

RESOLUTION NO.

2005-370

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 24 2005

RESOLUTION DESIGNATING THE SONORA SPRINGS PLANNED UNIT DEVELOPMENT (PUD) AND ESTABLISHING PUD GUIDELINES AND A SCHEMATIC PLAN.

(APN: 225-0170-059) (P04-067)

WHEREAS, the Planning Commission conducted a public hearing on April 28, 2005, and the City Council conducted a public hearing on May 24, 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 South 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 Development Guidelines for the Sonora Springs PUD are adopted to read as attached hereto as Exhibit 1.
2. The Schematic Plan for the Sonora Springs PUD is adopted as attached hereto as Exhibit 2;

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

(P04-067)

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SONORA SPRINGS

PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

March 11, 2005

Prepared For:
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Prepared By:


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SONORA SPRINGS

P.U.D. Design Guidelines

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I. Purpose and Intent

Sonora Springs is a Planned Unit Development (PUD) located within the South Natomas Community Plan area of Sacramento. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be utilized to guide development of all residential units within the Sonora Springs PUD.

The intent of the 26.4± acre Sonora Springs development is to provide a thoughtfully planned and well-designed residential community that encourages socialization by neighbors and pride in South Natomas, of which Sonora Springs is a part. Development within the PUD shall be in conformance with the approved Tentative Subdivision Map and Schematic Plan for Sonora Springs that identify typical lot sizes and allocations.

The following general objectives shall guide the design of Sonora Springs and provide a basis for review:

- A. To meet the objectives of the South Natomas Community Plan.
- B. To preserve and enhance aesthetic values throughout the project area.
- C. To promote public health, safety, comfort, convenience and general welfare.

II. Procedures for Approval

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

- A. Approval of a Negative Declaration;
- B. Approval of a General Plan Amendment, amending the site's designations from Low Density Residential, Medium Density Residential and Open Space to Low Density Residential and Open Space.
- C. A Community Plan Amendment, amending the site's designations from Residential (7-15 DU/NA) and Parks/Open Space to Residential (11-21 DU/NA) and Parks/Open Space.
- D. Rezoning of the site from Agriculture (A) to Single Family Alternative Planned Unit Development (R-1A-PUD) and Agriculture-Open Space Planned Unit Development (A-OS-PUD).
- E. Adoption of the Sonora Springs PUD with the attached Schematic Plan and Guidelines.
- F. Approval of the Sonora Springs Tentative Subdivision Map showing 192 single family lots, 1 park lot, 1 private recreation center lot, 1 detention basin lot, and 1 vacant lot.
- G. Approval of a Special Permit to allow the construction of the 192 residential units and approval of a Special Permit to allow the construction of a private recreation center.

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All development shall comply with the approvals listed above. Any modifications to these guidelines shall be reviewed and approved as set forth in the Zoning Ordinance. These guidelines are intended to work in conjunction with the City of Sacramento Zoning Code and the South Natomas Community Plan but shall prevail when found to conflict with existing ordinances.

III. Permitted Uses

The only uses permitted in the Sonora Springs PUD are single-family detached residential units, a park site, a private recreation center and a detention basin. These uses are permitted only upon conformance with the PUD Design Guidelines. Any uses proposed for the 1.8-Acre vacant lot shall be reviewed and approved by the Planning Director.

IV. Medium Density Residential Standards

Medium Density Residential uses proposed for the subject site are required to conform to the City of Sacramento Zoning Code and the South Natomas Community Plan. The South Natomas Community Plan policies for housing in a Medium Density Residential designation, and general design criteria as provided through these guidelines are as follows:

A. South Natomas Community Plan Policies

1. To ensure a high quality of development, projects shall develop as planned unit developments.
2. Provide housing of varied types, densities and prices, arranged to enhance neighborhood identity, to create and maintain family oriented environments, and to avoid visual monotony.
3. Maintain single-family residential as the dominant housing type east of Interstate 5.
4. Require three or more housing types in residential projects of 30 gross acres or more and two or more housing types in projects of 20 to 29 gross acres.
5. Require medium density residential projects to provide at least 75% of the total allowable units as single-family housing. A maximum of 25% of the allowable units may be multi-family housing.

