

RESOLUTION NO. 2003-233

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF APR 29 2003

A RESOLUTION TO AMEND THE RIVER VIEW/PARKVIEW PLANNED UNIT DEVELOPMENT GUIDELINES TO MODIFY THE SETBACK REQUIREMENTS FOR SINGLE-FAMILY DEVELOPMENT WITHIN THE PLANNED UNIT DEVELOPMENT LOCATED IN NORTH NATOMAS, WEST OF INTERSTATE-5, BETWEEN ARENA BOULEVARD AND SAN JUAN ROAD, SACRAMENTO, CALIFORNIA

(P02-140) (APN: portion of 225-0180-046)

WHEREAS, the Planning Commission conducted a public hearing on March 27, 2003, and the City Council conducted a public hearing on April 29, 2003 concerning the above PUD Guidelines Amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

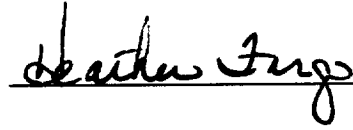
1. The amendment of the PUD Development Guidelines is consistent with the goals and policies of the General Plan and the 1994 North Natomas Community Plan;
2. The amendment of the PUD Development Guidelines meets the purposes and criteria stated in the Zoning Ordinance in that the proposed residential subdivision offers alternative housing which will diversify the housing types in the community and in turn will benefit the development of a viable and balanced community; and
3. Development of the PUD will not be injurious to the public welfare nor to other properties 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 not create a negative impact on adjacent uses.

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

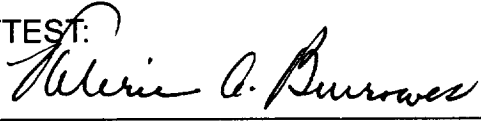
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Development Guidelines for the River View/Parkview Planned Unit Development are amended to read as attached hereto as Exhibit 2.



MAYOR

ATTEST:


CITY CLERK

P02-140

Exhibit 2: River View/Parkview PUD Guidelines

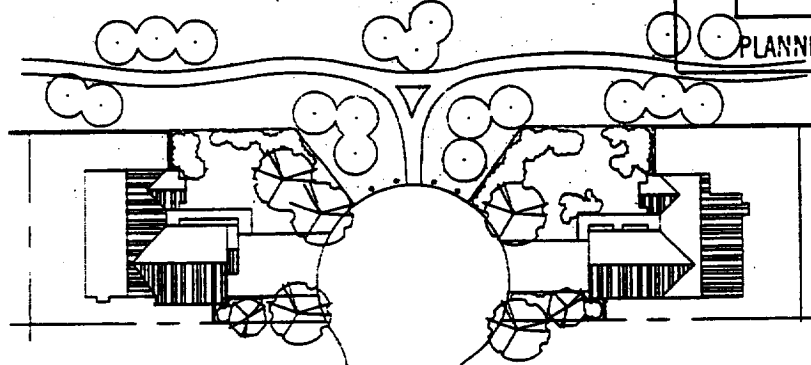
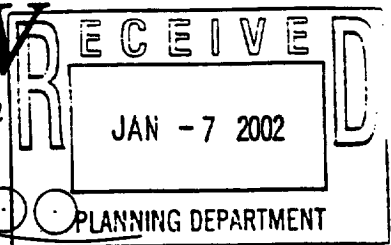
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Planned Unit Development Guidelines for **River View/ Parkview**

