

## **RESOLUTION NO. 2006-195**

Adopted by the Sacramento City Council

March 14, 2006

**ESTABLISHING A PLANNED UNIT DEVELOPMENT, INCLUDING GUIDELINES AND SCHEMATIC PLAN, FOR THE PARKEBRIDGE PLANNED UNIT DEVELOPMENT, LOCATED SOUTHEAST OF TRUXEL ROAD AND INTERSTATE 80 IN THE SOUTH NATOMAS COMMUNITY PLAN AREA. (APN: 225-0160-054, -084, -088) (P04-212)**

### **BACKGROUND**

The City Council conducted a public hearing on March 14, 2006, to consider the establishment of the ParkeBridge Planned Unit Development (PUD) and adopt the Planned Unit Development Guidelines and Schematic Plan for the ParkeBridge development. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

- A. The proposed PUD establishment conforms to policies of the General Plan and South Natomas Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice; and
- B. The PUD establishment will not be injurious to the public welfare, nor to other properties 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 be well-designed, and that the residential uses will not create a negative impact on adjacent uses.

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

- Section 1. The City Council of the City of Sacramento, in accordance with the City Code, Chapter 17, resolves that the ParkeBridge Planned Unit Development with the Development Guidelines and Schematic Plan (as shown on the attached Exhibits A and B) are hereby approved subject to the following condition:

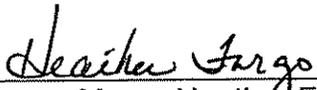
- A. The applicant shall include language within the Sales and Purchase Agreement limiting initial home sales to persons intending to occupy said premises for a period of not less than 18 months.
- B. Subject to a finding of substantial conformity by the City on the Applicant's Final Map, applicant shall modify its Tentative Subdivision Map (revised February 3, 2006) to eliminate Lot 154 of Village 3 and shall reconfigure Lots 152 and 153 of Village 3 to front Street "K".
- C. Applicant shall plant climbing vines to screen the northern side of the sound wall adjacent to Interstate 80.

**Table of Contents:**

Exhibit A: PUD Guidelines – 31 pages  
Exhibit B: PUD Schematic Plan Exhibit – 1 page

Adopted by the City of Sacramento City Council on March 14, 2006 by the following vote:

- Ayes: Councilmembers Cohn, Fong, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.
- Noes: None.
- Abstain: None.
- Absent: Councilmember Hammond.

  
\_\_\_\_\_  
Mayor Heather Fargo

Attest:

  
\_\_\_\_\_  
Shirley Concolino, City Clerk

# ParkeBridge

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## P.U.D. GUIDELINES

March 14, 2006

Prepared For:  
Griffin Industries

Prepared By:  
The KTG Group

# PARKEBRIDGE

## P.U.D. GUIDELINES

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## **SECTION 1 INTRODUCTION**

### **1.1 Community Design Concept**

ParkeBridge is designed to capture the environment of a quintessential all-American small town lifestyle in terms of its neighborhood character and architectural charm. Four distinct residential village types are blended together within the community walls, which would otherwise separate neighborhoods. are eliminated for a strong interplay between the villages that provide a varied yet compatible streetscene appearance.

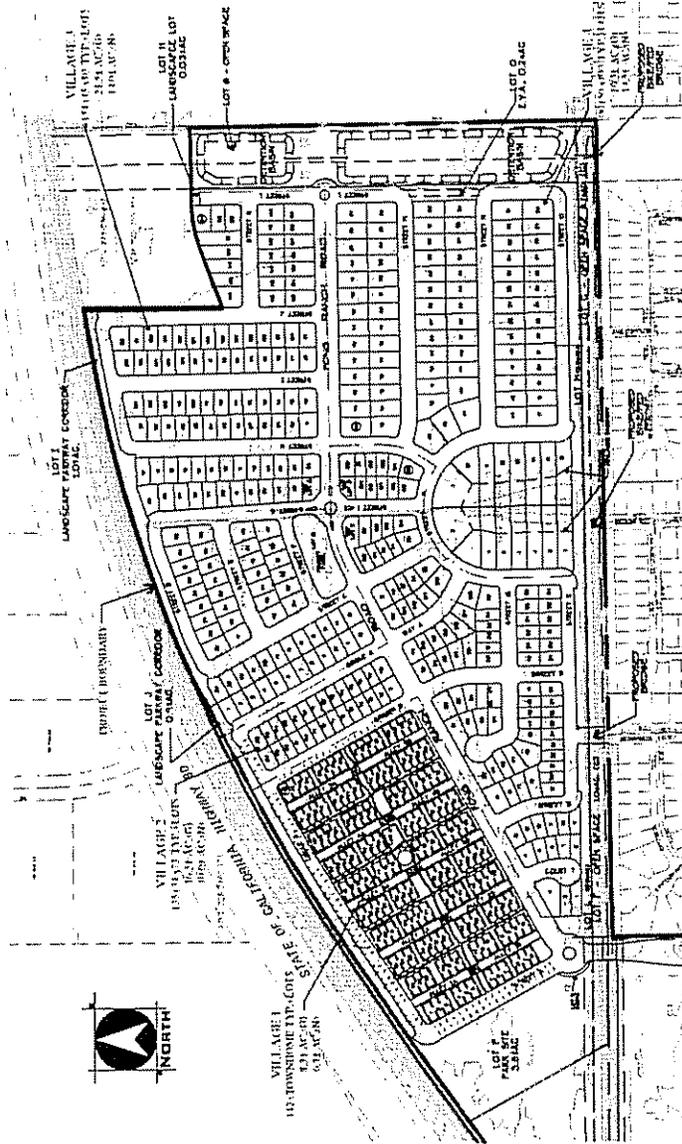
An integrated street grid pattern that features landscaped parkways and detached sidewalks create a pedestrian friendly environment. In addition, the homes are designed with front porches and active living spaces oriented to the street, further enhancing the pedestrian friendly nature of the community while reducing a dominant garage door streetscene.

The four complimenting village types for ParkeBridge include:

- Village 1      Townhomes
- Village 2      Single Family Detached  
34' x 73' Typical Lot Size
- Village 3      Single Family Detached  
45' x 80' Typical Lot Size
- Village 4      Single Family Detached  
50' x 100' Typical Lot Size

### **1.2 Conceptual Site Plan**

Exhibit 1 depicts the proposed overall site plan for the ParkeBridge community.



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Exhibit 1  
**Conceptual Site Plan**

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**SECTION 2 Planning Standards**

**2.1 Development Standards Matrix – Village 1 (Townhomes)**

(PRIVATE )CRITERIA	Village 1
<b>MINIMUM SETBACKS <sup>(1,2,3)</sup></b>	
Front <ul style="list-style-type: none"> <li>• Living Area</li> <li>• Porch</li> <li>• Courtyard (less than 4' high)</li> </ul>	12' to building 10' to porch 3' to courtyard from Right-of-Way
Rear	4' to garage from edge of Alley-Way
Side	0' – Interior 3' – end condition from Module building envelope
Building Separation <ul style="list-style-type: none"> <li>Garage / Garage</li> <li>Side / Side</li> <li>Front / Front</li> </ul>	30' Minimum 20' Minimum 40' Building to Building 22' Porch to Porch
<b>MAX. BUILDING COVERAGE</b>	100%
<b>MAX. BUILDING HEIGHT</b>	35' Maximum

**Notes**

- 1 Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as: window and door pop-out surrounds, media niches, library niches, bay windows, pot shelves, chimneys, enhanced window sills, eaves, shutter details, window trim, balconies and entry gates, and other similar elements.
- 2 Window and door pop-out surrounds, pot shelves, enhanced window sills, shutter details, window trim, entry gates and projecting eaves shall be governed by the provisions of the Uniform Building Code (UBC), Section 503.2 and Section 705.

