

RESOLUTION NO. 2008-363

Adopted by the Sacramento City Council

June 5, 2008

**AMENDING THE PREVIOUSLY APPROVED GRANITE REGIONAL PARK PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES FOR THE PROPERTY LOCATED 900' EAST OF THE INTERSECTION AT POWER INN ROAD AND CUCAMONGA AVENUE ON THE NORTH SIDE OF CUCAMONGA AVENUE, SACRAMENTO, CALIFORNIA.
(P07-090) (APNS: 079-0430-010 AND 011)**

BACKGROUND

- A. On April 24, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the PUD Guidelines and Schematic Plan Amendments for the Granite Park Residential project.
- B. On June 5, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Granite Park Residential project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on documentary and oral evidence submitted at the public hearing, the Council approves the Schematic Plan and Development Guidelines amendment for the Granite Regional Park PUD based on the findings of fact and subject to the conditions of approval set forth below:
- Section 2. The City Council approves the Schematic Plan and Development Guidelines amendment based on the following findings of fact:
 - 1. The PUD amendments conform to the General 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.

Section 3. The City Council approves the Schematic Plan and Development Guidelines as attached hereto as Exhibits 1 and 2, subject to the following conditions:

- a. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (Resolution No. 98-395).
- b. Tentative Map conditions and approved Tentative Map Street sections shall supersede PUD guidelines.
- c. Residential development within the Single-family Alternative (R-1A) zone shall comply with the design criteria outlined in the amended Development Guidelines.

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Exhibit B – PUD Guidelines

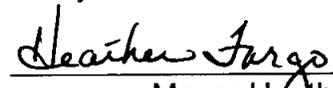
Adopted by the City of Sacramento City Council on June 5, 2008 by the following vote:

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

Noes: None.

Abstain: None.

Absent: Councilmembers Cohn, McCarty, and Tretheway.



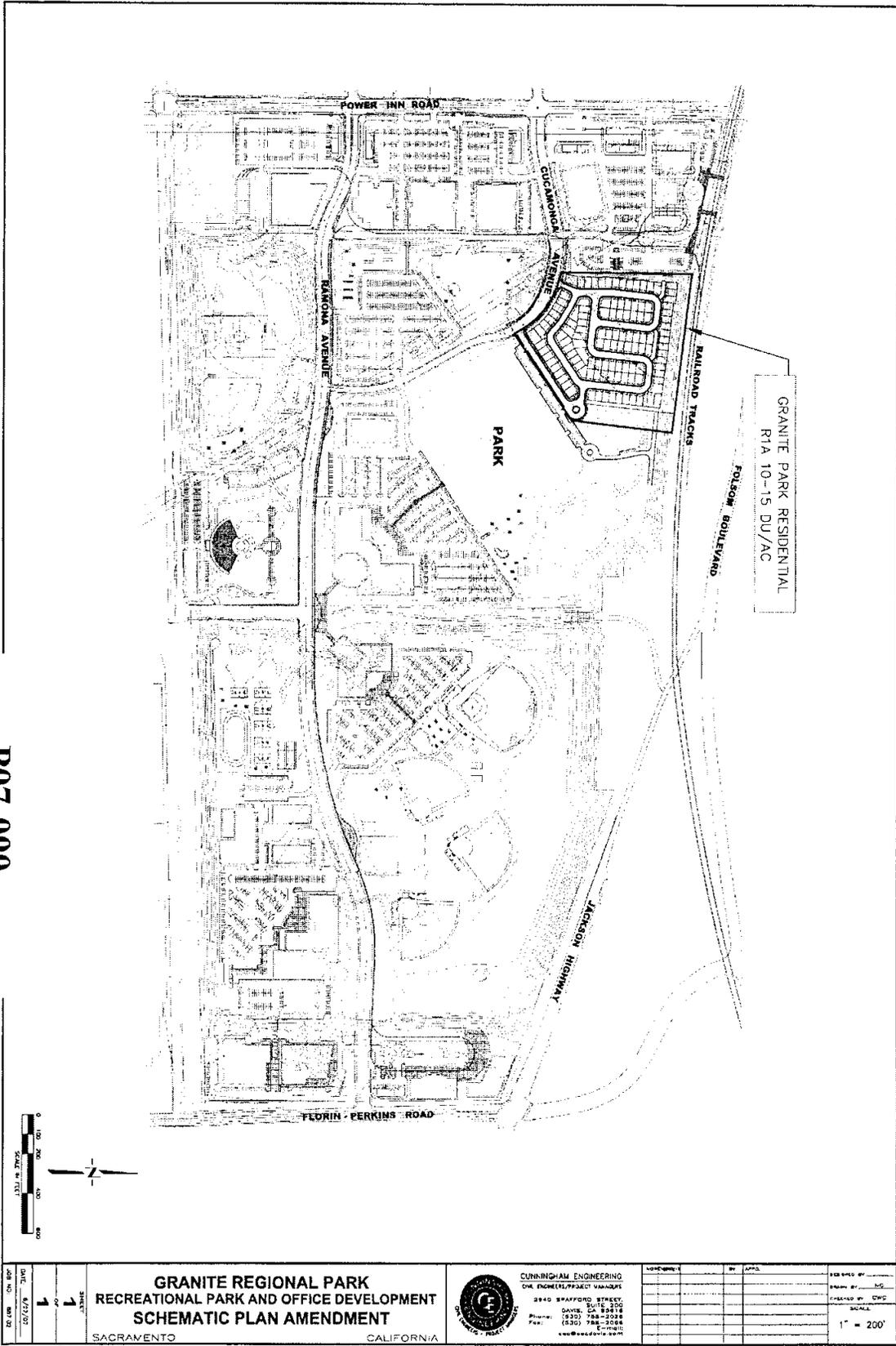
Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

Exhibit A – Schematic Plan



P07-090
June 22, 2007

DATE: 6/27/07 SHEET NO. 001 OF 02	GRANITE REGIONAL PARK RECREATIONAL PARK AND OFFICE DEVELOPMENT SCHEMATIC PLAN AMENDMENT			WORKSHEET NO. _____ BY: JAPC CHECKED BY: _____ SCALE: 1" = 200'
	SACRAMENTO CALIFORNIA			CUNNINGHAM ENGINEERING CIVIL ENGINEER, PROJECT MANAGER 2840 BRADFORD STREET DAVIS, CA 95618 Phone: (925) 788-2028 Fax: (925) 788-2028 E-mail: cee@cscced.com cscced.com

GRANITE REGIONAL PARK

June 5, 2008

Revised
Planned Unit Development
Design Guidelines

ATTEST:

SECRETARY TO
CITY PLANNING COMMISSION

CHAIRPERSON

DATE _____

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I. PURPOSE AND INTENT

The Granite Regional Park is a Planned Unit Development (PUD) comprised of a planned midrise office complex, retail center, single family residential, and regional park on approximately 260± acres. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the Granite Regional Park Architectural Review Committee (ARC) and City staff. The owner and/or managing entity of the Granite Regional Park shall establish and maintain an Architectural Review Committee (ARC) established by the declarant and providing for successors which shall be set forth in the respective Covenants, Conditions, and Restrictions (CC & R's) governing the office/business park and residential neighborhood. The ARC shall include a representative from the City Parks Department to address development on the public parkland. The ARC 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 and to maximize utilization of Public Transportation and the Light Rail Stations adjoining the Park.
3. To preserve and enhance aesthetic quality throughout the project.
4. To promote public health, safety, comfort, convenience and general welfare.
5. To enhance the value of land and structures within and adjacent to the PUD.

