

the first large lot final map for the subdivision or construction phase, or, in the case of an amendment, immediately upon execution by SHRA and Developer. The Inclusionary Housing Agreement will describe with particularity the site and building schematics and financial arrangements for the construction and financing of the Inclusionary Units, pursuant to Section 17.190.110(C). The Inclusionary Housing Agreement shall be consistent with this Plan.

### **Residential Numbers**

The Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Very Low Income Households ("Very Low Income Units") and Low Income Households ("Low Income Units") as defined in the Sacramento City Code Section 17.190.020, equal to ten percent (10%) and five percent (5%) of the total number of housing units approved for the Residential Project, respectively.

Based on the current Development Project proposal of 50 residential units in the Residential Project, the Inclusionary Requirement for the Project is 8 units consisting of five (5) units for Very Low Income (10%) and three (3) units for Low Income (5%).

**Table 1  
Inclusionary Obligation**

Total Number of Units within the Project	50
Very Low Income Units (10% of units)	5
Low Income Units (5% of units)	3
Total Number of Inclusionary Units	8

If the Development Project approvals or entitlements are amended to increase or decrease the number of units in the Project, this Plan will be amended to reflect a number equal to ten percent (10%) of the new total residential units in the amended entitlements for Very Low Income units and five percent (5%) for Low Income units. However, after a building permit has been issued for a structure to contain Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code regardless of any subsequent reduction in the number of approved total residential units in the Development Project.

### **Off-Site Location**

The Off-Site Location is a 4.8 acre property (Parcel 16) located within the larger Panhandle PUD shown on Exhibit C. The Off-Site Location is located in a new growth area of the City of Sacramento and is controlled by Dunmore Homes. Dunmore Homes is in contract to purchase the Off-Site Location and has

included the Off-Site Location in its Inclusionary Housing Plan for Panhandle – Central and Panhandle – South Tentative Maps.

The Inclusionary Units will be included in a mixed income multi-family rental community to be constructed on the Off-Site Location. The Off-Site Location will be designated High Density Residential which allows for the development of multi-family residential units. The infrastructure necessary to serve the Off-Site Location for multi-family uses is planned within the Panhandle PUD project.

### Units by Type and Tenure

Multifamily Rental Inclusionary Units, consisting of five (5) Very Low Income units and two (2) Low Income units will be constructed at the Off-Site Location and will consist of rental multi-family units as follows:

**Table 2**  
**Distribution of Multifamily Rental Inclusionary Units**

Planning Area	Housing Type	Total Maximum Units in Planning Area	Inclusionary Units			Market Units	Type of Unit
			Very Low Income Units	Low Income Units	Total		
Off-Site Location Parcel 16	Family Affordable Apartments	112	5	2	7	105	Rental
<b>Total</b>			<b>5</b>	<b>2</b>	<b>7</b>	<b>105</b>	

**Table 3**  
**Distribution of Single Family Inclusionary Units**

Planning Area	Housing Type	Total Maximum Units in Planning Area	Inclusionary Units			Market Units	Type of Unit
			Very Low Income Units	Low Income Units	Total		
26	Single Family Residential	50	0	1	1	49	Ownership

### Location of Inclusionary Units within Development Project

Multifamily rental Inclusionary Units shall be located at the Off-Site Location as shown on Exhibit C. As part of the Panhandle PUD project, the Off-Site Location will be zoned High Density Residential, which will allow for the development of multi-family residential units

An affordable housing developer will develop, construct, own and manage the multi-family community that contains the Inclusionary Units.

The location of the Inclusionary Units at the Off-Site Location is subject to amendment, consistent with Section 17.190.110 B(1) of the Mixed Income Ordinance.

The one single family ownership Inclusionary Unit shall be constructed on lot 26 in Planning Area 26, as shown on Exhibit C.

### **Affordability Requirements**

The five (5) rental units affordable to Very Low Income households will be restricted to occupancy by households with incomes that, at the time of occupancy, do not exceed fifty percent (50%) of the Sacramento area median income, adjusted for family size. Monthly rents for these units shall not exceed one twelfth of thirty percent (30%) of fifty percent (50%) of the Sacramento area median income, adjusted for family size.

The two (2) rental units affordable to Low Income households will be restricted to occupancy by households with incomes that, at the time of occupancy, do not exceed eighty percent (80%) of the Sacramento area median income, adjusted for family size. Monthly rents for these units shall not exceed one twelfth of thirty percent (30%) of eighty percent (80%) of the Sacramento area median income, adjusted for family size.

The one (1) single-family ownership unit affordable to Low Income households will be restricted to ownership by households with incomes that, at the time of purchase, do not exceed eighty percent (80%) of the Sacramento area median income, adjusted for family size. Affordable sale prices shall be calculated where the low income households do not pay more than 35% of its household income for all housing costs (which include mortgage principal and interest payments, taxes, insurance, assessments, and homeownership fees, if applicable)

### **Term of Affordability**

The term of affordability for the Inclusionary Housing Units will be a minimum of 30 years from the date of recordation of the Inclusionary Housing Agreement.

### Planning Director's Findings

The Planning Director has made the following findings with regard to this Off-Site Location, and has determined that the proposal is in conformity with Section 17.190-.060 of the Sacramento City Code.

