

Camino Station

Planned Unit Development (PUD) Guidelines

City of Sacramento, California

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Table of Contents

Chapter 1- Purpose and Intent	4
Chapter 2- Procedures for Approval	4
2.1 General	4
Chapter 3- Permitted Uses	4
3.1 Intent	4
3.2 Compliance with the Schematic Plan	5
3.3 Limited Uses	5
Chapter 4- Environmental Standards	5
4.1 General	6
4.2 Landscaping	6
4.3 Pedestrian Circulation	7
4.4 Parking Area Standards	7
4.5 Exterior Lighting	10
4.6 Performance Standards	10
Purpose and Intent	10
Nuisances	10
Chapter 5- Building Standards	11
5.1 Purpose and Intent	11
5.2 Compatibility	11
5.3 Building Setbacks	11
5.4 Building Height	11
5.5 Exterior Wall Materials	12
5.6 Colors	12
5.7 Roof Projections and Design	12
5.8 Energy Conservation Standards	13
Purpose and Intent	13
Standards	13
5.9 Temporary Structures	13
5.10 Loading Areas	14
5.11 Outside Storage	14
5.12 Garbage Services/Trash Enclosures	14
5.13 Utility Connections, Mechanical Equipment and Communications Equipment	14
5.14 On-Site Drainage	15
5.15 Exterior Fire Stairs	15
5.16 Walkways and Courtyards	15
5.17 Hazardous Materials	15
Chapter 6- Sign Criteria and Regulations	15
6.1 Purpose	15
6.2 General Requirements	16
6.3 Sign Standards	16
Sign Regulations-Commercial	16
Sign Regulations – Office	17

6.4 Design Requirements 18
6.5 Miscellaneous Requirements 18
Chapter 7- Issuance of Building Permits 19
Chapter 8- Building Occupancy 19
Entitlement History 20

Reformatted by:
City of Sacramento
Current Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento, California 95811
(916) 808-5656

Chapter 1- Purpose and Intent

Camino Station is a Planned Unit Development (PUD) for which these Development Guidelines have been approved and accepted by the City of Sacramento Council. Each special permit will require review and approval by the City's Planning staff, Design Review staff, Natomas Community Association and Planning Commission prior to issuance of a special permit.

These Development Guidelines hereby incorporate the Camino Station Schematic Plan approved by the City council by Resolution 94-053. These Guidelines are intended to act as a supplement to existing City Ordinances. The approval process (Zoning Administrator, Planning Commission and/or City Council) for an amendment and/or modification of the guidelines shall be determined by the Planning Director. Additionally, amendments to the schematic plan or development guidelines shall be subject to procedures established in Section 8 of the Zoning Ordinance.

Chapter 2- Procedures for Approval

2.1 General

Developments of parcels in the PUD are subject to special permit approval by the City Planning Commission. Special Permit application and development plans shall be in conformance with the approved tentative map and PUD guidelines approved by the City Council. A preliminary review of special permit applications shall be required when the City Planning staff determines that such review is necessary.

Chapter 3- Permitted Uses

3.1 Intent

The Shopping Center Zone at Camino Station is intended to:

- Serve the surrounding residential uses with the neighborhood commercial uses including a potential theater. Hours of operation for the theater shall be reviewed with regard to reciprocal parking needs by the Planning Commission during the Special Permit process;
- Serve the traveling public on Interstate-80 with uses offering services such as

restaurant, and service station uses (including incidental convenience market and car wash); and

- Provide for office uses of a low rise, low profile nature that do not exceed three stories in height. A motel use may be developed as an alternative to the office use. The hotel/motel use shall be a low traffic generator and be designed and oriented in a manner to not infringe on the future residential community to the south. The maximum height of the hotel/motel shall not exceed three stories (45 feet).

3.2 Compliance with the Schematic Plan

Uses allowed in the Camino Station PUD shall be limited to those identified in the approved schematic plan “A through J”. Any deviation from these shall require Planning Commission and/or City Council approval. The commercial, office and/or hotel/motel uses are permitted only upon conformance with the PUD Development Guidelines. Building square footages of each footprint shall comply with the approved schematic plan and development guidelines.

3.3 Limited Uses

- In no case shall the following uses and/or exceptions be allowed in the Camino Station PUD:
 - Bus and other transit terminal depots and passenger stations public and private;
 - Bus and other transit vehicle maintenance and storage;
 - Drive-up auto service facility (e.g., Jiffy Lube); and
 - Auto sales, rentals, and repair services (except that auto parts sales and installation is allowed).
- Drive through restaurants shall be limited to three (3).
- A Special Permit from the City Council shall be required for alcoholic beverage sales at any convenience market or mini-market associated with the service station.