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## 2.2 Development Standards Matrix – Villages 2,3 &amp; 4 (Single Family)

(PRIVATE) CRITERIA	Village 2	Village 3	Village 4
TYPICAL LOT SIZE	Typ. 2,550 S.F. LOTS	Typ. 3,600 S.F. LOTS	Typ. 5,000 S.F. LOTS
TYPICAL LOT DIMENSIONS	Typ. 34' x 73'	Typ. 45' x 80'	Typ. 50' x 100'
MINIMUM LOT WIDTH	34'	45'	50'
MINIMUM LOT DEPTH	70'	72'	95'
MINIMUM SETBACKS <sup>(1, 2, 3, 4)</sup>			
Front <sup>(2)</sup> Living Area/Porch	10'	10'	12.5'
Front Entry Garage	18'	18'	20'
Rear <sup>(2)</sup>	10'	15'	15'
Side <sup>(2)</sup> Living Area	5' typ. 5' for side entry on interior lots	5'	5'
Corner Side Living Area	12.5'	12.5'	12.5'
Porches	10'	10'	10'
Rear Patio Covers	5'	5'	10'
2nd Story Decks (Measured to Fascia)	10'	10'	10'
FRONT COURTYARD WALLS			
Wall Ht. Below 5'			
Front:	5'	5'	5'
Side:	0'	0'	0'
Corner Side:	5'	5'	5'
Wall Ht. Above 5'			
Front:	10'	10'	10'
Side:	0'	0'	0'
Corner Side:	5'	5'	5'
MAX. BUILDING COVERAGE (Excluding Porches & Patio Covers)			
2 Story Plans	50%	50%	50%
1 Story Plans	65%	65%	65%
MAX. BUILDING HEIGHT	35'	35'	35'

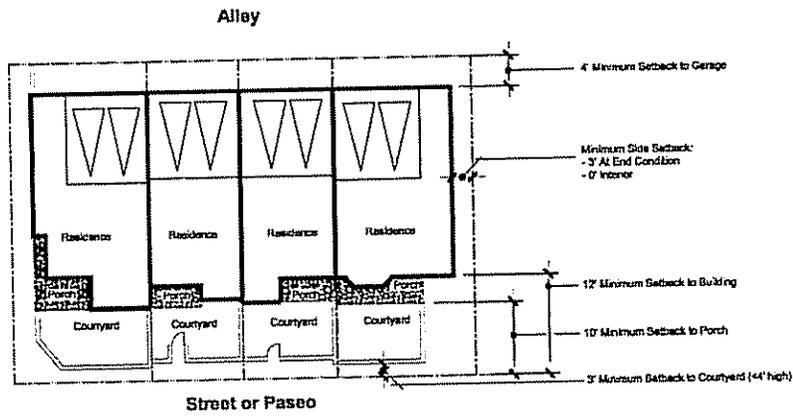
## Notes

1. Front setbacks and corner side setbacks are measured from the back of walk or back of curb where there is no walk.
2. Interior side and rear setbacks are measured from property line.
3. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as: media niches, library niches, bay windows, chimneys, balconies and other similar elements.
4. Window and door pop-out surrounds, pot shelves, enhanced window sills, shutter details, window trim, entry gates and projecting eaves shall be governed by the provisions of the Uniform Building Code (UBC), Section 503.2 and Section 705.

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**Note:**

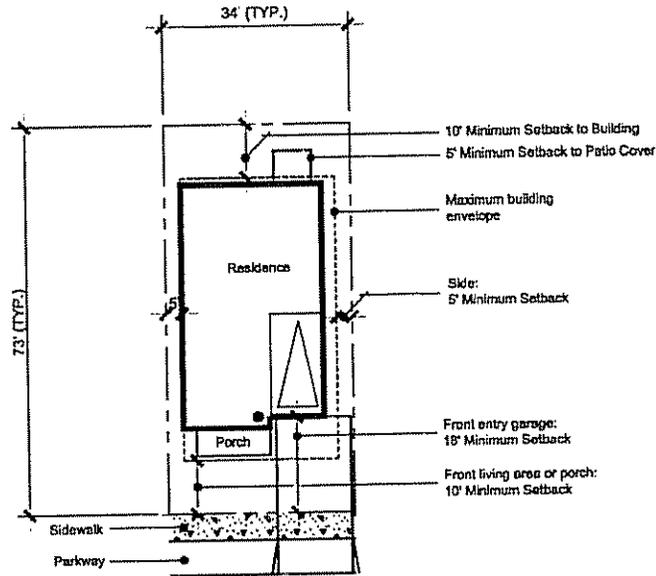
1. Footprints are hypothetical. Final plans may vary.
2. All setbacks are measured from the Property Line.
3. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as: media niches, library niches, bay windows, chimneys, balconies and other similar elements.
4. Window and door pop-out surrounds, pot shelves, enhanced window sills, shutter details, window trim, entry pilbs and projecting eaves shall be governed by the provisions of the Uniform Building Code (UBC), Section 503.2 and Section 705.

Exhibit 2

**Village 1 – Typical Setbacks**

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**Notes:**

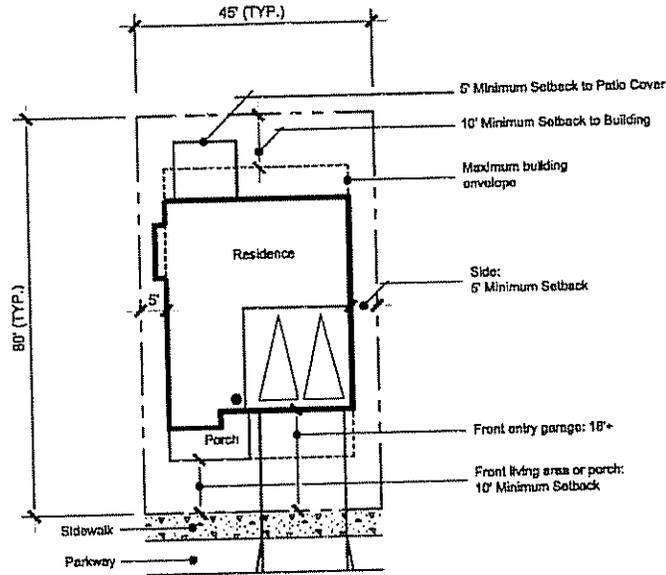
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4. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as, medallion niches, library niches, bay windows, chimneys, balconies and other similar elements.
5. Window and door pop-out surrounds, pot shelves, enhanced window sills, shutter details, window trim, entry gates and projecting eaves shall be governed by the provisions of the Uniform Building Code (UBC), Section 603.2 and Section 705.