These Guidelines shall incorporate the Schematic Plan for the Granite Regional Park PUD approved by the Sacramento City Council. Subject to the limitations set forth in the Zoning Ordinance, these Guidelines shall supersede conflicting provisions in the Zoning Ordinance. To the extent that these Guidelines are silent on an issue regulated by the Zoning Ordinance, the Zoning Ordinance requirement(s) shall govern. Any amendments to these Guidelines can only become effective upon approval by the appropriate authority and satisfaction of applicable conditions.

II. PROCEDURES FOR APPROVAL

A. Planning Director Plan Review Requirement

B. Project Applications

The following information shall be submitted with a development application:

1. Universal Application and all required items as listed in the application matrix.
2. Proposed landscaping, including automatic irrigation system. Plans demonstrating compliance with the City's Parking Lot Tree Shading and Water Conservation Ordinances.
3. Retaining walls.
4. Locations, details, and colors 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 facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
5. Temporary and permanent fences. Identify height and materials.
6. Location of property lines, front, side, and rear setbacks and distances from buildings to property or parcel lines.
7. On-site circulation including ingress and egress, driveways with dimensioned widths, parking areas, bus stops, shuttle / trolley lines and pathways existing and proposed. Dimensions for typical parking stalls, maneuvering areas, loading and service areas, and walkways.
8. Locations and details of benches and patios.
9. Location of exterior storage and screening devices for trash, mechanical and communications equipment, meters, and recycling facilities/areas.
10. Location of light poles and light fixtures, and transformers, with height and type indicated. Location of all exterior lighting; design of all exterior lighting including colors, materials, height, and wattage; plot plan showing the overall luminescence of the proposed lighting (i.e. foot candles).

11. Preliminary notation of sewer alignments, easements and rights-of-way, and location of manholes and inverts.
12. Preliminary notation of drainage swales, detention areas, and culverts.
13. Mailboxes, if any.
13. Roof projections and/or roof plan and screening treatment.
15. Land use distribution, percent and square footage of site used for the following:
 - Building pad;
 - Surface parking and any other paved area;
 - Landscaping (includes private sidewalks, patios, walls and fences).
16. Building elevations for all sides and height to top plate, top of roof, and top of screening elements.
17. Stamped plans indicating that plans were approved by the Granite Regional Park Architectural Review Committee (ARC).
18. Total gross square footage of buildings by type of use and net acreage already approved by a Special Permit(s) or Planning Directors' Plan Review within the same zone in the PUD.
19. A joint use parking agreement between the applicant and the City for all shared parking. An agreement to record access easements to City-owned parking and joint-use office parking areas.
20. Description of proposed security personnel or equipment (e.g. secure entryway, card lock system, etc.), and estimated occupancy (number) as well as hours of operation.
21. Exterior colors and materials of construction.
22. Transportation Management Plan for the building(s).

III. DETERMINATION OF COMPLIANCE/PROCEDURES FOR AMENDMENT

Compliance with the Schematic Plan and/or Guidelines shall be determined by the City Council or by the Planning Commission in accordance with the Planned Unit Development Guidelines (PUD) provisions of the Zoning Ordinance. The Schematic Plan approved by the City Council concurrently with these Design Guidelines is conceptual in nature and adjustments that do not materially affect the nature or character of the PUD may be made during the Planning Director

Plan Review process without the need to amend the Schematic Plan or Guidelines.

Adjustments which may be made without having to amend the Schematic Plan or Guidelines include, but are not limited to:

- A. An increase in individual building square footages of up to fifty percent (50%), or a decrease of up to 50 percent (50%), provided that the total square footage in the PUD is not exceeded and the proposed use is consistent with these Guidelines, as approved by the City Council; and
- B. Other adjustments that do not materially affect the nature or the character of the PUD such as, but not necessarily including building orientation, placement of buildings or entrances, landscaping, and parking configuration.

IV. PERMITTED USES IN THE OFFICE BUILDING ZONE (OB)

- A. The OB Zone within the PUD is intended to house large floor plate office users seeking a campus-like office park setting. Office uses normally allowed in the C-2 zone are permitted. Examples include:
 - 1. Corporate and regional headquarters, State of California Offices, and other public agencies.
 - 2. Banking and other financial operations.
 - 3. Insurance companies, general administrative offices.
 - 4. Computer programming, data processing and other software services.
 - 5. Telecommunication exchanges.
 - 6. Research and development facilities in the fields of electronics, communications, medical, data processing and computer technologies, environmental control, measuring devices, scientific instrumentation, and advanced engineering research. Such uses may include the manufacture or assembly of the products derived from the research or development process.
- B. Food service uses (e.g. fast foods and restaurants) are permitted as ancillary uses within office buildings. Drive-through facilities require Special Permit approval.

V. PERMITTED USES IN THE WAREHOUSE AND INDUSTRIAL ZONE (M-1)

- A. Permitted uses in this zone shall be as defined by the City Zoning Ordinance.
- B. The overall gross square footage (GSF) in the M-1 zone of the PUD shall not exceed one hundred thousand (100,000 sq. ft.).
- C. This zone is intended to allow storage and minor corporation yard type uses, ancillary to businesses and users located elsewhere in the PUD.
- D. Warehouse and Industrial uses will be permitted throughout the PUD, where properly zoned.

VI. PERMITTED USES IN THE SHOPPING CENTER (S-C) AND COMMERCIAL (C-2) ZONES

These zones within the PUD are intended to house on-site services for other PUD land uses as well as provide retail services for the area. Permitted uses in these zones shall be as defined by the City Zoning Ordinance and approved by the Granite Regional Park ARC.

VII. PERMITTED USES IN THE SINGLE FAMILY ALTERNATIVE ZONE (R-1A)

This residential zone permits single-family residences where the lot sizes, height, area and/or setback requirements vary from standard single-family. It will accommodate alternative single-family designs including single-family attached or detached units, cluster housing, row houses, townhouses, condominiums, or similar housing types that are compatible with standard single-family areas. Maximum density in this zone is fifteen (15) dwelling units per net acre.

