

RESOLUTION NO. 2006-395

Adopted by the Sacramento City Council

May 30, 2006

AMENDING THE SOUTH NATOMAS COMMUNITY PLAN TEXT TO INCLUDE A RESIDENTIAL MIXED USE LAND USE DESIGNATION, POLICIES TO SUPPORT RESIDENTIAL MIXED USE, AND TO EXPAND THE BOUNDARIES OF THE NORTHGATE BOULEVARD SPECIAL PLANNING DISTRICT BY 8.85± ACRES FOR THE FOLLOWING PROPERTY LOCATED ALONG NORTHGATE BOULEVARD WITH ROSIN COURT TO THE NORTH AND GARDEN HIGHWAY TO THE SOUTH, SACRAMENTO, CALIFORNIA (APNs 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-010, 262-0171-008, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-018, 262-0251-016, 262-0251-017, 274-0131-025, 274-0132-003, 274-0132-004, 262-0121-042, and 262-0121-043 (M03-191))

BACKGROUND

The City Council conducted a public hearing on May 30, 2006 concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- A. The proposed addition of a Residential Mixed Use (RMX) land use designation is compatible with the surrounding land uses;
- B. The subject site is suitable for expansion of an existing Special Planning District; and
- C. The proposal is consistent with the policies of the South Natomas Community Plan and the General Plan.

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

- Section 1. A residential mixed use (RMX) land use designation is hereby added to the South Natomas Community Plan.
- Section 2. The text of the South Natomas Community Plan is amended to support residential mixed use land use policies as listed on the attached Exhibit A.
- Section 3: The property (APNs 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-010, 262-0171-008, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-

018, 262-0251-016, 262-0251-017, 274-0131-025, 274-0132-003, 274-0132-004, 262-0121-042, and 262-0121-043) within the City of Sacramento is hereby re-designated on the South Natomas Community Plan land use map from 8.85± acres Low Density Residential to Special Planning District.

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Exhibit A: South Natomas Community Plan Text Amendment– 10 pages

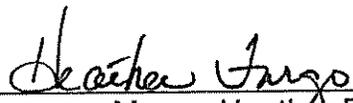
Adopted by the City of Sacramento City Council on May 30, 2006 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor, Heather Fargo

Attest



Shirley Concolino, City Clerk

City of Sacramento Planning Division
NORTHGATE STREETScape MASTER PLAN
(May 18, 2005)

PROPOSED CHANGES TO THE COMMUNITY PLAN:

South Natomas Community Plan:

LAND USE

GUIDING POLICY

- A. South Natomas shall develop as a high quality mixed-use community, providing locations for residential, **residential mixed use**, commercial, office and business park land uses designed to enhance neighborhood and plan area identity with an adequate level of supporting public facilities and services.

IMPLEMENTING POLICY

- B. To ensure a high quality of development, projects shall develop as planned unit developments.

The Community Plan Map illustrates an arrangement of land uses and a street system to serve those uses at full development -- expected to occur within 10 to 20 years. Boundaries between land uses are specific at some locations (as along Northgate Boulevard) and schematic at others (as West of I-5 where some street alignments have not been set and use designations do not follow property lines). The park and school site locations shown as "proposed" are approximate. Determination of the consistency of a project proposal with the plan must be derived from both the map and the text. Tables 1 and 2 summarize land uses under the Plan.

LAND USE CLASSIFICATIONS

The following descriptions are extensions of the Community Plan Map legend.

Residential

Residential classifications set a maximum average number of units per net acre (excluding public streets) within a specified density range. The ranges are the net density standards applied Citywide by the City of Sacramento for residential acreage excluding public streets and non-residential uses such as parks and schools.

The density on a portion of a project site may be anywhere within the designated range, as long as the average density per acre of the whole site does not exceed the maximum average established by the residential land use classification. Where mixed dwelling types are prescribed (see below) some portions of large sites designated medium, medium-high or high density will have to be developed at less than the maximum average in order to meet this requirement. Appendix A illustrates the variety of dwelling types described.

Mixed Dwelling Type Requirement: The plan sets a 200-unit limit on multifamily clusters to avoid the neighborhood residential scale and crime problems sometimes associated with large, multifamily complexes. To achieve a visual break and avoid architectural monotony, at least one street shall separate multi-family projects; variety of architectural styles and of exterior construction materials shall be promoted; and single-story multi-family units shall be placed adjacent to existing, designated or zoned single family residential and along streets.

