

APPROVED
BY THE CITY COUNCIL

AUG 10 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-459

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ESTABLISHING THE COSTA BLANCA PUD PLANNED UNIT DEVELOPMENT, AND ESTABLISHING PUD GUIDELINES AND A PUD SCHEMATIC PLAN FOR A 10.5+ ACRE PROPERTY NORTH OF GARDEN HIGHWAY AND WEST OF SWALLOWS NEST CONDOMINIUMS (P99-009) (APN: 274-0220-004,007 & 010 {13}).

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The Costa Blanca PUD Planned Unit Development is hereby established with the boundaries as set forth in Exhibit A.

SECTION 2

The Costa Blanca PUD Guidelines are hereby established as per the attached Exhibit B.

SECTION 3

The Costa Blanca PUD Schematic Plan is hereby established as per the attached Exhibit C.

MAYOR

ATTEST:

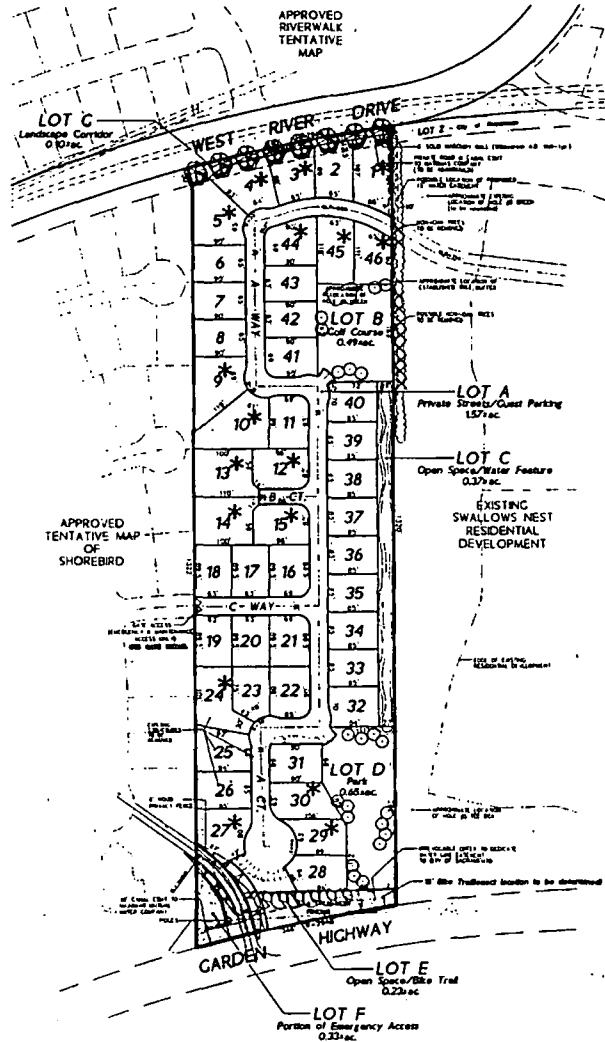
CITY CLERK
P99-009

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

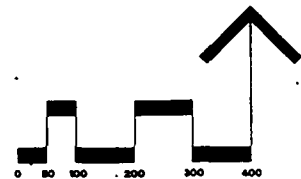
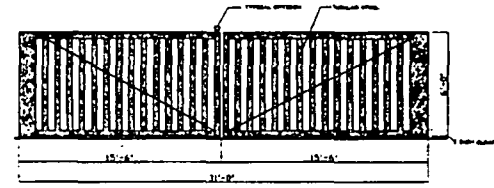
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P.U.D. Schematic Plan for Costa Blanca at Swallows Nest

City of Sacramento, California

- MINIMUM LOT SIZE-63' x 85' (5300 S.F. MIN.)
-46 TOTAL LOTS
- ✱ DENOTES 6500 S.F. MIN. LOTS
-17 LOTS (37%)



Rev. May 26, 1999
Rev. May 19, 1999
December 2, 1998

The Splink Corporation
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COSTA BLANCA @ SWALLOW'S NEST
PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

Approved by the City of Sacramento Planning Commission on

by Resolution PC 97 -

Prepared For:
Regis Homes

Prepared By:
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7908_001_PN MS Costa Blanca PUD Guidelines

Costa Blanca @ Swallow's Nest

PLANNED UNIT DEVELOPMENT GUIDELINES

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I. Purpose and Intent

Costa Blanca @ Swallow's Nest is being proposed as a 10.5± acres (gross) Planned Unit Development expansion of the Swallow's Nest community consisting of single family residential lots, a park site, a water quality feature and a portion of the golf course. It is intended that these guidelines provide for a thoughtfully planned and well designed community that encourages socialization by neighbors and pride in South Natomas, of which Costa Blanca @ Swallow's Nest is a part. Development within this PUD shall be in general conformance with the approved Tentative Subdivision Map and PUD Schematic Plan.

The following general objectives are set forth to provide an initial basis for project review:

1. To conform to the objectives of the South Natomas Community Plan.
2. To respond to goals and objectives of the certified EIR for the Natomas West Assessment District.
3. To enhance the value of the land and structures within and adjacent to the project.
4. To minimize congestion by way of well designed vehicular and pedestrian circulation within the project area.
5. To promote public health, safety, comfort, convenience, and general welfare.

These guidelines are intended to work in conjunction with existing City ordinances and shall prevail when found to be more specific than City ordinances. Any amendments hereto can only become effective upon City Planning Commission approval.