VIII. ENVIRONMENTAL STANDARDS IN THE OB, S-C, C-2, AND M-1 ZONES

- A. General
 - 1. All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed to create a desirable environment for the intended use and relate harmoniously to other buildings and to adjacent land uses. For security purposes, all plant and shrub landscaping shall be maintained at a maximum height of 30 inches from ground level. All trees shall be pruned so that the lowest branch is a minimum of six feet from the ground. Landscaping shall be maintained in a manner which will not obstruct or diminish levels of lighting throughout the project.
 - 2. Pedestrian walkways, bikeways, jogging trails, trolley/shuttle right-of-way, and

trolley/shuttle stations may be located within required setbacks that are adjacent to public rights-of-way and private drives.

- 3. All driveway locations shall be approved at the time of Planning .Director Plan Review.**

B. Landscaping

1. General: Landscaping shall comply with applicable City Ordinances for water conservation and be composed of native species and ornamental plant materials including trees, shrubs, and ground cover with automatic irrigation systems. All landscaping shall be maintained in a neat and orderly fashion.
2. Minimum Landscaping Coverage per Parcel or Building: Except as provided in the following sections, there is no minimum landscape coverage percentage requirement.
3. Plant Materials. All trees, shrubs, and groundcover plant materials shall conform to the PUD approved plant list. A plant list for the PUD shall be submitted for approval by the Planning Director and the Parks and Recreation Department with submittal of the first Planning Directors Plan Review application.
4. Setbacks Adjacent to Public Right-of-Way and Private Drives. There shall be a 25-foot landscaped area adjacent to all perimeter and interior streets. These abutting frontages shall be landscaped subject to review and approval by the Landscape Architecture Section prior to installation. These frontages shall be landscaped with trees, shrubs, groundcover and grass in conformance with City standards and the approved PUD plant list.

Examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director and the the Parks and Recreation Department with submittal of the first Special Permit application.

5. Prior to the removal of any trees with circumferences over 100 inches (there are five cottonwoods in this category), a Save or Remove permit shall be approved by the Parks and Recreation Department-Urban Forest Division. Replacement trees may be required.
6. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground, non-drip systems.
7. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot in conformance with the City's Parking Lot Tree Shading Ordinance to insure that within fifteen (15) years after the establishment of the parking lot, a least fifty percent (50%) of the parking area will be shaded at noon

on August 21st.

8. Approval of Landscaped Plans. Planning Director Plan Review approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval by City 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 City staff.

Large canopy shade trees shall be planted with 40 foot spacing along roadways in designated park strips between the curb and sidewalk or as approved by the City Arborist. Large canopy trees shall be planted in the parkstrips along all public streets at a distance of 40 feet on center to the satisfaction of the City Arborist. Irrigation shall be provided for all trees.

9. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, shrubs, and groundcover.
10. Side and Rear yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing turf groundcover and/or shrubs and trees. Undeveloped areas proposed for future expansion shall be maintained in a reasonable condition but need not be landscaped. Balusters or other fencing , as approved by the the Parks and Recreation Departments shall be provided as necessary to curtail unauthorized parking in unpaved and/or unauthorized parking areas.
11. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, landscaping for that building, 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: one (1) and five (5) gallon shrubs and five (5) gallon, fifteen (15) gallon and twenty-four (24) inch box trees.
12. Landscape Maintenance. A landscape maintenance program for the PUD shall be established to ensure that landscape elements are well maintained.
13. Landscaping is limited at maturity to 15-feet in height within PG&E easements for tower lines adjacent to Power Inn Road. Landscaping mounds along Power Inn Road will generally be precluded. PG&E must review and approve height of landscaping within the diagonal line easement that crosses the PUD property.
14. Pedestrian walkways and bikeways shall have parallel tree plantings a minimum of 40-feet on center to provide shade in the summer. Irrigation must be provided for these areas.
15. Prior to the widening of Power Inn Road, a 25 foot landscape area adjacent to the street with plantings will be applied where possible. The standards for the setback,

landscaping and plantings along Power Inn Road may be reduced to accommodate the widening of Power Inn Road to 6 lanes. In any case, the 25 foot setback should not be reduced to a width below 12.5 feet.

C. Circulation

1. Pedestrian and Bicycle Circulation. Primary and secondary walkways shall be designed to link street access, bus stops, trolley, shuttle stops, light rail, parking areas, adjacent structures and abutting properties. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. On and off-street bikeways shall be striped and marked. Portions of public off-street bikeways and walkways immediately adjacent to private development shall be installed at the developer's expense and shall meet City standards.

Lighting, scaled to the needs of the pedestrian and/or bicyclist, shall be provided for safety and aesthetics.

2. Truck Circulation. Truck loading areas shall be located to the rear or sides of the buildings. Truck ingress and egress shall be directed off of the primary access points on Power Inn Road.
3. Handicapped Entrance. Safe and convenient access shall be provided for handicapped persons to all sidewalks, bikeways, and building entrances. All ADA requirements shall be met.

D. Parking Standards

1. General: Adequate off-street parking shall be provided to accommodate all parking needs within the PUD. The intent is to eliminate the demand for on-street parking and to encourage use of the PUD shuttle system. Interim and/or temporary parking may be placed on future building pads. Interim and/or temporary parking shall be allowed with a minimal level of site improvements.
2. Location: Required off-street parking for any PUD land use may be located either on the same parcel ("subject site") or on another PUD parcel located within a reasonable distance of the subject site. Off-site parking shall require submission of written evidence, satisfactory to the Planning Director that (a) the users of the subject site will have a legal right to use the off-site parking location; and (b) total number of required parking spaces for the PUD will be achieved (i.e. minimum 1:200 for retail, 1:400 for general office, 1:200 for medical office, 1:1000 for warehousing).
3. Controlled parking: There will be a charge for all parking with the following exceptions: (a) parking for retail uses and light rail; (b) up to 10% of spaces required for other land uses, which spaces shall be designated "visitor" "short term" parking; and (c) joint-use parking for park uses. All controlled parking will

be operated by the Granite Park Transportation Company, or other entity approved by the City.

4. **Parking Requirements:** Parking requirements for the entire PUD shall satisfy City Zoning Ordinance requirements. Office parking shall be provided at an overall ratio of one space for every 400 square feet of office use, or 2.5 spaces per 1,000 feet.

Retail parking shall be provided at an overall ratio of 1 space for every 200 square feet of retail use, or 5 spaces per 1,000 square feet. Warehouse parking shall be provided at an overall ratio of at least 1 space per 1,000, and no more than 1 space per 500, or 2 spaces per 1,000.