Chapter 4- Environmental Standards

4.1 General

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

4.2 Landscaping

- 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.
- Minimum Landscaping Coverage Per Project: Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 15 percent.
- Planting Types: All trees, shrubs, and ground cover planting types shall conform to the Camino Station approved plant list unless an alternative type is approved by the Director of Community Services of his/her designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the planning department.
- Setbacks Adjacent to Public Right-of-way and Private Drives: Landscape setbacks shall comply with the approved landscape setbacks along all public street frontages identified on the approved schematic plan. For the purposes 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.
- Irrigation: All landscaped areas shall be irrigated with timed permanent automatic underground systems.
- Surfaced Parking Lots: Trees shall be planted and maintained throughout the surfaced parking lot to 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.
- Approval of Landscaped Plans: Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval by staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his/her designee.

- Front and Street Side Yard Setback Area: Landscaping in these areas shall consist of an effective combination of trees, ground cover and shrubbery.
- Side and Rear Yard Setback Area: All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.
- 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. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.
- The PUD plant list, examples of acceptable design treatment such as screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.

4.3 Pedestrian Circulation

Primary and secondary walkways shall be designed indicating a relationship with street access, bus stops, parking areas, adjacent structures and abutting properties through the boundary landscaping. Such design shall emphasize an open interface with the residential uses to the south of the site. An internal pedestrian walkway shall be designed to provide access between the various uses. 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.

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

4.4 Parking Area Standards

- Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
- Required off-street parking shall be provided over the entire site through reciprocal parking easements. Reciprocal access agreements will be required between property owners as a condition of each special permit.
- Automobile Parking Requirements:

- Spaces Required
 - Hotel One automobile space per two guest rooms.
 - Motel One automobile space per guest room.
 - Office Not less than one space per 350 square feet of gross floor area and not more than one space per 275 square feet gross of floor area.
 - Theater One space per six seats.
 - Retail Store-Shopping Center One space per each 250 square feet of gross floor area.
 - Restaurant/Bar One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
 - Gas Station One parking space for each 500 square feet of gross floor area or one space for every 250 square feet of building area for a gas station with a convenience market. Building area shall be measured as provided in Section 6 of the Zoning Code.
 - All other uses shall conform to City requirements for each commercial use.
 - A minimum of 979 parking spaces and a maximum of 1,179 parking spaces shall be provided in the PUD. The parking provided for each use shall meet the minimum parking identified in the Zoning Ordinance. Any deviation from this shall require a Variance approval from the Planning Commission.
- Prior to recordation of the final map for the PUD, a Transportation Management Plan (TMP) permit shall be submitted and approved for the entire PUD site. All special permits shall be conditioned upon participation in the TMP.
- Curbs, walls, or 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 into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.

- Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of the stalls, the area into which the vehicle bumper overhangs, may be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surfaced depth of the parking stall and minimum net increase of two feet in width of the landscaped planter. In such cases, no individual prefabricated wheel stop will be permitted. A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.
- Up to forty (40) percent of all required and non-required vehicle parking spaces, excluding handicapped spaces, may be sized for compact cars. Compact car stall dimensions shall correspond to standards provided in the City Zoning Ordinance.
- Curbs and drives shall be constructed in accordance with the latest requirements of City of Sacramento Code.
- Minimum Bicycle Parking Requirements:
 - Spaces Required:
 - Hotel/Motel. One bicycle space per every fifty off-street vehicle parking spaces. Fifty percent of the spaces must be Class I bicycle parking facilities with the remaining fifty percent being Class I, II or III.
 - Office. One bicycle space per every fifteen off-street vehicle parking spaces. Fifty percent of the spaces must be Class I bicycle parking facilities with the remaining fifty percent being Class I, II or III.
 - Theater. One bicycle space per every twenty-five off-street vehicle parking spaces. Twenty-five percent of the spaces must be Class I bicycle parking facilities with the remaining spaces may be Class I, II or III.
 - Retail Store-Shopping Center. One bicycle space per every twenty-five off-street vehicle parking spaces. Twenty-five percent of the spaces must be Class I bicycle parking facilities with the remaining spaces may be Class I, II or III.
 - Restaurant/Bar. One bicycle space per every fifty off-street vehicle parking spaces. Twenty-five percent of the spaces must be Class I bicycle parking facilities with the remaining spaces may be Class I,

II or III.

- Gas Station. One bicycle space per every twenty-five off-street vehicle parking spaces. Twenty-five percent of the spaces must be Class I bicycle parking facilities with the remaining spaces may be Class I, II or III.
 - All other uses shall conform to City requirements for each commercial use.
- Minimum bicycle space dimensions shall correspond to standards provided in the City Zoning Ordinance.

