

Costa Blanca at Swallow's Nest

Planned Unit Development (PUD) Guidelines

City of Sacramento, California

PUD Established: 08/10/1999

PUD Revised: N/A

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Table of Contents

Chapter 1- Purpose and Intent.....	iii
Chapter 2- Procedures for Approval	4
Chapter 3- Permitted Uses	5
Chapter 4- Residential Design Guidelines	5
4.1 South Natomas Community Plan Implementing Policies.....	5
4.2 Typical Lot sizes	6
4.3 Single Family Detached Residential Development Criteria	6
4.4 Additional Development Guidelines.....	6
4.5 Comprehensive Flood Management Plan Residential Development Guidelines	7
Chapter 5- Issuance of Building Permits.....	8
Entitlement History.....	9

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Chapter 1- Purpose and Intent

Costa Blanca at 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 at 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:

- To conform to the objectives of the South Natomas Community Plan.
- To respond to the goals and objectives of the certified EIR for the Natomas West Assessment District.
- To enhance the value of the land and structures within and adjacent to the project.
- To minimize congestion by way of well designed vehicular and pedestrian circulation within the project area.
- 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.

Chapter 2- Procedures for Approval

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

- Approval of a mitigated negative declaration with a Mitigation Monitoring Plan.
- Rezoning of the site from A to R-1-A (PUD).

- Approval of a Tentative Subdivision Map for 46 single family lots, private streets, a golf course lot, an open space/ water feature, a park site, a portion of an emergency access ramp, an open space/ bike trail lot and a landscape corridor.
- Adoption of the Costa Blanca at Swallow's Nest PUD with the attached Schematic Plan and these Design Guidelines.

All development shall comply with the approvals listed above. Any minor modification 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.

Chapter 3- Permitted Uses

The only uses permitted in the Costa Blanca at Swallow's Nest 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.

Chapter 4- Residential Design Guidelines

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

4.1 South Natomas Community Plan Implementing Policies

- Encourage development of upscale housing through lower densities, architectural variations and quality landscaping.
- 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 at 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 at Swallow’s Nest Tentative Map, the intent of the “6,500 square foot” lot size may be achieved without meeting the entire 50% threshold.

4.2 Typical Lot sizes

Typical lot sizes shall be provided as follows:

- Type A Lots: 48’ x 80’ (minimum)
- Type B Lots: 65’ x 90’ (minimum)

4.3 Single Family Detached Residential Development Criteria

Setbacks	Types A & B
Front Yard Setback (Minimum) (measured from back of private street)	20’ to garage 12.5’ to living unit 12.5’ 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%

4.4 Additional Development Guidelines

- Each unit shall be constructed with two car plus golf cart garages; garage door 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.

- The lot sizes shall be as depicted on the approved Tentative Map. Any deviation from this shall require an amendment to the PUD Guidelines.
- A minimum of three color schemes shall be used in the subdivision.
- 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.
- 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.
- 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.
- Wing fences may be recessed to provide golf cart access along the side.
- The builder is encouraged to stagger front yard setbacks from 1' – 3', where viable in order to create visual interest.
- The builder shall provide sprinkler front yard landscaping, including at least one tree, and full yard fencing.
- 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.
- The development shall become part of the existing Swallow's Nest Home Owner's Association for maintenance of streets, yards and open spaces.

4.5 Comprehensive Flood Management Plan Residential Development Guidelines

- To comply with the "rescue zone" criteria for area subject to greater than three feet of flooding:

- The Costa Blanca at Swallow's Nest Subdivision shall have a minimum of 33% of residential units with 2 stories.
- Public refuge locations for this subdivision include the Garden Highway, West El Camino freeway overpass at I-5 and I-80, and commercial and office buildings located within 1 mile of the project site.
- The Costa Blanca at 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.
- All new residential structures continues to be anchored to their foundations per existing state law.
- 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.

Chapter 5- Issuance of Building Permits

Except as otherwise provided, no building permit shall be issued for any building or structure in the Costa Blanca at Swallow's Nest PUD until plans have been reviewed and approved by the City of Sacramento zoning code, the South Natomas Community Plan and the Costa Blanca at Swallow's Nest PUD Development Guidelines.

Entitlement History

Project number	Entitlement	Date/Action By
R99-459	Resolution Approving PUD Guidelines	08/10/1999