

# RESOLUTION NO. 2003-667

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF SEP 23 2003

## RESOLUTION DESIGNATING THE TRUXEL 3 AND ESTABLISHING PLANNED UNIT DEVELOPMENT GUIDELINES AND SCHEMATIC PLAN, LOCATED AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND GATEWAY PARK BOULEVARD, SACRAMENTO, CALIFORNIA.

(APN: 225-0170-043)  
(P00-123)

**WHEREAS**, the Planning Commission conducted a public hearing on August 28, 2003, and the City Council conducted a public hearing on September 23, 2003 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD amendments conform to the General Plan and the North Natomas Community Plan; and
2. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
3. The PUD amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed, and that the residential, commercial, and open spaces uses will not create a negative impact on adjacent uses.

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

1. The Development Guidelines for the Truxel 3 Planned Unit Development are attached hereto as Exhibit 1.
2. The Schematic Plan for the Truxel 3 Planned Unit Development, is attached hereto as

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RESOLUTION NO.: 2003-667

DATE ADOPTED: SEP 23 2003

Exhibit 2, with the following conditions:

- a. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P00-123);
- b. Tentative Map conditions and approved Tentative Map Street sections shall supersede PUD guidelines;
- c. Site accesses to individual parcels shown in the PUD are general in nature. Specific locations and allowed movements for driveways will be determined as part of the Special Permit review process. Appropriate North Natomas documentation and good engineering practices will be utilized in the access review. Site access shall be reviewed and approved by The Department of Public Works;
- d. All proposed PUD elements within public right-of-way (Street Cross-Sections, Landscaping etc) shall be to City Standards and at the discretion of The Department of Public Works;
- e. With the first Special Permit applied for in the Truxel 3 PUD the City will determine whether the applicant/property owner and/or successors in interest shall dedicate in the form of an Irrevocable Offer of Dedication (IOD) a 40' easement for Light Rail Transit (LRT) uses. The IOD shall be adjacent to Truxel Road, and the western side of the IOD shall overlap 6' with the east side of the existing Public Utility Easement (PUE) adjacent to Truxel Road. Dedication of the LRT easement shall be subject to reimbursement by the North Natomas Financing Plan.

ATTEST:

CITY CLERK

MAYOR

P00-123

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 2003-667

DATE ADOPTED: SEP 23 2003

*TRUXEL 3*  
*Development Guidelines*

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North Natomas Community Plan Area  
Truxel Road and Gateway Park Boulevard  
City of Sacramento

AKT Development  
December 18, 2002

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*FOR CITY CLERK USE ONLY*

RESOLUTION NO.: 2003-667

DATE ADOPTED: SEP 23 2003

# ***TRUXEL 3 – DEVELOPMENT GUIDELINES***

## Table of Contents

I.	PROJECT DESCRIPTION	1
II.	SITE PLANNING	1
III.	LANDSCAPING	2
IV.	ARCHITECTURE DESIGN	3
V.	LIGHTING	3
VI.	PARKING AND CIRCULATION	4
VII.	SIGNAGE	4

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***FOR CITY CLERK USE ONLY***

RESOLUTION NO.: 2003-667

DATE ADOPTED: SEP 23 2003

**I. PROJECT DESCRIPTION**

Truxel 3 Planned Unit Development is a 2.8-acre (net) project located north of the Interstate 80 / Truxel Road Interchange in the City of Sacramento. The project site is bounded by Truxel Road and Gateway Park Boulevard. The project is located within the North Natomas Community Plan (“NNCP”).

The project site is designated Highway Commercial (“HC”) in the NNCP. The NNCP defines HC as: *This primary auto-dependent use is located at interchanges of the freeway system and provides services for highway users as well as the community. Service stations, restaurants and lodging are appropriate uses for these areas.* The Truxel 3 project will provide highway commercial uses for both the North Natomas Community and travelers of Interstate 80.

The Truxel 3 Development Guidelines will establish the necessary criteria to promote quality design for the project. Development of this project site will comply with these guidelines, in addition to the North Natomas Development Guidelines and the North Natomas Community Plan. All development will comply with the special permit process through the City of Sacramento Planning Commission, as defined in the Zoning Ordinance.

