

RESOLUTION NO. 2004-884

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF NOV 16 2004

RESOLUTION TO AMEND THE CREEKSIDE PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES AND SCHEMATIC PLAN TO INCLUDE DEVELOPMENT GUIDELINES FOR ALTERNATIVE SINGLE-FAMILY RESIDENTIAL AND TO DEPICT THE PROPOSED RESIDENTIAL DEVELOPMENT.

(APNs: Portions of 201-0300-016, -017, -018, -027, -028, -061, and 225-0040-017)
(P03-158)

WHEREAS, the Planning Commission conducted a public hearing on October 14, 2004, and the City Council conducted a public hearing on November 16, 2004 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD amendment conforms 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 be well-designed, and that the residential 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 Schematic Plan for the Creekside PUD is amended as attached hereto as Exhibit 1;
2. The Development Guidelines for the Natomas Creek PUD are amended to read as attached hereto as Exhibit 2.

FOR CITY CLERK USE ONLY

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DATE ADOPTED: NOV 16 2004

SANDY SHEEDY

VICE-MAYOR

ATTEST: **SHIRLEY CONCOLINO**

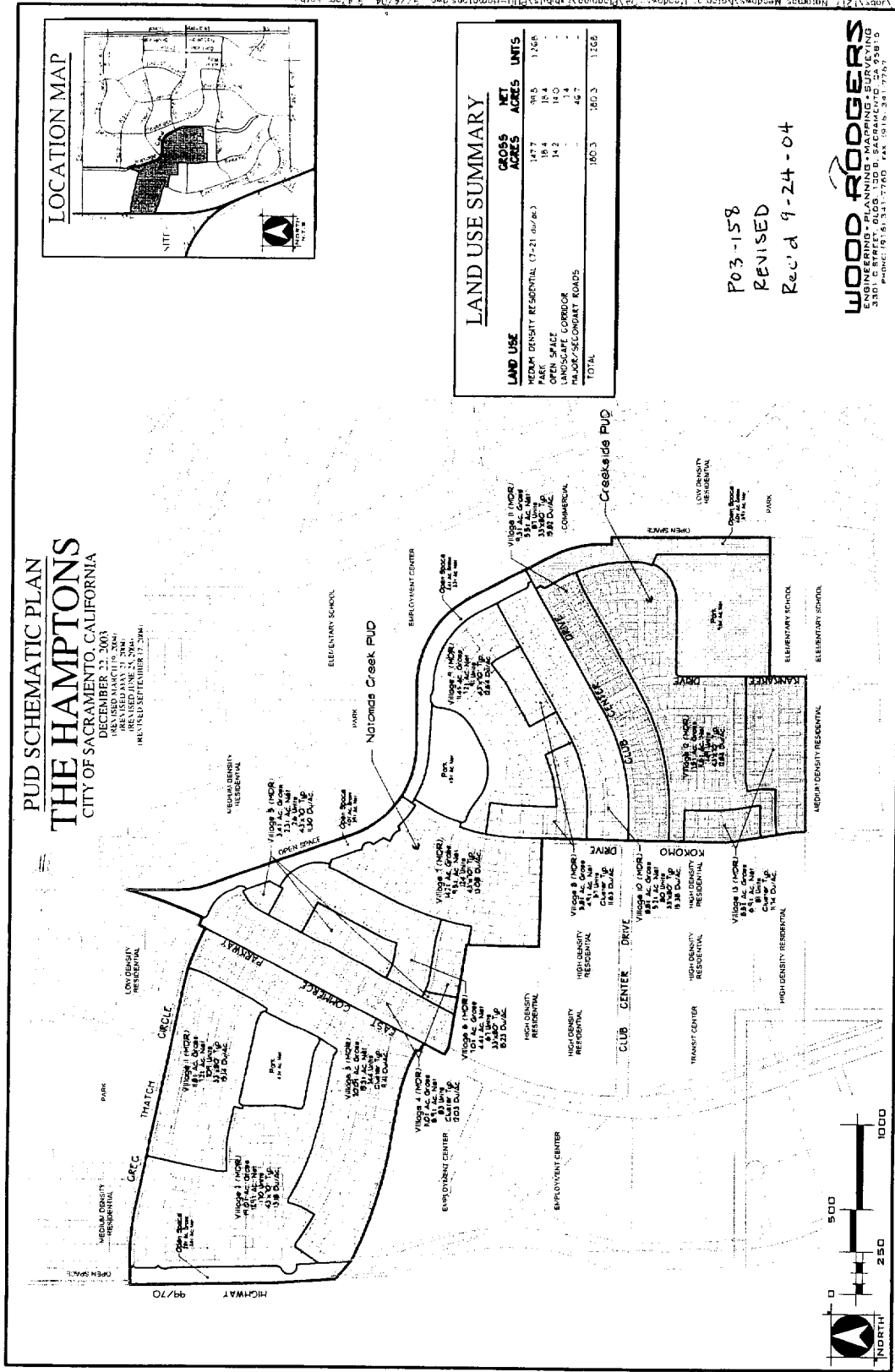
CITY CLERK

(P03-158)

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EXHIBIT 1- PUD Schematic Plan Amendment Exhibit



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Creekside PUD- Neo-Traditional Residential Units
(Amended by P03-158)

Creekside PUD – Development Guidelines Amendment

Add to Chapter II, Section D. Setbacks and Lot Coverage. Page 16 & 17.

