

RESOLUTION NO. 2005-077

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 15 2005

RESOLUTION AMENDING THE NATOMAS EASTSIDE PLANNED UNIT DEVELOPMENT GUIDELINES AND SCHEMATIC PLAN FOR PROPERTY LOCATED IN SOUTH NATOMAS, SOUTH OF WEST EL CAMINO AND WEST OF GATEWAY OAKS DRIVE, SACRAMENTO, CA.

(APN: 225-1010-006, -007, and -019)
(P04-129)

WHEREAS, the Planning Commission conducted a public hearing on January 13, 2005, and the City Council conducted a public hearing on February 15, 2005 concerning the above PUD Guideline Amendment based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The amendment and update of the PUD Development Guidelines are consistent with the goals and policies of the General Plan and the 1988 South Natomas Community Plan;
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. 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 Council of the City of Sacramento, in accordance with the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, that:

1. The Planned Unit Development Guidelines Amendment for the Natomas Eastside Planned Unit Development is attached hereto as Exhibit 1.

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2. The Schematic Plan Amendment for the Natomas Eastside Planned Unit Development is established as attached hereto as Exhibit 2 with the following conditions:

- a. Map conditions shall supersede PUD guidelines.
- b. Site access to individual parcels will be determined as part of the Special Permit review process. Site access shall be at the discretion of the Development Engineering and Finance Division.
- c. 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 Development Engineering and Finance Division.

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

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EXHIBIT 1 – PUD Guideline Amendment

Underline = Addition
~~Strike-through~~ = deletion

Natomas Eastside PUD Guidelines Residential Design Criteria – Revisions

VIII. MULTI-FAMILY RESIDENTIAL DESIGN CRITERIA

A. Permitted Uses

Multi-family uses permitted within the medium and high-density areas include townhouses, condominiums, garden apartments, conventional apartments, senior citizen housing, and all other uses permitted by City ordinances, resolutions, and other documents. This includes provisions for on-site and off-site places of refuge in the event of natural disasters. Multi-family housing must comply with the Comprehensive Floodplain Management Plan.

Multi-family parcels may be a maximum of 200 units and eight acres. If larger, the parcel must be divided by a public street or pedestrian access. Larger multi-family parcels shall avoid massive structures, using a scale compatible with those of neighboring parcels.

B. Design Guidelines

In addition to the residential design criteria identified in the ~~1978~~ 1988 South Natomas Community Plan the residential developments shall reflect the design criteria outlined below.

- (1) Site planning shall take into account maximum solar orientation of structures and open space where possible;
- (2) The design of the dwelling units shall incorporate ~~passive solar design~~ energy efficient features as much as feasible. These design features shall include eave overhangs, south facing glazing, double pane windows and added insulation. ~~The use of solar heating and cooling is also encouraged;~~
- (3) Site planning shall minimize the instances of one building shading another where feasible;
- (4) ~~Private garden areas shall be oriented to the south as much as possible;~~

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- (5) Buildings shall be designed and oriented to reduce overview of private areas as much as possible;
- (6) All mechanical and communications equipment (including public utility boxes and particularly exterior wall-mounted air conditioning units or ventilating equipment) shall be attractively screened;
- (7) Roofing materials shall be ~~wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to special permit approval;~~ concrete or clay tile, metal, composition shingle, or equivalent;
- (8) Wall materials may include any combination of cement plaster, stone, brick, block, wood, or metal. T-111 siding is not allowed.
- ~~(8)~~ (9) Recreational amenities shall be located and/or designed so as to be compatible with adjacent properties;
- ~~(9)~~ (10) The dwelling units located adjacent to Interstate 5 shall incorporate sound attenuation measures to comply with the City's noise element;
- ~~(10)~~ (11) Accessory structures shall be compatible in design and materials with the main buildings.
- (12) Multi-Family buildings should be oriented to the public street by providing windows, front doors and other entry features along the street. For security, landscaping or other suitable barriers shall be provided between sidewalk and entrances or windows.

C. Building Setbacks

- (1) The following setbacks shall apply to all buildings and shall be measured from the property line or, in the case of a public street, from the right-of-way line:

a.	Front	25 Feet
b.	Side	5 Feet
c.	Rear	15 Feet

- (2) Building setbacks shall not apply to interior private streets.

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D. Building Height

Building heights shall comply with the requirements of the Sacramento City Zoning Code, Chapter 17.60 (Height and Area Regulations).

B. E. Off-street Parking

- (1) Off-street parking shall be provided at a ratio that adequately serves the needs of the residents and guests. The minimum ratio shall be 1.5 parking spaces per unit;
- (2) Off-street parking shall be screened from the street by physical barriers such as buildings, landscaping and berming;
- (3) Evergreen and deciduous trees shall be used for screening purposes along the perimeter of the parking areas ~~and private streets~~;
- (4) Where 90° angle parking is used the stall be reduced by two feet and this two feet shall be incorporated into the adjacent landscaping or sidewalk;

C. F. On-site Circulation

- (1) Pedestrian/bicycle paths or access points shall be incorporated into the site design where possible to maximize pedestrian and bicycle use within the development;
- (2) A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the development as an aid to emergency personnel and a convenience to visitors;
- (3) Internal driveways shall maintain a minimum clear width of twenty (20) feet;

D. G. Landscaping Criteria

- (1) Landscaping materials selected shall be:
 - (a) Compatible with one another and with existing material on the adjacent site.
 - (b) Complimentary to building design and architectural themes.
 - (c) Varied in size (one and five gallon shrubs, five and 15 gallon, and

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24 inch box trees).