Exhibit 3

**Village 2 – Typical Setbacks**

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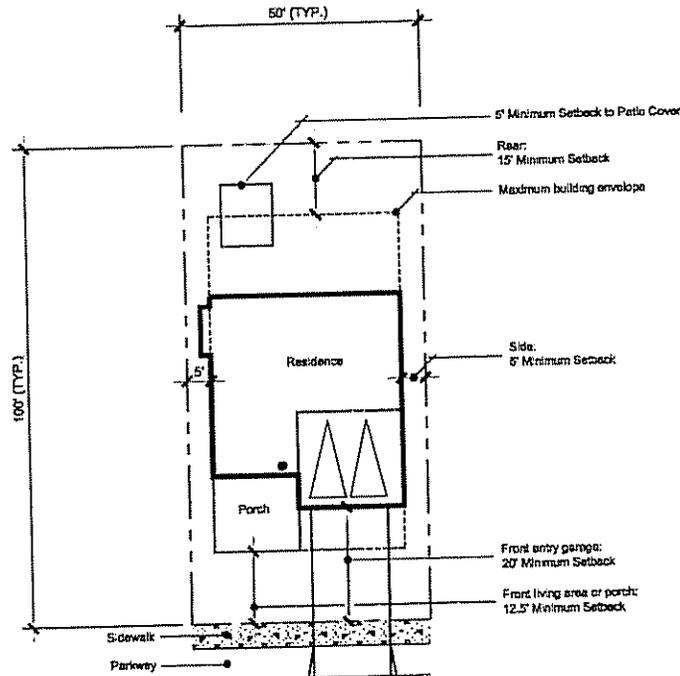
**Note:**

1. Footprints are hypothetical. Final plans may vary.
2. Front setbacks and corner side setbacks are measured from the back of walk or back of curb where there is no walk.
3. Interior side and rear setbacks are measured from property line.
4. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as, medallion niches, library niches, bay windows, chimneys, balconies and other similar elements.
5. Window and door pop-out surrounds, pot shelves, enhanced window sills, shutter details, window trim, entry gables and projecting eaves shall be governed by the provisions of the Uniform Building Code (UBC), Section 603.2 and Section 703.

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Exhibit 4  
**Village 3 – Typical Setbacks**

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**Note:**

1. Footprints are hypothetical. Final plans may vary.
2. Front setbacks and corner side setbacks are measured from the back of walk or back of curb where there is no walk.
3. Interior side and rear setbacks are measured from property line.
4. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as, media niches, library niches, bay windows, chimneys, balconies and other similar elements.
5. Window and door pop-out surrounds, pot shelves, enhanced window sills, shutter details, window trim, entry gates and projecting eaves shall be governed by the provisions of the Uniform Building Code (UBC), Section 503.2 and Section 705.

## SECTION 3 Residential Architectural Standards

### 3.1 Goals

The ParkeBridge Design Guidelines have been prepared to provide the framework for high quality design within the project's Master Plan. The guidelines express the desired character of future development and are designed to ensure a unified environment within the Master Plan. This document is intended to provide clear direction and design criteria.

The following residential design principles are provided to assist developers, homebuilders, and architects in the design of new residential products within ParkeBridge. The principles are intended to promote quality design and innovative solutions that in turn encourage viable neighborhoods of enduring value. This document is not intended to represent mandatory requirements, but instead suggest principles to ensure the creation of a quality neighborhood environment. Alternative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and even encouraged.

The goals of the ParkeBridge Design Guidelines are as follows:

- To provide the City of Sacramento with the necessary assurances that development within the master planned community will attain the desired level of quality;
- To serve as design criteria for use by planners, architects, landscape architects, engineers and builders.
- To provide guidance to City Staff, Planning Commission and the City Council when reviewing future development within the Master Plan.
- To provide a viable framework and clear direction for the creativity of the designer to achieve quality plans without unnecessary delays.

### 3.2 Architectural Styles

Based on the existing character and building development history of the area, several architectural themes are appropriate for the ParkeBridge residential community. Although these styles have historical reference, other themes that can be derived from the area's past may also be considered. Distinguishing characteristics of each architectural style envisioned for ParkeBridge are described below.

#### 3.2.1 Spanish Colonial

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- Red tile sloping roofs with large eave overhangs
- Stucco walls
- Courtyards
- Trellises
- Brightly colored ceramic tile as accents
- Arcades

### 3.2.2 *Craftsman*

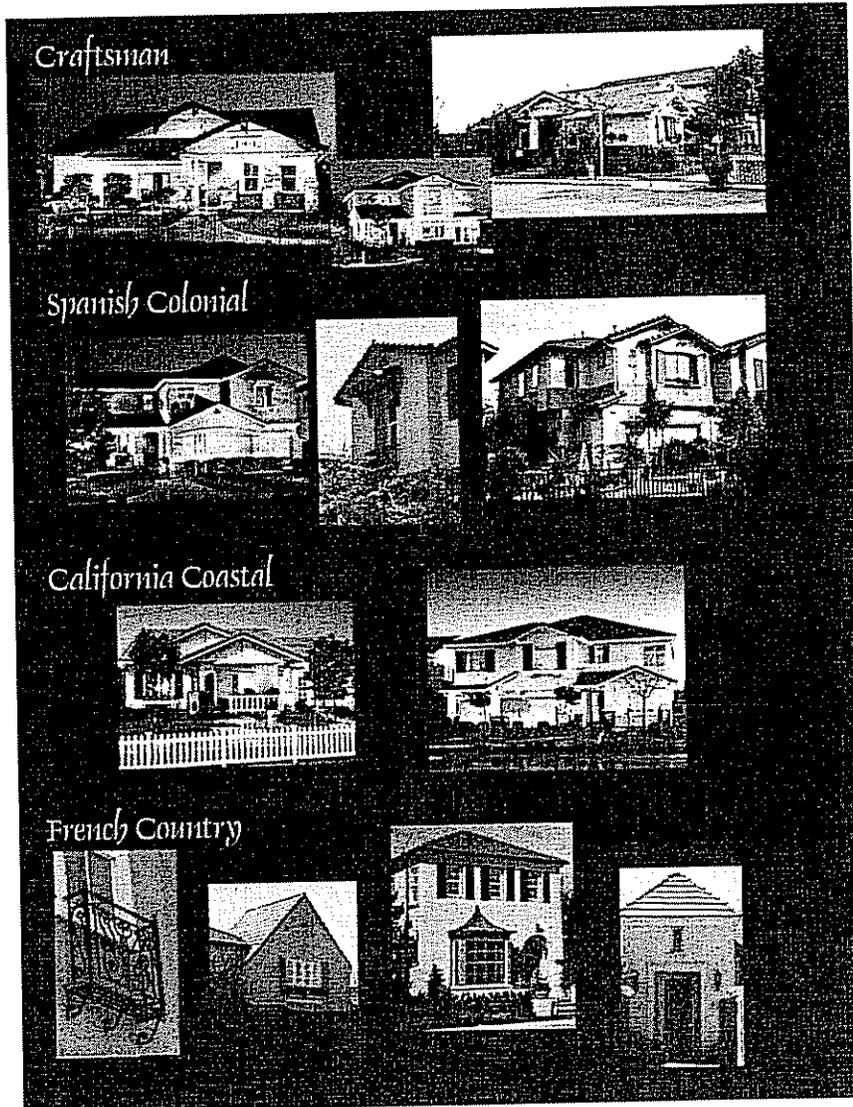
- Horizontal character to building forms
- Low pitched gable roof forms with unenclosed eave overhangs
- Primary roof forms covering porch elements
- Decorative use of cross beams, braces, and rafter tails
- Often feature tapered columns and pilasters
- Brick or stone elements visually anchoring the building mass to the ground plane

