

City of Sacramento  
**Planning and Design Commission Report**  
915 I Street Sacramento, CA 95814  
www.cityofsacramento.org

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**File ID:** 2026-00793

5/14/2026

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**Deer Creek Plaza PUD Amendment (P25-020) [Noticed 03/13/2026, 04/24/2026; Published 03/13/2026, 04/24/2026]**

File ID: 2026-00793

**Location:** Northwest Corner of Franklin Boulevard and Mack Road, APN 119-2160-001-0000, 119-2160-002-0000, 119-0070-070-0000, and 119-0070-071-0000, District 5

**Recommendation:** Conduct a public hearing and upon conclusion, adopt a **Resolution** to approve: 1) California Environmental Quality Act Environmental Exemption (pursuant to CEQA Guidelines Section 15061(b)(3)); and 2) Amendment of the Deer Creek Plaza Planned Unit Development Guidelines to allow multi-unit dwellings and other minor text amendments in the Shopping Center Planned Unit Development (SC-PUD) and Schematic Plan Amendment to designate ±6.8-acres for multi-unit dwelling use.

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**Presenter:** Michael Crampton, Assistant Planner, (916) 808-8951, mcrampton@cityofsacramento.org, Department of Community Development

**Applicant:** Bret Hogge, Buzz Oates Construction, 555 Capitol Mall, Suite 900, Sacramento, CA 95814

**Property Owner:** Troy Estacio, O.K. and B., 555 Capitol Mall, Suite 900, Sacramento, CA 95814

**Attachments:**

1-Description/Analysis

2-Background

3-Resolution: Deer Creek Plaza PUD Guidelines and Schematic Plan Amendment

4-Exhibit A: Deer Creek Plaza PUD Guidelines

5-Exhibit B: Deer Creek Plaza PUD Schematic Plan

**Description/Analysis**

**Issue Detail:** The applicant is requesting to amend the Deer Creek Plaza Planned Unit Development

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(PUD) Guidelines and Schematic Plan to allow multi-unit residential and mixed-use in the remainder of the PUD. The area being considered for residential use is an undeveloped ±6.8-acre site (two parcels) that is currently designated in the PUD for only commercial uses, located along the west and north portions of the PUD, abutting Deer Creek Drive to the west, Franklin Boulevard to the east, and Mack Road to the south.

On September 30, 1997, the Planning and Design Commission approved a resolution (P96-065) designating ±12.5-acres for future development of a shopping center to be known as “Deer Creek Plaza” and to approve the schematic plan and development guidelines for the Deer Creek Plaza PUD.

On December 7, 2000, the Planning and Design Commission approved multiple entitlements for the shopping center, including a special permit (P98-074) to develop ±3.9 acres for two commercial buildings, along with a tentative map, PUD guidelines and schematic plan, special permit to allow a drive-thru window for a pharmacy use, and a variance to reduce the stacking length for the drive-thru window.

This application request will revise the schematic plan to designate the remainder of the PUD for multi-family residential and mixed-use development, originally limited to commercial development, and amend the PUD Guidelines to make minor text updates and minor land use changes to align with the base SC zone. The application is submitted in response to the increasing need for housing for the region. No new development is being proposed with this request.

This project is not considered controversial.

**Public/Neighborhood Outreach and Comments:** Staff posted the site with early notices at the time of application submittal and posted a hearing notice 20 days prior to the public hearing. Notices were also mailed to all property owners and property addresses within 500 feet of the project site. At the time of writing this report, staff has not received any comments on the project.

**Policy Considerations:**

2040 General Plan

The 2040 General Plan designation for the project site is Residential Mixed Use (RMU). The General Plan recognizes that Residential Mixed Use designation areas are intended to foster vibrant, walkable areas with a high intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit. The RMU designation applies principally to the Central City and the corridors.

Staff finds that the project is consistent with the following General Plan goals and policies:

**General Plan Housing Element:**

**Policy H-1.4 Facilitate Infill Housing Development.** The City shall facilitate infill housing along commercial corridors, near employment centers, near high-frequency transit areas, and in all zones that allow residential development as a way to revitalize commercial corridors, promote walkability and increased transit ridership, and provide increased housing options.

**Policy H-1.2 Reduce Time and Expense of Planning Approval Process.** The City shall continue to reduce the time and expense of the planning approval process by offering ministerial/staff-level review of infill housing.

**South Area Community Plan:**

**Policy SA-LUP-3 Neighborhood-Serving Land Uses Around Commercial Corridors.** The City shall continue to support commercial, recreation, residential, and community-serving retail uses - particularly family-owned, culturally diverse local businesses - along the Franklin Boulevard, Mack Road, Florin Road, and Freeport Boulevard corridors through land use regulations that foster a diverse mix of old and new development.

**Policy SA-LUP-12 Mixed-Use Corridor.** The City shall promote more mixed-use development, including high-quality residential development, along the Franklin Boulevard corridor between the key commercial nodes by allowing residential and mixed-use development in commercial zones, and through the use of zoning, flexible development standards, and other development incentives.

*Staff Response: The proposed PUD amendment supports these policies in that the addition of the residential use in the Deer Creek PUD would allow the site to be developed according to market conditions and demands. Locating multi-family housing options adjacent to the commercial sites supports existing and future commercial development by encouraging less vehicle trips, promotes active forms of transportation (e.g., walking, cycling), and reduces vehicle dependency on an intersection that is already serviced by three Sacramento Regional Transit bus lines (56, 67, 105). While no housing development is currently being proposed, the amendment will reduce the time and expense necessary for a housing developer to build at the site.*

**200-Year Flood Protection:** State Law (SB 5 as amended by SB 639) and the Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2030. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City

Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2025 Adequate Progress Annual Report accepted by City Council Resolution No. 2025-0282 on October 21, 2025.

**Economic Impacts:** Not applicable.

**Environmental Considerations:** Pursuant to CEQA Guidelines Section 15061(b)(3), the proposed project is covered by the commonsense exemption that CEQA applies only to project which have the potential for causing a significant effect on the environment. The subject project would allow for multi-family residential use in the PUD, which is an allowed use in the underlying SC zone district and is consistent with the zoning, community plan, and general plan designations. Since no development is proposed and the PUD Schematic Plan would change as a result of the project allowing for a use that is allowed in the underlying zone and general plan designation, the City can determine with certainty that the project would not result in any significant effects.