- (2) Landscaping treatment shall include:
- (a) Larger specimens of shrubs and trees along the site periphery.
 - (b) The utilization of group plantings of deciduous trees on the eastern and southern facing walls so as to reduce energy consumption in the summer yet allowing for solar gain in the winter.
 - (c) Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - (d) Undulating landscaped berms or similar elevated landscaped treatment shall be located along street frontages.
- (3) Open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
- (4) ~~Landscaping of parking areas in compliance with the 50% parking lot shading requirement.~~ Parking and maneuvering area is required to meet the Sacramento City Code regulation regarding tree shading (Chapter 17.68).

E.H Trash Enclosures:

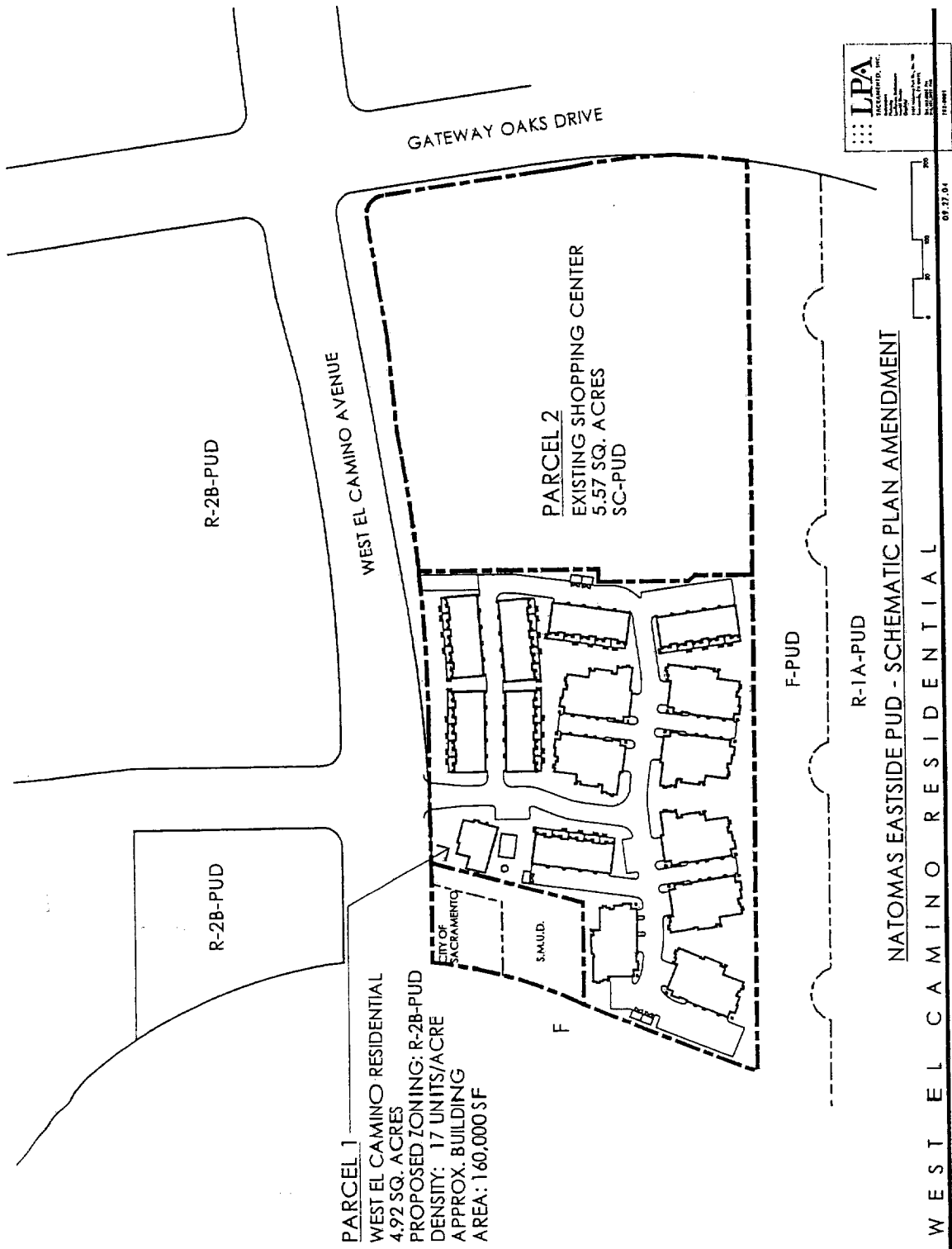
- (1) Sturdy enclosure walls shall be constructed to reduce maintenance.
- (2) Design and materials shall match or complement the residential structures.
- (3) Metal plate doors, if used, shall have wood veneer and/or wood battens.
- (4) Walls shall be minimum six feet in height; more if necessary for adequate screening, doors shall be provided on all trash enclosures.
- (5) The enclosures shall be screened with landscaping.
- (6) The enclosures shall be adequate in capacity, number, and distribution, as approved by the city waste removal.

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EXHIBIT 2 – PUD Schematic Plan Amendment



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