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HANSEN LAKES  
PLANNED UNIT  
DEVELOPMENT GUIDELINES

A Project of Capitol Eagle Investo

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1. PURPOSE AND INTENT

HANSEN LAKES is being created as a planned unit development composed of residential, commercial and office building uses. The intent is to provide an interrelated total environment, including provisions of child care services as part of the office park. The plan will use a common theme, while also encouraging architectural variation.

The schematic plan for Hansen Lakes was approved by the Sacramento City Planning Commission by Resolution of Designation No. \_\_\_ on \_\_\_\_\_, 19\_\_\_, and it encompasses Parcels \_\_\_ to \_\_\_ inclusive of Hansen Lakes Subdivision. A copy of this schematic plan is attached as Exhibit "A".

These guidelines have been adopted by the Hansen Lakes Architectural Review Committee to achieve a goal of commonalty in detailed development plans for the project area. The duties and responsibilities of the Hansen Lakes Architectural Review Committee are defined in the Covenants, Conditions and Restrictions which have been recorded for the Hansen Lakes project.

The Architectural Review Committee shall adhere to the following general objectives in reviewing development plans for Hansen Lakes:

A. To provide adequate natural light, pure air and safety from fire and other dangers.

B. To enhance the value of land and structures within and adjacent to Hansen Lakes.

C. To minimize congestion due to vehicular and pedestrian circulation within the project area.

D. To minimize area wide congestion by providing a "community balance" of land uses, including the provision of employment based child care.

E. To preserve and enhance the aesthetic values throughout Hansen Lakes.

F. To promote public health, safety, comfort, convenience and general welfare.

These guidelines are intended as a supplement to existing City Ordinances and the Covenants, Conditions and Restrictions to achieve the desired development goals. Amendments to these development guidelines can be adopted by

the Architectural Review Committee as required. If there are conflicts between these guidelines and the Project Mitigation Plan (which deals with the perpetuation of the plan north of the fill area), then the Mitigation Plan shall prevail.

## 2. PROCEDURES FOR APPROVAL

Applications are to be submitted in duplicate to the office of Architectural Review Committee for Hansen Lakes. Approvals, conditional approvals, or disapprovals shall be in writing to the applicant and signed by the technical representative of the Architectural Review Committee. Application for approval of plans and specifications by the Architectural Review Committee shall be by two sequential submissions: (a) Schematic-Preliminary Phase submission and approval; and (b) Construction Documents submission and approval. Submissions must be made in the order indicated and approval of each submission must be obtained from the Committee before a subsequent submission on the same project will be considered by the Committee. In addition, a review of the completed construction and issuance of a Certificate of Compliance is required for each project.

Applications for approval of each phase shall contain the following submissions and information:

A. SCHEMATIC-PRELIMINARY PHASE

1) Site map showing existing topographic features and proposed building(s) in relation to adjacent and nearby roads and buildings.

2) Site plan showing proposed grading, driveways, pathways, terraces, property lines, setback lines, proposed parking and storage areas, existing and proposed grades and proposed landscaping. Design development of these items shall be included.

3) Plans and elevations of building(s) showing major dimensions, cross-sections, and typical wall sections.

4) Outline specifications.

5) Exterior colors and materials of construction.

B. CONSTRUCTION DOCUMENTS PHASE

1) Complete working drawings including site development plan and landscaping plan. (See attached Drawing Check List.)

2) Specifications.

3) Exterior colors and materials of construction.

C. COMPLETION OF CONSTRUCTION CERTIFICATE

1) Upon notification of the completion of construction, the Architectural Review Committee will inspect the property and recommend to the Grantor the issuance of a Certificate of Compliance for the project. This Certificate will be issued by the Grantor under the same terms and conditions as the Estoppel Certificate which is specified in the Covenants, Conditions, and Restrictions.

DRAWING CHECK LIST

1. Name and address of builder, contractor, developer, etc.
2. Project site plat with dimensions taken from signed record plat.
3. All submissions must include topography showing existing grades and proposed grades at one foot intervals with spot elevations as required to

clarify drawings, also show building corner elevations and floor elevations.

4. Proposed landscaping, including automatic irrigation system.
5. Retaining walls.
6. Street names.
7. Locations and details of temporary and permanent signs.
8. Temporary and permanent fences.
9. Front, side, and rear distances from building to property lines.
10. Easements and rights-of-way.
11. Pipes, berms, ditches, swales.
12. Driveways, parking areas, traffic patterns, pathway and lighting, existing and proposed.
13. Locations and details of benches and patios.



14. Exterior storage and screening devices for trash, mechanical equipment and meters.
15. Light poles and transformers.
16. Sewer alignments and location of manholes and inverts.
17. Show existing inlets and top of plate elevations, if any.
18. Mailboxes.
19. Roof projections and screening treatment.