Number of Inclusionary Units: The maximum potential Inclusionary Units to be required for the Grant property is seven (7) units, which can be accommodated at the Off-Site Location

Site Suitability: The Off-Site Location is within the Panhandle PUD and is proximate to the location of the Grant property. The Panhandle PUD proposes National Drive and retail/commercial services nearby. Infrastructure necessary to serve development of the Off-Site Location is planned.

Opportunity for Additional Units at Off-Site Location: The Off-Site Location is 4.8 acres, can hold 112 dwelling units, and is capable of accommodating the seven (7) inclusionary units that will be credited to the Grant Property.

### Phasing/Linkages of the Development Project to the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the remaining units within the Residential Project in the Development Project, as defined in Sacramento City Code Section 17.190.020. The nature of the concurrency is defined by a series of linkages between approvals of the market rate units and the development of the Inclusionary Units.

The following describes the relationship of market rate development activity to the activity of Inclusionary Unit development activity. These milestones are outlined to ensure that the development of Inclusionary Units occur concurrent with development of market rate units.

Market Rate Activity	Inclusionary Approval Linkage
Approval of legislative entitlements (rezone, community plan amendment, general plan amendment) for Panhandle PUD and Development Project.	Approval of Inclusionary Housing Plan.
Approval of large lot final map for Development Project	Execution of Inclusionary Housing Agreement
Issuance of building permits in excess of 50% of market rate units in Development Project	Issuance of 100% of building permits for Inclusionary Housing Units located off-site on parcel 16 (rental units) and on-site on parcel 26 (ownership unit).

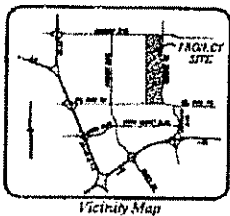
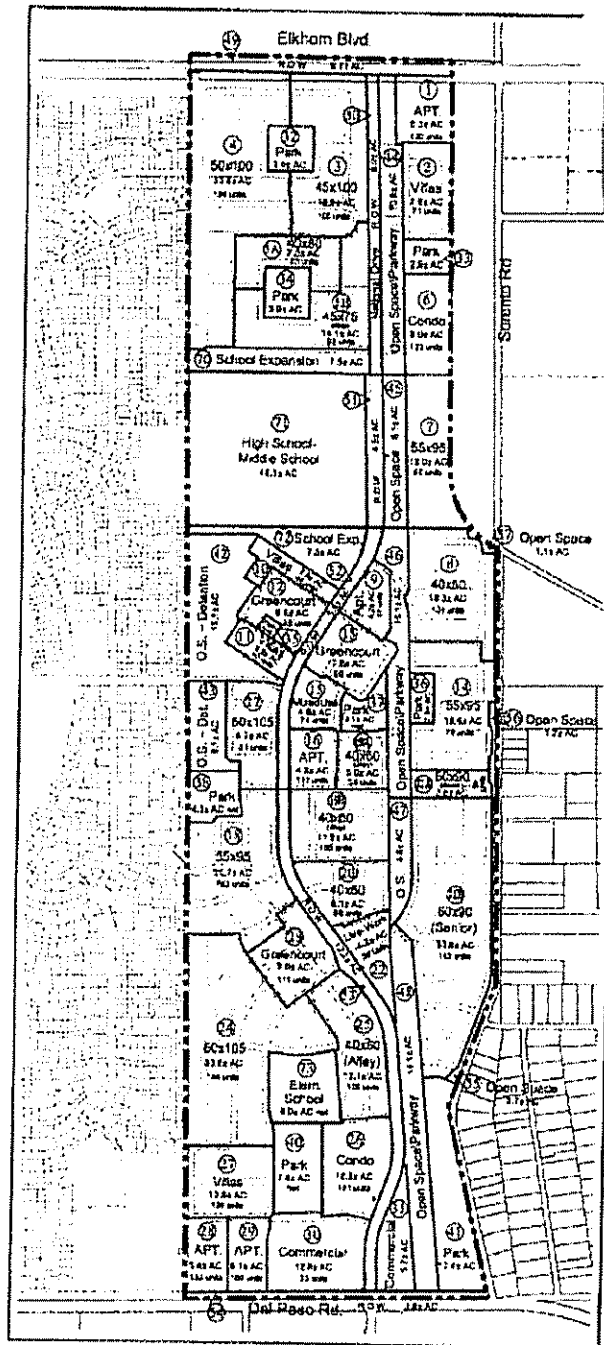


**Amendment and Administration of the Inclusionary Housing Plan**

The Planning Director, with the advice of the Executive Director of SHRA, shall administer this Inclusionary Housing Plan. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code Section 17 190.110B(1).