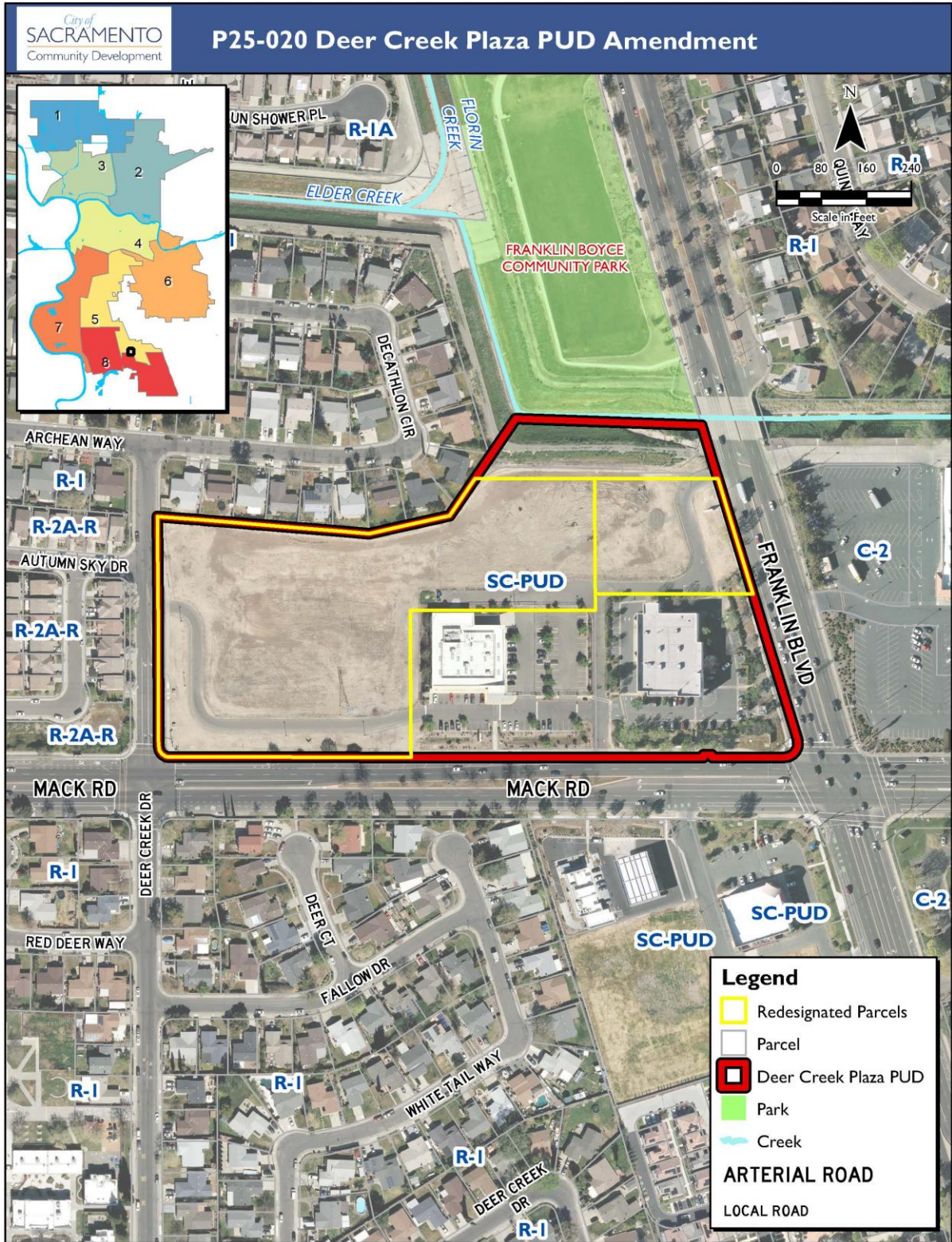
**Sustainability:** Not applicable.

**Commission/Committee Action:** Not applicable.

**Rationale for Recommendation:** Staff recommend the Planning and Design Commission approve the requested entitlements based on the findings of fact. The amendments will allow multi-unit dwellings at a minimum density of 15 du/na to be located within proximity of commercial uses, increase the available land within the city to be developed with residential uses, and increase the marketability of the land in order to attract new investment into the city, all consistent with General Plan policies.

**Financial Considerations:** Not applicable.

Figure 1: Vicinity Map



## Background Information

On September 30, 1997, the City Council adopted a resolution approving the Deer Creek Plaza PUD, allowing for development of ±115,150 square feet of commercial space across ±12.5-acre gross acres (P96-065).

On December 7, 2000, the Planning Commission approved entitlements to allow construction of a ±7,334 building and a ±14,385 square-foot building with a drive-up service facility (P98-074).

On June 16, 2008, the Planning and Design Commission approved entitlements to construct a ±15,009 square foot grocery store, although it was never constructed (P07-165).

The current proposal seeks to amend the Deer Creek Plaza Planned Unit Development Guidelines and Schematic Plan to allow the multi-unit dwelling use within the remainder of the PUD and update listed PUD land uses to be consistent with the current Shopping Center (SC) land use designation and 2040 General Plan. This request does not include any development plans.

<b>Table 1: Site Information</b>	
<b>General Plan Designation:</b>	Residential Mixed Use (RMU)
<b>Planned Unit Development:</b>	Deer Creek Plaza
<b>Existing Zoning:</b>	Shopping Center Planned Unit Development (SC-PUD)
<b>Existing Use:</b>	Vacant
<b>Parcel area:</b>	±6.8 acres (gross)

## Land Use Context

The Deer Creek Plaza Planned Unit Development consists of two commercial buildings (medical office and pharmacy with drive-thru service). Surrounding uses include low- and medium density residential to the north, west, and south, a park to the north, and commercial uses to the south and east.

## Entitlement Review

### Planned Unit Development Guidelines and Schematic Plan Amendment

The applicant's proposal to revise the schematic plan to permit multi-unit dwellings and mixed-use development requires a schematic plan amendment to the Deer Creek Plaza PUD. This request requires approval by the Planning and Design Commission, per Sacramento City Code section 17.808.230(B)(3).

The Deer Creek PUD is shown in Figure 1 above. Property within a planned unit development may be used only for the uses that are permitted in the underlying zone in which it is located and that are authorized by the schematic plan and development

guidelines adopted for the property. (SCC 17.452.040(B)(2)(d)). The schematic plan currently designates the entire PUD for commercial uses. The amendments will make development of the remainder of the shopping center more flexible by allowing uses consistent with the underlying zone and PUD Guidelines, including multi-unit dwellings.

Minor text amendments are proposed that will clarify the PUD Guidelines and bring consistency to the PUD land use regulations as they relate to the current SC zoning ordinance and 2040 General Plan. References to specific City Code provisions are replaced with references to "Sacramento City Code" to future-proof the PUD Guidelines, as the location of specific development standards in City Code may change. The proposed amendments do not modify the development standards within the PUD Guidelines. Proposed land use changes within the PUD include:

- 1) Removal of Gas station from the list of required uses.
- 2) Removal of hotel/motel and laundromat use from the list of prohibited uses.
- 3) Addition of tobacco sales in the list of prohibited uses.
- 4) Removal of the "Discouraged Uses" section.

Staff supports these changes to the Deer Creek Plaza PUD Guidelines and Schematic Plan as it will allow residential uses to be located within proximity of commercial uses, increase the available land within the city to be developed with residential uses, and increase the marketability of the land in order to attract new investment into the city.