City of Sacramento, California
January 7, 2002



River View Project Applicant

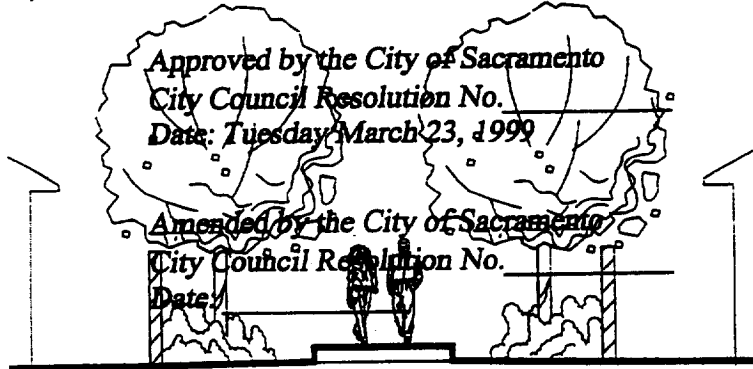
Gateway South L.L.C.
4000 Folsom Blvd.
Sacramento, Ca. 95819
(916) 446-1115

Parkview Project Applicant:

Alleghany Properties, Inc.
2150 River Plaza Drive, Ste. 155
Sacramento, Ca. 95823
(916) 648-7700

Approved by the City of Sacramento
City Council Resolution No.
Date: Tuesday March 23, 1999

Amended by the City of Sacramento
City Council Resolution No.
Date:



WOOD RODGERS INC.

ENGINEERING PLANNING MAPPING SURVEYING
3301 C STREET, BLDG. 100-B SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

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SECTION 3: SINGLE-FAMILY DEVELOPMENT GUIDELINES (LOW & MEDIUM DENSITY)

A. PERMITTED USES

Permitted uses within low-density and medium-density areas of the River View / Parkview PUD will include single-family detached homes (including large lots, standard lots, petite lots, flag lots, zero-lot-lines, Z-shaped, zipper and alley lots), single-family attached homes, patio homes, duplex homes, halfplex homes, second residential units ("granny flats"), townhouses, condominiums, and any other uses permitted by City ordinances, resolutions or other policies.

Consistent with the 1996 Comprehensive Flood Management Plan, all new residential subdivisions shall either identify public refuge locations or have a minimum of fifty percent of residential units with a top plate at or above the base flood elevation. Public refuge locations must be located within one mile of the site and may include commercial and office buildings, levees, schools or other public facilities with roof access.

B. DENSITIES

The mix of residential opportunities within the River View / Parkview PUD will meet the needs of a broad range of people on the socio-economic scale. Residential neighborhoods will be safe for residents, particularly for children; quiet and buffered from noise and other nuisance factors; convenient in terms of access to schools, services and shopping; and pedestrian-friendly.

A specific number of units is assigned to each parcel. As detailed plans are prepared and final subdivision maps are submitted, the actual number of units may vary from what is proposed by the Land Use Plans as illustrated in Exhibits 2A and 2B Land Use Allocation.

In all single-family villages, provided it is within the unit count and variation, substantial conformance shall include "wide-shallow" lots, "Z"-lots, "Zipper" lots, "Alley" lots and "Flag" lots as shown in Exhibits 22 through 26. Other lot types that add to the variety of housing within the community may also be included. Alternatives to conventional lots are permitted within areas designated as medium density provided that such alternatives must be approved through the appropriate methods. These design alternatives may include, but not be limited to, attached and/or clustered development types, mid-block duplexes or halfplexes, two lots of duplexes or halfplexes facing a single common driveway, townhomes, petite lots and wide-shallow lots.

Lot coverage for residential uses shall not exceed 40% (per city of Sacramento Zoning Ordinance) for the following lots: River View Village 2a – Lots 1-8 and Village 3a – Lots 11-17 for projects reviewed under a Planning Director's Special Permit. Lot coverage may exceed the Zoning Ordinance requirements, for the above lots, subject to a Planning Commission Special Permit.