TABLE 1
SOUTH NATOMAS LAND USE (UNITS/SQUARE FEET)

Residential

Low Density	8,994
Medium Density	2,643
Medium High Density	2,248
High Density	4,214
Riverfront	43
Northgate SPD RMX	1,351
TOTAL UNITS	<u>19,493</u>

<u>Office/Office Park</u> (square feet)	4,685,771
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<u>Neighborhood Commercial</u> (square feet)	585,620
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<u>Community Commercial</u> (square feet)	515,229
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<u>Support Commercial</u> (square feet)	135,000
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<u>Highway Commercial</u> (square feet)	456,772
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<u>Northgate SPD</u> (square feet)	405,500
<u>Business Park</u> (square feet)	932,000

Low Density (Four to Eight Units per Net Acre): Maximum average density is seven units per net acre (5.6 units per gross acre). Single family attached and detached units (including patio homes, duplexes and halfplexes) are within this designation. Most of South Natomas' older residential areas fall within this density range.

Medium Density (Seven to Fifteen Units per Net Acre): Maximum average density is 10 units per net acre. The intent of this range is to provide a predominance of single-family housing types. The range allows detached single family, zero lot line, patio home, duplex, halfplex, townhouse, and condominium development. Senior housing may develop at a maximum average density of 14 units per net acre. (For further discussion, see the Population and Housing Element of this plan). *(Amended per City Council Resolution 93-267, 05/25/93)*

Medium High Density (11 to 21 Units Per Net Acre): Maximum average density is 18 units per net acre. An example of medium high density development is Pheasant Creek on the north side of West El Camino and east of Truxel (17.4 units per acre).

High Density (21 to 29 Units Per Net Acre): Conventional apartments fall into the high density designation. Maximum average density is 23 units per net acre except on pre-existing parcels of two acres or less where 29 units per acre are permitted. *(Amended per City Council Resolution 93-267, 05/25/93)*

Residential Mixed Use: This is a mixed use zone. The zone permits multiple family residential, office and limited commercial uses in a mixture established for the area in the Northgate Boulevard Special Planning District.

Gross Acreage: The property area in the form of land inclusive of streets, natural waterways, rights-of-way, etc.

Net Acreage: The property area in the form of land remaining after all deductions such as streets, natural waterways, rights-of-way, etc. *(Definition of gross and net acres added by City Council Resolution 93-267, 05/25/93)*

TABLE 2

SOUTH NATOMAS LAND USE (ACRES)

Residential

Low Density	1,770
Medium Density	301
Medium High Density	132
High Density	174
Riverfront	<u>6</u>
TOTAL RESIDENTIAL	2383
<u>Office/Office Park</u>	399
<u>Business Park</u>	49
<u>Neighborhood Commercial</u>	65
<u>Community Commercial</u>	53
<u>Highway Commercial</u>	49
<u>Support Commercial</u>	10
<u>Mixed Use</u>	54
<u>Residential Mixed Use</u>	<u>37.5</u>
<u>Public</u>	
Library/Community Center	2
Fire Station	2
Parks	301
Public Schools	165
less Joint Use w/ Parks	<u>(62)</u>
TOTAL PUBLIC	407
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TOTAL ACRES	3,460 <u>3,497</u>

Office/Office Park/Business Park

Office/Office Park: This designation applies primarily to large-scale developments near I-5 and I-80 with buildings of 40,000 square feet or larger. Local serving office areas near Northgate Boulevard have no minimum building size. Support commercial uses may be allowed within this designation, subject to a special permit. (*Amended per City Council Resolution 97-213, 05/6/97*)

Business Park: High technology industrial research, development, and assembly uses with up to one-half of total floor area in general office space are appropriate in this designation.

Retail-Commercial

Neighborhood Commercial: This use consists of either a commercial area encompassing retail uses which serve the immediate neighborhood area or a shopping center anchored by a supermarket.

Community Commercial: This use is typically anchored by a Junior department store, a supermarket, superdrug store, or a superhardware store.

Support Commercial: This use is located within or adjacent to major employment centers (office and/or business parks) and provides commercial services to the employees and businesses. Generally the types of businesses found are banks, business services (such as print shops) and free standing restaurants. A support commercial center typically does not include grocery or garment stores. Support commercial uses may also be allowed within lands designated Office/Office Park **and Residential Mixed Use**. *(Amended per City Council Resolution 97-213, 05/6/97)*

Highway Commercial: This use is located at interchanges of the freeway system, providing services for the users of the system as well as the community. Service stations, lodging, and restaurants are appropriate for these areas.