## **RESOLUTION NO. P25-020**

Adopted by the Sacramento Planning and Design Commission

May 14, 2026

### **AMENDING THE DEER CREEK PLAZA PLANNED UNIT DEVELOPMENT (PUD) SCHEMATIC PLAN, FOR THE DESIGNATION OF THE SUBJECT PARCEL AS APPROPRIATE FOR MULTI-UNIT DWELLING RESIDENTIAL (APNs: 119-0070-071-0000, 119-2160-001-0000) (P25-020)**

#### **BACKGROUND**

On May 14, 2026, the Planning and Design Commission considered the following amendments to the Deer Creek Plaza Planned Unit Development (PUD): amendments to the Planned Development Guidelines, Section IV. (Required Uses, Prohibited Uses, Discouraged Uses, Building & Occupancy Standards; an amendment to the PUD Schematic Plan to designate the two undeveloped parcels in the PUD (APNs: 119-0070-071-0000, 119-2160-001-0000) for multi-family residential or mixed-use.

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

- Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning and Design Commission finds that the project is exempt from review under CEQA Guidelines Section 15061(b)(3). The proposed project is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The subject project would allow for multi-family residential use in the PUD, which is an allowed use in the underlying SC zone district and is consistent with the zoning, community plan, and general plan designations. Since no development is proposed and the PUD Guidelines and Schematic Plan would change as a result of the project, allowing for a use that is allowed in the underlying zone and general plan designation, the City can determine with certainty that the project would not result in any significant effects.
- Section 2. The Planning and Design Commission approves the schematic plan amendment to the Deer Creek Plaza Planned Unit Development guidelines, attached as Exhibit A, based on the following findings of fact:
1. The amendments are consistent with the 2040 General Residential Mixed Use (RMU) designation and the underlying Shopping Center (SC) zoning designations. The amendments are consistent with the goals, policies, and other provisions of the General Plan in that they support development of vacant property for residential

uses in the Deer Creek Plaza PUD, consistent with Housing Element policies that encourage the facilitation of infill development along commercial corridors as a way to revitalize corridors, promote walkability, increase transit ridership, and housing options for city residents.

2. The amendment promotes the public health, safety, convenience, and welfare of the city by designating more land as suitable for housing development, which is much needed in the region.
3. The underlying zoning classification of the subject parcel, the Shopping Center (SC) zone, is consistent with the Residential Mixed Use (RMU) General Plan designation and with multi-unit dwelling residential and mixed-use development.

Section 2. The Deer Creek Plaza PUD Schematic Plan is amended to read as shown in Exhibit B.

## **ATTACHMENTS**

Exhibit A: Deer Creek Plaza PUD Guidelines

Exhibit B: Deer Creek Plaza PUD Schematic Plan

Exhibit 3  
Deer Creek PUD Guidelines

PLANNED UNIT DEVELOPMENT GUIDELINES

*for*

DEER CREEK PLAZA SHOPPING CENTER

AUGUST 14, 1997  
Revised July 21, 2025

Revised and Comments Added May 14, 2026

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RESOLUTION NO. \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_

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## I. PURPOSE AND INTENT

The Deer Creek Plaza Shopping Center is a Planned Unit Development (herein referred to as "the PUD") constituting a total of 12.5 acres in the Shopping Center (SC-PUD) zone. A portion of the site adjacent to Franklin Boulevard and Mack Road has been developed with retail commercial and medical office uses, see Exhibit 1. The remainder of the site remains undeveloped. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the ~~PUD's Architectural Review Committee ("Committee") and the City. The Owner(s) shall be responsible for establishing and maintaining the Committee, identifying the terms and criteria for membership, and providing for successors. Upon submittal of the first Special Permit application within the PUD the Owner shall submit a copy of the Architectural Review Committee membership information.~~ The ~~Committee~~ City shall adhere to the following objectives in reviewing development plans:

1. To develop the land in the PUD in a manner which compliments and enhances the value of the land and structures within and adjacent to the PUD.
2. To provide a guide for use by architects, engineers, City staff, and elected and appointed City decision-makers during the review process for each Special Permit requested for development in the PUD.
3. To establish circulation, safety, aesthetic, and other standards appropriate to the safe and successful operation of the businesses within the PUD.
4. To promote public health, safety, comfort, convenience and general welfare.

These Guidelines shall incorporate the Schematic Plan for the Deer Creek Plaza Shopping Center PUD as approved by the City Council. These Guidelines are intended as a supplement to existing City Ordinances and shall prevail when more restrictive than other applicable City Ordinances. Any amendments hereto can only become effective upon approval by the Planning Commission and/or the City Council of the City of Sacramento.

## II. PROCEDURES FOR APPROVAL

- A. **Permit Required:** Development of parcels within the PUD shall be subject to the requirements of the Sacramento Municipal Code.
- B. **Preliminary Review:** Preliminary plans shall be submitted to the Planning Division for preliminary review prior to submission of an application to amend the PUD Guidelines and/or revised Schematic Plan to include multi-unit residential uses. A Preliminary Review of developments, PUD Guidelines, and Schematic Plan applications may be required when the City determines that such review, by City, County, State and other agencies, is essential to a thorough review.

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**C. Project Applications:** The following information shall be submitted with a Development application:

1. Project Application: The Project Application shall include the names and addresses of the applicant, architect, contractor, developer, and engineer.
2. Site Plan: The Site Plan shall be fully dimensioned and shall show the following:
  - a. All roads, street names, easements, bus stops, and public rights-of-ways.
  - b. Topography showing existing grades and proposed grades at one-foot intervals with spot elevations as required to clarify drawings and building elevations.
  - c. Locations of existing buildings, proposed buildings, and proposed building pads.
  - d. Front, side, and rear setbacks and distances from buildings to property or parcel lines.
  - e. Locations and details of site drainage including pipes, berms, ditches, swales, sewer alignments, manholes, and invert grades.
  - f. On-site circulation including ingress/egress, driveways, parking areas and typical parking stalls, maneuvering aisles, loading and service areas, and walkways.
  - g. Locations and details of benches and patios, if applicable.
  - h. Locations and dimensions of trash enclosures, recycling facilities including outside storage and screening devices for trash, mechanical and communications equipment, and meters.
  - i. Light poles, light fixtures, and transformers, with height and type indicated.
  - j. Sewer alignments and location of manholes and invert grades.
  - k. Mailboxes are required for residential development, and only if required for shopping center commercial uses.
  - l. Land use distribution including percentages and square footages of the site used for the following:
    - (1) Building pad;
    - (2) Surface parking and any other paved areas;
    - (3) Landscaping (includes private sidewalks and patios).
  - m. Bar scale.

