

Giannoni Property

Planned Unit Development (PUD) Guidelines

City of Sacramento, California

PUD Established: 05/11/1993

PUD Revised: 02/11/1999

Originating Resolution Numbers# R93-236

Table of Contents

Chapter 1- Purpose and Intent.....	3
Chapter 2- Procedures for Approval	3
Chapter 3- Permitted Uses	3
Chapter 4- Residential Design Standards.....	4
4.1 South Natomas Community Plan Design Guidelines.....	4
4.2 City of Sacramento Zoning Code Design Guidelines.....	4
4.3 Giannoni Property P.U.D. Development Guidelines	5
Chapter 5- Issuance of Building Permit.....	5
Entitlement History.....	6

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Chapter 1- Purpose and Intent

The Giannoni Property 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 City Council, shall be utilized to guide development of all single family units within the Giannoni Property. Because the subject site is zoned R-1 (PUD) the design guidelines herein are intended to be consistent with the City of Sacramento Zoning Code and the South Natomas Community Plan. Consequently, should all proposed development comply with these guidelines, a P.U.D. Special Permit shall not be deemed necessary.

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

- To provide adequate natural light, pure air and safety from fire and other.
- To minimize congestion due to vehicular and pedestrian circulation within the project area.
- To preserve and enhance the aesthetic values throughout the project.
- To promote public health, safety, comfort, convenience and general welfare.

Any amendments hereto can only become affective upon approval by the Planning Commission of the City of Sacramento.

Chapter 2- Procedures for Approval

Development of parcels within a P.U.D. is normally subject to Special Permit approval by the City Planning Commission. Because the subject site is to be zoned R-1 (PUD) rather than R-1A (PUD), the design guidelines hereto are intended to be consistent with the City of Sacramento Zoning Code and the South Natomas Community Plan. Consequently, any proposed development within the Giannoni Property which complies with these guidelines will not require a Special Permit or any other planning approval.

Chapter 3- Permitted Uses

The only type of uses permitted in the Giannoni Property P.U.D. is residential. They include Single Family Detached Residential lots and Halfplex units on

corner lots. Both uses are permitted only upon conformance with the P.U.D. Development Guidelines.

Chapter 4- Residential Design Standards

All uses proposed for the subject site will be required to conform with the City of Sacramento Zoning Code, the South Natomas Community Plan and the Giannoni Property P.U.D. Development Guidelines as designated by the City of Sacramento Planning staff in conjunction with the Giannoni Property.

4.1 South Natomas Community Plan Design Guidelines

- Encourage development of upscale housing through lower densities, architectural variations and quality landscaping.
- At least 50% of the lots in the P.U.D. shall be 6500 square feet or larger.

4.2 City of Sacramento Zoning Code Design Guidelines

- Single Family Detached Residential Development Criteria
 - Front yard setback: 25 feet
 - Side yard setback: 5 feet (interior side)
12.5 feet (street side)
 - Rear yard setback 15 feet
 - Maximum lot coverage: 40%
 - Minimum lot square footage: 5200 sq. ft. (interior)
6200 sq. ft. (corner)
 - Maximum building height 35 feet
- Halfplex Unit Development Criteria
 - Halfplex units will only be allowed on corner lots with separate entrances and driveways to each unit.
 - The halfplex lots and structures(s), combined, shall meet the minimum setback requirements for the R-1 zone (items 1-3 above).
 - Maximum lot coverage shall be 45%.¹
 - Each unit shall have an enclosed garage and a driveway of at least 20 feet long and 8' wide. The enclosed garage shall be a minimum 10' wide and 20' deep.

¹ Amended from 40% to 45% on 02/11/1999 by CPC (P98-139)

4.3 Giannoni Property P.U.D. Development Guidelines

- Each unit shall be constructed with two or three car garages. Encourage that up to 15% of the single family lots shall have side on garages. At least 25% of the attached garages on the front elevations shall be setback from the front of the dwelling.
- Garage doors shall be metal sectionals with raised panels. All garages shall contain automatic openers.
- 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 5 and 12. The roofing shall be 25 year laminated dimensional shingles and/or tile. Extra heavy ridge caps shall be proved 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.
- Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns etc). Encourage usable porches and courtyards to facilitate community interaction in the subdivision.
- Each unit shall provide well defined entry ways fronting the street.
- Each unit and/or proposed models will require review and approval by the City's Design Review Coordinator and the Natomas Community Association prior to issuance of building permits.

Chapter 5- Issuance of Building Permit

Except as otherwise provided, no building permit shall be issued for any building or structure in a Planned Unit Development 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 Giannoni Property P.U.D. Development Guidelines.