The Zoning Ordinance contains no parking requirements for park/recreation use. Parking for park/recreation use within the project shall be as shown on the site plan based on use-specific minimum parking requirements established by the Parks Department staff. Any parking to be located on RT property and used jointly by RT passengers and retail customers will require an agreement with RT.

The Zoning Ordinance has no requirements for light rail stations. Parking for the light rail park and ride facility shall meet Regional Transit requirements as shown on the site plan.

The above parking ratios may be modified, as permitted by the Zoning Ordinance.

5. As part of the Planning Director Plan Review process for the fifth office building, the City Planning Commission shall review the above minimum parking requirements in light of factors such as:
 - (a) actual needs for parking demonstrated by users of the first four office buildings and any completed park area;
 - (b) the effectiveness of controlled parking in reducing office parking needs;
 - (c) what is known about the specific businesses which have or are likely to locate in the PUD, their employees ability to use alternate commute modes to the single-occupant vehicle; and,
 - (d) other relevant information.

The Planning Commission will then consider to impose parking maximums, below the above defined parking minimums, based on the information received.

6. 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 designated on approved parking plans. Such barriers shall be located to prevent parked vehicles from extending into areas where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots. Barrier

devices such as fences and walls shall not be used to separate office uses from park areas. A curb and no additional barrier shall be used to separate joint-use parking areas from the regional park unless they serve other purposes such as security. Minimum stall dimensions shall comply with the standards provided in the City Zoning Ordinance except that the front two feet of all stalls shall be incorporated into the adjacent landscaping 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. Individual prefabricated wheel stops shall be permitted. A continuous six (6)-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.

7. Maximum of forty percent (40%) of all vehicle parking spaces may be compact spaces.
8. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.
9. Handicap accessible parking shall be provided per the Zoning Ordinance and Section 1129B of the UBC.
10. Reciprocal parking shall be allowed. Appropriate access easements and agreements must be provided and recorded. Reciprocal access agreements shall address issues such as availability of joint-use parking, maintenance and clean-up, security, liability and indemnification, access, and reservation for special events.

Regional Park General shall enter into joint use parking agreement with the City for all properties in the PUD with shared parking. The parking agreement shall identify the number and location of shared parking spaces and arrangements including, but not limited to the number, location and terms of parking spaces shared with park uses in the PUD. The agreement shall be recorded as appropriate in all deeds of properties that have shared parking. The parking agreement shall be reviewed and approved by the Planning Director in a form approved by the City Attorney. The finalized parking agreement shall be recorded in all deeds as appropriate.

11. Carpool, vanpool, bicycle, and handicap (per ADA) parking spaces shall be located closest to the building entrances. Bicycle racks and enclosure/lockers shall be located within public view, out of the way of pedestrian movement, within sight of building entries. The number and type of bike racks and enclosures shall be as specified in the PUD Transportation System Management (TSM) Plan and shall comply with all bicycle parking requirements of the Zoning Ordinance.

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. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space from one hour before dark to one hour after sunrise.

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 and subject to the design standards utilized by the Granite Regional Park ARC. Light standards are limited to 15-feet in height within PG&E easements for tower lines adjacent to Power Inn Road. PG&E must review and approve light standard heights within the diagonal line easement that crosses the PUD property.
5. Street lighting to be maintained by the City shall be constructed to City standards.

F. Performance Standards

1. Purpose and Intent. It is the intent of these restrictions to prevent any use of the PUD which may create dangerous, injurious, noxious or otherwise objectionable conditions.
2. Nuisance. No nuisance shall be permitted in the PUD. City Code Sections 61.03-301 and 61.04-401 define nuisance activity. Additionally, the term "nuisance" shall include, but not limited to, any of the following: any use which:
 - (a) Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere which may adversely affect the health, safety or welfare of persons working in 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 which may adversely affect the health, safety or welfare of those working in the PUD or residing in adjacent neighborhoods.
 - (c) Exceeds permissible noise levels as established by the City of Sacramento.
 - (d) Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.
3. Public Safety. To protect and enhance public safety, the following measures shall be implemented:
 - (a) A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project from one hour before dark to one hour after sunrise.

- (b) Individual businesses in the PUD shall have well lit, clearly visible, and well defined addresses.
- (c) Uniformed security personnel shall be assigned to routinely patrol parking areas until after final closing of all uses within the PUD. Security will generally be provided as specified in the City-Developer Security-Maintenance Agreement required as a PUD condition for the project.
- (d) Law enforcement and fire protection access to all locked areas shall be ensured by providing "Knox boxes". Automatic gates must be approved by the Police and Fire Departments.

IX. ENVIRONMENTAL STANDARDS IN THE R-1A ZONE

A. General

1. *All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed to create a desirable environment for the intended use and relate harmoniously to other buildings and to adjacent land uses.*

B. Landscaping

1. *General: Landscaping shall comply with applicable City Ordinances for water conservation and be composed of native species and ornamental plant materials including trees, shrubs, ground cover, and grass with automatic irrigation systems. All landscaping shall be maintained in a neat and orderly fashion.*
2. *Minimum Landscaping Coverage per Building or Parcel: Except as provided in the following sections, there is no minimum landscape coverage percentage requirement. The Planning Director shall review all proposed landscaping plans to assure consistency with the standards set forth in these guidelines.*
3. *Plant Materials: All trees, shrubs, and groundcover plant materials shall conform to the PUD approved plant list unless an alternative plant material is approved by the Planning Director.*
4. *Setbacks Adjacent to Public Right-of-Way and Private Drives: There shall be a minimum two foot (2'0") landscaped area adjacent to all perimeter and interior streets. Adjacent to private lanes there shall be a three foot (3'0") landscaped area with planting pockets located between driveway aprons. These abutting frontages shall be landscaped subject to review and approval by the Parks and Recreation Department-Urban Forest Division prior to installation. These frontages shall be landscaped with trees, shrubs, groundcover, and grass in conformance with City standards, and the approved PUD plant list.*
5. *Irrigation: All landscaped areas shall be irrigated with timed permanent automatic underground, non-drip systems.*

C. *Circulation*

1. *Pedestrian and Bicycle Circulation: Primary and secondary walkways shall be designed to link street access, bus stops, trolley, shuttle stops, light rail, parking areas, adjacent structures and abutting properties. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. On and off-street bikeways shall be striped and marked as required by the City of Sacramento street standards.*

D. *Parking Standards*

1. *General: Adequate off-street parking shall be provided to accommodate the parking needs of residents within the R-1A zone.*
2. *Location: Required off-street parking in the R-1A zone shall be located on the same parcel.*
3. *Parking Requirements: In the R-1A zone, off-street parking shall be provided at a ratio of two (2) spaces per dwelling unit.*
4. *Guest Parking Location: On-street parking may be utilized to accommodate the parking needs of guests. Guest parking shall be provided at a ratio of one-quarter (0.25) spaces per dwelling unit.*
5. *Minimum dimensions for all garages and uncovered parking spaces shall conform with the Zoning Ordinance Section 17.64.030.*