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- n. Phasing Scheme and proposed timing schedule for build out, if applicable.
3. Landscape Plan: The Landscape Plan shall be consistent with these Guidelines and shall show the following:
- Automatic irrigation system and compliance with shading requirements.
  - Retaining walls as required.
  - Temporary and permanent fences including materials and height.
4. Lighting Plan: The Lighting Plan shall be consistent with these Guidelines and shall show the following:
- 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).
5. Signage Program: The Signage Program shall be consistent with these Guidelines and shall indicate the locations, details, and colors of all permanent and temporary signs.
6. Elevations: The building elevations shall be consistent with these Guidelines and shall show the following:
- Roof projections and/or roof plan and screening treatment.
  - Exterior building elevations shall depict all sides and height to top plate and top of roof and screening elements.
  - Cross sections of structures indicating relationship to adjacent buildings and roadways.
  - Exterior colors and materials of construction.
7. Miscellaneous Documentation:
- Written approval of the project plans by the Committee, when applicable, i.e.,
- A Transportation Operational Analysis, or similar, when deemed necessary by Public Works Traffic Engineering Division.

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### III. PROCEDURES FOR AMENDMENT

Amendments to the Schematic Plan and/or Guidelines may be approved by the Planning Commission and/or City Council in accordance with the provisions of the Sacramento Municipal Code.

### IV. PERMITTED USES

- A. Compliance with Schematic Plan:** Compliance with the Schematic Plan shall be determined by the Planning Commission for Special Use Permits or by the Planning Director for minor modifications to the Schematic Plan as described above. Section III of these Guidelines outlines procedures for amendment of the Schematic Plan.
- B. Permitted Uses:** Land uses normally allowed in the Shopping Center zone are permitted, with the exception of those listed below under "prohibited uses" and "discouraged uses." The intent of the PUD is to serve the surrounding area with retail and neighborhood-oriented uses.
- C. Required Uses:** The existing two buildings located on Mack Road represent 25% of the gross square footage within the PUD and shall remain in one or more of the following use types as listed below
1. Sit-Down Restaurant (full-service restaurant)
  2. Medical/Dental Laboratory or Offices
  3. Florist
  4. General Offices
  5. Bakery
  6. Child Care Center
  7. Nursery for Flowers/Plants
  8. Bank
  9. Pharmacy
  10. Business College or Trade School
  11. Retail Stores

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## 12. Barber / Beauty Supply

**D. Prohibited Uses:** The following uses are prohibited uses in the PUD:

1. Adult Entertainment and Adult Related Establishments (as defined by the City Zoning Ordinance)
2. Convenience Market; 24-Hour Use
3. Fast food Restaurant (not intended to prohibit delicatessens, coffee shops, pizza parlors, or buffet-style restaurants)
4. Parking Garage or Facility, except multi-unit residential uses which would be allowed to use under building garage parking.
5. Drive-Thru Restaurant
6. Sales of Alcoholic Beverages and tobacco for off-site Consumption unless conducted in a retail store greater than 15,000 square feet in gross floor area where the shelving allocated to alcoholic beverages and/or tobacco does not exceed ten percent of the total shelving within the store (this prohibition shall not be interpreted to prevent the sale of alcoholic beverages in restaurants for consumption within the restaurant, regardless of the size of the restaurant).
7. Bar

**E.**

**F. Wall Requirement:** A minimum eight-foot high, decorative, masonry sound wall shall be placed along all property line(s) abutting residentially designated and/or utilized land prior to the issuance of the first PUD building permit.

**G. Hours of Operation:** No user in the PUD shall operate its retail commercial establishment before 6:00 A.M. or after 11:00 P.M.

**V. ENVIRONMENTAL STANDARDS**

**A. General:** 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(s) and relate harmoniously to other facilities within the PUD, adjacent residential communities, and natural surroundings.

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**B. Landscaping:**

1. General: Landscaping shall comply with applicable City of Sacramento ordinances for drought tolerance and shall be composed of natural and decorative ground covers including trees and shrubs with automatic irrigation systems.
2. Approval of Landscape Plans: Development applications shall include submittal of detailed landscape, irrigation, and shading plans. The purpose of the Landscape Plan is to insure integration and compatibility of landscaping for the site.
3. Plant List: A plant list for the PUD shall be submitted with the first Special Permit application to the City. All trees, shrubs, and ground cover planting types shall conform to an approved PUD Plant List unless an alternative type is approved by the City's Planning Director or Planning Commission.
4. Minimum Landscaping Coverage: The minimum landscape coverage percentage for any property or project within the PUD shall be 15 percent.
5. Parking Lots: Trees shall be planted consistent with City of Sacramento Tree Shading For Parking Lot requirements of the Municipal Code.
6. Parking Lots Abutting Public Right-of-Way: Parking lots abutting public street frontages shall have minimum 25-foot wide landscaped areas. The areas shall be landscaped with predominantly evergreen trees, shrubs and ground cover. The height of shrubbery shall not exceed 30 inches.
7. Front Setback Area: Special landscaping features shall be employed to enhance and designate the main entrance to the PUD along Mack Road. A minimum 25-wide landscaped area shall be provided.
8. Street Side Yard Setback Areas: The setback areas along Deer Creek Road, Franklin Boulevard, and Mack Road shall accommodate a minimum 25-foot planter. The areas shall be landscaped with predominantly evergreen trees and drought-tolerant shrubs and ground cover.
9. Rear Setback Areas: The setback areas along the canal and north property lines shall accommodate a minimum 15-foot, landscaped area. The areas shall be landscaped with predominantly evergreen trees, shrubs and ground cover.
10. Undeveloped Areas: All areas not utilized for circulation, parking and services shall be landscaped utilizing ground cover, shrubbery or trees. Undeveloped areas proposed for future construction shall be maintained in a reasonably weed-free condition but need not be fully landscaped; such areas shall be barricaded and maintained with a decorative barrier to discourage vehicle access and to protect the PUD's appearance.

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11. Landscaping of Rear Building Elevations: Side and rear elevations of any building visible from surrounding roadways shall be landscaped with attractive, varying materials. However, such landscaping shall not interfere with the visibility and identification of business establishments.
  
12. Screening of Service Areas: Architecturally-designed, compatibly-styled structures with plantings shall be used to screen service areas for loading, trash and recyclable material storage, and any approved external storage areas. It is contemplated, however, that landscaping features could interfere with the successful operation of a business or approved use. When/if this occurs, such landscaping may be distinctly contained and continuously maintained in a neat and attractive condition.

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13. Installation of Landscaping: Before the issuance of any temporary certificate of occupancy permit, each project's landscaping, including permanent automatic irrigation system, shall be installed to the City's satisfaction. Plants shall vary in size: one and five gallon shrubs; 5 and 15 gallon and 24 inch box trees. A minimum of 25% of the trees must be a combination of 15 gallon or 24-inch box trees.
14. Landscape Maintenance: A landscape maintenance program shall be established to ensure that landscape elements are well maintained. Landscaped areas shall be irrigated with permanent automatic underground, non-drip, systems.