For all other lots within the River View / Parkview PUD, the following guidelines shall apply:

If a proposed subdivision in the R-1-PUD and R-1A-pud zones complies with all of the following, the subdivision may be reviewed and approved at the Planning Director's Special Permit (PDSP) level:

- The lot coverage for a single story home does not exceed 45 percent of the lot area and/or a two story home does not exceed 40 percent, given the following allowances/incentives:
 - Covered porches in the front or street side do not count toward the maximum lot coverage.
 - Attached or detached garages that are recessed a minimum of four feet from the

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- living area of the home (not the porch) count 50 percent toward maximum lot coverage; and/or
- At the homeowner's discretion an additional 100 square feet of accessory structure(s) may be built on the lot.
 - A maximum of 50 percent of the lots within the PDSP area (i.e., subdivision, village) may exceed 40 percent lot coverage.
 - No more than 2 homes exceeding the lot coverage shall be located in a row along the street.
 - Findings: Staff must be able to make the following findings regarding the proposed lot coverage requirements:
 - high quality building materials and design are provided.
 - high quality, enhanced landscaping materials are provided; and
 - each lot that exceeds the 40 percent lot coverage shall be within 880 feet of open space.

If the proposed subdivision does not meet the lot coverage regulations stated above, the applicant shall submit an application for a Special Permit from the Planning Commission (instead of the Planning Director) in which case, the Commission has the discretion to grant higher lot coverages.

Accessory dwelling units, or "granny flats", are encouraged throughout the River View / Parkview PUD area. Within the Parkview sub-area a minimum number of these accessory units are required. Within Villages 1 & 2 as defined by the Parkview PUD Schematic Plan and the Parkview sub-area Land Use Allocation Exhibit (12B), seventeen accessory units shall be provided while the required number of accessory units in Villages 3 & 4 is sixteen. Although more of these units may be provided, the minimum number of accessory units required in the Parkview sub-area totals thirty-three.

C. SETBACKS AND BUILDING ORIENTATION

Setbacks will vary for maximum flexibility, but with a goal of creating a comfortable street edge for pedestrians. Setbacks are designed so porches are encouraged to bring the "social" part of the home closer to the sidewalk.

The goal of these Guidelines is to reduce the visual impact of garages on the streetscape, consistent with other goals such as diversity of housing type, and taking into account the special design considerations that may be required for various types of lots.

The above goal may be accomplished by a variety of means including but not limited to: garages which are detached or attached at or near the rear of units or lots; garages which are set back equal to or behind the non-garage facade or porch; units with forward garages which also include courtyards, arbors, arches or similar treatments to enhance the streetscape; or side-turned garages.

It is recognized that there are special circumstances in which it may not be possible or desirable to design units with recessed garages, in which case alternative treatments, including some listed above (i.e. courtyards, side-turned garages) shall be encouraged. It is also recognized that there can be a diversity of designs on a street. For example, some residential units with recessed garages some units with courtyards, some units with porches, and some units with garages forward.

1) Conventional-Shape Lots

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The goal is to bring homes closer to the street while maintaining a comfortable street edge. For conventional lots (i.e. 45' x 105' to 65' x 120' avg. lot size), the following setbacks are allowed.

PORCH

The recommended porch setback shall be 12'-6" minimum from back of walk except for lots fronting on San Juan Road where the porch setback is 17'-6" minimum from back of walk.

FRONT OF BUILDING

The recommended setback to the front of the home, excluding porch, shall be 17'-6" minimum from back of walk. Deeper front yard setbacks may be required for cul-de-sac lots.

SIDE YARD

5'-0" minimum on each side, with the exception of zero-lot line conditions, which shall be 5'-0" and 0". Garages and/or accessory dwelling units which are recessed a minimum of 50' from the street may have a 0'-0" side yard setback.

REAR YARD

The recommended setback is 15'-0" minimum. Detached garages and accessory dwelling units ("granny flats"), if recessed a minimum of 50' from the street, may have a 0'-0" rear yard setback. Subject to Building Code. Lots along the west and north boundary of River View Unit #2 (adjacent to existing agriculture) shall have a 70'-0" minimum building setback (with the exception of River View sub-area Lots #9, 10, 132, 133, 240, 241, 251 & 252 which due to constraining lot shape shall have 60'-0" minimum building setback) to provide a buffer between the residential and agricultural uses.

