

RESOLUTION NO. 2008-050

Adopted by the Sacramento City Council

January 29, 2008

AMENDING THE HANSEN LAKES PLANNED UNIT DEVELOPMENT (PUD) SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES (P99-094) (APN: 226-0061-020, 028)

BACKGROUND

- A. The City Council conducted a public hearing on January 29, 2008 concerning the above plan amendments and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:
1. The PUD amendments conform to the General Plan and the North Sacramento Community Plan; and
 2. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
 3. The PUD amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed, and that the residential, commercial, and open spaces uses will not create a negative impact on adjacent uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, that:

- Section 1. The Schematic Plan and Development Guidelines for the Hansen Lakes PUD are amended as attached hereto as Exhibits 1 and 2, with the following conditions:
- a. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P99 - 094).
 - b. Tentative Map conditions and approved Tentative Map

Street sections shall supersede PUD guidelines.

- c. No building permit shall be issued for any development project within the PUD unless and until an application for a PUD Schematic Plan amendment that provides conceptual building and circulation layout for the proposed development is submitted and approved pursuant to Chapter 17.180 of the Sacramento City Code.
- d. No building permit shall be issued for any residential development project within the PUD unless and until an application for an amendment to the Inclusionary Housing Plan for the proposed residential development is submitted and approved pursuant to Chapter 17.190 of the Sacramento City Code.

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Exhibit A – Schematic Plan Amendment
Exhibit B – PUD Guidelines

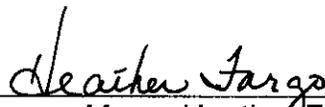
Adopted by the City of Sacramento City Council on January 29, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

DEVELOPMENT GUIDELINES
for
LEISURE VISTAS
PLANNED UNIT DEVELOPMENT

BY:

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Section I. Purpose and Intent

Leisure Vistas is a Planned Unit Development (PUD) for which these Development Guidelines have been approved and accepted by the Sacramento City Council. The mixed-use project includes varied types of senior housing opportunities and neighborhood serving commercial land uses. Development of each parcel will require review and approval pursuant to the Provisions of Chapter 17.180 of the City Zoning Code (Planned Unit Developments) prior to the issuance of a building permit.

These Development Guidelines hereby incorporate the Schematic Plan for the Leisure Vistas PUD as approved by the Sacramento City Council by Resolution No. . These guidelines are intended to act as a supplement to existing City ordinances and shall prevail when more restrictive than the City ordinance. Amendments to the Schematic Plan or Development Guidelines shall be subject to procedures established by Chapter 17.180 of the City Zoning Code.

Section II. Procedures for Approval

Development of parcels within the PUD is subject to the appropriate discretionary entitlement process through the Planning Director, Planning Commission, or City Council. When consistent with the Design Guidelines and Schematic Plan, development in the PUD shall be subject to approval pursuant to a Planning Director Plan Review. Plan Review application and development plans shall be in conformance with the Schematic Plan and PUD Guidelines approved by the City Council. Development of all parcels shall be subject to these guidelines.

The following information shall be submitted with a development application:

1. Name and address 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. Also show building corner elevations and finished floor elevations.
4. Proposed landscaping.
5. Retaining walls.
6. Locations and details of temporary and permanent signs, including dimensions.
7. Temporary and permanent fences.
8. Front, side, and rear setbacks from building to the property line.

9. Easements and rights-of-way.
10. Pipes, berms, ditches, swales.
11. Driveways, parking areas, pathways and lighting.
12. Locations and details of benches and patios.
13. Exterior storage and screening devices for trash, mechanical and communications equipment and meters.
14. 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.

Percentage and square footage of site used for the following:

Building pad

Surface parking and any other paved area

Landscaping (includes private sidewalks and patios).

19. Building elevations for all sides and height to top plate and top of roof.
20. Location of existing and proposed buildings including setbacks of buildings and building separation.
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.
24. Bar scales on all plans.
25. All existing and proposed rights-of-way adjacent to project site.
26. Written approval of the pertinent Architectural Review Committee, if applicable.