### C. Circulation:

1. Pedestrian Circulation: Walkways shall be designed indicating a relationship with street access, bus stops, parking areas, adjacent structures, and abutting properties throughout the boundary landscaping. Walkways shall be designed with pedestrian health and safety in mind. Walkways shall be landscaped to provide shade during the summer and shall be constructed of special brick pavers, ceramic tile pavers, or other similar material to visibly and physically delineate the walkway from other roads or vehicular access. Lighting, scaled to the needs of the pedestrians shall be provided for safety and aesthetics. Walkways shall be designed to serve the local transit system including the bus shelters located on the west side of Franklin Boulevard and the north side of Mack Road.
2. Connection: Walkways and related facilities shall be connected to the City's pedestrian/bicycle circulation system. Connections shall be designed and constructed to the satisfaction of the City Traffic Engineer.
3. Truck Circulation: Truck loading areas for the existing medical and retail uses shall remain as constructed, however, any change in tenant occupancy will require reuse of loading area as constructed, or relocation to the rear or sides of the buildings. Truck ingress or egress shall be directed off of the primary access points on Deer Creek Road and Franklin Boulevard.
4. Disabled Entrance: Safe and convenient access shall be provided for disabled persons to all building entrances. Access points shall have minimal grade changes, curb cuts, ramps and railings integrated into the overall site design in accordance with disability regulations.

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**D. Parking Standards:**1. Use Requirements:

- a. Multi-Tenant Building: Permitted uses within a multi-tenant building shall provide a minimum of one on-site parking space for every 250 gross square feet of floor area.
- b. Single-Tenant Building: Permitted uses within a single-tenant building shall provide on-site parking spaces in accordance with the Sacramento Municipal Code.
- c. Multi-unit Residential: Permitted uses shall provide on-site parking spaces in accordance with the Sacramento Municipal Code .

2. Location of Parking:

- a. Transportation Systems Management: Carpool, vanpool, and bicycle parking spaces shall be located near the building entrances.
- b. Disabled Parking: Disabled parking spaces shall be located closest to the employee and customer entrances to the building.
- c. Bicycle Parking: Bicycle racks and enclosure/lockers shall be located within public view, out of the way of pedestrian movement, and within sight of building entries. The number and type of bike racks and enclosures shall be as specified in the Sacramento Municipal Code and Bike Master Plan.
- d. Reciprocal Parking: To eliminate the need for entitlement(s) to allow reciprocal parking, reciprocal parking shall be allowed provided that appropriate access easements are recorded and that minimum parking is provided for all uses.

3. Construction Requirements:

- a. Stall dimensions and maneuvering areas shall correspond to the standards provided in the City Zoning Ordinance. Individual prefabricated wheel stops shall not be permitted.
- b. A maximum of 40 percent of all vehicle parking spaces shall be compact spaces.
- c. Curbs, drives and parking surfaces shall be constructed in accordance with current City standards.

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- d. Textures: Driveway entrances shall be identified by stamped concrete, brick pavers, ceramic tile pavers or other similar material. Walkways shall be identified by broom finish, washed or seeded aggregate finish with bands of smooth trowel finish around the perimeter, or other similar material(s).

#### **E. Exterior Lighting:**

1. Lighting shall be designed in such a manner as to provide safety, comfort and pedestrian scale.
2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists, building occupants, residents of adjacent areas, or the general public.
3. Lighting shall be oriented away from the properties adjacent to the PUD.
4. The PUD lighting concept, including type of light fixture and mounting height, shall be compatible and harmonious throughout the PUD and shall be in keeping with their specific function and the building types they serve.
5. No roof-top lighting including searchlights, illuminated advertisements, or balloons, shall be permitted except in the case of security lights if deemed necessary and installed so as not to be intrusive to neighboring property owners and motorists.

#### **F. Performance Standards**

1. Purpose and Intent: It is the intent of these Guidelines to prevent any use in the PUD which may create dangerous, injurious, noxious or otherwise objectionable conditions.
2. Nuisances: No nuisance shall be permitted to exist in the PUD. The term "nuisance" shall include, but not be limited to, 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 at the PUD or residing in adjacent neighborhoods.
  - b. Discharges noxious 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 the PUD or residing in adjacent neighborhoods.
  - c. Exceeds permissible noise levels as established by the City's Noise Ordinance.

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- d. Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.
3. Public Safety: To protect and enhance the public safety, the following measures shall be implemented:
- a. A minimum and maximum lighting level, as determined by the Planning Division and/or Police Department, measured at the parking lot surface shall be maintained from one hour before dark until one hour after dark.
  - 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 the parking lot of the medical and commercial retail uses until two hours after final closing. Multi-unit residential development applications will provide a description for proposed security with the submittal of a Planning entitlement and/or ministerial application. Security personnel provided is subject to review and approval by the Planning Division and Police Department.
  - d. A PUD Management Plan which details security measures shall be submitted for the review and approval of the City Planning Director and City Police Department at least two weeks before the issuance of any occupancy permits.
  - e. Should unauthorized after-hours use of the PUD parking lot become a problem following completion and operation of the PUD, the Owner(s) of the PUD and the City Police Department shall meet to develop and implement additional security measures and modifications to the Management Plan. If the security measures and modifications fail to reduce the problems arising from unauthorized use after a reasonable period of time has elapsed, then the Police Department may require the Owner(s) to close the parking area with gates during after-hours periods to prevent unusual levels of criminal activity or loitering from taking place in the PUD. Before installation of the gates, the design and location of the gates shall be reviewed and approved by the City Planning Department, the City Traffic Engineer, and the Police Department. If no agreement can be reached on additional security measures or gates for the parking area, the Owner(s) of the PUD may appeal the matter to the City Planning Commission for a determination. The decision of the Planning Commission may be appealed to the City Council for a final determination.

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## VI. BUILDING STANDARDS

- A. Purpose and Intent:** The purpose and intent of this section is: 1) to encourage the creative and innovative use of materials and methods of construction, and 2) to prevent indiscriminate and insensitive use of materials and design.
- B. Architectural Design:** The PUD shall have an architectural theme. 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. The design of the PUD shall be compatible with the nearby and adjacent land uses and visually interesting from the surface streets. All building entries shall be well-defined and provide pedestrian access to Franklin Boulevard, Mack Road, and Deer Creek Drive.

- C. Building Setbacks:** The minimum building setbacks shall be as follows:

Mack Road:	50 Feet	(including a minimum 25-foot landscaped setback)
Franklin Boulevard:	50 Feet	(including a minimum 25-foot landscaped setback)
Deer Creek Road:	50 Feet	(including a minimum 25-foot landscaped setback)
Adjacent to Canal:	40 Feet	(including a minimum 15-foot landscaped setback)

Any setbacks not identified above shall be as required by the City Zoning Ordinance or as approved by the City Planning Director. Setbacks along the public right-of-way shall be varied to avoid monotony of the streetscape.

- D. Building Height:** For shopping center commercial and multi-tenant buildings, the maximum height shall be 35 feet, with architectural details such as entry gables not to exceed 50 feet in height. For single-tenant buildings, the maximum height shall be 25 feet, with architectural details such as entry gables not to exceed 35 feet in height. The rear height of a building's roof shall not exceed 25 feet for any building, or portion of a building, located adjacent to a residential use. If a mechanical penthouse is provided, an additional seven (7) feet shall be permitted.