It is the goal of the City of Sacramento and the North Natomas Community Plan to encourage a variety of housing types and alternative ownership housing. In order to achieve these goals it is recognized that minimum setbacks and lot coverage requirements may need to be amended to provide the flexibility to develop alternative ownership housing product. The following setbacks and lot coverage guidelines may be used when considering **small lot**, alternate ownership housing product. Medium and high density residential units that do not correspond to this unit type shall have setbacks and lot coverage determined at time of Special Permit.

- A.) Front of Building: Units shall have a minimum setback of 10' from the public street. The front of the building includes living area and front porch.
- B.) Rear Yard: Units shall have a minimum rear yard setback of 10'.
- C.) Garage Setback: Units shall have a minimum garage setback of 18' from a public street.
- D.) Side Yard: Units shall have a minimum interior side yard setback of 4', and a minimum street side yard setback of 10'. For zero-lot line, side yard setbacks shall be 5' minimum and 0'.
- E.) Architectural Projections: Bays and projections shall be allowed to encroach up to 2' into the front, side and rear yard setbacks, subject to the following:
 - 1. All projections are subject to building code requirements;
 - 2. No projection may encroach into the required P.U.E.;
 - 3. No projection may be more than 10' in width;
 - 4. For a house with a 4' sideyard, a projection of 1' maximum will be allowed. If the sideyard is 5' or more, a maximum 2' projection shall be allowed.
- F.) Lot Coverage: The maximum lot coverage for one-story and two-story homes shall be 45%. Calculation of the lot coverage shall be subject to the following allowances: 1) covered porches in the front and street side do not count towards the maximum lot coverage; 2) attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50% toward the maximum lot coverage; 3) At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.

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Creekside PUD- Cluster Residential Units
(Amended by P03-158)

Creekside PUD – Development Guidelines Amendment

Add to Chapter II, Section D. Setbacks and Lot Coverage. Pages 16 & 17.

It is the goal of the City of Sacramento and the North Natomas Community Plan to encourage a variety of housing types and alternative ownership housing. In order to achieve these goals it is recognized that minimum setbacks and lot coverage requirements may need to be amended to provide the flexibility to develop alternative ownership housing product. The following setbacks and lot coverage guidelines may be used when considering **auto-court (cluster)**, alternate ownership housing product. Medium and high density residential units that do not correspond to this unit type shall have setbacks and lot coverage determined at time of Special Permit.

- A.) Front of Building: Units shall have a minimum setback of 10' from the public street and 5' from a private drive. The front of the building includes living area and front porch.
- B.) Rear Yard: Units shall have a minimum rear yard setback of 10'.
- C.) Garage Setback: Units shall have a minimum garage setback of 18' from a public street and 5' from a private drive
- D.) Side Yard: Units shall have a minimum interior side yard setback of 4', and a minimum street side yard setback of 10'. For zero lot-line, side yard setbacks shall be 5' minimum and 0'.
- E.) Architectural Projections: Bays and projections shall be allowed to encroach up to 2' into the front, side and rear yard setbacks, subject to the following:
 - 1. All projections are subject to building code requirements;
 - 2. No projection may encroach into the required P.U.E.;
 - 3. No projection may be more than 10' in width;
 - 4. For a house with a 4' sideyard, a projection of 1' maximum will be allowed. If the sideyard is 5' or more, a maximum 2' projection shall be allowed.
- F.) Lot Coverage: The maximum lot coverage for one-story and two-story homes shall be 45%. Calculation of the lot coverage shall be subject to the following allowances: 1) covered porches in the front and street side do not count towards the maximum lot coverage; 2) attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50% toward the maximum lot coverage, 3) At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.

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Creekside PUD- Alley Accessed Residential Units
(Amended by P03-158)

Creekside PUD – Development Guidelines Amendment

Add to Chapter II, Section D. Setbacks and Lot Coverage. Page 16 & 17.

It is the goal of the City of Sacramento and the North Natomas Community Plan to encourage a variety of housing types and alternative ownership housing. In order to achieve these goals it is recognized that minimum setbacks and lot coverage requirements may need to be amended to provide the flexibility to develop alternative ownership housing product. The following setbacks and lot coverage guidelines may be used when considering **alley-accessed**, alternate ownership housing product. Medium and high density residential units that do not correspond to this unit type shall have setbacks and lot coverage determined at time of Special Permit.

- A.) Front of Building: Units shall have a minimum setback of 10' from the public street. The front of the building includes living area and front porch.
- B.) Rear Yard: Units shall have a minimum rear yard setback of 5' from a public or private alley to the garage or living area.
- C.) Garage Setback: Units shall have a minimum garage setback of 5' from a public or private alley.
- D.) Side Yard: Units shall have a minimum interior side yard setback of 4', and a minimum street side yard setback of 10'. For zero lot-line, side yard setbacks shall be 5' minimum and 0'.
- E.) Architectural Projections: Bays and projections shall be allowed to encroach up to 2' into the front and side yard setbacks, subject to the following:
 - 1. All projections are subject to building code requirements;
 - 2. No projection may encroach into the required P.U.E.;
 - 3. No projection may be more than 10' in width;
 - 4. For a house with a 4' sideyard, a projection of 1' maximum will be allowed. If the sideyard is 5' or more, a maximum 2' projection shall be allowed.
- F.) Lot Coverage: The maximum lot coverage for one-story and two-story homes shall be 45%. Calculation of the lot coverage shall be subject to the following allowances: 1) covered porches in the front and street side do not count towards the maximum lot coverage; 2) attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch), and alley-accessed garages count 50% toward the maximum lot coverage; 3) At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.

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