

# RESOLUTION NO. 2011-241

Adopted by the Sacramento City Council

April 21, 2011

## AMENDING THE LAGUNA MEADOWS PLANNED UNIT DEVELOPMENT (PUD) SCHEMATIC PLAN AND DESIGN GUIDELINES FOR THE BRUCEVILLE AMERICAN DREAM PROJECT (P06-134)

### BACKGROUND

- A. On February 10, 2011, the Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Bruceville American Dream Project; and
- B. On April 21, 2011 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code sections 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Bruceville American Dream Project.

### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1 Based on the verbal and documentary evidence received at the hearing on the Bruceville American Dream Project, the City Council approves the Laguna Meadows Schematic Plan Amendment and Laguna Meadows Guidelines Amendment for the Bruceville American Dream Project.
- Section 2 The City Council approves the Laguna Meadows PUD Schematic Plan and Development Guidelines Amendment based on the following Findings of Fact:
  - 1. The PUD amendment conforms to the General Plan and the South Sacramento Community Plan; and
  - 2. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates the construction of new single-family homes on a site designated for residential construction; 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 will be well-designed, and that the residential uses will not create a negative impact on adjacent uses.
- Section 3 The Schematic Plan and Development Guidelines for the Laguna Meadows PUD are amended as attached hereto as Exhibit A and Exhibit B, respectively, subject to the following Condition of Approval:

1. Development of the site shall adhere to the amended Schematic Plan and PUD Guidelines. Modifications to the project shall require additional review and may require further amendments of the PUD Schematic Plan and Guidelines.

Section 4. Exhibits A and B are a part of this Resolution.

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Exhibit A: Laguna Meadows Amended PUD Schematic Land Use Plan

Exhibit B: Laguna Meadows PUD Guidelines Amendment

Adopted by the City of Sacramento City Council on April 21, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer.

Noes: None.

Abstain: None.

Absent: Councilmember Sheedy, and Mayor Johnson.

  
Bonnie Pannell, Vice-Mayor

Attest:

*for*   
Shirley Concolino, City Clerk

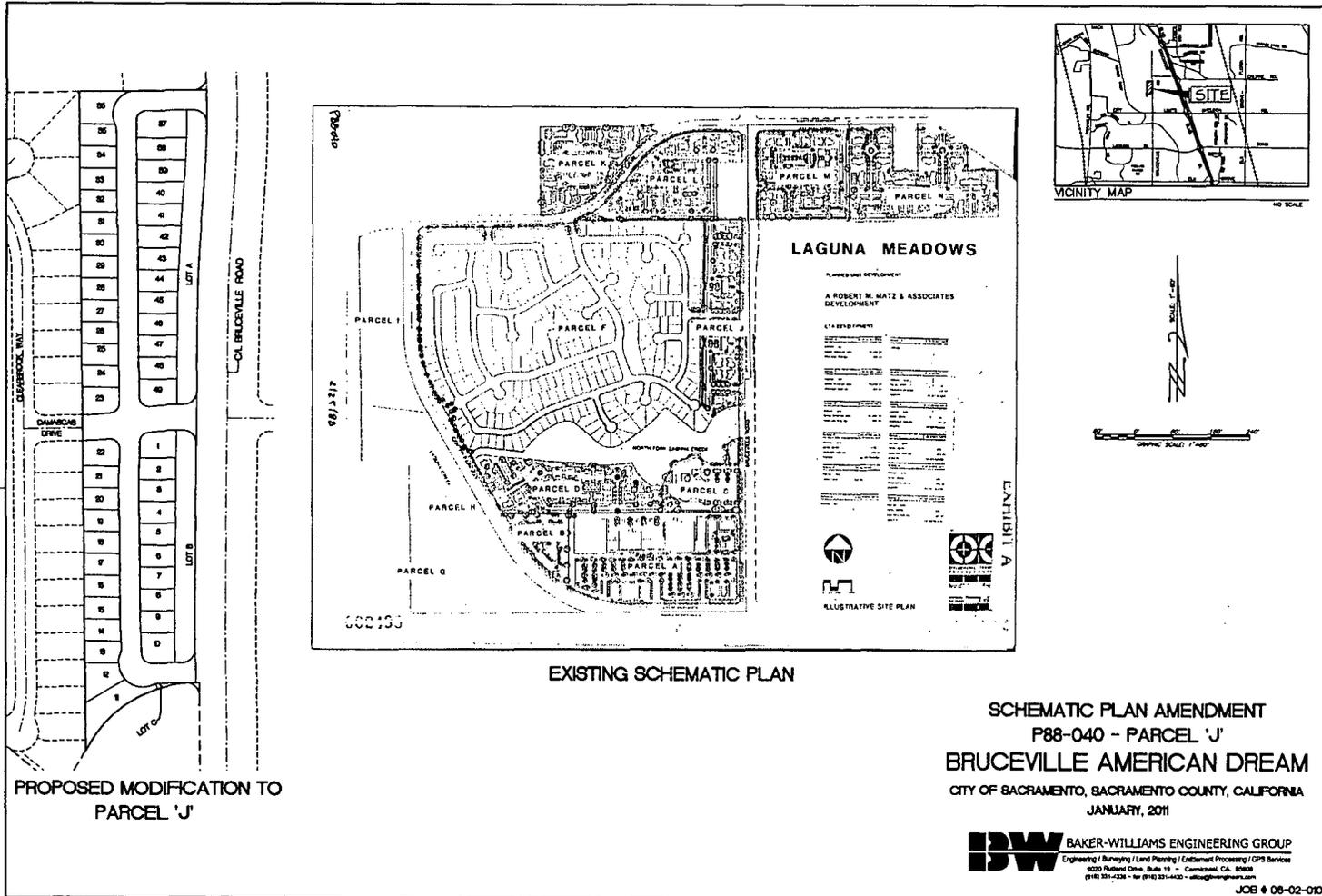


Exhibit A – Schematic Plan Amendment

b. Procedures for Approval

Prior to approval of Special Permits, additional subdivision maps or other planning entitlements, necessary permanent off-site improvements are to be substantially complete to the satisfaction of the ~~Public Works Director~~ Department of Transportation Director. Sites designated for single-family residential on the approved schematic plan (Sites F and N, and J) shall be ~~exempt from Special Permit Review~~ subject to review in accordance with Chapter 17.180 of the Zoning Code (Planned Unit Developments). A tentative Map shall be required for the development of these sites. Pay Parkland Dedication fees at time of further subdivision for single family residential lots and at time of building permits for multifamily residential. Development of the remaining sites in the Laguna Meadows PUD are subject to ~~Special Permit approval by the City Planning Commission~~ review in accordance with section 17.180 of the Zoning Code (Planned Unit Developments). ~~Special Permit~~ Development plans shall be in conformance with the schematic plan approved by the City Council. Any changes to the Laguna Meadows Schematic Plan require the approval to the City Planning Commission and may require approval by the City Council in accordance with section 17.180.050 (D) of the City Code (Amendment of a PUD).

I. Building Standards – Single-Family Residential (Sites F, N, and J)

1. General Building Design

- a. All new single-family units shall be compatible, in size and design, with adjacent uses
- b. All new single-family homes shall conform to the Citywide Single Family Design Guidelines.