E. *Exterior Lighting*

1. *All lighting shall utilize shielded or cut-off luminaires to direct light down*

F. *Private Driveways*

1. *Private driveways shall provide access to properties that do not include frontage on a public street. These private driveways shall be located within the extended frontage of private lots and shall be so designated on the final map creating each lot.*
2. *A reciprocal maintenance agreement shall be recorded against each lot receiving benefit from a private driveway giving each owner with the right and the obligation to provide regular maintenance of the driveway improvements.*
3. *No on street parking shall be permitted in these private driveways.*
4. *In locations where these private driveways are to also serve pedestrian circulation, a pedestrian easement shall also be created in the same area as the private driveway. Private driveways shall not serve more than 4 homes on a single side, and no more than 8 homes when homes are sided on both sides of the private driveways. In cases where two private driveways terminate at the same point, a vehicular barrier shall be constructed sufficient to prohibit through vehicular traffic, however pedestrian pass through shall be maintained.*

X. ARCHITECTURAL STANDARDS IN THE OB, SC, C-2, and M-1 ZONES.

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. All construction shall adhere to the City Building Code.

B. Architectural Design

The aesthetic theme of the PUD is Mediterranean Revival. This does not preclude other interpretations when scale or utility requires it. The intent of the design theme is to establish consistency within the PUD while allowing for and achieving design diversity between each building. Consistent use of themes, materials, colors, and building orientations shall be applied to the uses and circulation systems within the PUD.

C. Building Setbacks

All setbacks shall comply with the City Zoning Ordinance, or other applicable easement requirements.

Exterior walls shall have fire resistance and opening protection as required by the IBC .

D. Building Height

The following are maximum building heights (to the plate line):

1. Offices (OB) - one hundred twenty-five (125) feet.
2. Warehouse and Industrial (M-1) - sixty (60) feet.
3. Commercial (C-2) - one hundred twenty-five (125) feet.

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

E. Exterior Wall Materials

1. Finished building materials shall be applied to all sides of a building, all trash enclosures and mechanical and communications equipment screens.
2. Tilt-up concrete construction technique shall be allowed, but only if full compliance with all of the other conditions of these Guidelines is maintained.
3. For warehouse and industrial land uses in the M-1 zone, full tilt-up concrete structures may be permitted when the exterior appearance resembles a precast

concrete structure. The goal is to avoid the monotonous sheer wall effect of a warehouse and to achieve structures that contain indentations and positive and negative spaces and exterior treatments similar to and compatible with non-tilt-up structures within the PUD.

4. Exposed concrete block may be used as an exterior surface if approved by the Granite Regional Park ARC. The intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar material.
5. Exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, stone, concrete, wood, glass, metals, tile and brick.

F. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings. Terra cotta tile roof elements are encouraged.
2. The general overall atmosphere of color shall be light earth tones, including muted shades of gray, tans, pastel materials, natural colors found in stone, and terra cotta tiles. Metal features and wood features shall be in natural finishes. If painted surfaces are used, these shall be compatible. Accent colors may be used, if approved by the City.

G. 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 of the building.

H. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to establish cost-effective energy saving measures which shall be incorporated into the design of all buildings in the PUD.
2. Standards:
 - (a) Buildings shall be designed to meet current state and federal energy requirements in effect at the time of construction.
 - (b) Landscaping shall be designed to shade structure, walks, streets, drives and

parking area to minimize surface heat gain and comply, at a minimum, with all current City standards.

- (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 the minimum level of site lighting consistent with security needs.

I. Construction Trailers

- 1. Construction trailers shall be permitted only during construction and shall be removed promptly upon completion of the permanent building.
- 2. Construction trailers shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

J. Loading Areas

- 1. Truck loading dock(s) shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way, freeway or adjacent residential area without proper screening and landscaping. The intent is to locate these facilities in the most inconspicuous manner possible.
- 2. The site plan for each PUD building shall provide adequate on-site space for service and delivery vehicles. Landscaped islands, curbs, and signs shall be used to clearly distinguish parking from loading and delivery areas and driving lanes.

K. Outside Storage

- 1. No open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed.
- 2. For warehouse and industrial land uses in the M-1 zone, open storage of materials, goods, parts and equipment, including company owned or operated trucks and other motor vehicles, shall be allowed only as an accessory use incidental to the primary use of the parcel, provided that all such activities shall be screened or shielded by landscaping and/or earth berms so that no stored materials, goods, parts or equipment are visible from any adjacent public streets.

L. Garbage Services/Trash Enclosures

Requirements for these areas, including garbage services, trash enclosures, recycling operations, and related equipment, shall comply with Section 34 of the Zoning Ordinance.

M. Utility Connections, Mechanical Equipment and Communications Equipment.

- 1. Mechanical and communications equipment, utility meters, storage tanks, and sewage and drainage pump stations shall not be visible except as provided in subsections M.6 and M.7 below.**
2. If concealment within the building is not possible, then these items shall be concealed by screen walls which shall be landscaped.
3. All utility lines shall be underground (except for the two existing major overhead power line corridors along Power Inn Road and bisecting the west part of the PUD).
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 designed and incorporate materials similar to and compatible with those used in the building or complex in which it is located.
6. Placement of mechanical and communications equipment, utility meters, utility substations, and storage tanks shall minimize their visibility from the public right-of-way. Visual barriers, such as walls or landscaping, shall be used when such equipment cannot be placed out of view, provided such barriers do not significantly impede the proper functioning of the equipment.
7. Communications towers and accessory communications equipment buildings shall be allowed. The towers shall be designed and constructed to be compatible with the project. Visual barriers, such as walls and landscaping, shall screen the towers and equipment buildings.

N. On-site Drainage

1. Each building site shall provide adequate drainage facilities as required by City standards and/or standards imposed by the City on the PUD.
2. Stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by PUD development. Because the PUD is not served by a regional water quality control facility and is greater than 5 acres, both source controls and on-site treatment control measures shall be required.
3. Recommended source controls for commercial and industrial projects include painted storm drain signs ("NO DUMPING! FLOWS TO RIVER") at all storm drains, and controls on material storage, loading and unloading of material, vehicle and equipment fueling, vehicle maintenance and repair, equipment operations and

maintenance, and waste handling.

4. Recommended on-site treatment controls include grassy swales, filter strips, media filter (surface sand filter; vault sand filter), infiltration (trenches, basins, paving blocks), and Delaware sand filter.