Multi-Unit residential development maximum height shall comply with the development standard described in the Sacramento City Municipal Code.

- E. Exterior Building Materials:**

1. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.

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2. Consistent building materials, architectural style, textures, colors, roof treatment and landscaping shall be utilized on all sides of buildings visible from roadways, adjacent properties or the general public.
3. All screening material for HVAC, SMUD boxes, and other mechanical and/or communications equipment shall be compatible with the exterior building materials.
4. Exterior finish material shall be of brick, brick veneer, exterior plaster, concrete, granite, glass or any combination thereof. Proposed materials not consistent with the afore-mentioned shall be subject to review and approval of the Planning Division.
5. Roof material visible from finished grades shall consist of metal, concrete, or other non-combustible products. Wood shake or composition roof material shall not be allowed.
6. Mirror glass shall not be allowed.
7. Wood siding and glass curtain walls shall subject to review and approval by the Planning Division .
8. Tilt-up concrete construction techniques shall be allowed subject to full compliance with all of the other conditions of these Guidelines.
9. Exposed concrete block is not acceptable for exposed exterior surfaces. However, the intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar materials.

#### **F. Colors:**

1. All colors shall be harmonious and compatible with the colors of other buildings in the PUD and with the natural surroundings. The color scheme shall be subject to review and approval by the Committee and the City Planning Director.
2. Variations in color or multiple colors shall be appropriate if within an overall, planned, and attractive palette of colors. Building colors shall be diverse with contrast of color value, tone, and hue. The use of primary colors, bright colors, and glossy colors shall be used sparingly as accents. Contrasting materials, patterns, textures, and color are encouraged to create interest, focus, unity, and compatibility for building face accent areas or features.

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**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 material and colors of the exterior building siding.
2. Projections shall be painted to match the roof of building.

**H. Energy Conservation Standards:**

1. Purpose and Intent: The purpose of these standards is to set forth cost-effective energy saving measures which shall be incorporated into building design.
2. Buildings shall be designed to meet current State and Federal energy conservation requirements at the time of construction.
3. Landscaping shall be designed to shade structures, walkways, streets, drives and parking areas so as to minimize surface heat gain.
4. Site design shall consider thermal and glare impacts of construction materials on adjacent structures, walkways, streets, drives, parking areas, and vegetation.
5. Outdoor lighting shall provide the minimum level of site lighting commensurately with site security. A minimum of 1.5 foot candles as measured at the parking lot surface shall be maintained from one hour before dark until one hour after dark. A minimum of 0.5 foot candles shall be maintained along all alcoves and walkways.
6. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy conservation.

- I. Temporary Structures:** The only temporary structures permitted shall be those related to the construction of a permanent building. Such structures may be placed on-site at the start of project construction but shall be removed at completion of construction of the permanent structures. Examples of such structures are: trailers, mobile homes and other structures not affixed to the ground. Such structures 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 an integral part of the structure(s) and shall not be oriented to any public right-of-way or adjacent residential area whenever possible. The facilities shall not create a nuisance and shall be located in the most inconspicuous

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manner possible. Use of the loading area shall be limited to between the hours of 7:00 A.M. and 8:00 P.M. unless otherwise allowed through approval of a Special Permit.

2. The Site Plan must 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 exposed, open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed.
2. All storage shall be located inside structures.
3. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted.

**L. Trash Enclosures / Recycling Facilities / Trash Receptacles:**

1. Trash enclosures and recycling facilities shall be subject to review by the city's Solid Waste department and development standards of the Sacramento Municipal Code.
2. If trash enclosures and/or recycling facilities cannot be located within the building, then the facilities shall be located away from the residential areas to the north of the PUD, and in the most inconspicuous manner possible so as not to create a nuisance.
3. Outside garbage and recycling facilities shall not be located within any required landscaped setback area.
4. Outside garbage and recycling facilities shall be concealed by minimum 6-foot high screening walls of materials similar to and compatible with the building(s) it serves. Landscaping (shrubs and/or vines) shall be placed along the screening walls to soften the presence of the facilities. Trees shall be provided to screen the overview of trash and garbage from the upper floors of adjacent or nearby buildings.
5. Outside garbage and recycling facilities shall have decorative, solid heavy gauge metal gates and cane bolts to secure the gates when in the open or closed positions.
6. Construction and design of garbage/recycling facilities shall meet all City standards.
7. Outside trash receptacles shall not be located in any required setback area and shall be designed to match the color, design, and materials of the shopping center buildings.
8. Trash enclosures shall not be located in any parking or service aisle.

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9. Trash enclosures shall be designed to allow walk-in access by tenants without the need to open the main enclosure gates.

**M. Utility Connections, Mechanical Equipment and Communications Equipment:**

1. Placement of mechanical and communications equipment, utility meters, and storage tanks shall be located within the building whenever possible.
2. If such equipment cannot be located within a building, visual barriers such as walls or landscaping shall be used.
3. Equipment shall not be located adjacent to residential areas or within any required landscaped setback area.
4. Equipment shall be located so as not to cause a nuisance or discomfort from noise, fumes, odors, etc.
5. All new utility lines shall be underground.
6. Penthouse and equipment screening shall be of a design and material harmonious with the related buildings.
7. The design of visual barriers will be subject to review and approval by the City Police Department prior to construction.

**N. Walkways:**

1. General: Walkways will be located throughout the PUD as shown on the approved Schematic Plan for the project.
2. Materials: Walkway materials shall be compatible with the buildings in the PUD. Surfaces shall have a non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians.
3. Connections: 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.
4. Lighting: Walkways shall be well lit to provide safety and convenience to pedestrians.

**VII. SIGN CRITERIA AND REGULATIONS**

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**A. Purpose:** The purpose of this section is to aid in eliminating excessive and confusing signage, preserve and enhance the appearance of the PUD, safeguard property values, and encourage signage design which is integrated and harmonious with the buildings it serves.

**B. General Requirements:**

1. All signage proposals shall be subject to the issuance of a City Sign Permit prior to their construction or establishment.
2. Written Committee approval of signage design (including: content, materials, colors, and size) and location shall be submitted with all Sign Permit applications.
3. All signage shall be maintained by the tenant or owner. Any needed sign maintenance and/or repair shall be completed within 15 days of initial damage or malfunction or be subject to City Code Enforcement.
4. Any aspect or feature not covered within these Guidelines shall be governed by the City's Sign Ordinance.

**C. Prohibited Signs:**

1. Pole signs shall not be permitted.
2. Portable signs shall not be permitted.
3. Flashing, moving, or audible signs shall not be permitted.
4. Exposed bulb signs, including neon signs, shall not be permitted. All illuminated signs shall be internally illuminated.
5. No signs shall be permitted on the rear or side of buildings adjacent to the residential properties located to the north of the PUD.
6. Signs shall not be permitted on canopy roofs, building roofs, or awnings.
7. No sign may project above the building or top of the wall upon which it is mounted.
8. No signs attached perpendicular to the face of the building shall be permitted (except for signs placed beneath an architectural projection, canopy, or awning).
9. Description of products sold, prices, or any other type of advertising (except as part of the occupant's trade name or insignia) shall not be permitted.