II. Procedures for Approval

The following actions were taken concurrent with the approval of these PUD Guidelines:

- A. Approval of a mitigated negative declaration with a Mitigation Monitoring Plan.
- B. Rezoning of the site from A to R-1-A (PUD).
- C. Approval of a Tentative Subdivision Map for 46 single family lots, private streets with guest parking, a golf course lot, an open space / water feature lot, a park site, a portion of an emergency access ramp, an open space / bike trail lot and a landscape corridor.
- D. Adoption of the Costa Blanca @ Swallow's Nest PUD with the attached Schematic Plan and these Design Guidelines.

All development shall comply with the approvals listed above. Any minor modifications may be approved administratively by the Planning Director. Any major modifications which require amendments to these guidelines shall be approved by the City of Sacramento Planning Commission.

III. Permitted Uses

The only uses permitted in the Costa Blanca @ Swallow's Nest PUD are single family detached residential units, a connection of the bike trail, and a portion of an emergency access ramp, a park site, a portion of the golf course and an open space / water feature as shown on the Tentative Map.

IV. Residential Design Guidelines

Residential uses proposed for the subject site are required to conform with the City of Sacramento Zoning Code and the South Natomas Community Plan except where noted as different in these PUD Guidelines. The South Natomas Community Plan implementing policies for the Low Density Residential designation are as follows:

A. South Natomas Community Plan Implementing Policies

1. Encourage development of upscale housing through lower densities, architectural variations and quality landscaping.
2. The Low Density Community Plan designation requires that at least 50% of the lots shall be a minimum of 6,500 square feet. The intent of this policy is to provide for move-up housing and greater open space within a development. The Costa Blanca @ Swallow's Nest design does allow for up-scale housing while providing greater open space features through clustering of units. Overall, the density of the development is the same as if the project were designed with standard lots and limited open space opportunities. Consequently, through these PUD Design Guidelines and the Costa Blanca @ Swallow's Nest Tentative Map, the intent of the "6,500 square foot" lot size may be achieved without meeting the entire 50% threshold.

B. Typical lot sizes may be provided as follows:

- 63' x 85' (interior)
- 68' x 85' (corner)
- 5,300 sq. ft.

C. Single Family Detached Residential Development Criteria

Setbacks	Types A & B
Front Yard Setback (Minimum) (measured from back of private street)	10' to garage 12.5' to living unit 10' to porch
Side Yard Setback (Minimum)	4' (interior side) 10.0' (street side)
Rear Yard Setback (Minimum)	10' (1 & 2 story)
Dwelling Unit Height (Maximum)	35'
Building Coverage (maximum)	60%

D. Additional Development Guidelines

1. Each unit shall be constructed with two car plus golf cart garages; garage doors shall be metal sectionals with raised panels and shall be fully automated with openers. At least 50% of the garages shall be equal to or setback behind the front of the house/porch. None of the garages may project by more than 5' from the front of the house/porch.
2. No parking shall be allowed in driveways. Cars must be parked in garages or in guest parking as provided.
3. The lot sizes shall be as depicted on the approved Tentative Map. Any deviation from this shall require an amendment to the PUD Guidelines.
4. A minimum of three color schemes shall be used in the subdivision.
5. The roof pitch of each unit shall be a minimum of 4 and 12, consistent with the architectural style. The roofing shall be 25 year laminated dimensional high grade shingles, architectural composition and/or tile. Extra heavy ridge caps shall be provided on the roof for a better design. No heating or air conditioning units shall be installed on the roof top. The proposed roof color shall compliment the selected exterior paint colors.

6. Each elevation shall include porches, patios or columns, and one or more of the following architectural design features (stone, brick, wood lap siding, stucco or shingles); and each unit shall provide well defined entry ways fronting the street.
7. The same door and window trim used on the front elevations shall be used on the side elevations of homes on corner lots exposed to the street.
8. Wing fences may be recessed to provide golf cart access along the side.
9. The builder is encouraged to stagger front yard setbacks from 1' - 3', where viable in order to create visual interest.
10. The builder shall provide sprinklered front yard landscaping, including at least one tree, and full yard fencing. Fence height and material may vary to enhance open space vistas.
11. Each unit and/or proposed model shall be in conformance with a PUD Special Permit or shall require review and approval by the City's Design Review Coordinator and the Natomas Community Association prior to issuance of building permits.
12. The development shall become part of the existing Swallow's Nest Home Owner's Association for maintenance of streets, yards and open spaces.

E. Comprehensive Flood Management Plan Residential Development Guidelines

1. To comply with the "rescue zone" criteria for areas subject to greater than three feet of flooding:
 - a. The Costa Blanca @ Swallow's Nest Subdivision shall have a minimum of 33% of residential units with 2 stories.
 - b. Public refuge locations for this subdivision include the Garden Highway, West El Camino freeway overpasses at I-5 and I-80, and commercial and office buildings located within 1 mile of the project site.
2. The Costa Blanca @ Swallow's Nest subdivision shall have a single ingress location for security purposes, but two egress points to facilitate evacuation and other emergency services as well as a portion of an emergency access ramp to the Garden Highway as shown on the approved Tentative Map.
3. All new residential structures continue to be anchored to their foundations per existing state law.
4. Gas valve shut off keys shall continue to be required to be attached in a visible location for all residential gas water heaters per existing state law.

V. Issuance of Building Permits

Except as otherwise provided, no building permit shall be issued for any building or structure in the Costa Blanca @ Swallow's Nest PUD until plans have been reviewed and approved by the City of Sacramento Building Department and any other applicable review body and found to substantially conform to the City of Sacramento zoning code, the South Natomas Community Plan and the Costa Blanca @ Swallow's Nest PUD Development Guidelines.