

RESOLUTION NO.

2005-175

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAR 22 2005

RESOLUTION TO AMEND THE NATOMAS CROSSING PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES AND SCHEMATIC PLAN TO INCLUDE DEVELOPMENT GUIDELINES FOR ALTERNATIVE SINGLE-FAMILY RESIDENTIAL CLUSTER UNITS AND TO DEPICT THE STRAWBERRY FIELD RESIDENTIAL DEVELOPMENT.

(APNs: 225-0150-015, -018, and a portion of -036) (P03-134)

WHEREAS, the Planning Commission conducted a public hearing on February 10, 2005, and the City Council conducted a public hearing on March 8, 2005 and March 22, 2005 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 and Development Guidelines for the Natomas Crossing PUD are amended as attached hereto as Exhibit 1 and Exhibit 2, respectively, with the following conditions:
 - A. The applicant shall meet with Planning Division staff to discuss providing additional ground floor living space facing the private drives and to increase

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visibility from the residential units to the private drives. All house plans shall be resubmitted for review and approval by the Planning Director prior to issuance of a building permit to begin construction of the homes.

- B. The applicant shall include language within the Sales and Purchase Agreement limiting initial home sales to persons intending to occupy said premises for a period of not less than 18 months.

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

(P03-134)

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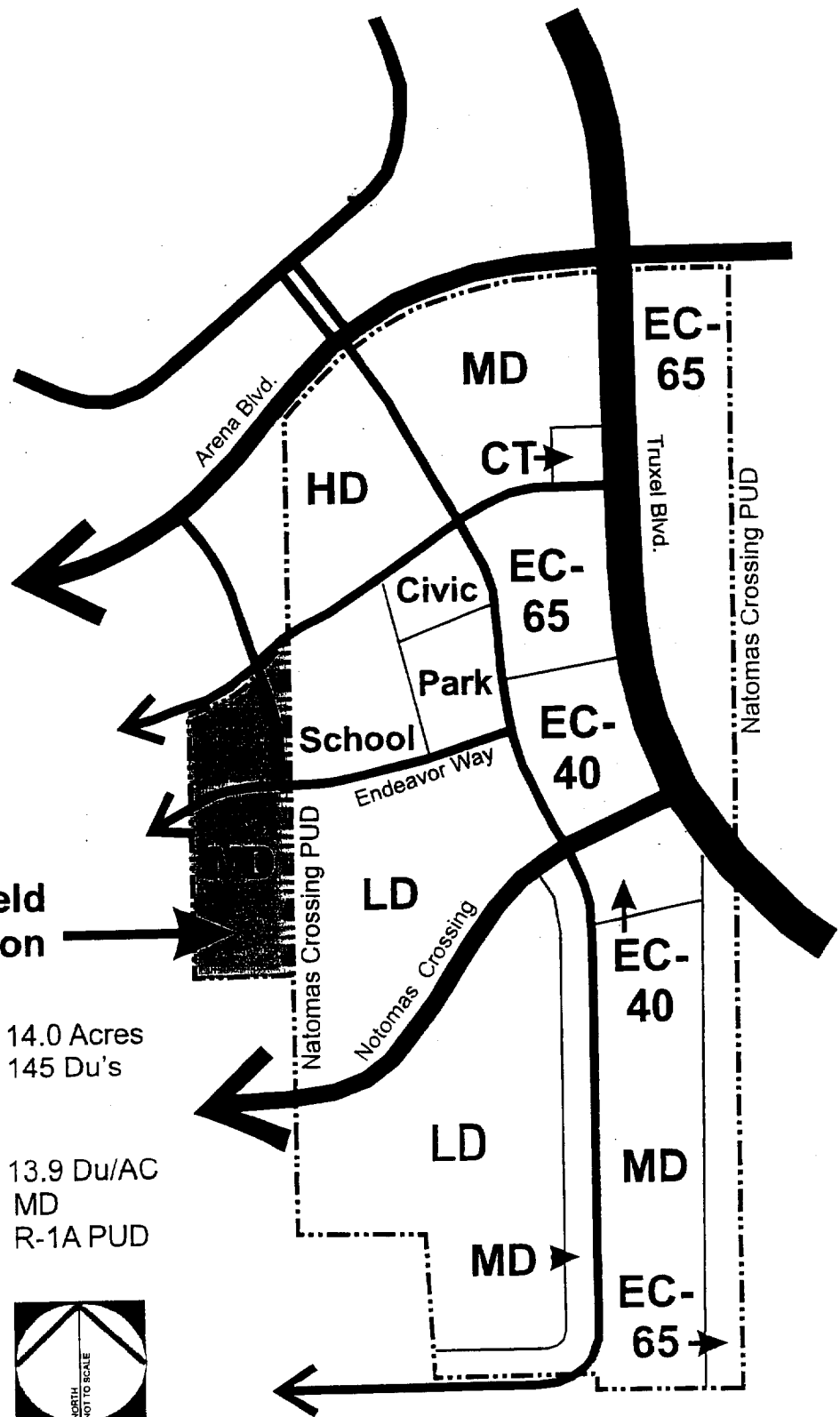
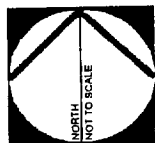
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Strawberry Field PUD Annexation

Plan Statistics

Site Area: 14.0 Acres
 Total Units: 145 Du's
 -123 SFD
 -22 Halfplex
 Net Density: 13.9 Du/AC
 Proposed CP: MD
 Proposed Zoning: R-1A PUD

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Natomas Crossing PUD – Development Guidelines Amendment

Add to Chapter II, Section D. Setbacks and Lot Coverage. Pages XX and XX.

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 types. The following setbacks and lot coverage guidelines may be used when considering **auto-court cluster** as an 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 the time a Special Permit is issued.

- 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'. Refer to the Cluster Plan details for specific side yard requirements associated with each planned product type.
- 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. 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 50% unless determined otherwise by the Planning Commission. 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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