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

1. Walkways shall be located throughout the PUD as shown on the approved Schematic Plan.
2. Walkways and courtyard materials shall be approved by the Planning Director as being complimentary to the exterior wall materials of adjacent buildings. Walk and path systems shall meet the standards of the PUD. Surfaces shall have a non-skid finish.
3. Layout and design shall provide maximum comfort and safety to pedestrians. All ADA requirements shall be met. Walkways shall be well lit to provide safety and convenience to users.
4. Walkway patterns shall have an obvious relationship to the buildings. Frequent, convenient and covered walkway connections shall be provided along building frontages and, when feasible, between adjacent buildings, public sidewalks, and bus turnouts.

Q. Hazardous Materials

1. 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 shall be based on existing systems (such as the National Fire Protection Association 705 System) and approved by the City Fire Department and City Toxics Planner.

XI. ARCHITECTURAL STANDARDS IN THE R-1A ZONE

A. Purpose and Intent

1. *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 the indiscriminate and insensitive use of materials and design. All construction shall adhere to the City Building Code and IBC Standards*

B. Architectural Design

- 1. The aesthetic theme of the office and retail components of the PUD is Mediterranean Revival. This does not preclude other interpretations when scale or utility requires it. While somewhat removed from the nearby, established communities of East Sacramento and Tahoe Park there is relationship to these communities and carrying over elements of the architectural character of these communities is appropriate. Therefore for the residential component of Granite Regional Park the architectural theme will include styles reminiscent of early California architecture including, craftsman style, bungalows, Spanish colonial, Prairie and similar design found in the classic neighborhoods of the City of Sacramento. The intent of the design theme is to have the community blend with the surrounding neighborhoods with the intent of integrating rather than separating the new from the old. A blend of themes within neighborhoods will be encouraged and is historically accurate as to the way older neighborhoods developed. Materials, colors and building massing shall be consistent with the style of the architectural theme applied to the housing.*
- 2. To ensure a blend of designs and streetscape interest these guidelines prohibit the building of the same plan, elevation and color palate on lots that are adjacent. To ensure adequate variety in the home designs each home approved for construction within Granite Regional Park shall have no less than 3 different front elevations, and each elevation shall have 3 distinct color schemes. For purposes of this section adjacent lots shall mean lots that share a common side yard property line.*

C. Building Setbacks – Buildings in the R-1A zone shall be subject to the following setback requirements:

- 1. Front Yard. The minimum front yard setback shall be ten feet;*
- 2. Street Side Yard. The minimum street side yard setback shall be eight feet.*
- 3. Rear yard. The minimum rear yard setback shall be three feet.*
- 4. Interior Side Yard. The minimum side yard setback shall be one foot (1'0") with the minimum distance between buildings shall be four feet.*
- 5. Allowable Projections into Setbacks. Every part of a required yard shall be open and unobstructed from its lowest point to the sky except:*
 - i. Chimneys, awnings, media niches, and eaves which may project into a yard up to two feet (2'0").*
 - ii. Architectural features, such as, but not limited to, bay windows, sills, cornices, buttresses, may encroach up to two feet (2'0") provided that the following requirements are met:*
 - 1. In no event shall the distance between an architectural feature and the front, street side, interior side, or rear property line be less than three feet (3'0").*
 - 2. The architectural feature shall not extend into any required vehicle parking, access, or maneuvering areas, unless located on the second level of the building above.*

- iii. *Any floor above the first story may project a maximum of five feet (5'0") into a required front or street side yard setback area.*
- iv. *Unenclosed fire resistant stairs and ramps at the ground level may project into the required front, street side, interior side, and rear setback areas.*
- v. *Necessary landings at the ground level may project into the required front, street side, interior side and rear setback areas a maximum of five feet (5'0").*

D. Building Height

The following are maximum building heights (to the ridge line):

- 1. *Single-Family Alternative (R1-A) - thirty-five (35) feet.*

E. Exterior Wall and Building Elements Materials and Application

- 1. *Finished building materials shall be applied to all sides of a building, all trash enclosures, and mechanical and communications equipment screens if they are attached to the building. Exterior wall materials and building elements shall be of a type consistent with the architectural theme of the residence. Where stone or wood products are indicated manufactured materials, such as fiber-cement wood siding, or manufactured stone products are acceptable in place of natural products. They include the following acceptable materials:*
 - i. *Exterior Wall Materials - Materials such as stucco, wood, stone and masonry should be utilized as building or accent materials. Wood siding shall be of high quality and not be pressed plywood or particleboard. The use of cinder blocks and untreated concrete is prohibited.*
 - ii. *Posts and Columns - stone or pre-cast concrete masonry, stucco, or wood*
 - iii. *Arches and Piers - stone or pre-cast concrete masonry, stucco, or wood.*
 - iv. *Porches, Balconies, Decks, Stoops, and Stairs - wood, wood polymer, stucco, concrete, or stone.*
 - v. *Railings and Balustrades – iron, welded steel, pre-cast concrete, stone, wood, or wood polymer*
 - vi. *Trellises – iron, welded steel, or wood.*
 - vii. *Window Shutters – wood, composite, vinyl, or fiberglass*
- 2. *Exterior wall materials can only be changed at horizontal lines or at an inside corner of two vertical planes*
- 3. *Any material used on a front façade shall return along side walls to a significant architectural feature or a minimum of three feet (3'0") if there is no architectural feature in the first eight feet (8'0"). This requirement shall not apply to materials used in roof gable ends.*
- 4. *Stucco shall be either a hand-troweled or a sand finish.*
- 5. *All balconies, decks, and trellises shall be visibly supported by columns, beams, or brackets.*
- 6. *Columns and posts shall be a minimum 5" in section*

7. *Masonry shall be installed as close to the finished ground surface as possible following manufacturer's recommendations.*
8. *The area under first floor raised porches and decks shall be screened with wall or fencing material appropriate to the architectural style of the home.*

F. 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 light to medium earth tones, including muted shades of gray, taupe, tans, caramel, tobacco, mustard, and natural colors found in stone and terra cotta tiles. Stronger colors are encouraged as an accent to elements of the buildings facing the public streets. Front doors, window shutters or other architectural elements are all areas where color can add to the style of the architecture, and where its use is consistent with use in the particular architectural style. Neighborhood color schemes shall be approved by the Planning Director.*

G. Roof Projections and Design

1. *Roof mounted air conditioning and heating units are prohibited in the Single Family Alternative Zone (R-1A).*
2. *Projections shall be painted to match the roof of the building.*
3. *Mansard or flat roofs will not be permitted unless special conditions warrant approval, such approval to be granted only by the Granite Regional Park ARC.*
4. *Principal sloped roofs shall have symmetrical 4:12 to 12:12 pitches*
5. *Eaves shall overhang in a manner authentic to the architectural style of the home.*
6. *On front elevations, gutters shall be of a style authentic to the architectural style of the home.*
7. *Downspouts shall be metal and round or rectangular in shape. Styles consistent with the architectural theme, such as standoffs shall be encouraged.*
8. *Acceptable roof materials include: concrete, clay, or slate tile in flat, barrel, or s-tile shapes. Architectural grade composition shingles may be permitted by the Planning Director if such use is consistent with the architectural theme.*