4.5 Exterior Lighting

- Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
- Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- Lighting shall be oriented away from the properties adjacent to the PUD.
- Exterior lighting fixtures shall be similar and compatible throughout the PUD.

4.6 Performance Standards

Purpose and Intent

It is the intent of these restrictions to prevent any use in the PUD which may create dangerous, injurious, noxious or otherwise objectionable conditions.

Nuisances

No nuisance shall be permitted to exist in the PUD. The term “nuisance” shall include, but not be limited to, any of the following: any use which:

- Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere which may adversely affect the health, safety or welfare of persons working at Camino Station or residing in adjacent neighborhoods.
- Discharges of liquid or solid wastes or other harmful matter into any stream, river

or other body of water which may adversely affect the health, safety or welfare of those working at Camino Station or residing in adjacent neighborhoods.

- Exceeds permissible noise levels as established by the City of Sacramento.
- Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.

Chapter 5- Building Standards

5.1 Purpose and Intent

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

5.2 Compatibility

The commercial uses adjacent to I-80 will serve as a buffer between residential properties and the freeway and freeway off-ramp. The PUD should provide an overall architectural theme. The intent of the design theme is to provide overall consistency within the PUD while allowing for and achieving design diversity between each building.

5.3 Building Setbacks

	<u>Building Setback</u>	<u>Landscaped Setback</u>
Freeway (measured from exterior right-of-way line)	25'	10'
Freeway off-ramp	25'	10'
West El Camino	25'	25'
River Plaza Drive	30'	30'
Camino Station Drive (East of Drive "B")	30'	30'
Camino Station Drive (West of Drive "B")	25'	20'

Setbacks shall be per these guidelines. Those setbacks not identified above shall be per the Zoning Ordinance. To avoid monotony of buildings fronting on public right-of-ways, each building footprint should be staggered.

5.4 Building Height

- The maximum building height shall be forty-five (45) feet.

- If a mechanical penthouse is provided, an additional seven feet in height shall be permitted.

5.5 Exterior Wall Materials

- Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
- Tilt-up concrete construction techniques shall be allowed, only if full compliance with all of the other conditions of the guidelines are 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 material making up the majority of the surface, such as combination of glass and spandrel.
- Exposed concrete block shall not be acceptable for exterior surfaces. However, this does not preclude such concrete block construction as split face block, slump stone, or other similar material.
- The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals, brick, tile, marble or other similar materials.

5.6 Colors

- Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
- The general overall atmosphere of color may include one or a combination of the following muted shades of gray, muted shades brown or muted pastels. Accent colors should compliment or blend with the overall building color and theme. The use of primary colors shall be discouraged unless limited to an accent band or highlighting.
- Contrasting materials, patterns, textures, or colors are encouraged to create interest, focus, unity and compatibility for building face accent areas or features.

5.7 Roof Projections and Design

- All air conditioning units, ventilating equipment, other mechanical equipment and

communications equipment shall be completely screened or enclosed with materials compatible with the building siding.

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

5.8 Energy Conservation Standards

Purpose and Intent

The purpose of these energy conservation standards is to set forth cost-effective energy saving measures which shall be incorporated into building design at Camino Station.

Standards

- Buildings shall be designed to meet current state and federal energy requirements at the time of construction.
- Landscaping shall be designed to shade structure, walks, streets, drives and parking area so as to minimize surface heat gain and shall at a minimum comply with all current City of Sacramento standards.
- Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.
- Outdoor lighting should be designed to provide the minimum level of site lighting commensurate with site security.
- Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy use reduction.

5.9 Temporary Structures

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

5.10 Loading Areas

Truck loading dock(s) shall be designed as an integral part of the structure(s) and whenever possible effort should be made to shield the loading areas from public right-of-ways, the freeway or adjacent residential areas. The intent is to assure that these facilities are located in the most inconspicuous manner possible and that they do not create a nuisance.

5.11 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 except where associated with garden centers or similar uses or for temporary displays. Any outside storage shall be reviewed and approved by the Planning Director.

5.12 Garbage Services/Trash Enclosures

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

5.13 Utility Connections, Mechanical Equipment and Communications Equipment

- Mechanical and communications equipment, utility meters and storage tanks shall be screened whenever possible so as to not be prominent at street level.
- If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
- All utility lines directly serving the project shall be underground.
- All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
- Penthouse and mechanical and communications equipment screening shall be of

a design and material similar to and compatible with those used in the related buildings.