### 3. ENVIRONMENTAL STANDARDS

#### A. GENERAL

All the elements of Hansen Lakes shall be designed to create a desirable environment. Each element shall have a defined internal relationship and be in architectural harmony with other surrounding areas. Natural lawns with permanent irrigation interspersed with tree planting, walkways, rest areas and service facilities will tie together the individual elements throughout the project.

Consideration shall be given to preserving existing trees and desirable topographic features.

It shall be the intention of the Architectural Review Committee to achieve the goal, as envisioned for Hansen Lakes, by encouraging designs which emphasize harmonious relationships between man and his environment.

B. LANDSCAPING

1. General Provisions.

A schematic plan for landscaping the setback area in Hansen Lakes and an outline of the pedestrian circulation system has been adopted by the Architectural Review Committee to insure a continuity in design and landscaping patters. This schematic plan is entitled "Landscape Control Plan Standards" and is attached as Exhibit "A-1". The species, size, and spacing of trees and other planting materials shall conform to this plan and the approved planting list attached as Exhibit "A-19". Detail on the design of landscaping within the streetscape areas shall conform to Exhibits "A-2" through "A-9" inclusive, for the various setback widths required by the Covenants, Conditions and Restrictions.

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

Front Yard Setback Area: Landscaping in these areas shall consist of an effective combination of trees, ground cover, and shrubbery according to the Landscaping Control Plan Standard.

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 weed free condition but need not be landscaped. Boundary landscaping is required on all interior property lines. Said areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the number of required trees. Trees, equal in number to one (1) tree per twenty-five (25) lineal feet of each property line, shall be planted in the above defined areas in addition to required ground cover and shrub material.

Parking Areas: Trees, equal in number to one (1) per each five (5) parking spaces, or equivalent

landscaping, shall be provided in the parking area.

2. Fill Area and Slopes.

Landscaping of the fill area, including slopes, shall conform to current state and federal regulations for the landscaping of levees.

C. PEDESTRIAN CIRCULATION

The approved schematic plan for Hansen Lakes (Exhibit "A") envisions a system of pedestrian and bicycle ways in that portion of the project described as Parcels \_\_\_ to \_\_\_ inclusive all lying northerly of the office park area. Plans for the development of each parcel shall include a walkway system as indicated on Exhibit "A" or on an approved amendment to such schematic plan.

Exhibit "A-1" Landscape Control Plan Standards indicate the typical treatment of walkway system design if it is to be located in the setback area adjacent to a public street. Exhibit "A-2" to "A-12" inclusive indicate typical design requirements for walkway materials, planting, shade structures, benches, light standards, and other elements of

the walkway system. Planting shall conform to the approved planting list, Exhibit "A-19".

D. PARKING AREA STANDARDS

1) Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.

Required off-street parking shall be provided on the site of the use served, or on a contiguous site. Where parking is provided on other than the site concerned, a recorded document shall be approved by the City Attorney and filed with the Building and Planning Departments and signed by the owners of the alternate site stipulation to the permanent reservation of use of the site for said parking.

The following guide shall be used to determine parking requirements:

Office: One (1) space for each 225 square feet of gross floor area. The parking requirement may be lowered to one (1) space for each 250 square feet

of gross floor area upon review and approval of the Architectural Review Committee.

Research and Assembly: Two (2) parking spaces for each three (3) employees, but in no event less than three (3) spaces for each one thousand (1,000) square feet of gross floor area.

Restaurants, Cafes, and Bar: One (1) space for each three (3) seats plus one (1) space for each 1.1 employees on the larger shift.

Commercial: One (1) space for each two hundred (200) square feet of gross floor area. One (1) loading space for each ten thousand (10,000) square feet of gross floor area.

Multiple Residential: One and one-half (1-1/2) spaces for each unit.

2) Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots, garages, and storage areas, except at entrances and exits indicated on approved parking plans. Such barriers shall be so designated and located to prevent parked vehicles from extending beyond

property lines of parking lots and garages or into yard spaces where parking is prohibited and to protect drainage from parking lots.

3) Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

E. EXTERIOR LIGHTING

1) Fixture types used shall be compatible and harmonious throughout the entire development and should be in keeping with their specific function and the building types they serve. Fixture type in landscape or walkway areas shall be Motif I by Gardco Polyforms, or approved equal, utilizing anodized aluminum standards with various mounting heights. This light standard and fixture are shown on Exhibit "A-10".

2) Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.

3) Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants or the general public.

4) Recommended lighting intensities in foot candles shall be as follows:

Public Parking Lots	1-2 F.C.
Shopping Centers and Store Parking	2-4 F.C.
Motel and Hotel Parking	1-15 F.C.
Shelter Parking Areas	5-10 F.C.
Entrance Driveways	4-8 F.C.
Loading Docks	10-15 F.C.
Service Stations	5-10 F.C.