General Public Facilities: This designation typically includes community oriented services such as fire stations, schools, parks, libraries and hospitals.

Special Use

Residential in Commercial: In order to invigorate existing commercial development, residential will be allowed in commercial prop

appropriate. Housing will be considered on a basis to determine compatibility with adjacent uses and zones.

Northgate Boulevard Special Planning District: The intent of this district, located along the eastern and western sides of Northgate Boulevard, is to retain and encourage commercial, **residential** and neighborhood office uses that serve the surrounding area ~~and through traffic to maintain the district's importance to the community.~~ *(Amended per City Council Resolution 2003-589, 08/19/03)*

Riverfront Development: Uses along the Sacramento River shall be designed to maintain the character and accessibility of the river resource. River related commercial including marinas, boat repair and storage facilities, restaurants, and river recreation related retail are allowed. Residential uses are also allowed.

Fong Ranch Special Study Area: The Fong Ranch Special Study area is designated for residential land uses subject to reevaluation when the Truxel Interchange at I-80 is approved.

POPULATION AND HOUSING

GUIDING POLICY

- A. Provide housing of varied types, densities and prices, arranged to enhance neighborhood identity, to create and maintain family-oriented environments, and to avoid visual monotony.
- B. Evaluate the City's ability to provide public services and facilities and the Plan area's traffic capacity prior to granting plan amendments for increased residential densities.
- C. Maintain single-family housing type residential dominance east of Interstate 5.
- D. Attain single-family housing type residential dominance west of Interstate 5.
- E. **Promote residential and mixed use development along Northgate Boulevard between Rosin Court and Garden Highway.**

IMPLEMENTING POLICIES

- E. Limit the size of multi-family clusters to 200 units separated from other multifamily clusters by at least one thoroughfare. Promote architectural variety and varied exterior construction materials on adjacent clusters and the placement of one-story multi-family units adjacent to single-family development and as a visual break along streets.
- F. Mixed Housing Type:

Require three or more housing types in medium density and high density residential projects of 30 gross acres or more, **with the exception of mixed use**

development along Northgate Boulevard. A maximum of 85% of the units should be of the dominant housing type and a minimum of 5% of each of the two minor housing types is required.

Require two or more housing types in medium density and high density residential projects of 20 to 29 gross acres, **with the exception of mixed use development along Northgate Boulevard.** A maximum of 90% of the units may be of the dominant housing type. *(Policy amended by City Council Resolution 93-267, 05/25/93)*

- G. With the exception of senior housing projects, discourage plan amendments for increased residential densities on the west side of I-5 until 50 percent of the residential dwelling units in the plan area west of I-5 have been built.

The total number of dwelling units designated in the area west of I-5 is approximately 4,700. Using the 50% threshold of Policy B, no plan amendments would be considered until 2,350 DUs are constructed. At the present time, 1231 housing units have been completed and 357 units have planning entitlements.

- H. Discourage plan amendments for increased residential densities on the east side of I-5 except for senior housing projects, **residential and mixed use projects along Northgate Boulevard** and the Fong Ranch Special Study Area.

- I. ~~Preserve the low density character of Gardenland but e~~**Encourage** use of deep-lot regulations or infill incentives on large parcels in order to use the land more efficiently.

- J. Take maximum advantage of the Sacramento River's potential to enhance the quality of a residential community by reserving land near the river north of Garden Highway for residential development **and mixed use development.**

- K. Encourage the location of elderly and low- and moderate-income housing in close proximity to transit, medical services, and neighborhood shopping centers.

- L. Encourage, promote, and assist in developing housing which meets the needs of the elderly and low- and moderate-income households.

- M. Require developers to work with the Sacramento Housing and Redevelopment Agency in determining the feasibility of the inclusion of low- and moderate-income housing units in new housing developments.

- N. Require developers to work with the Sacramento City Child Care Coordinator for the inclusion of child care facilities in new commercial, office, and residential developments, where feasible.