**II. SITE PLANNING**

The objective of good site planning is to establish a functional and effective organization of buildings, circulation parking and service areas that enhance the identity and efficiency of the project and its relationship to surrounding development. The 2.8-acre site will be developed with a restaurant with a drive-through on one portion of the site, and a use consistent with the North Natomas Community Plan on the remaining portion of the site. The site will be designed to facilitate efficient circulation of automobiles without compromising the safety of bicyclists and pedestrians.

Site Plan Requirements and Standards:

- All exterior yards and trash/recycling collection shall be screened from off-site view. Enclosures shall be a minimum of six feet in height.
- All utilities are to be installed underground.
- Screen wall material shall be complimentary to any adjacent building walls.
- Surface runoff and drainage shall be handled on site.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.:

2003-667

DATE ADOPTED:

SEP 23 2003

Site Setback and Height Standards:

- The setback line along Truxel Road shall be contiguous with the northern edge of the Light Rail Corridor.
- The setback along the Gateway Park Boulevard public street right-of-way shall be fifteen (15) feet.
- The setback for the remainder of the project site shall be ten (10) feet from the property line.
- The maximum building height standards for the site shall be in compliance with those defined in the City of Sacramento Zoning Ordinance and North Natomas Development Standards.

**III. LANDSCAPING**

The objective of these landscape design standards is to create a pleasant and distinctive environment that reinforces the site plan, softens parking areas, buffers service areas and maintains street continuity. These landscaping guidelines are developed to promote the establishment of compatible and continuous landscape design that will work to enhance, unify, and articulate the development of the site and the surrounding area.

- Plant materials shall be in accordance with the Plant Species List for the North Natomas Development Guidelines and shall be selected from the Plant Selection List.
- Landscaping and plant selection shall be designed to maximize energy conservation, human comfort and promote biodiversity within the introduced landscape.
- Trees shall be a minimum of 15-gallon in size and shrubs shall be a minimum of 5-gallon in size. The use of native plant species is encouraged.
- Designated parking areas shall be shaded to achieve 50 percent shading in fifteen years per the City Code requirements for parking lot shading.
- Landscape enhancements may include ornamental tree plantings, trellises, and specialty lighting.
- Site setback areas shall be landscaped where applicable as determined during either the Special Permit review or by the Planning Director.
- Six inch raised concrete curbing shall surround planter areas. The minimum width of

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 2003-667  
DATE ADOPTED: SEP 23 2003

the site planter areas including curbing shall be eight (8) feet. An irrigation system shall be installed in each separate planter area.

- Planter areas shall not be surfaced in part or whole with concrete, asphalt or other surface material, but shall contain earth and living ground cover.

#### IV. ARCHITECTURE DESIGN

The objective of architectural design is to create a distinctive but compatible building image that denotes the buildings' activities. The design and architecture of the two proposed buildings shall be complimentary to existing buildings and structures of the North Natomas area.

##### **Building Façade**

- Appropriate façade and wall articulation materials include, but are not limited to painted concrete, split-faced concrete block, cement plaster, brick, metal, concrete/plaster reveals, patterned masonry and tile.
- All roof-mounted equipment shall be screened from view.
- Changes in parapet wall heights are encouraged to enhance building entrances and to articulate building walls.
- Colors, materials, and finishes shall be coordinated on the buildings. Building facade colors shall compliment project accent colors. Concrete and plaster surfaces shall be painted. Metal surfaces may be painted or galvanized.
- Bright accent colors are encouraged to add distinction and diversity to the building facades.

#### V. LIGHTING

All lighting design, whether as a part of an individual building permit application or as a collective development project, must comply with the special permit process through the City of Sacramento Planning Commission, as defined in the Zoning Ordinance. The intention of the lighting design for the Truxel 3 project is to create an inviting yet secure nighttime environment while avoiding adverse impacts on surrounding future development. The proposed lighting shall not conflict with landscaping, coordinate with building architecture, and provide continuous lighting for all pedestrian paths of travel. In addition, all onsite

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.:

2003-667

DATE ADOPTED:

SEP 23 2003

lighting shall adhere to the following lighting standards:

- Exterior lighting shall be shielded to prevent off-site glare.
- Parking lot lighting shall have a maximum of 2 fixtures mounted on 18 - 25' standards, and meet the requirements of the City of Sacramento.
- Building entries shall be accented with metal halide canopy lights.
- Ornamental lighting designed for wall washing may be used to highlight specific feature wall areas.
- Meter boxes, above ground transformers and other utilities shall not be highlighted with lighting.