B. General Design Policies

1. A Homeowners' Association shall be formed with the responsibility of common area maintenance and other such duties as may be identified in the Covenants, Conditions and Restrictions of the project.

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2. Fences internal to the motor court cluster shall not be located in any way that will prevent direct views from the main entries of each of the dwelling units from the motor court to the front door or from the front door to the motor court.
3. All sides of the residential structure within the motor court that will be visible from the public street shall be constructed with full trim and accent materials consistent with the front elevations.
4. Each home shall have a minimum of two exterior wall colors. Within the overall project, there shall be a minimum of three palettes of colors.
5. Variation in building facades should be achieved, in part, by using a variety of materials along each street, including, but not limited to, stucco, wood siding, stone and brick. Street elevations should be broken with reveals, recesses, trim elements and other architectural features to provide visual interest.

In general, high quality materials are encouraged, and pre-fabricated, poor-quality, inexpensive materials are discouraged; exterior plywood, such as T-1-11, is prohibited.

6. In order to avoid the appearance of a false appliqué, no material change is allowed at corners. Material changes must occur at reverse corners or must return on the sidewall toward the privacy fence. In no case shall this return be less than 4 feet for siding, or 2 feet for non-stucco materials such as rock or bricks.
7. The roof pitch of each unit shall be a minimum of 5 and 12 feet. The roofing shall be tile. No heating or air conditioning units shall be installed on the rooftops. The proposed roof color shall compliment the selected exterior paint colors.
8. Usable yard space shall be provided for each home with a minimum of 150 square feet.

C. Setbacks

1. Cluster Lots

- a. Front and street side yard setbacks to the main building shall be a minimum of 12.5 feet and a minimum of 10 feet to the front porch. Fences and yards are permitted in the required setback area per Zoning Code requirements, unless otherwise determined by a Special Permit or the Planning Director.
- b. All interior side yard and rear yard setbacks shall be a minimum of 3 feet. A minimum setback of 3 feet from the private drives shall be required unless otherwise approved by Special Permit.