- Exhibit A     Panhandle Planned Unit Development Plan Schematic Plan
- Exhibit B     Grant Joint Union High School District Property
- Exhibit C     Off-Site Location

**Exhibit A**  
Panhandle Planned (PUD)  
Development Schematic Plan

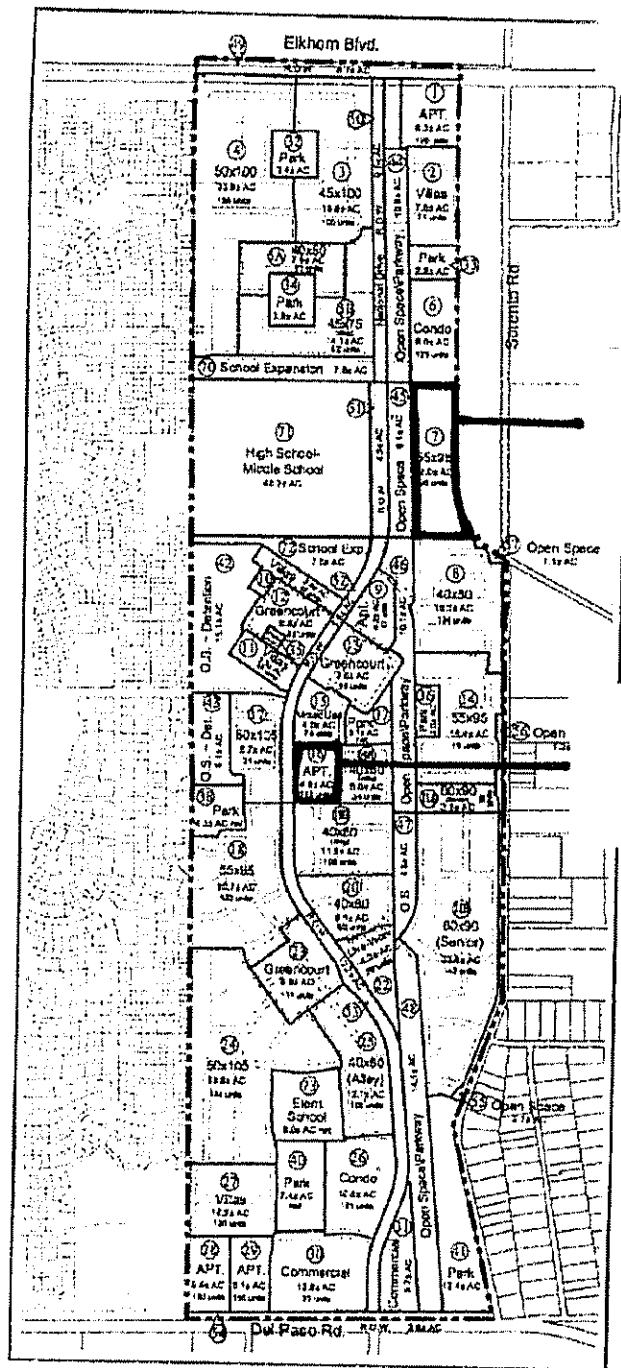


PUD Schematic Plan  
**Panhandle PUD**  
City of Sacramento, California  
Scale: N.T.S. August 22, 2007

**TRACKAY & SCIBBS**  
CIVIL ENGINEERS, INC.

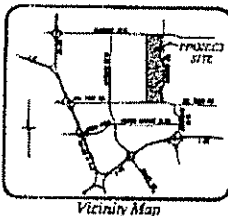


**Exhibit C**  
Off-Site Location and  
Location of On-Site  
Ownership Unit



**Planning Area 7**  
Location of 1  
Ownership Unit

**Planning Area 16**  
Off-Site Location



**PUD Schematic Plan**  
**Panhandle PUD**

City of Sacramento, California

Scale: N.T.S.

August 22, 2007

**TRACKEY & SONS**  
CIVIL ENGINEERS, INC.  
SACRAMENTO, CALIFORNIA

7746-01

**ATTACHMENT 18 - GENERAL PLAN AMENDMENT RESOLUTION**

**RESOLUTION NO. 2007-XXXX**

Adopted by the Sacramento City Council

**Date**

**AMENDING THE GENERAL PLAN LAND USE MAP RELATING TO THE  
PANHANDLE PROJECT (P05-077)**

**BACKGROUND**

- A. The Planning Commission conducted a public hearing on June 28, 2007, and the City Council conducted a public hearing on \_\_\_\_\_, 2007 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:
1. The proposed land use amendment is compatible with the surrounding land uses;
  2. The subject site is suitable for single-family residential, multi-family residential, parks/open space, schools, and commercial land uses; and
  3. The proposal is generally consistent with the policies of the North Natomas Community Plan and the General Plan.