### 3.2.3 *California Coastal*

- Loose style – informal in plan and elevation
- Asymmetrical arrangement of one & two story building forms
- Low pitched gable roofs (occasionally hipped) with wide, unenclosed eave overhangs
- Simple lines – low with wide projecting roofs
- Roof rafters are usually exposed
- Elimination of superfluous ornamentation enhances beauty through simplified lines and masses of the building itself
- Use of wood siding and/or shingles

### 3.2.4 *French Country*

- Symmetrical, formal building mass or asymmetrical informal massing with a rambling farm house appearance
- Steep roof pitches
- Use of quoins or voussiers
- Tower or turret element with conical roof form appropriate
- Generous use of full rounded or segmented arch windows
- Small balconies with decorative wrought iron
- Multi-pane mullion patterned windows



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Exhibit 6  
**Architectural Image Board**

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## 3.3 Architectural Criteria

## ARCHITECTURAL STYLE

Architectural styles permitted	Spanish Colonial California Coastal	Craftsman French Country
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## FLOOR PLANS / ELEVATIONS

Floor Plans / Elevation Options	<ul style="list-style-type: none"> <li>Single Family Detached neighborhoods shall consist of a minimum of 3 floor plans and 3 elevations options for each floor plan.</li> <li>Single Family Attached neighborhoods shall consist of a minimum of 3 floor plans. A minimum of 2 building composites per village. At least 2 elevation options required for each village.</li> </ul>
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## BUILDING MASSING AND SCALE

Staggered Wall Planes	<p>Front elevations shall feature horizontal or vertical offsets, which may include porches, to break-up expansive wall planes. Minimum offset shall be 3'</p> <ul style="list-style-type: none"> <li>Single Story Units No more than 60% of the front elevation can be composed of a single wall plane</li> <li>Two Story Units No more than 50% of the front elevation can be composed of a single wall plane.</li> </ul>
Corner Lots	Corner side and other visible elevations shall feature a similar level of detail as the front elevation in terms of building forms, details, and materials.

## ROOFS

Main Roof Form	Percent of Units
Side / Side Gable	40% Max.
Front / Rear Gable	40% Max
Hip	40% Max
Roof Pitch	4:12 to 8:12
Roof Overhang	<ul style="list-style-type: none"> <li>Roof eaves shall have a 12" or greater overhang; or may be reduced to a 6" overhang when a corresponding fascia element 12" or greater in height is provided</li> <li>Rakes may be tight or have a 12" or greater overhang as appropriate to the architectural style of the residence</li> </ul>

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**Section 3**

**RESIDENTIAL ARCHITECTURAL STANDARDS**

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Roof Material	<ul style="list-style-type: none"><li>• Concrete or Clay Tiles in shapes consistent with the selected architectural style</li><li>• Architectural grade fiberglass composition roof shingles may be used on Craftsman, California Coastal and French Country</li></ul>
Roof Finish	<ul style="list-style-type: none"><li>• Matte finish to minimize glare</li></ul>
Skylights & Solar Panels	<ul style="list-style-type: none"><li>• Framing material shall be colored to match the adjoining roof</li><li>• White and/or dome skylights are not permitted.</li></ul>
Mechanical Equipment	<ul style="list-style-type: none"><li>• Roof mounted air conditioners are not permitted All pipes, vents and other similar equipment shall be painted to match the roof surface</li></ul>

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**WINDOW OPENINGS**

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Front Elevations	<ul style="list-style-type: none"><li>• A principal window recessed into thickened walls or projected forward of the wall plane a minimum of 12"; or a bay window with a minimum 24" projection and detailing appropriate to the architectural style of the residence is allowed</li><li>• All other windows to have trim surrounds, headers, or sills (Min Trim Material: 2" x 4")</li><li>• A primary window in conjunction with a porch is allowed and does not need to be recessed in the wall plane Trim detail is required.</li></ul>
Visible Side and Rear Elevations – (2 <sup>nd</sup> story windows which abut perimeter streets, community open space or other public spaces)	<ul style="list-style-type: none"><li>• All windows to have trim surrounds, headers, or sills (Minimum Trim Material 2" x 4")</li></ul>

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**PORCHES**

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	<ul style="list-style-type: none"><li>• At least 50% of homes in a neighborhood shall have an at grade front porch.</li><li>• Villages 1,2 &amp; 3 – A minimum depth of porch is 5' (measured from Building face to Porch face)</li><li>• Village 4 – A minimum depth of porch is 6' (measured from Building face to Porch face)</li><li>• Front porch shall be covered in one of the following ways:<ul style="list-style-type: none"><li>- Roof, with tile matching the house</li><li>- Trellis structure</li><li>- Second floor balcony overhang</li></ul></li><li>• Front porches shall feature guardrails where appropriate</li><li>• At least 25% of corner lots shall have a wrap around porch Minimum depth of wrap around portion of porch shall be 3'</li></ul>
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**GARAGES**

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	<ul style="list-style-type: none"><li>• Garage doors shall be recessed 8" minimum from surrounding wall plane</li></ul>
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**Section 3**

**RESIDENTIAL ARCHITECTURAL STANDARDS**

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	<ul style="list-style-type: none"><li>• Place active living areas at the front of the house, where feasible, with windows onto the street</li><li>• Variety of garage treatment to minimize the impact on the streetscene, including elements such as:<ul style="list-style-type: none"><li>- Cantilevered balconies above garage door</li><li>- Trellis element projecting from out of garage wall plane</li><li>- Cantilevered 2<sup>nd</sup> story building form over garage</li><li>- Use of window lights</li></ul></li></ul>
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<b>BUILDING MATERIAL &amp; COLOR BLOCKING</b>	
Any elevation abutting interior streets, perimeter streets, community open space or other public spaces	<ul style="list-style-type: none"><li>• Material and color blocking shall wrap around the outside corner and terminate at a logical point or extend a minimum of 3'.</li><li>• Material and color blocking shall not terminate at an outside corner</li></ul>

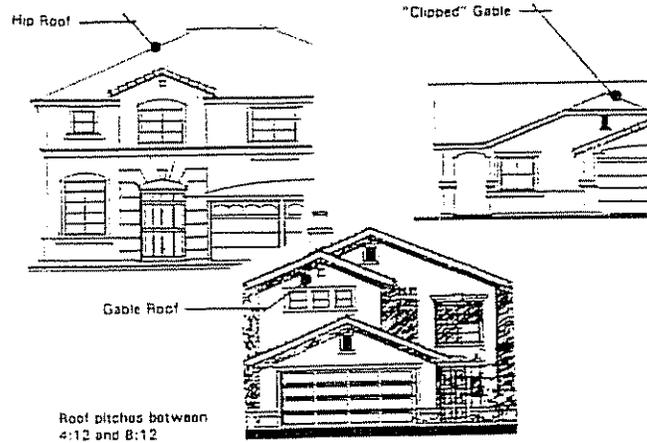
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<b>COLOR SCHEMES</b>	
Number of color schemes required (excluding windows and door surfaces):	4 color schemes (min ) per village. Each color scheme shall have at least 3 colors, including: <ul style="list-style-type: none"><li>• Base Color 70% Maximum (Front Elevation)</li><li>• Accent</li><li>• Trim</li></ul>