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**D. Construction Requirements:**

1. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
2. No exposed conduit, tubing, or raceways will be permitted.
3. All conductors, transformers, and other equipment shall be concealed.
4. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze; no black iron of any type will be permitted.
5. All exterior letters or signs exposed to the weather shall be mounted at least three fourths of an inch ( $\frac{3}{4}$ " ) from the building to permit proper dirt and water drainage.
6. The location of all openings for conduit and sleeves in sign panels shall be indicated by the sign contractor on drawings submitted to the Committee. Installation shall be in accordance with the approved drawings.
7. No sign makers' labels or other identification shall be permitted on the exposed surface of signs, except as required by local ordinance which shall be located inconspicuously.

**E. Special Signage:**

1. Building Address: Each occupant who has a non-consumer door for receiving merchandise must apply on said door, in a location as directed by the Committee, two-inch high block letters indicating the occupant's name and address. Where more than one occupant uses 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 U.S. Post Office. Color and design of letters shall be approved by the Committee. Address signage for multi-unit residential shall comply with the Sacramento City Municipal Code and Fire District requirements.
2. Door Lettering: Signage indicating the tenant name or logo, business hours, and emergency telephone numbers is permitted on the primary entrance. Such lettering shall not cover more than four (4) square feet of the entire door area. Color and design shall be compatible with the architectural detailing and be approved by the Committee. No other door signs shall be permitted.
3. Window Lettering: Signage indicating the tenant name or logo, business hours, and emergency telephone numbers is permitted on the exterior window(s). Such signage shall not cover more than eight (8) square feet of the windows. Color and design shall

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be compatible with the architectural detailing and be approved by the Committee. No other window signs shall be permitted.

4. Floor Signs: Floor signs, such as inserts into terrazzo, special tile treatment, etc., may be permitted within the occupant's lease line or property line if approved by the Committee and the City Planning Director.
5. Directional Signs: Directional signs, including traffic flow information relating to pedestrians and vehicles within the PUD, shall conform to the standards of the Sacramento Municipal Code and be approved by the Committee. The signage design and materials shall be compatible with the building architecture.
6. Construction Sign: One sign denoting the name of the project, future tenants, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall not exceed 64 square feet or 15 feet in height. Said sign shall be eliminated upon a City determination that the buildings are fit for occupancy. The sign must be kept in good repair.
7. Marketing Signs: A sign advertising the sale or lease of tenant space in the PUD may be permitted, but shall not exceed a maximum area of 32 square feet.

**F. Attached Signs:**

1. Two attached signs shall be permitted for each building occupancy within a developed parcel. Said signs shall be limited to one sign placed flat against the building wall (or on an architectural projection) and one sign attached perpendicular to the building wall underneath a canopy, awning, or architectural projection.
2. For occupancies located at the corner (or "end") of a building, a third sign located flat against the alternate (or secondary) exterior building wall may be permitted. In no case shall more than one such sign be permitted on the same building elevation.
3. Attached signs shall be located as near as possible to the tenant's lease space, both vertically and horizontally.
4. Signage placed flat against a building shall be located on a fascia band.
5. Width of signage shall not exceed 70 percent of the occupancy's frontage upon which it is installed.
6. Attached signs shall not exceed an aggregate area of three square feet of sign area for each front foot of building occupancy nor exceed 300 square feet in total area.

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7. Multi-Tenant Buildings: For multi-tenant buildings, copy shall consist of individual letters which may be illuminated. Total vertical sign and letter height shall not exceed 30 inches.
8. Single-Tenant Buildings: For single-tenant buildings, copy shall consist of individual letters which may be illuminated. Total vertical sign and letter height shall not exceed 84 inches.
9. Attached signs shall be compatible in materials and colors with the building(s) it identifies. However, corporate colors may be permitted when integrated with a design which compliments the building's architecture.

#### **G. Detached Signs:**

1. All detached signs shall be monument-type signs. Pole signs shall not be allowed.
2. One detached sign shall be permitted for each developed parcel not exceeding one square foot of sign area for each lineal foot of street frontage abutting the parcel and not to exceed a total of three (3) detached signs for the entire PUD.
3. One detached sign shall be permitted for each developed parcel not exceeding one square foot of sign area for each lineal foot of street frontage abutting the parcel and not to exceed a total of three (3) detached signs for the entire PUD.

In the event a non-commercial/office land use is introduced on a vacant parcel, an additional monument sign on Deer Creek Dr and Mack Road. shall be subject to review and approval, in compliance with section 15.148.140 (SC shopping center and HC highway commercial zones-Signs.) Signage proposed not consistent with the afore-mentioned Sacramento Municipal Code Section shall be subject to Planning Division review and applicable entitlement process.

4. The total area of all detached signage on each developed parcel shall not exceed one square foot of sign area for each lineal foot of street frontage of the parcel
5. Detached signs shall be a minimum of ten (10) feet from any property line or driveway.
6. The maximum height of a detached sign shall be nine (9) feet.
7. Detached signs shall be designed to be compatible in materials and colors with the building(s) it identifies.

### **VIII. ISSUANCE OF BUILDING PERMITS**

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No building permit shall be issued for any building, sign, structure, or other land use in the PUD until the Planning Director has reviewed the building permit application and has determined that said application conforms to a valid Special Permit issued for the PUD under this Section.