~~The City is currently considering a draft Citywide Housing Trust Fund (HTF) ordinance. The supply of housing has not kept pace with the demand for housing created by new employees and their families. If unabated, this situation would adversely affect the quality of life, consume limited energy resources, increase congestion on highways, and have a negative impact on air quality. The proposed HTF ordinance would provide infill housing, thereby mitigating these adverse impacts of non-residential development.~~

- O. ~~Non-residential projects in South Natomas shall be subject to the Citywide Housing Trust Fund (HTF) Ordinance, if this ordinance is adopted.~~

UPSCALE HOUSING

- P. Require developers of new low density housing developments to provide upscale housing through lower densities and/or additional amenities via the PUD process. *(Policy amended by City Council Resolution 93-267, 05/25/93)*

Upscale housing is intended to attract second-time (move-up) home buyers who wish to move within the South Natomas Area. Homes with custom-style features would serve to create a more diverse and interesting neighborhood. Custom-style features could include (but are not limited to) high quality exterior building materials, larger lot sizes and varied setbacks. Additionally, the formation of homeowners associations could be utilized for the purpose of maintaining a higher quality of landscaping than is found in standard subdivisions.

Upscale housing can be defined as attaining a distinctive subdivision, which fosters a sense of pride in ownership. The subdivision should present a unifying theme and

provide for attractive public spaces. Each home should emphasize quality, variation, and balance. Custom home developments are encouraged.

Architectural Variations: The intent is to present a distinctive community that avoids a monotonous "cookie-cutter" approach but maintains a sense of proportion and integration of features. At the subdivision level, variation in structural setbacks is encouraged. At the individual home level, varied building lines (e.g., bay windows, recessed private patios, etc.) are encouraged. Varied roof lines (e.g., latticework or

beams, and recesses) are encouraged. Quality fenestration (i.e., the arrangement, proportioning, and design of window and doors) is encouraged. Examples of quality fenestration include double doors, and fanlight windows over entries. Interesting window trim features (e.g., multi-lite windows) are encouraged.

Quality Exterior Building Materials: Use of T-111 vertical siding is discouraged unless complemented by use of rich materials (e.g., brick, stone, or tile, and rich hardscape

materials. Horizontal treatment of siding, especially tongue-and-groove cedar, is encouraged. Shake or tile roofing is encouraged.

Quality Landscaping: Landscaping should provide for distinctive subdivision entrance features and subdivision perimeter treatment. The landscaping should consist of upgraded landscaping materials (e.g., mature trees, flowering trees and shrubs, etc.).

~~Large Lots: The standard single family subdivision consists of 52 x 100 foot lots (5200 square feet). At least 50% of the lots in the PUD shall be larger lots. Larger lots are defined herein as a minimum of 25% greater in size than the standard single family lot (i.e., 5200 square feet x 1.25 = 6500 square feet). These larger lots would contain either larger homes or more extensive landscaping. (These are suburban standards and we may want to revise these when we bring changes forward, or when we look at consolidating the Community Plans into the General Plan Area)~~

~~Extra Vehicle Storage: Three car garages and special recreational vehicle storage can provide upscale features. These features should be provided in a manner that avoids a "massiveness" conflict (i.e., dominating garages, and excessive hard surfacing). Parking courts, secondary access, or vehicle storage screened by landscaping and fencing is encouraged. (These are suburban standards and we may want to revise these when we bring changes forward with the GP and Community Plan)~~

Landscaping and Lighting Assessment Districts: Formation by the developer of a Landscape & Lighting Act assessment district is encouraged. This district would

provide for the maintenance of common areas such as subdivision entrances and perimeter landscaping.

Homeowners Associations: Formation by the developer of a Homeowners association is encouraged. This association would provide Codes, Covenants & Restrictions (CC&Rs). These CC&Rs shall address the standards for the development. At a minimum these CC&Rs would set standards for property maintenance, additions and renovations, and should include enforcement provisions.

Marketing Features: Where the real estate market allows, developer provision of front-yard landscaping and sprinkler systems is encouraged. Additional interior appliances (e.g., trash compactors, upgraded ranges or microwaves, intercom systems) are suggested.

POPULATION AND HOUSING TRENDS

South Natomas has been one of Sacramento's fastest-growing areas in the past decade, with the highest annual growth rate among the City's 10 communities from 1975 to 1980. From 1970 to 1980, South Natomas' population increased by 50 percent, as compared with an 8 percent increase in the City's population during the same period. Housing additions in South Natomas, South Sacramento and the Pocket have accounted for 75 percent of the City's new units during the 1980s.

More than 77 percent of the 12,540 housing units in the community were built after 1970. Despite the relative newness of the area, the 1980 census data showed demographics similar to those of the City and County (see Table 3). Since 1980, the population is estimated to have increased by 17,600, bringing the South Natomas total to approximately 28,800. At build-out in accord with the Plan, the community will have 18,142 housing units.