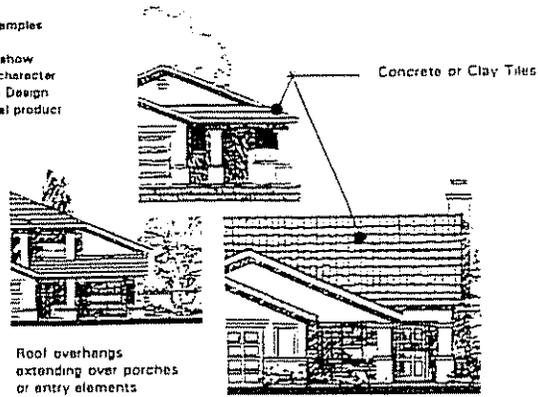
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<b>MISCELLANEOUS</b>	
Light and Glare	<ul style="list-style-type: none"><li>• Street lighting shall be per City standards</li><li>• Homeowner and association lighting other than street lighting, shall be shielded to minimize illumination of adjacent lots or properties and to reduce glare. Freestanding poles used for homeowner or association lighting other than street lighting, shall not exceed a maximum height of 14'</li></ul>
Utilities	<ul style="list-style-type: none"><li>• All utility connections from the main line in the public right-of-way to building shall be located underground</li></ul>

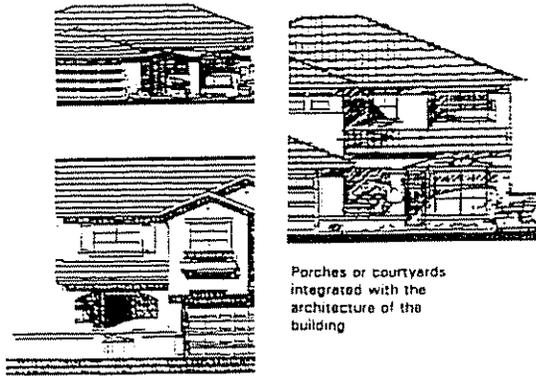
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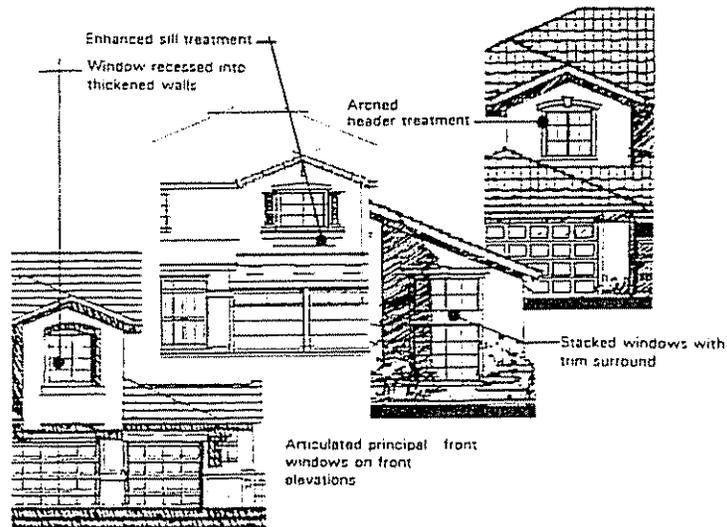
NOTE: These representative examples are for illustrative purposes only to show the architectural character envisioned by the Design Guidelines. Actual product design may differ.

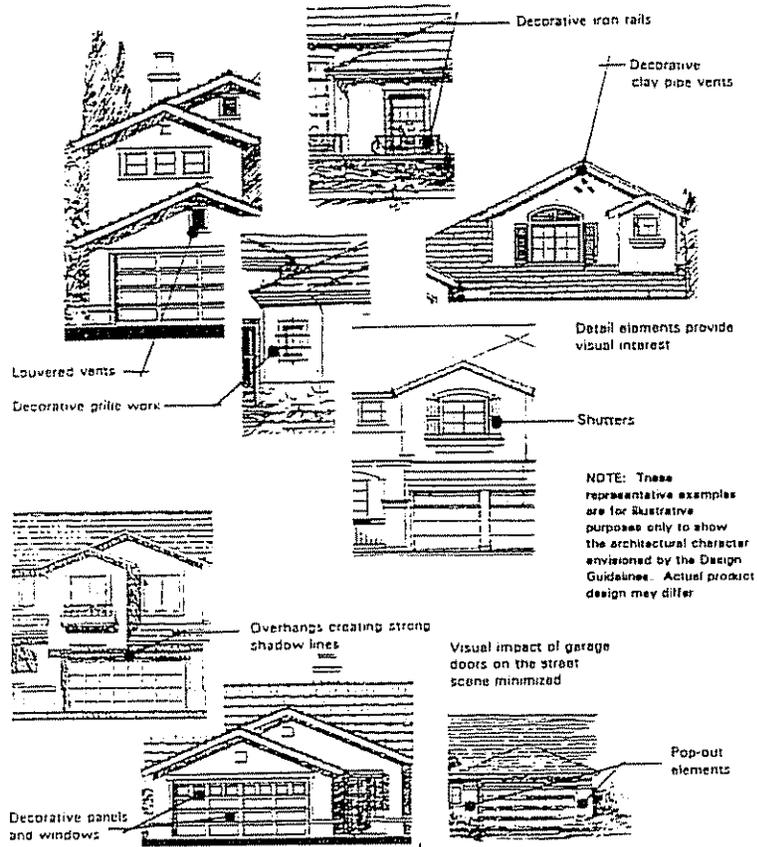


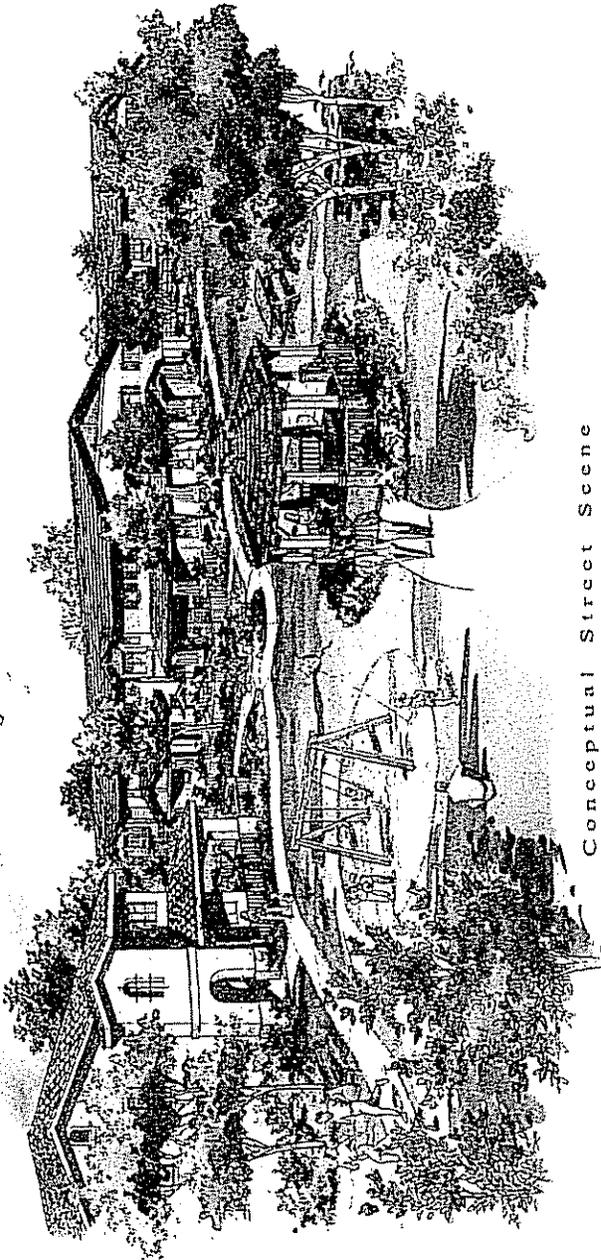
NOTE: These representative examples are for illustrative purposes only to show the architectural character envisioned by the Design Guidelines. Actual product design may differ.