5.14 On-Site Drainage

Each building site owner shall be required to provide adequate drainage facilities in accordance with City of Sacramento standards and/or Natomas West Assessment District design standards or as permitted by the City of Sacramento Department of Public Works.

5.15 Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

5.16 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.

5.17 Hazardous Materials

All buildings or structures containing hazardous materials shall be labeled at all doorways with easy to read signs that provide emergency response teams with information on the hazardous contents of the building or structure, and proper containment procedures. Labeling should be based on existing systems (such as the National Fire Protection Association 704 System) and approved by the City Fire Department.

Chapter 6- Sign Criteria and Regulations

6.1 Purpose

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

6.2 General Requirements

- An overall sign program for the entire PUD may be submitted to the City Planning Staff for review and approval but shall not vary from the specific sign standards (height, size, number, etc.) approved as part of the PUD Guidelines.
- A specific sign program shall be submitted with individual project special permit applications and shall comply with the approved PUD Guidelines. Any deviation shall require review and approval by the Planning Commission prior to issuance of a building permit.
- In no case shall flashing, moving or audible signs be permitted.
- Signs shall not describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia or for gas station signs that provide gas prices as required by law.
- No signs shall be permitted on canopy roofs or building roofs.
- No signs perpendicular to the face of the building shall be permitted, except for theater billings.

6.3 Sign Standards

Sign Regulations-Commercial

- Shopping Center Identification Sign- One monument sign as defined by Section 3.250 of the City Sign Ordinance, not to exceed twelve feet in height and forty-eight square feet in area shall be allowed. The monument sign may be located in the setback area; however, it shall be located at least ten feet from the public right-of-way and from any driveway. No other sign may be allowed in the Shopping Center.
- Multi-Tenant Building Signs
 - One attached sign indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
 - Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - Width of sign, including logo, shall not exceed 70 percent of shop's width;

- Total vertical sign height shall not exceed twenty-eight inches;
- Maximum letter height shall be limited to twenty-four inches.
- Single Tenant Building Signs
 - Two attached signs shall be allowed for each freestanding building. These signs shall be located on separate sides of the building. For freestanding buildings on a corner, only two attached signs are allowed.
 - The sign area shall be determined as follows:
 - Total vertical sign height shall not exceed twenty-eight inches;
 - Maximum letter height shall be limited to twenty-four inches.
 - Total sign area for each sign shall not exceed thirty square feet.
 - Freestanding pole signs for freeway visibility shall be prohibited.

Sign Regulations – Office

- Office Identification Sign- One monument sign as defined by Section 3.250 of the City Sign Ordinance, not to exceed twelve feet in height and forty-eight square feet in area shall be allowed. The monument sign may be located in the setback area; however, it shall be located at least ten feet from the public right-of-way and from any driveway. No other sign shall be allowed in the office segment of the PUD. The identification sign shall be oriented towards Camino Station Drive.
- Attached Signage
 - One attached sign shall be allowed for each freestanding building.
 - Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
 - A sign may be located in the “upper signage area”. “Upper signage area shall be defined as the area bounded by:” 1) the top of the windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
 - A sign may consist of a company logo and/or a company name. No other wording is permitted.

- A maximum area of one-square foot for each front foot of first-floor building occupancy provided that in no event shall the total area of an attached sign exceed 150 square feet.
- A hotel/motel use shall be subject to section 3.192 of the City's Sign Ordinance, but in no case shall a freestanding pole sign be permitted for the hotel/motel.
- Freestanding pole signs for freeway visibility shall be prohibited.

6.4 Design Requirements

- The location of signs shall be only as shown on the approved special permit site plan or sign program.
- All electrical signs shall bear the UL label and their installation must comply with all local building electrical codes.
- No exposed conduit, tubing, or raceways will be permitted.
- All conductors, transformers, and other equipment shall be concealed.
- All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
- Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Planning Department. Installation shall be in accordance with the approved drawings.
- No sign makers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

6.5 Miscellaneous Requirements

- Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of lettering indicating hours of business, emergency telephone numbers, and proprietorship.
- Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door, 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.

- Occupants may install street address numbers as the U.S. Post Office requires.

Chapter 7- Issuance of Building Permits

Except as otherwise provided in the special permit approval, no building permit shall be issued for any building or structure in a PUD until plans have been reviewed and approved by the City of Sacramento Building Division and any other applicable review body, and found to substantially conform to the City of Sacramento Zoning Code, the South Natomas Community Plan, and the Camino Station PUD Guidelines.

Chapter 8- Building Occupancy

In accordance with Section 8 of the Zoning Ordinance, no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the special permit have been complied with.