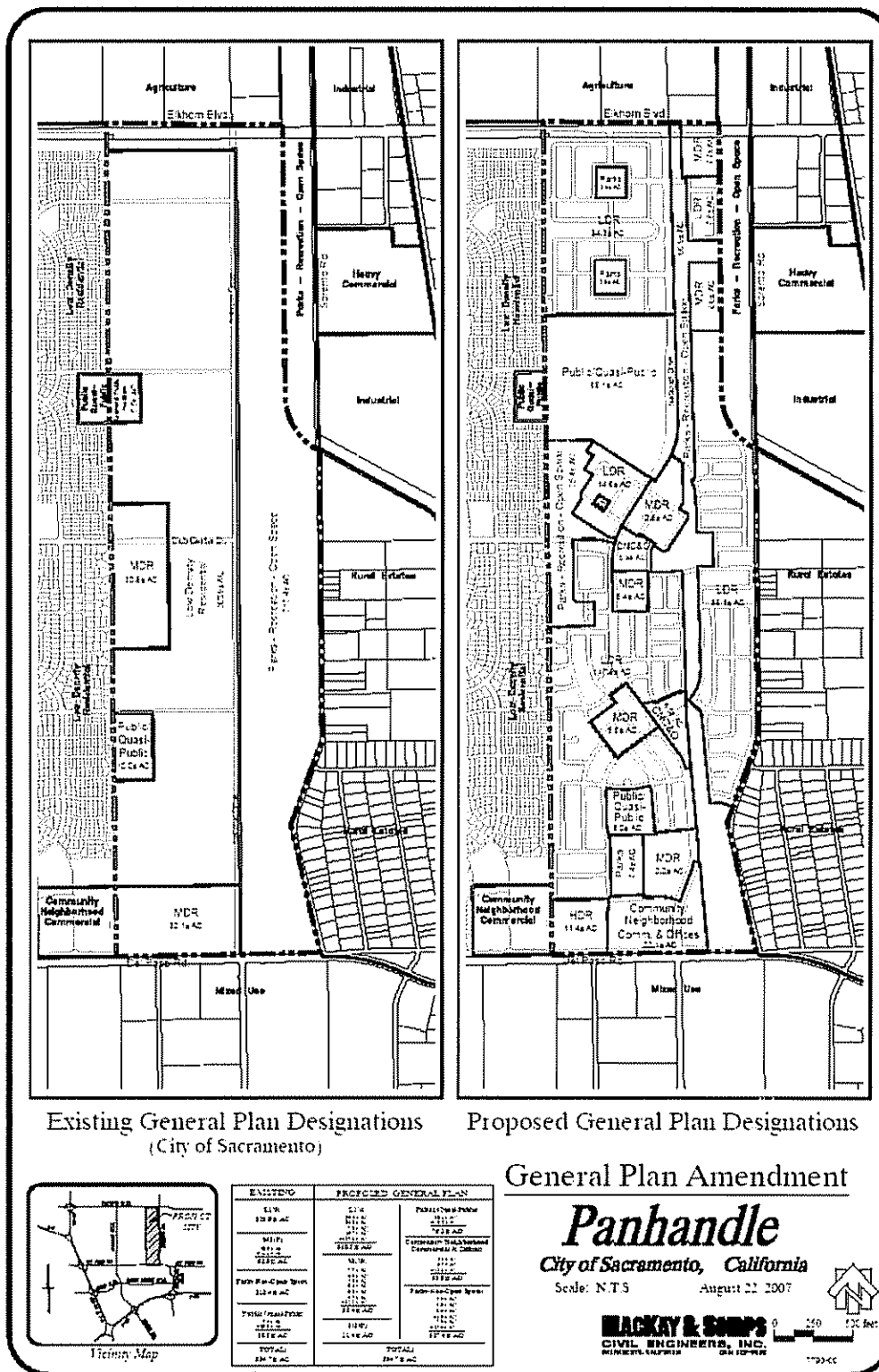
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. The City Council adopts the General Plan Amendment for the property, as described on the attached Exhibit A, and the property is hereby re-designated on the General Plan land use map from 303.9± acres of Low Density Residential, 62.9± acres of Medium Density Residential, 212.4± acres of Parks-Recreation-Open Space, and 15.5± acres of Public/Quasi-Public/Miscellaneous to 310.5± acres of Low Density Residential, 55.4± acres of Medium Density Residential, 11.4± acres of High Density Residential, 33.9± acres of Community/ Neighborhood Commercial and Offices, 107.4± acres of Parks-Recreation-Open Space, and 76.1± acres of Public/Quasi-Public-Miscellaneous (APN: 201-0320-016, -018, -019, -020, and -025; 225-0050-003, -016, -020, -024, -021, and -022; and 225-0060-021)

**Table of Contents:**

Exhibit A: General Plan Amendment Exhibit – 1 Page

## Exhibit A – General Plan Amendment Exhibit



**ATTACHMENT 19 – NORTH NATOMAS COMMUNITY PLAN TEXT AMENDMENT  
RESOLUTION**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**AMENDING THE NORTH NATOMAS COMMUNITY PLAN TEXT TO  
AMEND SECTIONS SPECIFIC TO OPEN SPACE (P05-077)**

**BACKGROUND**

- A. The Planning Commission conducted a public hearing on June 28, 2007, and the City Council conducted a public hearing on \_\_\_\_\_, 2007 concerning the above plan text amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:
1. The proposed plan amendment is compatible with the existing and surrounding use;
  2. The subject plan area is already within the North Natomas Community Plan area; and
  3. The proposal is consistent with the policies of the City's General Plan.

**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 determines that the following amendments be made to the North Natomas Community Plan text:

Page 52 of COMMUNITY SERVICES AND FACILITIES SECTION

OPEN SPACE

Open Space includes agricultural buffer areas along the north and west boundaries of the plan area, landscaped freeway buffer areas along Interstate 5 and Interstate 80, agriculture, a proposed golf course on Northpointe, and other open space areas. Other open space areas include the area along the Union Pacific railroad lines, the Ninos Parkway beneath the area along the Western Area Power Authority (WAPA) lines in the County, a proposed lake in Northborough, and the Witter Ranch Historic Farm. The area devoted to open space in the plan is 950 acres.