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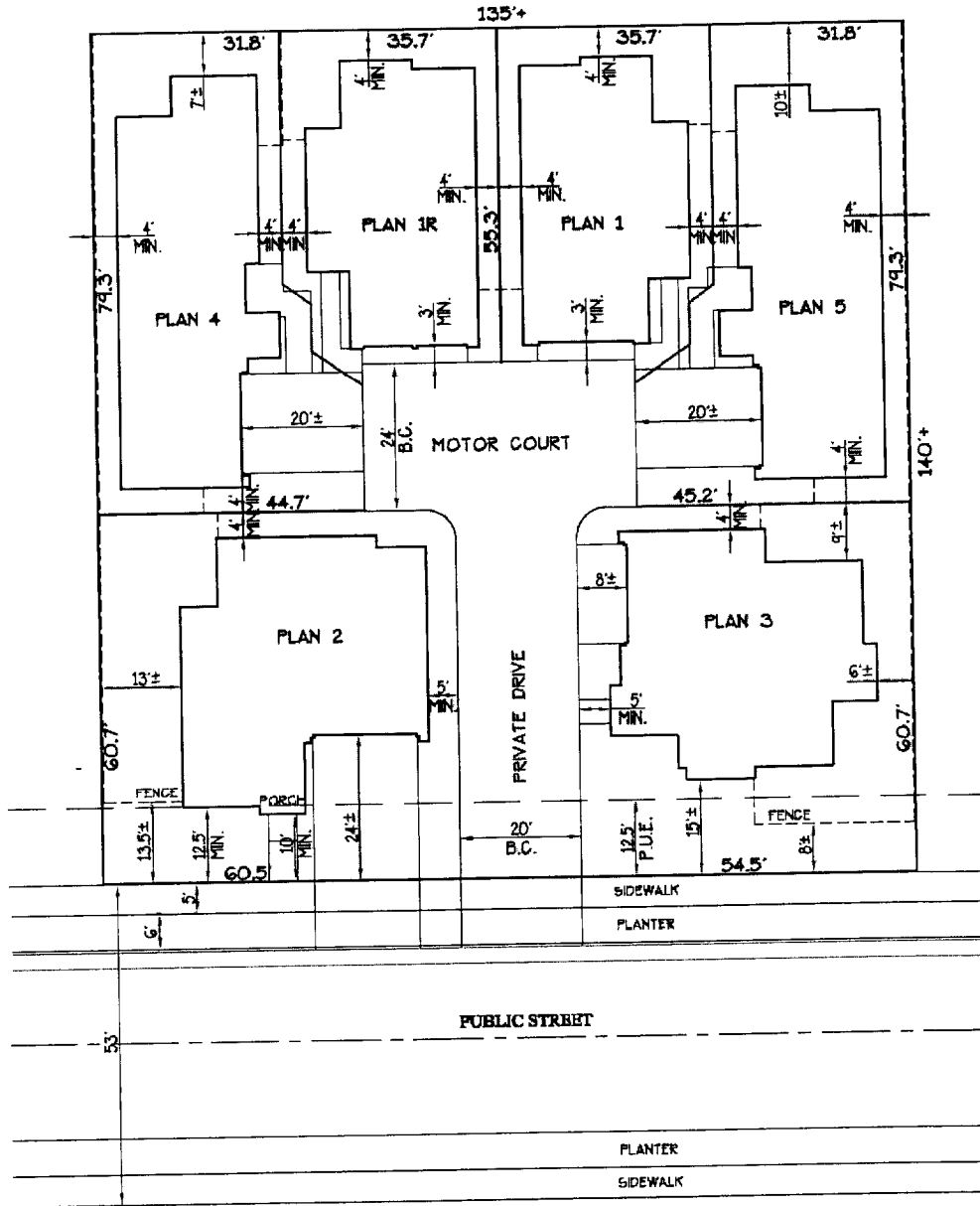
DATE ADOPTED: MAY 24 2005

- c. Architectural Projections: Bays and projections shall be allowed to encroach up to 2 feet 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. except where it is a porch element;
 3. No projection may be more than 10 feet in width;
 4. Projections are not allowed where the minimum 3-foot side yard is provided. For a house with a 4-foot sideyard, a projection of 1' maximum will be allowed; for a house with a 5-foot or more sideyard, a maximum 2-foot projection shall be allowed.
- d. Lot coverage shall not exceed 50% for 1-story or 2-story houses, unless otherwise approved with a Special Permit. 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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Figure 1: Typical Cluster with setbacks shown.