Section III. Permitted Uses within the PUD:

- A. Permitted uses within the Retirement Community, Parcels 1 & 2 (22.5 ± acres)**

1. Uses within the R3 zoned portion of the PUD (Parcel “2”) are designed to include a total of 786 units. Additional housing units, as an alternative, may be developed on the commercial property (Parcel “1”)The retirement community is designed to meet the needs of persons 55 years of age or older and has been designed as a socially integrated community. Housing options range from cottage units that are designed for independent living to special care units which are expected to serve those seniors in need of a more structured environment, such as those with memory loss disorders. In no case shall the total number of units allowed in the R3 zoned portion of the PUD exceed 786 units.

Courtyard units: these units are sometimes referred to as congregate and independent care units and cater to seniors who are ambulatory and capable of caring for themselves, but who are given the choice of various meal programs and possibly basic assistance with laundry or similar needs in addition to the convenience of other social programs. These services and amenities are offered in a residential setting. Courtyard units may be designed as attached or detached dwellings.

Assisted Living units: these facilities typically cater to a more elderly and more frail population where the patrons need some degree of assistance with daily activities such as shopping, dressing, and general hygiene. More specifically, the residents may require assistance with incontinence, ambulatory needs and early signs of memory loss and other forms of dementia. As a result, these facilities typically residential care facility, provide a combination of:

- a. custodial services such as meals, assistance to and from meals and other activities, housekeeping, and
- b. assistance such as bathing and supervision of the self-administration of doctor prescribed medications.

Assisted living facilities typically offer a well planned program of social and physical activities in a warm, residence setting, and from a regulatory perspective, are licensed by the State of California Department of Social Services as a “Residential Care Facility for the Elderly”.

Cottage units: these units will provide an opportunity for seniors to transition from traditional living arrangements and situations (including homeownership) to a more structured, secure environment. These residents typically are more independent and may be transitioning from a homeownership living arrangement. Although able to function without the support services offered in the courtyard and assisted living programs, they benefit from the social and recreational programs offered and may, from time to time, elect to receive meal and housekeeping services.

2. Religious facilities: churches, places of worship, church sponsored social, scholastic or cultural activities, or Church administrative offices shall be permitted within the PUD.
3. Major Medical Facility: Any facility not consistent with residential uses would require a rezone to a "H" Zone and would require an amendment to these PUD Guidelines.

B. Permitted uses within the Park PUD, Parcels 3 (6.4± acres)

1. A 6.4± gross acre park (5.0± acre net) has been included in the planned unit development. The park is intended to provide the residential inhabitants and commercial users of the development as well as the surrounding neighborhood with an area for passive and active recreational uses. It is intended that the park would be developed and dedicated to the City in return for park credit.
2. Possible uses within the park include, but not limited to:
 - a. Picnic tables
 - b. Grass areas used for recreational soccer, softball, and flag football.
 - c. Basketball courts
 - d. Volleyball court
 - e. Passive shade/sun areas
 - f. Staging area for use of levee pathway
 - g. Other uses usually associated with neighborhood parks

C. Permitted uses Within the Commercial PUD, Parcel 1 (3.49± Acres)

1. Uses normally established in the C-2 zone are permitted, with the exception of those listed below. This site is intended to serve the residents of community and development projects in addition to assisted living in R-3 Zone in North Sacramento as a neighborhood shopping center.
2. Senior Residential units as an alternative to shopping center building.

Prohibited uses include the following:

1. Hotels
2. Motels
3. Mortuaries
4. Flea Markets

Section IV. PUD-Wide Landscape, Site and Environmental Design Guidelines

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 and to adjacent residential communities. The following guidelines apply to the overall PUD:

B. Amenities.

At least $\frac{3}{4}$ acres of private common open space area shall be required for the proposed density, with recreation area including, horse shoe pits and other quiet sitting areas.