## Page 58 of OPEN SPACE SECTION

VISION

Open space is any parcel of land devoted to the preservation of natural resources, managed production of natural resources, public health and safety, and outdoor recreation. Also, open space creates an aesthetic viewshed between freeways and other land uses and can be used as a "containment edge" of urban uses. Open space in North Natomas includes several broad categories: agricultural buffer, landscaped freeway buffer, agriculture, a golf course, roadways, and other open space (see Figure 14). Other open space specifically includes: Witter Ranch Historic Farm, a proposed lake in the Northborough subdivision, an open space area along (Ninos Parkway) within the easement for the WAPA power lines, and an open space area along the Union Pacific railroad. Drainage canals, the swale, and nine detention basins can serve as open space areas also but are delineated in the Drainage System section, page 68.

## Pages 58 and 59 of OPEN SPACE SECTION

IMPLEMENTING POLICIES

**Agricultural Buffers:** The plan calls for an agricultural buffer along the north and west boundaries of the plan area as one method to avoid land use conflicts between urban uses in the plan and agricultural operations outside of the plan. The north buffer along Elkhorn Boulevard includes a 250 foot wide strip of land along the south side of Elkhorn Boulevard, the 136 foot wide public right-of-way of Elkhorn Boulevard, and any maintenance road of irrigation on the north side of Elkhorn Boulevard. The uses allowed in the buffer include: pedestrian and bikeways, linear parks and open space, drainage canals or detention basins, irrigation canals, public roads and maintenance roads. The buffer along the west side of the plan is 200 feet wide and allows the same uses as the northern buffer. The area devoted to the agricultural buffer is 195.9 acres. As an alternative to agricultural buffers, other methods to reduce land use conflicts between urban and agricultural zoned lands include: 1) provide separation among uses through the placement of roadways and landscape corridors; 2) through design (i.e. orientation and heights of buildings); 3) provide disclosure of potential agricultural operations nearby and/or 4) provide temporary buffers that could be extinguished if agriculturally zoned property is rezoned to urban uses.

## Page 59 of OPEN SPACE SECTION

IMPLEMENTING POLICIES

**Other Open Space:** Other Open Space include: 1) an open space parkway (Ninos Parkway) from Del Paso Road to Elkhorn Boulevard that includes the WAPA lines (470.5 46.6 acres); 2) an open space buffer along the eastern boundary of the plan area that includes the existing Natomas East Main Drainage



Canal and the Union Pacific Railroad right-of-way (123 acres); 3) a proposed lake in the Northborough project (24 acres) and 4) the Witter Ranch Historic Farm located near the northeast corner of El Centro and San Juan Roads (26.2 acres). The area of land devoted to "Other Open Space" is ~~343.7~~219.8 gross acres.

**ATTACHMENT 20 – DRAFT NORTH NATOMAS COMMUNITY PLAN MAP  
AMENDMENT RESOLUTION**

**RESOLUTION NO. 2007-XXXX**

Adopted by the Sacramento City Council  
Date

**AMENDING THE NORTH NATOMAS COMMUNITY PLAN LAND USE MAP  
RELATING TO THE PANHANDLE PROJECT (P05-077)**

**BACKGROUND**

The Planning Commission conducted a public hearing on June 28, 2007, and the City Council conducted a public hearing on \_\_\_\_\_, 2007 concerning the North Natomas Community Plan land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed plan amendment is compatible with the surrounding uses;
- B. The subject site is suitable for single-family residential, multi-family residential, parks-open space, commercial, and schools; and
- C. The proposal is consistent with the policies of the General Plan and the North Natomas Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice.

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

- Section 1. The City Council adopts the Community Plan Amendment for the property, as described on the attached Exhibit A is hereby re-designated on the North Natomas Community Plan land use map from 314.0± acres of Low Density Residential, 19.1± acres of Medium Density Residential, 43.7± acres of High Density Residential, 212.4± acres of Parks/Open Space, and 5.5± acres of General Public Facilities to 277.3± acres of Low Density Residential, 71.1± acres of Medium Density Residential, 28.9± acres of High Density Residential, 11.8± acres of Neighborhood Convenience Commercial, 22.1± acres of Village Commercial, 76.1± acres of General Public Facilities, and 107.4± acres of Parks/Open Space (APN: 201-0320-016, -018, -019, -020, -024, and -025; 225-0050-003, -016, -020, -021, and -022; and 225-0060-021)

**Table of Contents:**

Exhibit A: North Natomas Community Plan Amendment Exhibit – 1 page

[illegible]

**ATTACHMENT 21 – DRAFT PREZONE ORDINANCE**

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date

**PREZONING CERTAIN REAL PROPERTY STANDARD SINGLE-FAMILY PLANNED UNIT DEVELOPMENT (R-1-PUD), SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD), MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-2A-PUD), MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-3-PUD) ZONE, MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-3A-PUD) ZONE, AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS-PUD), LIMITED COMMERCIAL PLANNED UNIT DEVELOPMENT (C-1-PUD), AND GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT (C-2-PUD) ZONES (P05-077) (LOCATED GENERALLY NORTHWEST OF DEL PASO ROAD AND SORENTO ROAD)**

**BACKGROUND**

- A. The Planning Commission reviewed this proposal on June 28, 2007 and voted to forward the rezone to City Council with no recommendation (the Planning Commission vote was 4 ayes, 2 noes, and 2 abstentions).