GARAGE

The goal is to reduce the impact of the garage and driveway on the streetscape, while providing adequate off-street parking. For front drives, the minimum setback is 20'-0" or more from back of walk. For alley conditions, the recommended minimum setback is 16'-0" from the center of the alley. Alleys shall be 20' in width. See Exhibit 25, Alley Section Example for more detail.

ACCESSORY STRUCTURES

Accessory dwelling units, or "granny flats," are encouraged. Subject to Building Code, granny flats may have 0'-0" side yard setbacks and 0'-0" rear yard setbacks if structure is recessed a minimum of 50' from street. The goal is to have an attractive design without intruding on neighbors.

2) Non-Conventional Shape Lots

In addition to conventionally shaped lots, it is recognized that we want to encourage innovative designs for higher-density homes in single-family areas. Non-conventional shape lots will allow setbacks as follows.

A) PORCH

The porch setback shall be 10'-0" 12'-6" minimum from back of walk except for lots fronting on San Juan Road where the porch setback is 17'-6" minimum from back of walk. **(Amended by CC – 4/29/03)**

B) FRONT OF BUILDING

The recommended setback to the front of the home shall be 10'-0" 17'-6" minimum from back of walk; Deeper front yard setbacks may be required for flag lots and cul-de-sac lots. **(Amended by CC – 4/29/03)**

C) SIDE YARD

No minimum setbacks *at interior yard*, subject to Building Code.

The street side yard setbacks shall be 10'-0" minimum from back of walk. **(Amended by CC – 4/29/03)**

D) REAR YARD

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No minimum setbacks, subject to Building Code. Lots along the west and north boundary of River View Unit #2 (adjacent to existing agriculture) shall have a 70'-0" minimum building setback (with the exception of River View sub-area Lots #9, 10, 132, 133, 240, 241, 251 & 252 which due to constraining lot shape shall have 60'-0" minimum building setback) to provide a buffer between the residential and agricultural uses.

E) GARAGE SETBACKS

The goal is to reduce the impact of the garage and driveway on the streetscape, while providing adequate off-street parking. For front drives, the minimum setback is 20'-0" or more from back of walk. For alley conditions, the recommended minimum setback is 16'-0" from the center of the alley. Alleys shall be 20' in width. See Exhibit 25, Alley Section Example for more detail. *A range of setbacks shall minimum setback of 7'-0" or less may apply to Medium Density housing types such as cluster homes, with a minimum of 5'-0" to 20'-0" from property line.* Flag lot garages shall be 5'-0" minimum from property line (see Flag Lot Example, Exhibit 26). (Amended by CC – 4/29/03)

F) ACCESSORY STRUCTURES

Accessory dwelling units, or "granny flats," are encouraged. Subject to Building Code, granny flats may have 0'-0" side yard and rear yard setbacks if structure is recessed a minimum of 50' from street. The goal is to have an attractive design without intruding on neighbors.

3) Alternative Housing Types (Amended by CC – 4/29/03)

It is a goal of the City of Sacramento and the North Natomas Community Plan to encourage a variety of housing types and alternative 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 housing products. The following setbacks and lot coverage guidelines may be used when considering alternative housing products.

- A) Front of Building: Units will have a minimum setback from the public street, private drive or courtyard of 5'-0". The front of the building includes living area and front porches.
- B) Rear Yards: Units will have a minimum rear yard setback of 10'-0", or zero for detached garages, subject to Building Code.
- C) Garage Setbacks: The garage setback may be reduced to 5'-0" if adequate off-street parking is provided in other locations on the site.
- D) Side Yard: Same standards as required for conventional-shape single-family lots and non-conventional single-family lots listed on page 62.
- E) Accessory Dwelling Units: Same standards as required for conventional-shape single-family lots and non-conventional single-family lots listed on pages 62 and 63.
- F) Lot Coverage: The maximum lot coverage for one-story homes shall be 55%. The maximum lot coverage for two-story homes shall be 50%. Calculation of the lot coverage shall be subject to the following allowances: 1) covered porches in the front or 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.

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