H. Windows and Doors

1. *Individual windows on street facing elevations should be vertical in proportion. The use of round or other geometric shapes are acceptable as accent window treatments consistent with the architectural theme.*
2. *Windows and doors shall be recessed a minimum of 2" from finish surface to window frame or surrounded by trim*
3. *Door and window shutters shall be proportional to the door or window size they appear to cover.*
4. *Acceptable window materials include: energy efficient wood, metal, or vinyl-clad wood, vinyl, or steel frames and sashes with clear or low-e glass*
5. *Entry and garage door styles must be appropriate to the architectural style of the home.*

6. *Acceptable materials for entry and garage doors are wood, fiberglass, or embossed metal.*
7. *Sliding glass doors are allowed only where screened from public view.*

I. Wall, Fence, and Gate Regulations

1. R1-A Zone, Front and Street Side Yard.

- i. Fences located within two feet (2'0") from front or street side property lines adjacent to sidewalks must be transparent decorative open metal wrought iron or tubular steel. A transparent fence has at least 50% of vertical surface open. The transparent fence may have a solid base with a maximum height of one foot (1'0"), with an overall maximum height of the fence not to exceed three feet (3'0").*
- ii. A solid (non-transparent) wall consisting of masonry, brick, or stucco may be constructed in the front yard to a height of three feet (3'0") with a minimum two foot (2'0") offset from the front and street side property lines. The minimum height of a solid wall is one and one-half feet (1'6").*
- iii. A post or pilaster, consisting of masonry, brick or stucco not exceeding one and one-half foot (1'6") square and three and one-half feet (3'6") tall, may be used to support the wrought iron or tubular steel fence or the solid wall at the minimum distance between posts of six feet (6'0").*
- iv. No fences or walls may be constructed in the street side yard beyond two feet (2'0") behind the front façade of the building.*
- v. Decorative gates are permitted to be located in these front yard fences or walls.*

2. R-1A Zone Interior Side Yard.

- i. A solid or transparent fence or wall may be constructed on the property line of the interior side yard to a maximum height of three feet (3'0") in the front yard.*
- ii. A solid or transparent fence or wall may be constructed on the property line of the interior side yard to a maximum height of six feet (6'0") starting at a minimum of four feet (4'0") behind the building line and a solid or transparent fence or wall may be constructed between buildings at this point on a line parallel to the front property line. Decorative gates are permitted to be located in this fence or wall.*

3. R-1A Zone Rear Yard

- i. A solid fence or wall shall be constructed on the rear property line of all interior lots to a maximum height of six feet (6'0").*
- ii. A masonry, brick or stucco wall shall be constructed on the rear property line of all lots that back onto a collector or arterial roadway to a maximum height of six feet (6'0"). Walls up to eight feet (8'0") in height if required by the noise study for the property will be permitted. Wall heights exceeding eight feet (8'0") will be required to use a combination of wall and berming to achieve their required height. Special circumstances where the wall height cannot be achieved by this method will require approval of the City of Sacramento.*

- iii. *A combination six foot (6'0") combination transparent fence (tubular steel, wrought iron, etc.) and masonry wall shall be constructed on the rear property line of lots backing to open space or parks. The transparent fence shall be constructed on a "knee wall" of masonry, brick or stucco, consistent with any perimeter wall for the neighborhood. The knee wall shall be no less than one and one-half foot (1'6") tall with a maximum height of two and one-half (2'6"). The combined knee wall and fence shall not exceed six feet (6'0") in height.*
- iv. *A solid fence or wall may be constructed in the rear yard of alley-loaded lots a minimum of two feet (2'0") behind the rear building line, maximum height is six feet (6'0"). Decorative gates are permitted to be located in this fence or wall.*
- 4. *Parcels Abutting Freeways and Railroads.*
 - i. *All developments abutting freeways or railroads may construct a maximum twelve foot (12'0") high solid wall subject to issuance of a zoning administrator's special permit. The wall shall comply with the development standards for sound walls pursuant to Section 17.76.100 of the Zoning Ordinance.*
- 5. *Height Transitions.*
 - i. *Fences/walls may not change height at corners; if they must transition in height due to changes in grade, the transition must occur along side or front fences/walls. Fences and walls to have level top surfaces, they may transition in height at posts to maintain maximum height, as required by changes in grade elevation.*

J. Energy Conservation Standards

- 1. *Purpose and Intent. The purpose of these energy conservation standards is to establish cost-effective energy saving measures which shall be incorporated into the design of all buildings in the PUD.*
- 2. *Standards:*
 - a. *Buildings shall be designed to meet current state and federal energy requirements in effect at the time of construction*
 - b. *Landscaping shall be designed to shade structure, walks, streets, drives, and parking area to minimize surface heat gain and comply, at a minimum, with all current City standards*
 - 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 the minimum level of lighting consistent with security needs*

K. Construction Trailers

- 1. *Construction trailers shall only be permitted during construction and shall be removed promptly upon completion of the permanent building*
- 2. *Construction trailers shall be as inconspicuous as possible and shall cause no inconvenience to the general public.*

L. Outside Storage

- 1. No open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed unless screened from public view by a solid wood fence not to exceed six feet (6'0") in height. The outdoor storage area must be related to the on site construction activity and may only provide storage to the project underway. Enclosed storage containers must be enclosed in this area as well. Only one enclosed area for outside storage is permitted per residential community*

M. Garbage Services / Trash Enclosures

- 1. Requirements for these areas, including garbage services, trash enclosures, recycling operations, and related equipment, shall comply with Chapter 17.72 Recycling and Solid Waste Disposal Regulations of the Zoning Ordinance.*

N. On-Site Drainage

- 1. In the Single Family Alternative Zone (R-1A) each lot within a residential neighborhood shall be designed such that run-off from the lot is released to a public right of way or drainage improvement and no drainage is allowed to flow over other private property, unless appropriate easements exist.*

O. Sign Criteria and Regulations

- 1. New residential construction in the Single Family Alternative Zone (R-1A) shall comply with the regulations in the Zoning Ordinance Chapter 15.148.110 Signs – Residential zones.*
- 2. Monument signs, neighborhood signs and other permanent signs shall be submitted to the City of Sacramento for approval of a Special Permit. Prior to installation of the signs approval by the Granite Regional Park ARC is also required.*
- 3. Directional signs, marketing signs, construction signs and other temporary signs shall comply with the City ordinance and shall be approved by the Granite Regional Park ARC prior to installation.*

XII. SIGN CRITERIA AND REGULATIONS

- A. These criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the PUD, safeguard and enhance property values, and encourage signage which is integrated with and harmonious with resulting buildings. These sign criteria are intended to compliment the City Sign Ordinance. Where the PUD Design Guidelines pertaining to signs do not address specific criteria, then the provisions of the Sign Ordinance will govern.
- B. General Requirements
1. A sign program for each building shall be submitted with individual project Planning Director Plan Review (PDPR) applications or to City Planning staff if

submitted subsequent to the PDPR . See PUD Guidelines Section II, Item 11.