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

Section 1. The prezoning designations for the properties described by APNs below and as shown and described in the attached Exhibit A are approved.

APNs: 201-0320-016, -018, -019, -020, -024, and -025; 225-0050-003, -016, -020, -021, and -022; and 225-0060-021

**Table of Contents:**

Exhibit 1: Prezone Exhibit – 1 page

[illegible]

**ATTACHMENT 22 – PUD GUIDELINES AND SCHEMATIC PLAN RESOLUTION**

**RESOLUTION NO. 2007-XXXX**

Adopted by the Sacramento City Council

**Date**

**ESTABLISHING THE PANHANDLE PLANNED UNIT DEVELOPMENT GUIDELINES AND SCHEMATIC PLAN, LOCATED NORTHWEST OF DEL PASO ROAD AND SORENTO ROAD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA (P05-077)**

**BACKGROUND**

A. The Planning Commission conducted a public hearing on June 28, 2007, and the City Council conducted a public hearing on \_\_\_\_\_, 2007 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD establishment conforms to the General Plan and the North Natomas Community Plan; and
2. The PUD establishment meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD assures that new development is healthy and of long-lasting benefit to the community and the City; and
3. The PUD establishment 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, open space, and commercial 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 17.180, approves the Panhandle Planned Unit Development Guidelines and Schematic Plan (as shown on the attached Exhibits A and B) subject to the following conditions:

- A. The Planned Unit Development Guidelines shall be amended to include the recommendations provided by the City's Urban Design staff on June 28, 2007.

- B. The developer shall offer photovoltaic (solar) panels and energy efficient products as optional features to homebuyers.
- C. The final selection of street trees shall be subject the approval by the City Urban Forester (Arborist).

**Table of Contents:**

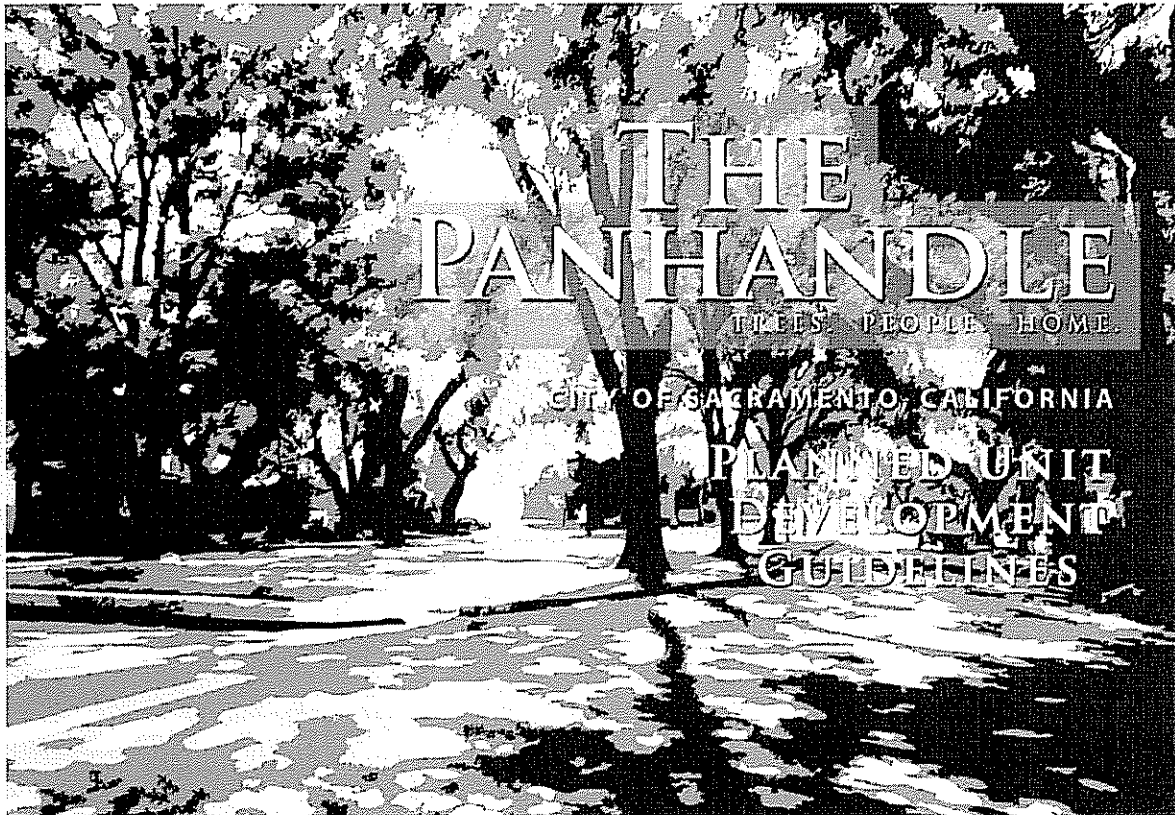
Exhibit A: Panhandle PUD Schematic Plan Exhibit – 1 Page

Exhibit B: Panhandle PUD Guidelines Exhibit - 101 Pages





Exhibit B - Panhandle PUD Guidelines Exhibit



October 16, 2007

## Introduction

The Panhandle is a new community in the Natomas area developed by Dunmore Homes and Vaquero Land Holdings, Inc. It is a livable prototype for Smart Growth in northern Sacramento. This new community offers approximately 3,000 home choices reflecting a wide range of densities, home types and value all interconnected via a network of open space, trails and parks.