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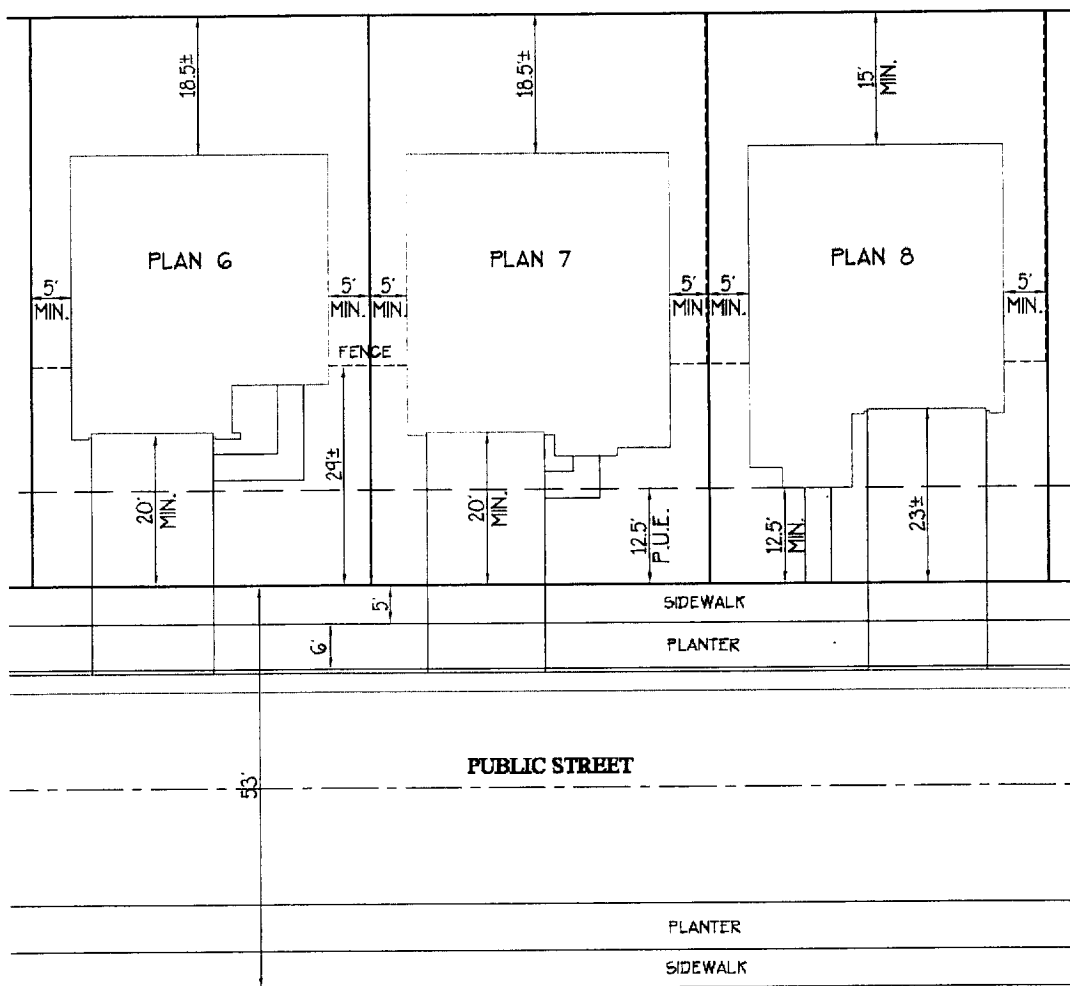
2. Cottage (45'x75') Lots

- a. Front and street side yard setbacks to the main building shall be a minimum of 15 feet and a minimum of 10 feet to the front porch. Fences and yards are permitted in the required setback area per Zoning Code requirements.
- b. Front setbacks to the garage shall be a minimum of twenty (20) feet.
- c. The sideyard setback shall be a minimum of five (5) feet.
- d. Architectural Projections: Bays and projections shall be allowed to encroach up to 2 feet 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. per the Conditions of Approval;
 - 3. No projection may be more than 10 feet in width;
- e. The rear yard setback shall be a minimum of 15 feet.
- f. Lot coverage for 1-story and 2-story houses shall not exceed 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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Figure 2: Typical Cottage units with setbacks shown.



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D. Landscaping

The goal is to regulate only that landscaping which is visible from streets and other public areas. It does not include landscaping in private yards. The primary goal is to provide a framework of street trees, within which individual single-family homeowners can exhibit variety and creativity.

Tree-lined streets shall define the Sonora Springs project area. All single-family residential public streets shall be lined with shade trees, planted in a linear pattern along the sidewalk, to provide a cool and comfortable environment for residents. Particularly in the current era of production housing, the consistent use of shade trees, with species pre-selected for each street, will provide a cohesive appearance to the community while improving the aesthetic environment and air quality. Single-family homes will serve as a "backdrop" to the tree-lined streets. With the intent to provide a shady tree canopy over the sidewalk, the parcel builder shall provide and install an average of two 15-gallon size trees per lot frontage. These trees shall have an average spacing of 20 to 30 feet on center, as measured along the entire length of the public street.

Street trees shall be located between the sidewalk and the curb, except for streets with attached sidewalks (sidewalks abutting the back of the curb), where they will be planted 4 feet in distance behind the back of the sidewalk.