**VI. PARKING AND CIRCULATION**

The project shall be designed to allow safe access to, from, and within the site for automobiles, cyclists and pedestrians.

- Parking areas shall be provided as required by the City of Sacramento Zoning Ordinance.
- Designated parking areas shall be landscaped and shaded as described in the Landscape section of these Design Guidelines.
- Loading and unloading zones shall be clearly delineated.
- Building placement and design shall take into consideration the topography of the site.

**VII. SIGNAGE**

The intent of these sign guidelines is to create a visually coordinated and balanced signage environment. The design of all sign graphics shall be carefully considered in relation to the site architecture and landscaping as well as the Natomas area. The objective of signage is to provide identity and information for tenants and users of the site while avoiding visual competition and clutter.

The project shall adhere to the following sign guidelines:

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.:	<u>2003-667</u>
DATE ADOPTED:	<u>SEP 23 2003</u>



**General Sign Guidelines**

- Signs shall be compatible with and complimentary to the scale and color of adjacent building facades.
- All sign types will require written approval of the Owner/Developer and the City of Sacramento. Sign permits from the City of Sacramento are required prior to installation.
- Temporary wall signs, leasing signs, window signs, will be allowed if consistent with the City Sign Plan. Please refer to section 15.148.600.K.3 of the City Code relating to temporary signs.
- All sign fabrication work shall be of high quality. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles will not be accepted.
- Wall signs shall be affixed without visible means of attachment, unless attachments are architecturally distinctive.
- Illuminated signs or light devices shall not be placed directly upon a public street, highway, sidewalk or adjacent premises so as to cause glare that may constitute a traffic hazard or nuisance.
- Exposed junction boxes, transformers, lamps, tubing, conduit, raceways or neon crossovers of any type shall be covered and screened from public view.
- Paper, cardboard or Styrofoam signs, stickers or decals hung around or behind storefronts are prohibited.

**Signage Types**

- Detached Signage – One detached monument sign shall be permitted for identification of the PUD and tenants. No electronic messaging or animation is permitted. The monument sign shall be a maximum of 48 square feet with a height limit of 6 feet.
- Attached Signage – Two attached signs are permitted per tenant. Attached signage (letters and logos) shall be a maximum of 3 feet high and shall not exceed an aggregate area of 240 square feet per tenant.

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***FOR CITY CLERK USE ONLY***

RESOLUTION NO.:

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**SEP 23 2003**

EXHIBIT 1 - PUD Guidelines

- Directional Signage - Directional signs include those signs which provide direction or instruction and are located entirely on the property to which they pertain and do not in any way advertise a business and do not exceed four square feet in area, such as signs identifying rest rooms, public telephones, walkways, or signs providing direction such as parking lot entrance and exit signs and those of similar nature. The number of directional signs shall be reviewed at the time of special permit application.
- Menu Boards - One menu board sign per user shall be allowed. The menu board shall be internally illuminated, single-faced not to exceed a maximum of 6'-0" high by 4'-0" wide.
- Drive-In Menu Boards – In the event a Drive-In restaurant use locates within the PUD, appropriate menu boards shall be allowed for each drive-in parking stall. Drive-in menu boards shall be reviewed and approved through the Special Permit process.
- Other Signage – All other signage not explicitly allowed in these guidelines shall be reviewed and approved during either the Special Permit process or by the Planning Director.