Porches or courtyards integrated with the architecture of the building

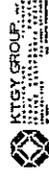


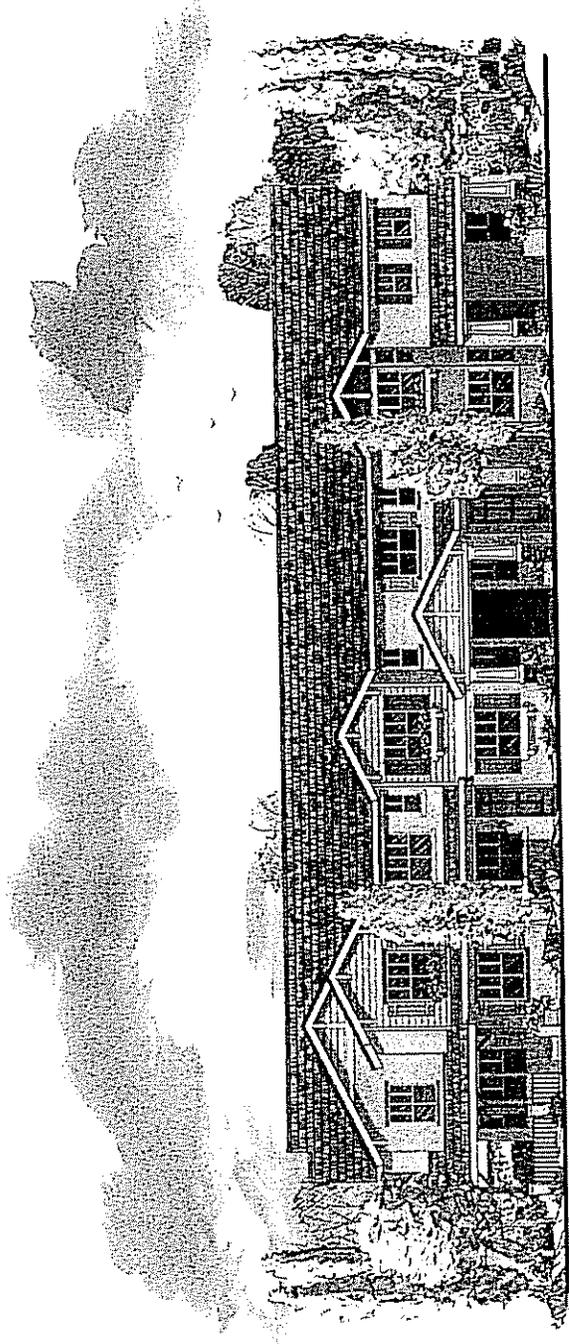




Conceptual Street Scene  
**VILLAGE I**  
**PARKEBRIDGE**  
Sacramento, California