Where there are split sidewalks, there shall be a 6-foot wide continuous planter, interior dimension between the sidewalk and the curb. For corner lots, the exposed side yard facing the street shall also be planted with trees planted approximately 20 to 30 feet on center. If spacing is interrupted by street lights or driveways, the trees shall be re-spaced to accommodate required clearances while maintaining the required quantity of trees on average. Under street trees in split sidewalk and non-split sidewalk areas, turf or low-growing groundcover shall be planted. All planting shall conform to City standards for sight line requirements at intersections and driveways.

V. PUD Special Permit

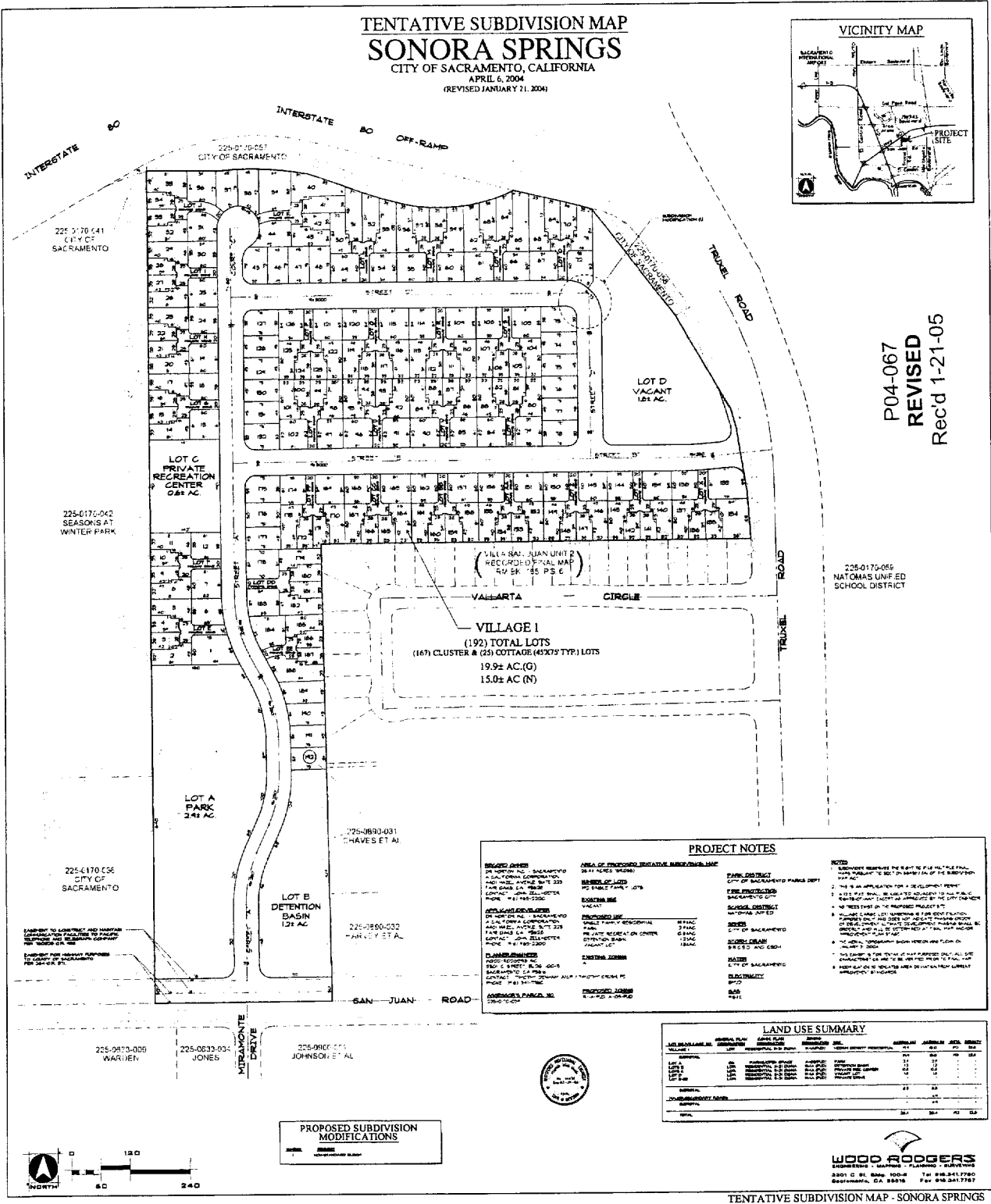
A PUD Special Permit shall be required prior to issuance of a building permit for any single-family residential development within the PUD. Such approval shall include review of all floor plans, elevations color boards and material boards, and would be in addition to a Zoning Administrator's Model Home Complex Permit.

