

RESOLUTION NO. 2004-297

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF APR 20 2004

RESOLUTION TO AMEND THE RIVERBEND CLASSICS PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES AND SCHEMATIC PLAN TO INCLUDE DEVELOPMENT GUIDELINES FOR MEDIUM DENSITY RESIDENTIAL AND TO DEPICT THE PROPOSED RIVERBEND-VILLAGE A RESIDENTIAL DEVELOPMENT.

(APNs: 274-0220-051 and -052) (P03-034)

WHEREAS, the Planning Commission conducted a public hearing on March 11, 2004, and the City Council conducted a public hearing on April 20, 2004 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD amendments conform 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 Schematic Plan for the Riverbend Classics PUD is amended as attached hereto as Exhibit A, with the following conditions:
 - a. To facilitate the treatment of underseepage along the Sacramento River Levee, the applicant shall coordinate with SAFCA and RD1000 prior to any further development within 300' of the levee, measured landward from the landside toe of the levee. Any entitlements within this 300' buffer zone shall be subject to the review of SAFCA, RD1000, and the Corps of Engineer.
 - b. Any improvements to occur within 300' from the toe of the Levee, measured

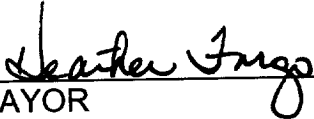
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from the landside of the levee, shall be postponed until SAFCA and RD1000 have completed their review and analysis of the under levee seepage issue, and a solution has been determined.

2. The Development Guidelines for the Riverbend Classics PUD are amended to read as attached hereto as Exhibit B.


MAYOR

ATTEST:


CITY CLERK

P03-034

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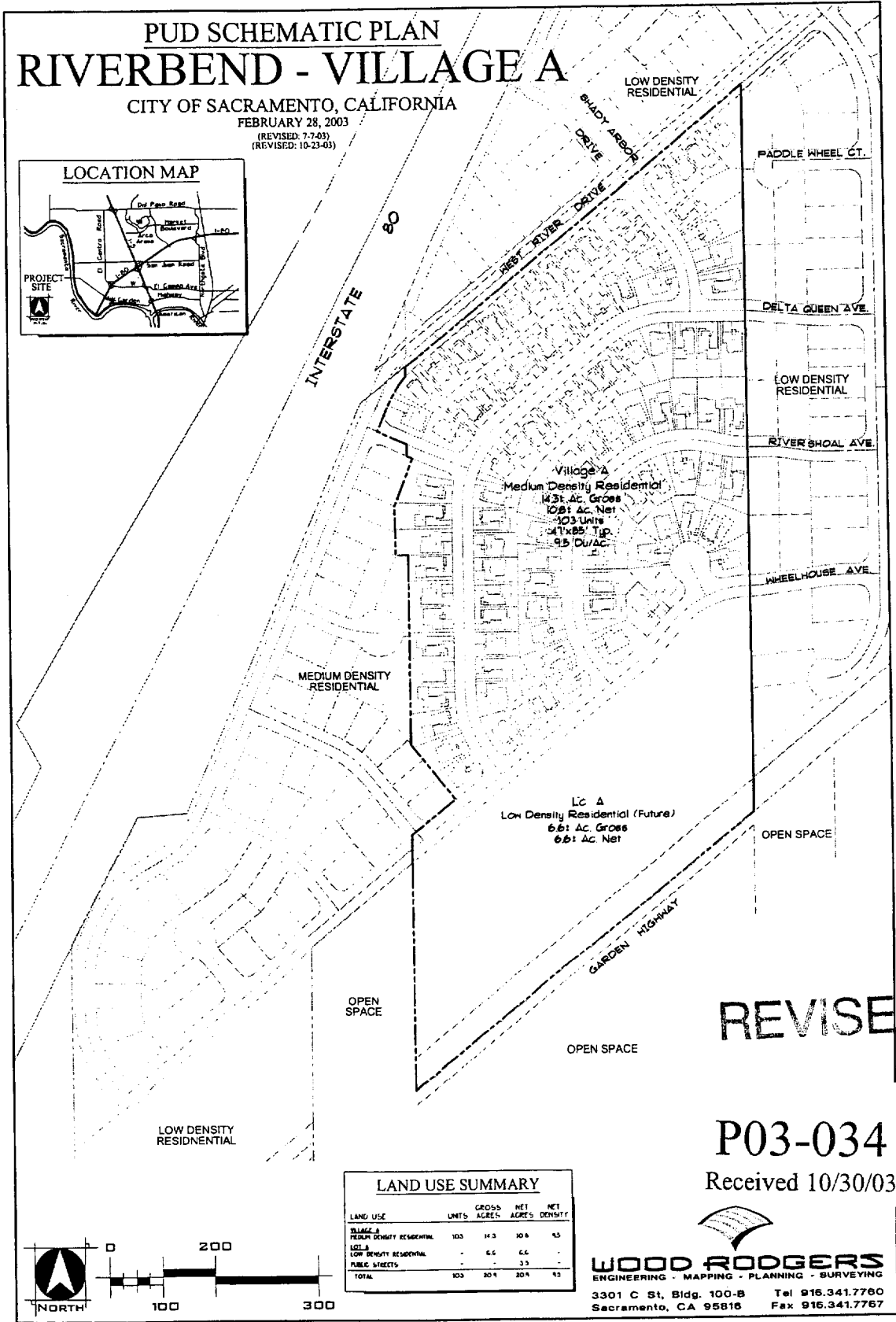
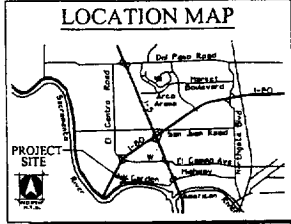
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EXHIBIT A- PUD SCHEMATIC PLAN AMENDMENT EXHIBIT