Griffin Industries  
KITTY NO. 104679

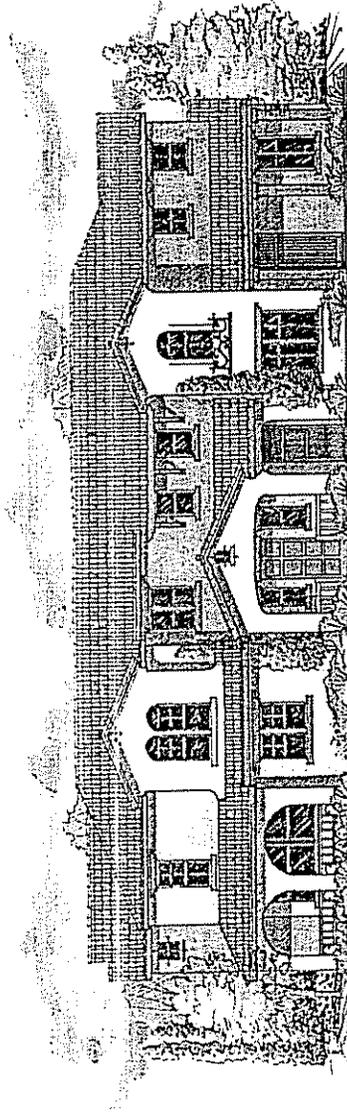




VILLAGE I  
PARKEBRIDGE  
Sacramento, California



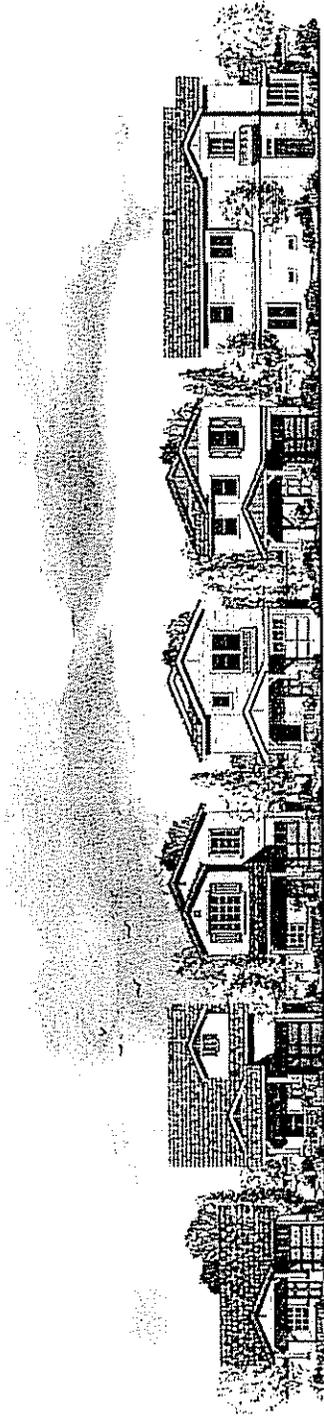
Griffin Industries  
KTGY NO. 2002/05



VILLAGE I  
PARKEBRIDGE  
Sacramento, California

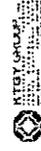
Griffith Industries

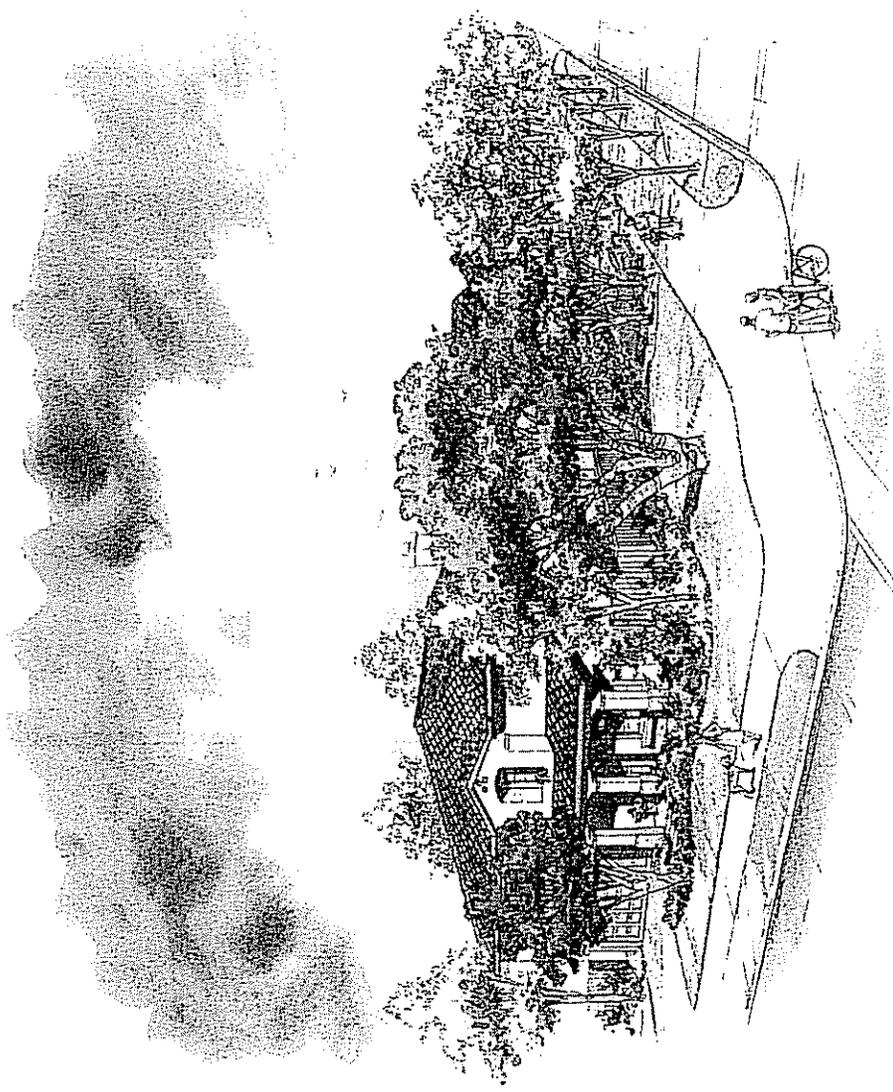




Griffin Industries  
NICHOLS DRIVE

VILLAGE II  
PARKEBRIDGE  
Sacramento, California

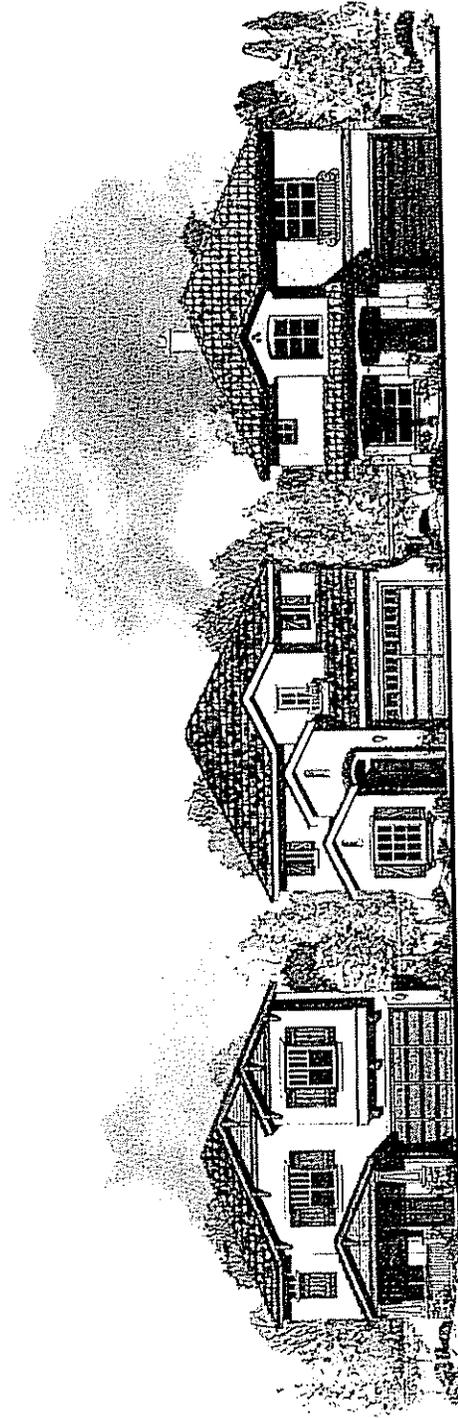




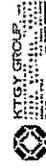
Conceptual Street Scene  
**VILLAGE III**  
**PARKEBRIDGE**  
Sacramento, California



Griffin Industries  
A 103 VII, 20067



VILLAGE III  
PARKEBRIDGE  
Sacramento, California

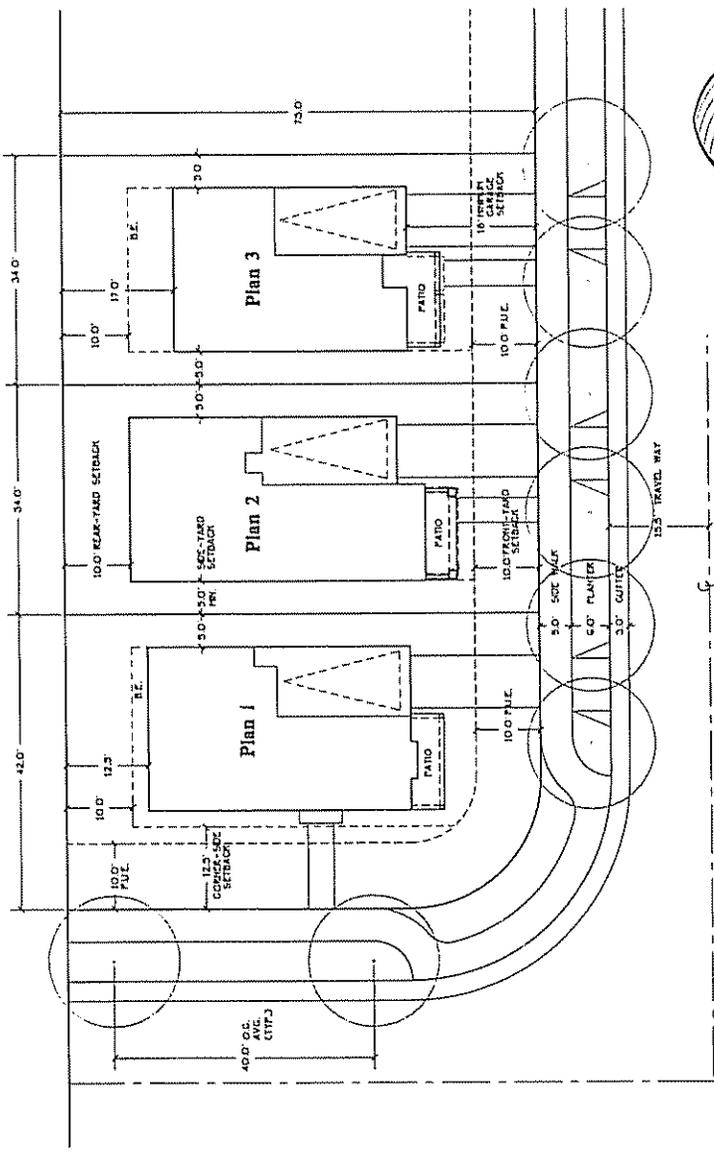


Griffin Industries  
N/A (N/A 2004)