VI. Issuance of Building Permit

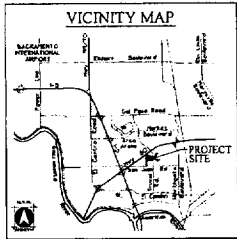
Except as otherwise provided, no building permit shall be issued for any building or structure within the Sonora Springs PUD until plans have been reviewed and approved by the City of Sacramento Building Department and any other applicable review body, and found to substantially conform to the City of Sacramento Zoning Code, the South Natomas Community Plan, and the PUD Special Permit.

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TENTATIVE SUBDIVISION MAP
SONORA SPRINGS
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL 6, 2004
 (REVISED JANUARY 21, 2004)



P04-067
 REVISED
 Rec'd 1-21-05

VILLAGE I
 (192) TOTAL LOTS
 (167) CLUSTER & (25) COTTAGE (45X70' TYP.) LOTS
 19.9± AC. (G)
 15.0± AC. (N)

PROJECT NOTES

- RECORDED NOTES:**
 - 225-0176-041 CITY OF SACRAMENTO
 - 225-0176-042 SEASONS AT WINTER PARK
 - 225-0176-056 NATOMAS UNIFIED SCHOOL DISTRICT
 - 225-0830-031 CHAVES ET AL
 - 225-0800-032 PARKLEY ET AL
 - 225-0833-009 WARDEN
 - 225-0833-031 JONES
 - 225-0833-031 JOHNSON ET AL
- AREA OF PROPOSED TENTATIVE SUBDIVISION MAP:**
 - 36.41 ACRES (APPROX)
 - 25.81 ACRES (APPROX)
- PROPOSED LOTS:**
 - 167 CLUSTER LOTS
 - 25 COTTAGE LOTS
- EXISTING LOTS:**
 - VACANT
- PROPOSED USE:**
 - SMALL FAMILY RESIDENTIAL
 - RECREATION CENTER
 - DETENTION BASIN
 - PARK
- EXISTING ZONING:**
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- NOTES:**
 - 1. DEVELOPER RESERVES THE RIGHT TO FILE AN ALTERNATE FINAL MAP TO BE SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW.
 - 2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - 3. THE CITY OF SACRAMENTO IS NOT GUARANTEEING THE ACCURACY OF THE INFORMATION PROVIDED BY THE CITY ENGINEER OR THE CITY ENGINEER'S REPRESENTATIVE.
 - 4. THE CITY OF SACRAMENTO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - 5. THE CITY OF SACRAMENTO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - 6. THE CITY OF SACRAMENTO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
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 - 9. THE CITY OF SACRAMENTO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - 10. THE CITY OF SACRAMENTO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

LAND USE SUMMARY

| LAND USE | ACRES | PERCENT | TOTAL |
|-------------------|--------------|--------------|--------------|
| RESIDENTIAL | 19.9 | 57.4 | 19.9 |
| RECREATION CENTER | 0.81 | 2.3 | 0.81 |
| DETENTION BASIN | 1.21 | 3.5 | 1.21 |
| PARK | 2.48 | 7.2 | 2.48 |
| VACANT | 1.81 | 5.3 | 1.81 |
| TOTAL | 34.21 | 100.0 | 34.21 |

PROPOSED SUBDIVISION MODIFICATIONS

WOOD RODGERS
 ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS
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 Fax: 916.241.7787

TENTATIVE SUBDIVISION MAP - SONORA SPRINGS

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