Two distinct commercial/retail opportunities are provided for the use of local and regional residents along with elementary, middle and high schools.

The planning and design of the Panhandle reflects the following five beliefs:

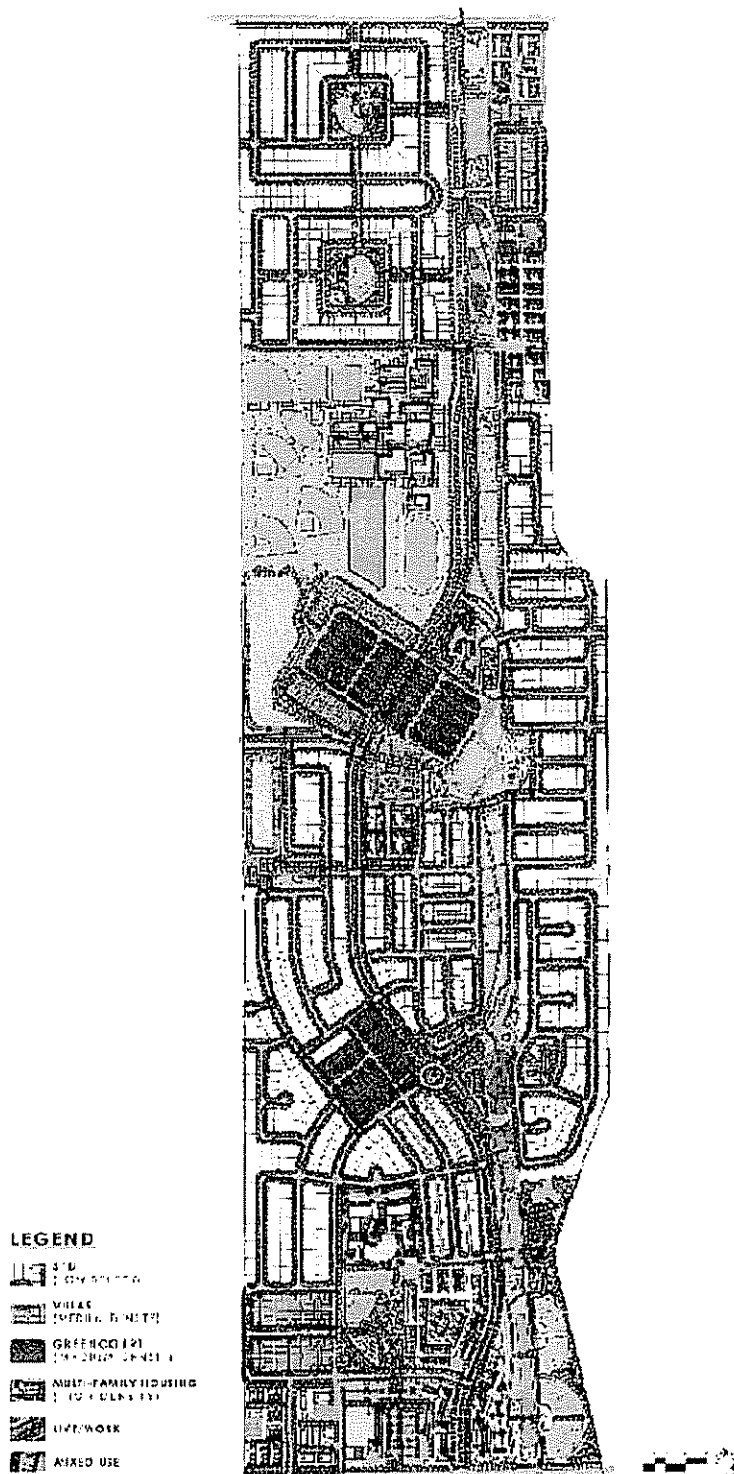
- Every great community has a main street
- Every great community has great parks
- Every great community has a diversity of housing types and range of costs
- Every great community has great neighborhoods
- Every great community has local schools

This community is exceptional. The main street is National Drive; there are eight parks plus the two-mile Niños Parkway trail. Thirteen distinct housing types are available with multiple plans and elevations. Housing options range from large- and small-lot single family homes to condominiums, apartments, live-work units and mixed use opportunities. Each park is surrounded by a number of distinct neighborhoods with diverse densities. The Panhandle's public schools offer grades K through 12 plus shared facilities from the neighboring Natomas Charter School.