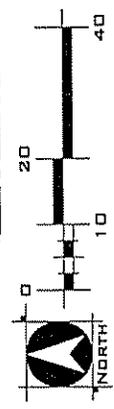




1 of 2  
 VILLAGE 2 - TYPICAL LOT SITE PLAN - 34' X 73'  
**PARKEBRIDGE**  
 CITY OF SACRAMENTO, CALIFORNIA  
 SEPTEMBER 21, 2005



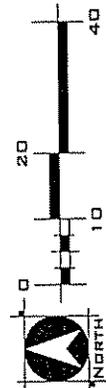
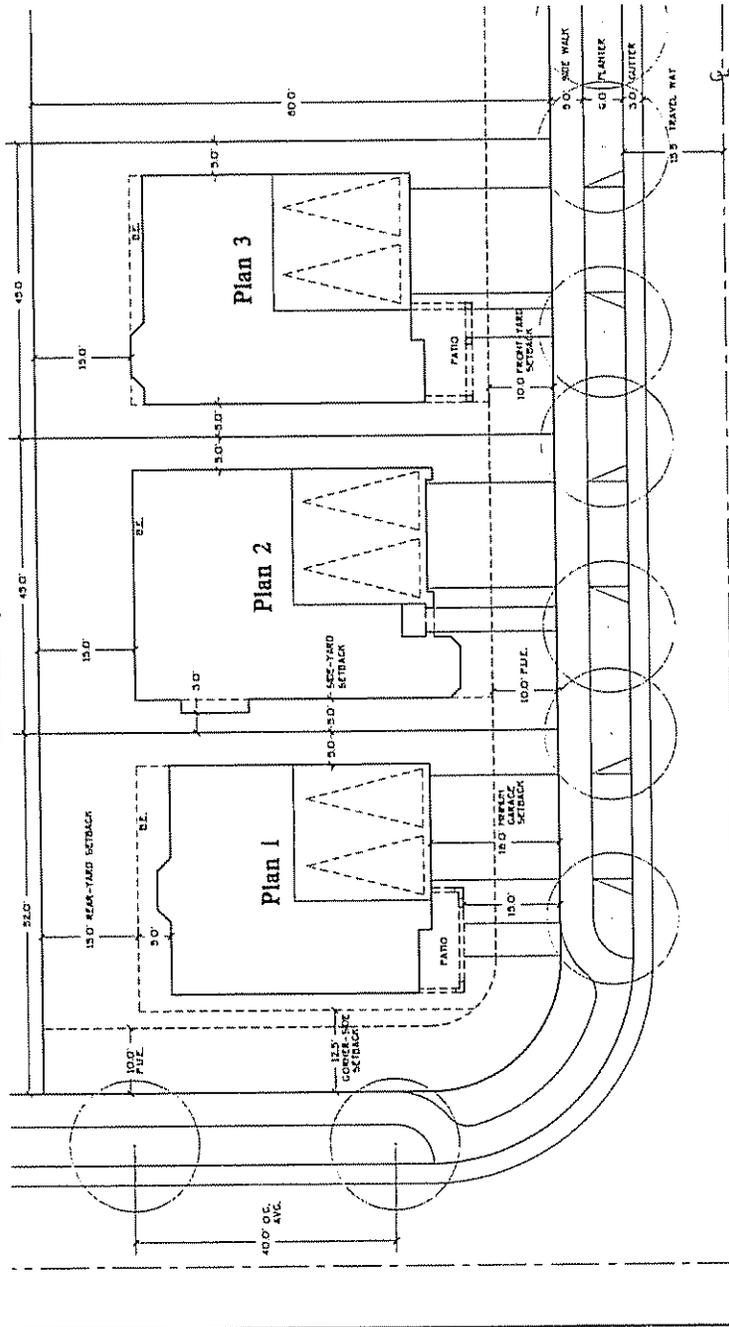
**WOOD RODGERS**  
 ENGINEERING - MAPPING - PLANNING - SURVEYING  
 3301 C St, Bldg. 100-B Tel 916.341.7760  
 Sacramento, CA 95818 Fax 916.341.7767





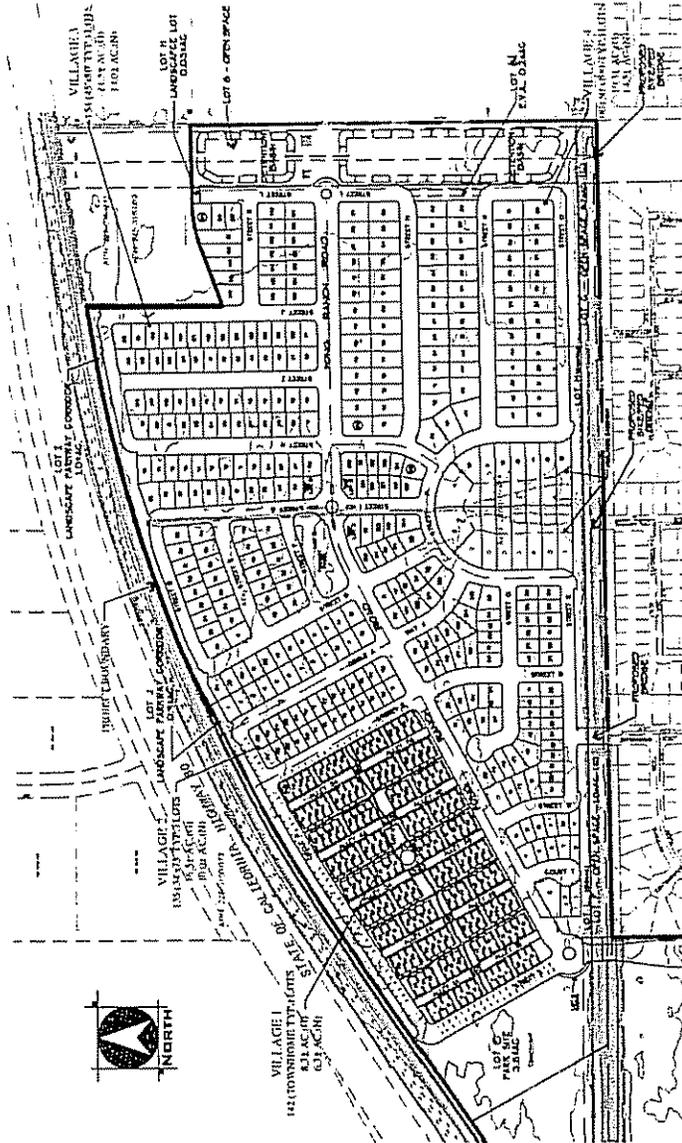
VILLAGE 3 - TYPICAL LOT SITE PLAN - 45' X 80'

PARKEBRIDGE  
CITY OF SACRAMENTO, CALIFORNIA  
SEPTEMBER 21, 2005



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Sacramento, CA 95816 Fax 916.341.7707





**ParkeBridge**  
Design Guidelines  
May 5, 2005

Exhibit 1  
**Conceptual Site Plan**

1-2