2. All signs shall be reviewed and approved by the Granite Regional Park ARC.
3. No signs shall be permitted on canopy roofs or building roofs.
4. No sign or any portion thereof shall project above the building or top of the wall upon which it is mounted.
5. No signs perpendicular to the face of the building shall be permitted.
6. No exposed bulb signs shall be permitted.
7. No signage shall be allowed which identifies or advertises a land use located outside the PUD.
8. Handicap accessible signage shall be provided per UBC Section 1103.4.
9. The location of signs shall be as shown on the approved PDPR site plan. No sign may be located in the public right-of-way.

10. All electrical signs shall bear the UL label and their installation shall comply with all local building and electrical codes.
11. No exposed conduit, tubing, or raceways shall be permitted.
12. All conductors, transformers, and other equipment shall be concealed.
13. All sign, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or black iron of any type shall be permitted.
14. All exterior letters or signs exposed to the weather shall be mounted at least three fourths of an inch (3/4") from the building to permit proper dirt and water drainage.
15. 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 Granite Regional Park ARC. Installation shall comply with the approved drawings.
16. No sign makers' labels or other identification shall be permitted on the exposed surface of signs, except those required by City Ordinance which shall be placed in an inconspicuous location.

C. Designated Park Project Identification Signs

1. Two monument signs as defined by Section 3.250 of the City Sign Ordinance shall be allowed to designate the entire project at the main entrances to the PUD at Ramona/Power Inn Road and at Ramona/Florin Perkins Road.
2. Maximum area of sign: forty-eight (48) square feet.
3. Maximum height: eight (8) feet from street grade or parking lot grade, whichever is lower.
4. Each 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.

D. Detached Signs in the OB, M-1, C-2, and SC Zones.

1. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per parcel. However, there shall be no more than three (3) monument signs located along the Power Inn Road Frontage (one north of Cucamonga Avenue, one between Cucamonga Avenue and Ramona Avenue, and one south of Ramona Avenue), and no more than two (2) monument signs located along the Florin-Perkins Road frontage (one north of Ramona Avenue, and one south of Ramona Avenue).

2. Monument signs may contain copy for multiple tenants.
3. Maximum area of each sign: forty-eight (48) square feet.
4. Maximum height: eight (8) feet from street grade or parking lot grade whichever is lower.
5. Location: To be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign shall be located more than ten (10) feet from the public right-of-way and from any driveway.

E. Attached Signs in the OB, M-1, C-2, and SC Zones for Office and Industrial Land Uses

1. Materials, Construction and Design

- (a) Signs shall be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior.

Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.

- (b) The following are suggested applications for individual solid metal letters.

- Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns.
- Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns.
- Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown, and black.

2. Number. One (1) sign per building, except that buildings on corner lots may have one sign facing each street frontage.

3. Illumination

- (a) Letters may be internally illuminated to create a halo backlit effect or non-illuminated letters shall be lighted with white neon tubing and thirty (30) mill amperes transformers.

- (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.

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 a building subject to 4(c) and (d) below and may be oriented toward roadways.
- (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 windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
- (d) A sign may be located outside the "upper signage area" if in a sign zone approved as part of a Special Permit.
- (e) If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.

5. Maximum Size

- (a) A sign located in the "upper signage area" shall not exceed ten percent (10%) of that area.
- (b) The length of a sign shall not exceed thirty percent (30%) of the length of 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 (a), (b), and (c) above, the Granite Regional Park ARC shall determine the maximum size of the following types of signs;
 - Signs located other than as specified in (a) and (b) above.
 - Signs located on buildings with a unique or unusual architectural design.

F. Attached Signs in the OB, M-1, C-2, and SC Zones for Retail and Other Non-Office, Non-Industrial Land Uses

1. Materials, Design, Location, and Lighting. Signs shall comply with all Sign Ordinance requirements. The design and materials used in all signs shall compliment the building materials on which the sign is attached.
2. Number. Two attached signs shall be allowed per tenant indicating only the name and the nature of the occupancy. One of the two signs shall be an attached sign, to be located within a sign (fascia) band. The second sign shall be located near a secondary entrance to the tenant space and shall be attached perpendicular to the building wall underneath a canopy, awning, or architectural projection. Under-canopy signs shall not project over 16" below the canopy, and shall not exceed 16" x 72".
3. Maximum Size and Height. Maximum area per sign shall not exceed 48 square feet for buildings with only one occupant/business, or 30 square feet per occupant for buildings with more than one occupant/business. Maximum height of sign shall not exceed two (2) feet.

G. Additionally Permitted Special Signs

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., shall be permitted within the occupant's lease space or property line if approved by the Granite Regional Park ARC.
2. Informational and directional signs relating to pedestrian and vehicular flows within the Granite Regional Park PUD shall conform to City Sign Ordinance requirements.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs shall 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 (6) square feet.
5. Building Address. Each occupant with a non-consumer door for receiving merchandise must apply on said door, in a location as directed by the ARC, 2-inch block letters indicating the occupant's name and address. Where more than one occupant use the same door, each name and address shall be applied. Address numbers shall be provided and installed in the exact location as stipulated by the US Postal Office. Color and design of letters shall be approved by the ARC.
6. Door Lettering. Signage indicating the tenant name or logo, hours of business, and emergency telephone numbers is permitted on the primary entrance. Such lettering shall not cover more than 4 square feet of the entire door area. Color and

design shall be compatible with the architectural detailing and be approved by the ARC. No other door signs shall be permitted.

7. Window Lettering. Signage indicating the tenant name or logo, hours of business, and emergency telephone numbers is permitted on the exterior window(s). Such signage shall not cover more than 8 square feet of the window(s). Color and design shall be compatible with the architectural detailing and be approved by the ARC. No other window signs shall be permitted.

XIII. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided in the PDPR or other approval, no building permit shall be issued for any building or structure in this PUD until the plans submitted for the building permit have been reviewed by the City Building Official and it has been determined that said plans conform to a valid Special Permit issued for this PUD and that adequate fire flow is demonstrated for each site.

XIV. BUILDING OCCUPANCY

A final inspection for all building code items shall be made prior to the issuance of a "Certificate of Occupancy" by the Building Department. After issuance of said certificate, the building may be occupied.