

Shorebird Planned Unit

Planned Unit Development (PUD) Guidelines

City of Sacramento, California

PUD Established: 08/10/1993

PUD Revised: N/A

Originating Resolution Number#: R93-466

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Chapter 1- Purpose and Intent

Shorebird is being created as a 37.2 ± acre planned unit development consisting of three economic gradations of single-family use. The proposed lot types are consistent with City Council Early Policy Review action on August 25, 1992 approving staff recommendations for three housing types required in projects containing 30 or more acres in the South Natomas Community Plan Area. 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 Community Plan Area. 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 Shorebird is a part. Development within the PUD shall be in general conformance with the approved tentative subdivision map, which is coded to identify the lots associated with each of the three single-family detached housing products.

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 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 provide a lighting and landscaping district, administered by the City, to maintain the street lights as well as landscaping in the mini-park and in the strip adjacent to the sound wall along the north boundary of the project, which is outside the applicant's ownership.
- To promote public health, safety, comfort, convenience, and general welfare.
- To implement the landscape and architectural features list that is attached.

These guidelines are not intended to act as a supplement to existing City ordinances and shall prevail when more specific than the City ordinance. Any amendments hereto can only become effective upon City Planning Commission approval.

Chapter 2- Permitted Uses

Single-family detached homes in accordance with standards set forth in the attached table labeled “Shorebird House and Lot Use Summary.”

Type A lots (75' x 100') are intended for custom homes which may be constructed by the project applicant or others.

Type B lots (62' x 105') are intended for first for upscale production homes.

Type C lots (52' x 105') are intended for first move-up production homes.

Exceptions to City standards for lot coverage and front yard setbacks are called out in the attached table Appendix AP.1.

Otter Court and Stickleback Court, reserved for custom homes, will feature entry monumentation to distinguish it from nearby Type B lots of slightly lesser size.

Chapter 3- Procedure for Approval

Development of parcels in PUD's is subject to special permit approval by the City Planning Commission. Special Permit development plans shall be in conformance with the tentative map (lot size) and PUD guidelines approved by the City Council.

Chapter 4- Permitted Uses

The only type of uses permitted in the Shorebird PUD is single family residential dwellings. The single family uses are permitted only upon conformance with the PUD Development Guidelines. The custom homes shall be reviewed and approved by the Planning Director and the City's Design Review Coordinator prior to issuance of building permits.

Chapter 5- Residential Design Guidelines

- At least 50% of the lots in the PUD shall be 6,500 square feet or larger.
- Each unit shall comply with the approved elevations and floor plans for each lot type. The lot sites shall be as depicted on the approved tentative map. Any deviation from this shall require an amendment to the PUD Guidelines.

- A minimum of five color schemes shall be used in the subdivision.
- The roof pitch of each unit shall be 5 and 12. The roofing for Type A Lots and Type B Lots shall be concrete tile and Type C shall be a 25 year laminated dimensional shingles and/or tile (barrel, shake, slate). 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.
- Each residential dwelling shall de-emphasize the garage.
- Highly visible front entries with front doors facing the street shall be provided.
- There shall be turf block from driveway to RV storage area for Plans 2 and 3 and turf block from street to RV storage area for Floor Plan 5.
- There shall be stucco or wood siding for all front elevations on side and rear. Elevations with wood siding shall continue to a clear demarcation line on the side elevations before starting the stucco. The same door and window trim used on the front elevations shall be used on the side and rear elevations.
- All garages shall have minimum storage for two automobiles; most have hobby spaces in addition. Garage doors shall be metal sectionals with raised panels. All garages shall be equipped with automatic openers.
- Generally speaking, kitchens and family rooms shall orient to generous rear yards in the traditional manner.
- Sprinklered front yard landscaping and full yard fencing shall be provided by the builder.
- Two street trees per lot (for interior lots) to provide mid-town residential district canopy looks shall be installed by the developer.
- Usable, elevated front porches for socialization purposes shall be a feature of each dwelling.
- There shall be RV storage on every Type B or C lots.
- Any deviation from the Residential Design Standards shall require review and approval by Planning Staff and the Natomas Community Association.
- Side yard fences along the street side of corner lots shall line up with the house.

Chapter 6- Issuance of Building Permits

Except as otherwise provided, no building permit shall be issued for any building or structure in a 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 Shorebird PUD Development Guidelines.

Appendix

AP.1

Shorebird House and Lot Use Summary

Plan No.	Type House	Living Area Sq. Ftg.	Lot Type	Footprint Width & Depth**	% of Lot Coverage**	Front Yard Setback	Rear Yard Setback	Side Yard*** Setbacks	R.V. Storage Location
1	1-story 3-4 br/2 ba	1,520 or 1,640	C	42' x 68'4"	38.7%	14' to porch* 20' to garage door	22'8"	5' and 5'	Through garage in side yard
2	2-story 4 br/3 ba	1,930	C	35' x 65'8"	32.4%	17' to side* entry garage	22'4"	5' and 5'	Adjacent to side of house
3	2-story 5 br/3 ba	2,110	C	35' x 65'	33.7%	17' to side* entry garage	23'0"	5' and 5'	Adjacent to side of house
4	1-story 4 br/2 ba	1,875	B	52' x 61'6"	41.7%	17' to hobby* space in garage, 20' to garage door	26'6"	5' and 5'	Through garage in side yard
5	2-story 4 br/3 ba	2,250	B	50' x 62'	32.5%	17' to side* entry garage	26'0"	5' and 5'	Adjacent to side of house
6	2-story 5 br/3 ba	2,530	B	52' x 57'	38.2%	17' to hobby* space in garage, 20' to garage door	28'0"	5' and 5'	Through garage in side yard
Custom	TBD****	TBD	A	TBD	TBD	TBD	TBD	5' and 5'	TBD