C. 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 25 percent in the commercial zone and 20 per cent in the Retirement Community.
3. Planting Types. All trees, shrubs and ground cover planting types shall conform to the Leisure Vistas PUD approved plant list unless an alternative type is approved by the Planning Director. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first development application to the Planning Department. The PUD plant list shall also include examples of acceptable design treatment such as berming and screening, and typical street corner treatments.
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 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 ground cover.
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 to insure 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.
7. **Approval of Landscape 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.
8. **Front and Street Side Yard Setback Area.** Landscaping in these areas shall consist of an effective combination of trees, ground cover and shrubbery.
9. **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.
Boundary landscaping is required adjacent to interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire length 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 ground cover.
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 bonded, 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: one-gallon and five-gallon shrubs and five-gallon, 15 gallon and 24-inch box trees.

C. Circulation

1. Pedestrian Element

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.

- a. Access between the commercial parcel and the retirement community shall be allowed. The design of the access shall include reasonable measures to insure safety of pedestrians using this access corridor.

- b. In the event that an Alzheimer's/dementia Care facility is made operational, pedestrian access to and from the resident living quarters and/or common areas of the Alzheimer's/dementia Care facility may be restricted, as needed, by security fencing to ensure the safety of the facility's patients.

2. Site Element

- a. Driveways. The project has been designed to include the extension of Sully Street, Clair Avenue, and a mid-site connector street (Leisure Vistas Drive) The final design will include at least two driveways per residential parcel to provide for adequate resident access. The schematic plan proposed for the project will indicate the preliminary locations of these driveways. The driveway locations shall allow for specific site design considerations. The design of the Tentative Parcel Map indicates a connector Claire Avenue and Rio Linda Blvd. The final design also allows for access for the commercial site. Driveway entrances may be identified by stamped concrete, brick pavers, ceramic tile pavers or other similar material.
- b. Disabled entrance. Safe and convenient access shall be provided for disabled persons to all building entrances. Access points shall have minimal grade changes, curb cuts, ramps and railings integrated into the overall site design in accordance with disability regulations.
- c. 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.

D. 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 on-street parking.
- 2. Required off-street parking shall be provided on the site served.
- 3. Vehicle Parking Requirements:
 - a. Commercial (C-2 Zone)
 - (1) Retail Store. One automobile space for each 250 square feet of gross floor area. (1 space per 400 sf for the first 9,600 sf)

- (2) Restaurant. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
- (3) Gas Station. One parking space for each 500 feet of gross floor area or one space for every 250 square feet of building area for a station with a convenience market.
- (4) All other commercial uses shall conform to City requirements for each commercial use.
- (5) Bicycle parking shall be provided for all uses as defined in Chapter 17.64 of the Zoning Code. Senior housing uses are excepted and shall be required to meet half of the requirement for apartment uses, or 1 bicycle parking space per every twenty (20) off-street parking spaces required.
- (6) Maximum of forty percent of all vehicle parking spaces may be compact spaces.
- (7) 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, with a minimum stall width of 9", shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surface depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stops will be permitted. A continuous six-inch raised concrete curb shall be provided along all landscape areas abutting parking or drives.
- (9) Carpooling and vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
- (10) 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.

- (11) Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.
- b. Retirement Community (R-3 zone)
 - (1) Senior apartments: 0.5 stall per unit plus guest parking at 1 guest stall per 15 units.
 - a. Cottage Units will be designed with an enclosed garage and driveway to provide 1 resident and 1 guest parking space per unit.
 - (2) Independent/Assisted Living/Congregate Care: 0.5 stalls per unit. Overflow Senior parking permitted.
 - c. On-Street Parking: On-street parking shall be signed for no overnight parking and only of limited duration (i.e., 4-hour parking). This on-street parking restriction will allow for peak parking periods such as Sundays, Mother's Day, Father's Day, etc.
 - d. RV and Senior guest parking shall be allowed on the C-2 Parcel as an accessory use to the retirement community pursuant to the approval of a Special Permit.
 - e. Three (3) on-call buses to be provided for Senior transportation.

