

**RESOLUTION NO. 2005-103**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

FEB 22 2005

ON DATE OF \_\_\_\_\_

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

(APNs: 225-0150-023) (P04-114)

**WHEREAS**, the Planning Commission conducted a public hearing on January 27, 2005, and the City Council conducted a public hearing on February 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 for the Natomas Crossing PUD is amended to read as attached hereto as Exhibit 1;
2. The Development Guidelines for the Natomas Crossing PUD are amended as attached hereto as Exhibit 2.

**HEATHER FARGO**

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MAYOR

**FOR CITY CLERK USE ONLY**

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ATTEST:

SHIRLEY CONCOLINO

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CITY CLERK

(P04-114)

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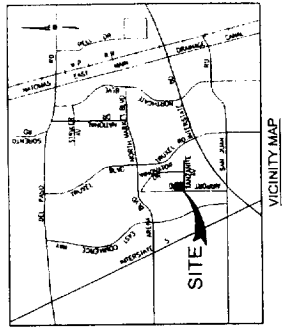
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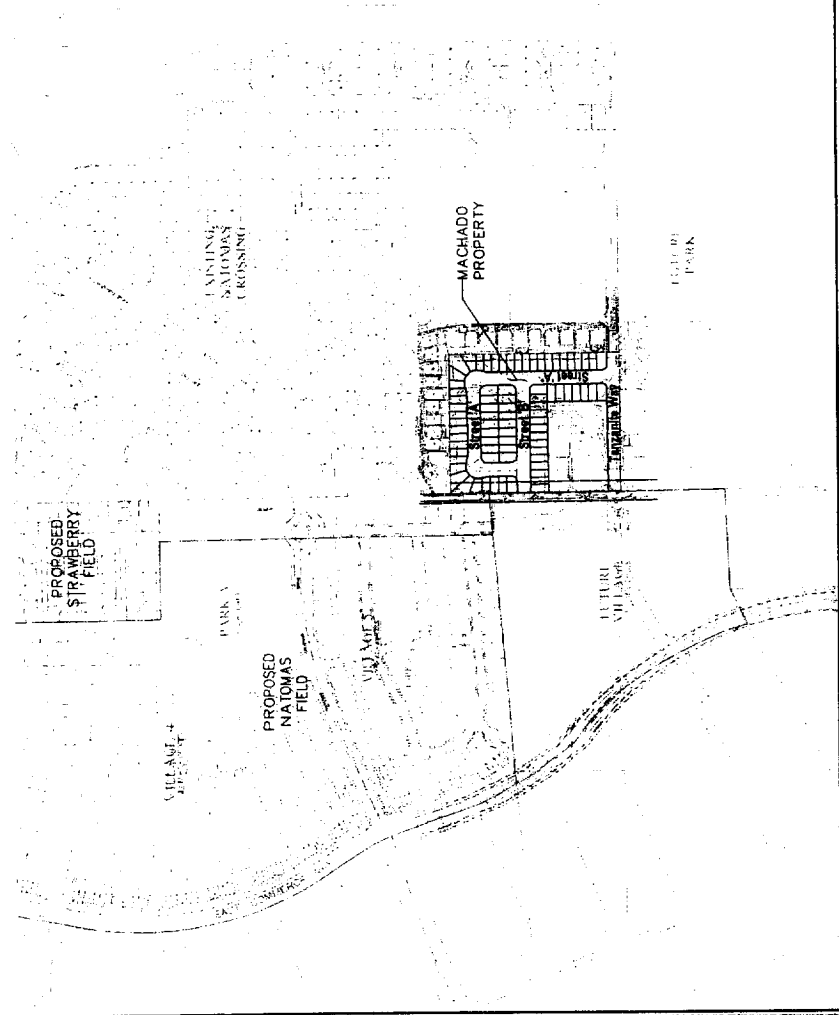
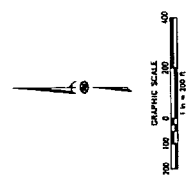
EXHIBIT 1- PUD Schematic Plan Amendment Exhibit

NATOMAS CROSSING, AREA #2  
 PUD SCHEMATIC PLAN  
**MACHADO PROPERTY**  
 CITY OF SACRAMENTO, CALIFORNIA  
 DATE: NOVEMBER, 2004



**LAND USE SUMMARY**

LAND USE	GROSS ACRES	NET ACRES	UNITS
USUAL DENSITY RESIDENTIAL (7-21 DU/AC)	6.65	5.65	78
MANZANITE WAY	-	0.87	-
LANDSCAPE CORRIDOR	-	0.33	-
<b>TOTAL</b>	<b>6.65</b>	<b>6.65</b>	<b>78</b>



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**Natomas Crossing PUD – Development Guidelines Amendment**

Add to Section IV. Land Use and Site Specific Guidelines, Page 89, (12-16 du/na).

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 product. The following setbacks and lot coverage guidelines may be used when considering **small lot**, 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 time of Special Permit.

- A.) Front of Building: Units shall have a minimum setback of 12'-6" to the porch and 15' to the living space.
- B.) Rear Yard: Units shall have a minimum rear yard setback of 10'.
- C.) Garage Setback: Units shall have a minimum garage setback of 20' from a public street.
- D.) Side Yard: Units shall have a minimum interior side yard setback of 5', and a minimum street side yard setback of 10'. For zero-lot line, side yard setbacks shall be 5' minimum and 0'.
- 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 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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