F. ENVIRONMENTAL POLLUTANTS

1) Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible to the human sense of feeling, without instruments, at the exterior property line of such use, regardless of the district in which it is situated.

2) Every use, activity, and process shall be so operated that regularly recurring noises are not disturbing or unreasonably loud, and do not cause injury, detriment, or nuisance to any person. Every use, activity, and process in business and industrial districts shall be so operated that



regularly recurring noises, as detected by the human sense of hearing, without instruments, at adjoining residential or office district boundary lines, shall not exceed the normal level generated by uses permitted in residential and office districts.

3) Every use shall conform to the rules and regulations of the Air Pollution Control District, County of Sacramento, and these regulations shall serve as minimum guidelines for determining permissible emissions.

4) Underground utility installation on the fill area shall conform to state and federal regulations.

5) Drainage from the top of the fill area shall be piped rather surfaced, with a minimum goal of 70%. The purpose is to prevent surface drainage from eroding the banks of the fill area.

#### 4. BUILDING STANDARDS

##### A. EXTERIOR WALL MATERIALS

1) The purpose and intent of this section is to encourage, not restrict, the creative and innovative use of materials and methods of construction, and to prevent indiscriminate and insensitive use of materials and design.

2) Finish building materials shall be applied to all sides of a building which are visible to the general public and occupants of the same and other buildings.

3) Concrete block exposed to the exterior shall not be acceptable to any purpose or use, unless approved by the Architectural Review Committee.

4) The effect of a material used on a building shall be considered in relationship to all other buildings in the development and shall be compatible with other buildings.

5) Although neo-traditional styles of design are discouraged, if they are used, the material selected shall be in keeping with that style.

B. COLORS

1) All colors shall be harmonious and compatible with colors of other buildings in the development and the natural surroundings.

2) The general overall atmosphere of color shall be natural tones. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be the background colors. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural Review Committee.

C. ROOF PROJECTIONS

1) Large items such as air conditioning, ventilating, or other mechanical equipment shall be screened or enclosed in such manner as to hide such equipment.

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

D. GARBAGE, LOADING DOCK, AND OTHER SERVICES SCREENING

1) These elements shall be so located as to cause no nuisance to the general public, occupants of the same and other buildings.

2) They shall be located in the most inconspicuous manner possible.

3) All garbage and refuse shall, if not contained and concealed within the building, be concealed by means of a screening wall of a material similar to and compatible with that of the building.

4) These facilities shall be integral with the concept of the building planning, and, in no way, attract attention because of their unplanned character.

E. MECHANICAL EQUIPMENT

1) All mechanical equipment, utility meters and storage tanks shall be located in such a manner so as not to be visible to the general public.

2) If concealment within the building is not possible, then such utility elements shall be concealed by screen.

3) Penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in the related buildings.

4) Underground utility lines throughout the project shall be required.

5) All mechanical equipment shall be located in such a manner so as not to cause nuisance or discomfort from noise, fumes, odors, etc.

F. EXTERIOR FIRE STAIRS

1) Non-enclosed, exterior fire stairs, in no case, shall be permitted.

G. TEMPORARY STRUCTURES

1) The only temporary structures permitted shall be those attendant to the construction of a permanent building and shall be placed at the

start of construction and removed at completion of construction of the permanent buildings.

2) Such structures shall be placed as inconspicuously as possible and cause no inconvenience to the general public.

#### H. WALKS AND PLAZA MATERIALS

1) Materials selected for walks and plaza shall be related to the materials of the buildings and compatible with walk and path system standards. Surface shall be non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians. Patterns for plaza paving should have an obvious relationship to the buildings.

#### 5. SIGN REGULATIONS

The purpose of the Sign Regulations is to set forth the criteria to be used by the Architectural Review Committee in evaluating proposals for all signing in Hansen Lakes. This criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of Hansen Lakes, safeguard and enhance property values, and will encourage signs which, by their good design, are integrated

with and are harmonious to the buildings and sites which they occupy.

These sign regulations are intended to complement the City of Sacramento Sign Ordinance No. 2868, Fourth Series. In cases where the Hansen Lakes PUD sign regulations are silent, the City Sign Ordinance will prevail.

The Architectural Review Committee is to administer and interpret these regulations and is empowered to authorize minimal departures; however, in all cases the full intent of these regulations shall apply.

A. GENERAL REQUIREMENTS

1) All applications for sign approvals shall be submitted to the Architectural Review Committee for approval before fabrication. At least three copies shall be submitted of the detail drawings covering the location, sign layout, design and color of the proposed sign including all lettering and/or graphics.

2) Approvals, conditional approvals, or denials shall be in writing to the applicant and signed by the technical representative of the Architectural Review Committee.