E. Exterior Lighting

1. Lighting shall be designed in such manner as to provide safety and comfort for occupants of the development and the general public. Lighting scaled to the needs of the pedestrian shall be provided where appropriate.
2. 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. Lighting shall be oriented away from the properties adjacent to the PUD.
4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Walls and Fencing

1. All materials used for walls or fences, as well as their design and location, are subject to approval by the City of Sacramento during the approval of

specific development approvals. Masonry wall as used in these guidelines shall include split face block, stucco coat, brick or similar materials. Prefabricated concrete walls shall be allowed, provided additional design enhancements such as pilasters, stucco, split face block or other similar appropriate accents are utilized. Wood and Chain Link fencing shall not be allowed. Anti-graffiti measures shall be incorporated into the design and construction of peripheral walls.

2. Fencing and gating shall be designed as an integrated part of the site and building plan rather than as a separate fence or wall.
3. Plain wrought iron fences shall incorporate breaks and pillars in their design.
4. Walls and fencing shall allow for pedestrian (resident) ingress and egress to the project site and not create a barrier to pedestrian movement.
5. The residential parcels may install gates at driveways which will provide a campus like environment and security for the retired residents. The design and installation of the gates shall be in accordance with all city, state and federal guidelines. All gates will be installed to operate with codes which will be provided to police, fire and emergency personnel and will provide for adequate emergency vehicle circulation and access. The approval and installation of any driveway gating at driveways shall be subject to the requirements of Chapter 17.76 of the City Zoning Code.

G. Trash Enclosures/Recycling/Trash Receptacles:

1. Trash and recycling facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible. Outside trash facilities shall not be located within any required landscaped setback area.
2. All exterior trash facilities shall be concealed by a minimum 6 foot high screen wall of a material similar to and compatible with the building(s) it serves. Landscaping (shrubs and/or vines) shall be placed along the screen walls to soften the presence of the facilities. Trees or other suitable man-made materials shall be provided to screen the overview of trash enclosures from the upper floors of adjacent or nearby buildings.
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.
4. Such facilities shall not be located adjacent to existing residences or within 25' of a parcel abutting planned residential use.
5. Trash enclosures shall be designed to allow walk-in access by tenants without the need to open main enclosure gates.

6. Trash facilities for medical waste, and the handling of medical waste, shall be in conformance with State and Federal regulations.

Section V. Building Design Guidelines (Commercial).

A. Purpose and Intent

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

B. Building and Landscape Setbacks

The following minimum building and landscape setbacks shall apply to the following streets. All other setbacks shall be determined during the Special Permit process.

	Building Setback	Landscape Setback
Rio Linda Boulevard	30'	30'
Claire Avenue	20'	20'

C. Building Heights, Size and Occupancy Standards

Structures shall be constructed in accordance with the following standards:

Zone	Use	Maximum Height
R-3	Cottages	25'
	Courtyard Units	35'
	Assisted Living	35'
	Community Bldg.	35'

D. 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, 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 provide 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.
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. 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.

E. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
2. The general overall atmosphere of color shall be earth tones, which include 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 verta. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be the 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 if applicable approval of the City.

F. Roof Projections and Design

1. 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.

2. Projections shall be painted to match the roof or building.

G. Energy Conservation Standards

1. 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 within the Leisure Vistas 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 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.
 - c. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.
 - d. Outdoor lighting should be designed to provide 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.

H. Temporary Structures

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

I. 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 or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

J. 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. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted. Storage is to be inside structures.

K. Utility Connections, Mechanical Equipment, and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
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 screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to existing or planned residences.

L. On-Site Drainage

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

M. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

N. 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.

Section VI. Sign Criteria and Regulations

A. Criteria Purpose

The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the 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.