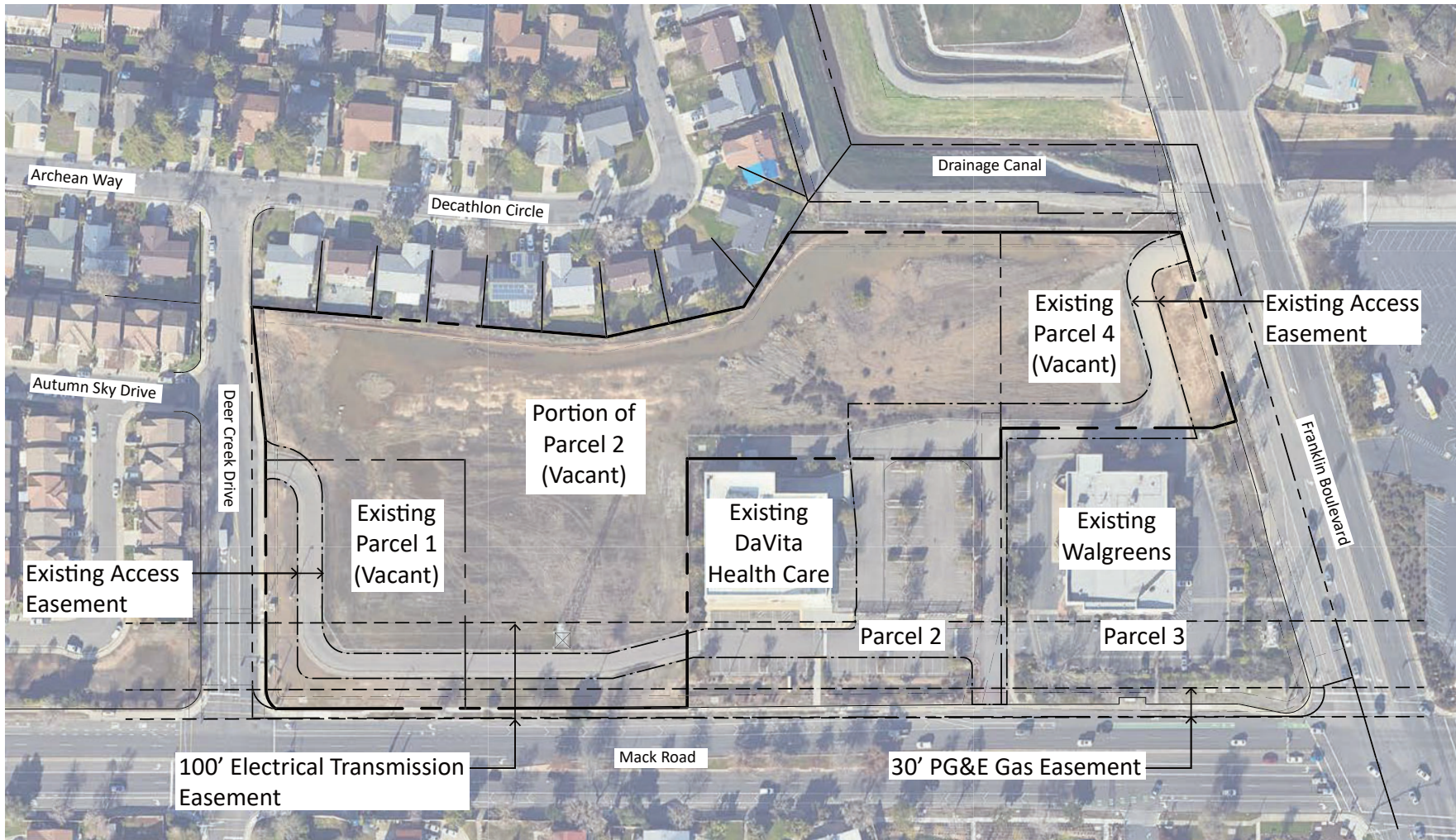
**IX. BUILDING OCCUPANCY**

No building or structure within the PUD may be occupied until the Planning Director has determined that all conditions of the Special Permit have been complied with.

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DBA # 2504



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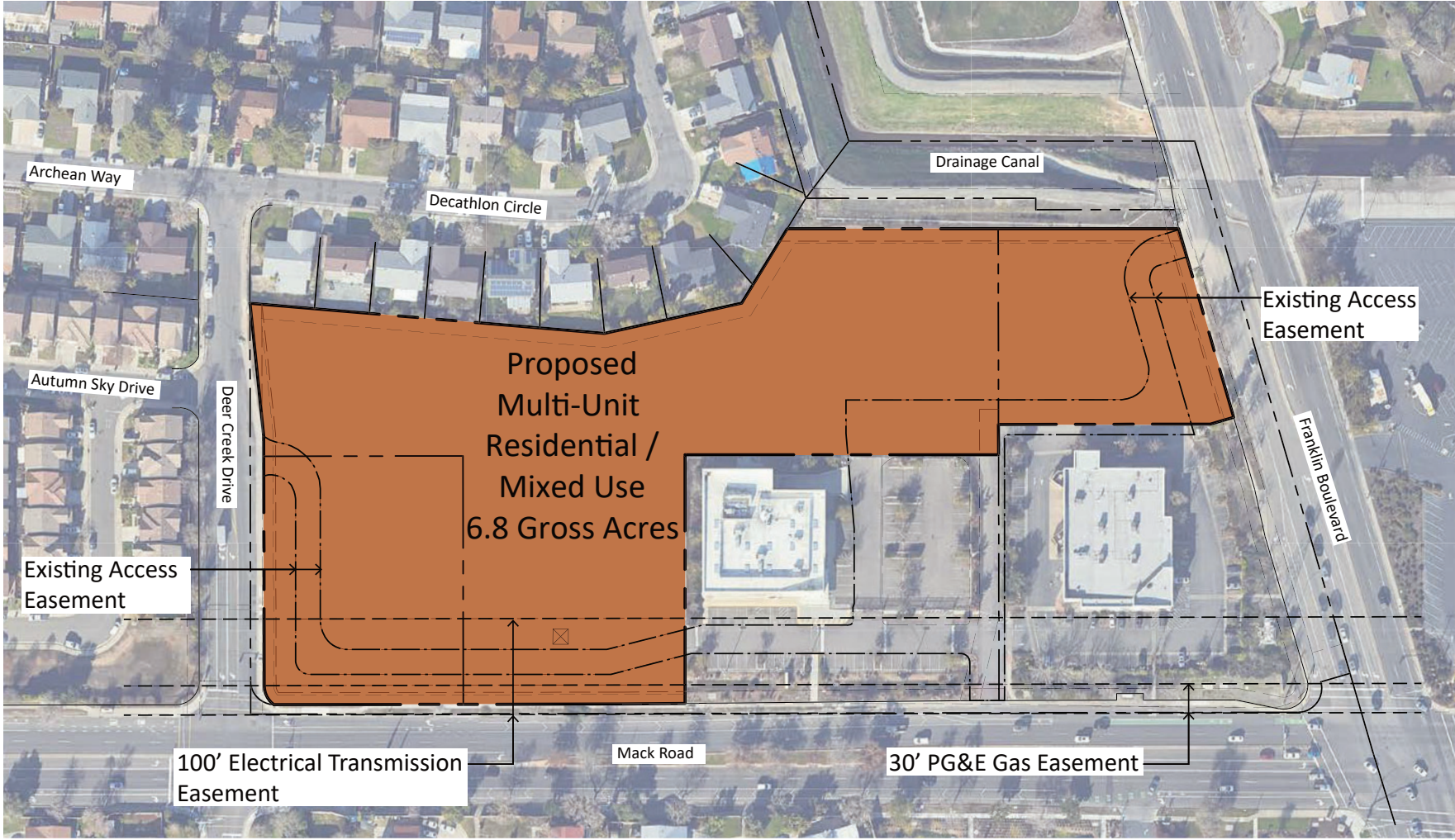
# DEER CREEK PUD GUIDELINES

EXHIBIT 1 - EXISTING CONDITIONS

NOT TO SCALE  
JULY 29, 2025



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of 2



DBA # 2504



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**DEER CREEK PUD GUIDELINES**  
EXHIBIT 2 - PROPOSED DEVELOPMENT CONCEPT

NOT TO SCALE  
JULY 29, 2025



**SHEET**  
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