PUD SCHEMATIC PLAN
RIVERBEND - VILLAGE A

CITY OF SACRAMENTO, CALIFORNIA

FEBRUARY 28, 2003
 (REVISED: 7-7-03)
 (REVISED: 10-23-03)



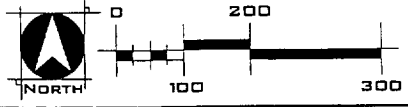
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P03-034

Received 10/30/03

LAND USE SUMMARY

LAND USE	UNITS	GROSS ACRES	NET ACRES	NET ACRES DENSITY
VILLAGE A MEDIUM DENSITY RESIDENTIAL	103	143	108	9.5
LG 1A LOW DENSITY RESIDENTIAL	-	6.6	6.6	-
PUBLIC STREETS	-	-	3.3	-
TOTAL	103	150	124	9.5



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**REVISED
RIVERBEND CLASSICS**

**PLANNED UNIT DEVELOPMENT
DESIGN GUIDELINES**

April 20, 2004

Prepared For:

**Tim Lewis Communities
JD Development**

Prepared By



WOOD RODGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING
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P.U.D. Design Guidelines
RIVERBEND CLASSICS

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I. **Purpose and Intent**

Riverbend Classics is a Planned Unit Development located within the South Natomas Community Plan area of Sacramento. These guidelines, as approved and accepted by the City of Sacramento Planning Commission, shall be utilized to guide development of all residential units within the Riverbend Classics PUD.

The intent of the 36.8± acre Riverbend Classics development is to provide a “thoughtfully planned and well designed residential community that encourages socialization by neighbors and pride in South Natomas”, of which Riverbend Classics is a part. Development within the PUD shall be in conformance with the approved Tentative Subdivision Map and Schematic Plan for the Riverbend-Village A and Riverbend-O’Brien properties, respectively, which identify typical lot sizes and allocation.

The following general objectives shall guide the design of Riverbend Classics 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.
- D. To respond to the goals and objectives as identified in the Certified EIR for the Natomas West Assessment District.

II. **Procedures for Approval**

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

- A. Approval of an Addendum to a Prior Negative Declaration with a Mitigation Monitoring Plan.
- B. Rezoning of the site from R-1(PUD) to R-1(PUD) & R-1A(PUD) .
- C. Approval of a Parcel Map for the Riverbend- Village A project, subdividing the project site into 1 parcel for further subdivision and 1 parcel for future residential development.
- D. Approval of the Tentative Subdivision Map of Riverbend Village A showing 103 single family lots.
- E. Approval of the Tentative Subdivision Map of Riverbend O’Brien Property showing 56 single family lots, 1 park site lot, 1 open space lot, and 1 future residential lot.
- F. Approval of a subdivision modification to eliminate sidewalks on the west side of West River Dr. adjacent to 1-80 and the south side of Wheelhouse Avenue adjacent to the Garden Highway.
- G. Approval of various minor subdivision modifications in Riverbend Village A & Riverbend Obrien Property as shown on the respective Tentative Subdivison Maps in order to allow the proposed subdivision to connect to existing streets while maintaining a project configuration that minimizes acoustical impacts from Interstate 80.