3) In no case shall flashing, moving, or audible signs be permitted.

4) In no case shall the working of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia.

5) No signs of any sort shall be permitted on canopy roofs or building roofs.

6) No sign or any portion thereof may project above the building or top of wall upon which it is mounted.

7) No signs perpendicular to the face of the building shall be permitted.

8) All signs in Hansen Lakes shall be either: a) placed flat against the building to which it is attached; or b) a detached monument sign. Monument signs may be within the landscaped setback.

9) Detached monument signs shall meet the following requirements:



a. Only one monument sign shall be permitted per parcel per public street frontage;

b. the maximum height for a monument sign shall be four (4) feet when within any required building setback and six (6) feet outside of the required building setback;

c. the maximum sign area for a monument sign shall be sixteen (16) square feet;

d. the design of the monument sign shall be compatible in materials and colors with the building it identifies; and

e. detached monument signs shall be a minimum of 10 feet to any property line or driveway.

B. SIGNS LOCATED IN THE OFFICE BUILDING (OB)

1. One sign per building is permitted for a maximum of two signs per parcel. Said sign may be either attached or detached. Maximum sign area is sixteen (16) square feet.

2. For buildings located in excess of 300 feet from a public street, the sign may be larger, such that it's apparent size to the human eye is no larger than what a 16 square foot sign of the same configuration would be at 100 feet.

C. SIGNS LOCATED IN THE SHOPPING CENTER (SC) ZONE

One attached sign per tenant per public street frontage. Maximum sign area for the attached sign shall meet the requirements of the City Sign Ordinance and Section 5-D of these development guidelines. If tenant prefers a detached monument identification sign, an attached sign will not be permitted. The detached monument sign shall meet the requirements of Section 5-A-9 of these development guidelines.

D. DESIGN REQUIREMENTS - ALL ZONES

1) The location of signs shall be only as shown on the approved improvement plan.

2) The horizontal dimension of signs shall not exceed seventy percent (70%) of the building frontage nor be greater than fifty (50) feet, whichever is less.

3) The total area of any sign shall be no greater than ten percent (10%) of the total area of the building face to which it is attached or 150 square feet, whichever is less. (Except in the case of B(2), above.)

4) Painted lettering will not be permitted.

5) All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.

6) No exposed conduit, tubing, or raceways will be permitted.

7) No exposed neon lighting shall be used on signs, symbols, or decorative elements.

8) All conductors, transformers, and other equipment shall be concealed.

9) All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze and no black iron of any type will be permitted.

10) All exterior letter or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit property dirt and water drainage.

11) Location of all openings for conduit and sleeves in sign panels of building wall shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.

12) No signmaker's 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.

E. MISCELLANEOUS REQUIREMENTS

1) Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of gold leaf or decal application, lettering, not to exceed two inches in heights, indicating hours of business, emergency telephone numbers, and proprietorships. No other window signs will be allowed.

2) Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door in a location, as directed by the Architectural Review Committee in two inch high block letters the occupant's name and address. Where more than one occupant uses the same door each name and address shall be applied. Color of letters will be selected by the Architectural Review Committee.

3) Occupants may install street address numbers as the U. S. Post Office requires in the exact location stipulated by the Architectural Review Committee. Size, type, and color of the numbers shall be stipulated by the Architectural Review Committee.

F. SPECIAL SIGNING

1) Floor signs, such as insets into terrazzo, special tile treatment, etc., will be permitted within the occupant's lease line or property line if approved by the Architectural Review Committee.

2) The provisions of these Sign Regulations except as otherwise expressly provided herein shall not be applicable to the identification

signs of any large department type store and it shall be understood and agreed that those occupants may have their usual identification signs on their buildings; however, there shall be no rooftop signs, or signs which extend above the parapet wall of the roof line of the building to which they are attached. Further, no sign shall be permitted that is flashing, moving, audible or placed perpendicular to the building.

3) Information and directional signs relating to pedestrian and vehicular flows within the Hansen Lakes project area shall conform to the standards shown on Exhibits "A-13" to "A-17" inclusive. Script on such signs shall be in the "Eurostile Bold" letter style as indicated on the exhibits.

4) One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted upon the commencement of construction. Said sign shall conform to the standard shown on Exhibit "A-20" and shall be permitted until such a time as a final inspection of the building(s) designates said structure(s) fit for occupancy or the tenant is occupying said building(s), whichever comes first.

5) Upon removal of the sign described in 4) above, a sign advertising the sale or lease of the site or building shall be permitted. Said sign shall not exceed a maximum area of six (6) square feet.

6) Permanent directional and identification signs for the Hansen Lakes project, not exceeding two hundred and fifty (250) square feet (single face), shall be permitted but subject to use permit.