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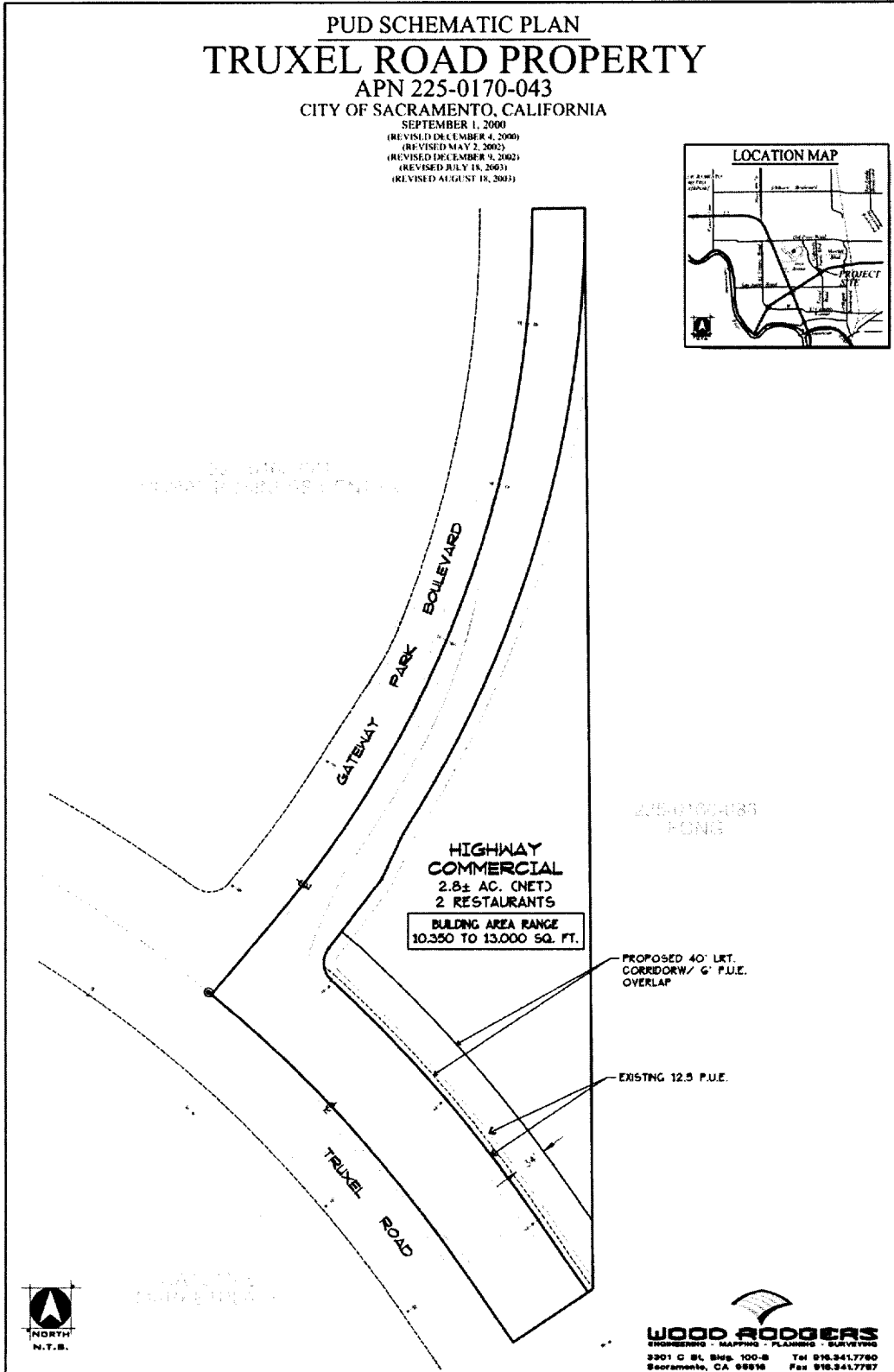
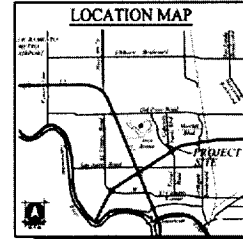
RESOLUTION NO.: 2003-667

DATE ADOPTED: SEP 23 2003

# PUD SCHEMATIC PLAN TRUXEL ROAD PROPERTY

APN 225-0170-043  
CITY OF SACRAMENTO, CALIFORNIA

SEPTEMBER 1, 2000  
(REVISED DECEMBER 4, 2000)  
(REVISED MAY 2, 2002)  
(REVISED DECEMBER 9, 2002)  
(REVISED JULY 18, 2003)  
(REVISED AUGUST 18, 2003)



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PUD SCHEMATIC PLAN

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