B. General Requirements

1. A sign program shall be submitted with individual development applications or building permit applications.
2. In no case shall flashing, moving or audible signs be permitted.
3. 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.
4. No signs shall be permitted on canopy roofs or building roofs.
5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted, except for directional signs located entirely within covered walkways and not visible from the main street.
7. No exposed bulb signs are permitted.
8. No off-site signage shall be allowed.

C. Design Requirements

1. The location of signs shall be only as shown on the approved site plan.
2. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
3. 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 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.
7. 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.
8. 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.

9. No sign makers' labels or other identification will be permitted on the exposed surface or 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 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.
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 with 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 with the PUD Project area shall conform to the standards of the City of Sacramento Sign Ordinance.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect and engineer shall be permitted upon the commencement of construction on each parcel. Said sign shall be permitted until such a time as a final City inspection of the building(s) designates said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.

4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six square feet.

F. Designated C-2 Commercial Zone Signs – Parcel 2

1. Commercial Center Identification Sign. The C-2 Commercial site shall be allowed one monument sign, not to exceed 6 feet in height and 48 square feet in area. The monument sign may be located in the setback area; however, it shall be located farther than 10 feet from the public right-of-way and from any driveway.
2. Tenant Occupancy Signs
 - a. 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.
 - 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 60 percent of shop's width.
 - (2) Total vertical sign height shall not exceed 24 inches.
 - (3) Maximum letter height shall be limited to 18 inches.
 - (4) Three (3) square foot of sign area per lineal foot of Building **frontage**.

Section VII Retirement Community Design and Criteria

In addition to the Landscape, Site and Environmental Design Guidelines in Section VII, the Retirement Community development shall reflect the general design criteria outlined below.

A. Building Design and Orientation

1. Site planning shall take into account maximum solar orientation of structures.

2. The design of the dwelling units shall incorporate passive solar design features as much as feasible. The design features shall include eave overhangs, south facing glazing, double pane windows and added insulation. The use of solar heating and cooling is also encouraged.
3. Site planning shall minimize the incidence of one building shading another.
4. Private garden areas shall be oriented to the south as much as possible.
5. Buildings shall be designed and oriented to reduce overview of private areas as much as possible.
6. All mechanical and communications equipment (including public utility boxes and particularly exterior wall-mounted air conditioning units) shall be attractively screened.
7. Roofing materials shall be wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Special Permit approval.
8. Recreational amenities shall be located and/or designed so as to not impact adjacent properties.
9. Accessory structures shall be compatible in design and materials with the main buildings.

B. Landscaping Criteria

In addition to the guidelines provided herein in Section VII-B, the following shall apply to all multi-family projects:

1. Landscaping materials selected shall:
 - a. Conform to the approved plant list which shall be approved by the Planning Director prior to submittal of the first Special Permit application for the entire PUD.
 - b. Maintain compatibility with one another and with existing material on the adjacent site.
 - c. Compliment building design and architectural themes.
 - d. Vary in size (one gallon and five gallon shrubs, five gallon, fifteen gallon and 24-inch box trees).
2. Landscaping treatment shall include:
 - a. Large specimens of shrubs and trees along the site periphery.
 - b. 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 allow for solar gain in the winter.
 - c. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - d. Undulating landscaped berms located along street frontages.
 - e. The landscaping along the Claire Avenue frontage shall compliment and enhance the proposed cottage units while maintaining a visual screen to the existing residents to the south.
 - f. Landscaping along the southerly edge of the re-constructed levee shall compliment the natural open space to the north.
3. 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.

C. Personal Safety Design Criteria

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This Ordinance applies to all residential building projects, including single family, duplex, cluster developments, condominiums, row houses and townhouses. The building code requirements relate to: minimum outdoor lighting standards, addressing the project identification, door locking standards, etc. A copy of this Ordinance may be obtained from the City Building Inspections Division.

Section VIII. Issuance of Building Permit

Except as otherwise provided in the Plan Review 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 determined that said plans conform to a valid approved entitlements issued for development in the Planned Unit Development under this section.

Section IX. 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 approval have been complied with.”