus Rudis - Desert Gum  
Eucalyptus Polyanthemus - Silver Dollar Gum  
Eucalyptus Sideroxylen Rosea - Red Ironbark  
Ficus Rubiginosa - Rustyleaf Fig  
Pinus Muricata - Bishop Pine  
Pinus Ponderosa - Yellow Pine  
Pyrus Kawakamii - Evergreen Pear

### MINOR TREE PLANTING GROUP - 5 Gallon Can - 15 Gallon Can

For Color, Fragrance, and Dense Shade Conditions

Ginkgo Biloba - Maidenhair Tree  
Jacaranda Acutifolia - Jacaranda  
Liriodendron Tulipifera - Tulip Tree  
Acacia Pendula - Weeping Myall  
Acer Palmatum - Japanese Maple  
Betula Alba - White Birch  
Cercis Occidentalis - Redbud  
Cornus Florida - Flowering Dogwood  
Eucalyptus Torquata - Coral Gum  
Lagerstroemia Indica - Crape Myrtle  
Magnolia Stellata - Star Magnolia  
Malus Almey - Flowering Crabapple  
Prunus Cerasifera - Cherry Plum  
Prunus Serrulata - Flowering Cherry

### SHRUBS - 1 to 5 Gallon Can

Azalea India - Azalea  
Callistemon Citrinus - Lemon Bottlebrush  
Camellia Japonica - Camellia  
Convolvulus Cneorum - Bush Morning Glory  
Correa Pulchella - Fuchsia  
Cotoneaster Lactea - Parney Cotoneaster  
Daphne Burkwoodi - Burkwood Daphne  
Escallonia Alice - Escallonia  
Pittosporum Tobira - Mock Orange

SHRUBS (Cont'd)

Escallonia Jubilee - Escallonia  
Fatsia Japonica - Japanese Aralia  
Forsythia Suspensa - Weeping Forsythia  
Ilex Cornuta - Chinese Holly  
Mahonia Aquifolium - Oregon Grape  
Mahonia Lomariifolia - Chinese Holly Grape  
Nandina Domestica - Heavenly Bamboo  
Nerium Oleander - Oleander  
Photinia Fraseri - Photinia  
Podocarpus Gracilior - Fern Pine  
Pyracantha - Fire Thorn  
Raphiolepis Indica - India Hawthorn  
Syringa Vulgaris - Lilac  
Ternstroemia Japonica - Ternstroemia  
Trachelospermum Jasminoides - Star Jasmine  
Xylosma Congestum - Shiny Xylosma

GROUND COVER

Acer Circinatum - Vine Maple  
Ajuga Reptans - Bronze Ajuga  
Fragaria Chiloensis - Wild Strawberry  
Gazania - Gazania  
Hedera Canariensis - Algerian Ivy  
Hedera Helix - English Ivy  
Juniperus Horizontalis - Bar Harbor Juniper  
Osteospermum Fruticosum - Trailing African Daisy  
Potentilla Verna - Spring Cinquefoil  
Verbena Peruviana - Peruvian Verbena

ANNUAL COLOR AND BULBS

Alyssum - Alyssum  
Amaryllis Belladonna - Belladonna  
Kniphofia Uvaria - Torch Lily  
Narcissus - Daffodil  
Petunia Hybrida - Petunia

VINES

\*Walls and/or Fences Only As to Separate Parking Areas  
Lonicera Japonica - Honeysuckle  
Phaedranthus Buccinatorius - Red Trumpet Vine

TURF

Blue Gras Mixtures  
Hybrid Bermuda Varieties

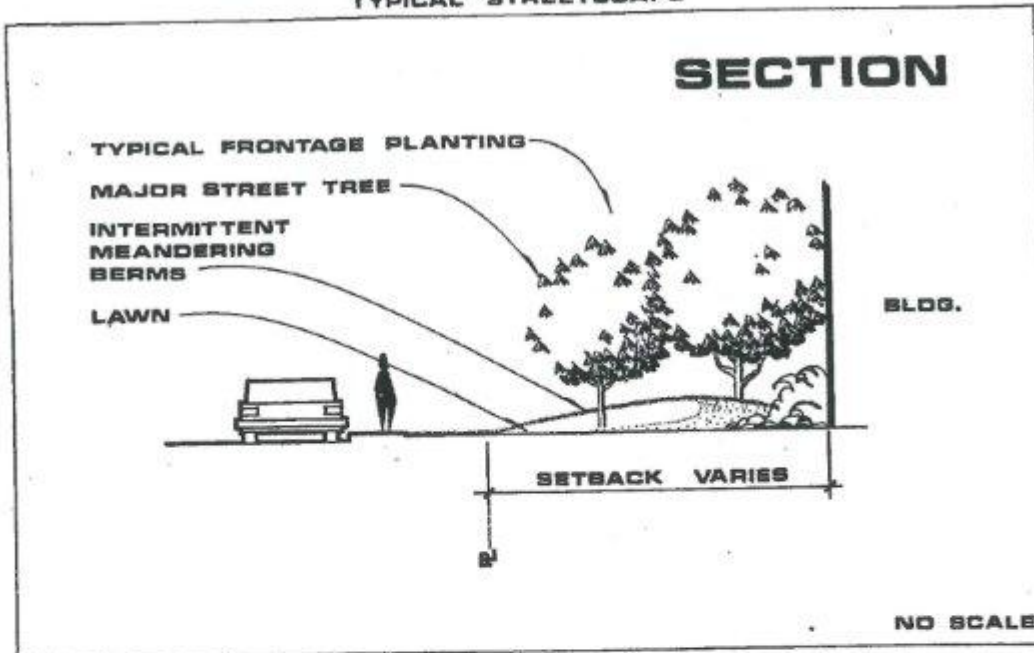


# Exhibit "C"

## EXHIBIT 'C'

TYPICAL STREETSCAPE

### SECTION



### PLAN (CORNER)