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- H. Adoption of the Revised Riverbend Classics PUD with the attached Schematic Plan and 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. 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 Riverbend Classics PUD are single family detached residential units, a park site, a levee access/bike trail/emergency vehicle access lot and landscape corridors. These uses are permitted only upon conformance with the PUD Design Guidelines.

IV. Low Density Residential Design Standards

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

A. South Natomas Community Plan Policies

1. Encourage development of upscale housing through lower densities, architectural variations and quality landscaping.
2. At least 50% of all residential lots shall be 6,500 square feet or larger.

B. Single Family lots may be provided as follows:

- 60'x 105'min. (interior) 6,300 sq. ft. min.
- 68' x 105' min. (corner) 7, 100 sq. ft. min.

C. Single Family Detached Residential Development Criteria

Setbacks	Requirement
Front Yard Setback (Minimum) (measured from back of sidewalk same as r.o.w.)	20' to front entry garage 15' to side entry garage 15' to living unit 12.5' to porch
Side Yard Setback (Minimum)	5' (interior side) 12.5' (street side)
Rear Yard Setback (Minimum)	15' (1 -story) 20' (2-story)
Dwelling Unit Height (Maximum)	35'

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D. Additional Development Criteria

1. Each unit shall be constructed with two or three car garages. Where three car garages are desired, use of tandem garages or separated garage spaces which are located on opposite sides of the house are encouraged. No front entry garages shall encroach greater than 7-6" in front of any part of the house, and such units shall be limited to no more than 50% of the models. The remaining 50% of the models shall utilize side entry garages or shall have the front entry garage flush or setback beyond the front of the house. Side entry garages must be "dressed up" to include windows with enhanced trim and use of the same building materials utilized on the front facade.
2. Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns, corbels, dormers, arched openings and/or arched window openings, etc.); and each unit shall provide well defined entry ways fronting the street.
3. Lots 88 - 95, 99 - 101, 107 - 109 and 111 shall be built with two story units to minimize rear yard noise levels, unless such levels can be mitigated to below 70 CNEL or to City Standards.
4. The builder is encouraged to stagger front yard setbacks from one to three feet (1'-3') where viable, in order to create visual interest.
5. A minimum of three color schemes shall be used in the subdivision.
6. The roof pitch of each unit shall be a minimum of 5 and 12. The roofing shall be 25 year laminated dimensional high grade shingles 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 tops. The proposed roof color shall compliment the selected exterior paint colors.
7. The lot sizes and circulation system shall be as depicted on the approved Riverbend Classics Tentative Map. Any deviation from this shall require an amendment to the PUD Design Guidelines.
8. Each unit and/or proposed model will require review and approval by the Planning Director prior to issuance of building permits.
9. The builder shall provide sprinklered front yard landscaping including at least one tree, and full yard fencing.
10. Walls and landscaping along West River Drive shall be consistent with the district-wide concepts approved on adjacent maps and shall be included in the overall Willowcreek Landscape CFD.
11. Each unit or proposed model shall be in conformance with a PUD Special Permit issued by the Planning Commission.

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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 Riverbend Classics 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 1-5 and 1-80, and commercial and office buildings located within 1 mile of the project site.
2. The Riverbend Classics Subdivision shall have multiple ingress and egress points to facilitate evacuation and other emergency services.
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. Medium Density Residential Standards

Medium Density Residential uses proposed for the subject site are required to conform with 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.

B. Medium Density Single Family detached lots may be provided as follows:

- 45'x 75'min. (interior) 3,375 sq. ft. min.
- 52.5' x 75' min. (corner) 3, 937.5 sq. ft. min.

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C. Medium Density Single Family Detached Residential Development Criteria

Setbacks	Requirement
Front Yard Setback (Minimum) (measured from back of sidewalk same as r.o.w.)	20' to front entry garage 12.5' to side entry garage 12.5' to living unit 12.5' to porch
Side Yard Setback (Minimum)	4' (interior side) 12.5' (street side)
Rear Yard Setback (Minimum)	10' (1 -story) 10' (2-story)
Dwelling Unit Height (Maximum)	35'

D. Additional Development Criteria

1. Bays and projections will be allowed to encroach up to 2'-0" into the side and rear yard setback.
2. Lot coverage shall not exceed 45% for single story houses and 40% for two story houses, given the following allowances/incentives:
 - A. Covered porches in the front or street side do not count toward the maximum lot coverage.
 - B. Attached or detached garages that are recessed a minimum of four feet from the living area of the home (excluding the porch) count 50 percent toward the maximum lot coverage.

VI. 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.

VII. Issuance of Building Permit

Except as otherwise provided, no building permit shall be issued for any building or structure within the Riverbend Classics 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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