The Panhandle draws its design inspiration from Sacramento's lovely older neighborhoods and venerable parks. Proposed architectural styles interpret the wide range of revival styles found in the older neighborhoods; the parks draw inspiration from the trees and traditions found in Sacramento's beloved Capitol Park.

The following development standards and design guidelines have been created to guide and inform future build-out of the Panhandle in a consistent, coherent and tasteful manner.

# SITE ILLUSTRATIVE



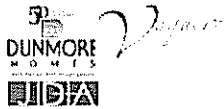
## THE PANHANDLE

GREENHOUSE / GREENHOUSE

ARCHITECT

LANDSCAPE ARCHITECT

CITY OF PASCAGO - 1000 GALLI - 1000 4



## The Panhandle Planned Unit Development Guidelines

### Contents

<b>Section 1.0 Overview</b>	<b>1</b>
1.1 Location and Setting	1
1.2 Goals and Objectives	1
1.3 Land Use Plan	2
1.4 Relationship to Other Documents	7
1.5 Planning Director's Special Permits and/or Plan Review	7
1.6 Permitted Uses	7
<b>Section 2.0 Detached Residential (Low and Medium Density)</b>	<b>8</b>
2.1 Neighborhood Design and Focus	8
Architectural Styles	8
2.2 Architectural Guidelines	13
Varied Street Scene and Floor Plan Variations	13
Street Interface	13
Building Massing and Proportion	13
Roof Forms and Configurations	14
Building Exterior Treatment	15
Materials	16
Color Palettes	16
Garage Mitigation	17
Screening	19
2.3 Single-Family Residential Development Standards	20
60' by 105' Low Density Residential – Planning Areas 17 and 24	20
60' by 90' Low Density Residential (Age-Restricted Lots) – Planning Area 21A and 21B	22
55' by 95' Low Density Residential – Planning Areas 7, 14 and 18	24
50' by 100' Low Density Residential – Planning Area 4	26
45' by 100' Low Density Residential – Planning Area 3	28
45' by 75' Low Density Residential (Alleys) – Planning Area 5B	30
40' by 80' Low Density Residential – Planning Areas 5A, 8 and 20	32
40' by 60' Low Density Residential (Alley) – Planning Areas 19A, 19B and 25	34
Medium Density Residential (Villas) – Planning Areas 2, 10, 11 and 27	36
Medium Density Residential (Greencourts) – Planning Areas 12, 13 and 23	37
<b>Section 3.0 Attached Residential (Medium and High Density)</b>	<b>39</b>
3.1 General	39
3.2 Massing and Layout	39
3.3 Elevations	39
3.4 Materials	40
3.5 Color Palettes	40
3.6 Garage/Parking	41
3.7 Enclosed Yards	41
3.8 Landscaping	41
3.9 Storage, Loading, Service and Trash Storage and Collection Areas	41
3.10 Utility Screening	41
3.11 Parcel 28 and 29: Specific Guidelines	41
3.12 Condominiums	43
3.13 Apartments	43
3.14 Live-Work	44
<b>Section 4.0 Commercial Uses</b>	<b>47</b>

*The Panhandle  
Planned Unit Development Guidelines*



4.1	Commercial Guidelines	47
4.2	Commercial Site Planning Elements – Planning Areas 30 and 31	48
4.3	Mixed-Use Town Center Commercial Site Planning (Planning Area 15)	49
4.4	Commercial Style	50
	Roofs	51
	Cornices	51
	Wall Transitions	51
	Building Corners	51
	Canopies and Awnings	51
	Towers	52
	Windows	52
4.5	Building Materials	52
	Prohibited Materials Guidelines	53
	Color Palettes	53
<b>Section 5.0</b>	<b>Park and Open Space Uses</b>	<b>54</b>
5.1	Open Space Network	54
5.2	Niños Parkway	54
5.3	Parks	56
5.4	Trails	56
	Elkhorn Boulevard Trail	57
	Safe School Route	57
5.5	Detention Basin	57
<b>Section 6.0</b>	<b>Landscape Design Guidelines</b>	<b>59</b>
6.1	Landscape Design Concept/Master Plan	59
6.2	Streetscapes	59
	National Drive Streetscapes	65
	Plant Palette	73
6.3	Entry Landscapes	75
6.4	Street Furniture	75
6.5	Sorento Road Landscape Treatment	76
<b>Section 7.0</b>	<b>Signage</b>	<b>79</b>
7.1	Panhandle-Wide Signage	79
	Entry Monuments	82
	Neighborhood Signs	82
	Directional Signs	82
	Mile-Markers	82
7.2	Project Signage	82
7.3	Commercial/Retail Signage	82
	Retail Center Pylon	82
	Major Tenant Building Signage Guidelines	83
	Medium Tenant Building Signage Guidelines	83
	Minor Tenant Building Signage Criteria	83
	Shop Tenant Signage Guidelines	84
	Live-Work Signage Guidelines	84
<b>Section 8.0</b>	<b>Walls and Fences</b>	<b>85</b>
8.1	Walls and Fences	85
	Masonry Perimeter Walls	85
	Low Decorative Walls and Fencing	87
	Park Fencing	87
	Fencing at High Density Housing	87



## The Panhandle Planned Unit Development Guidelines

### Section 9.0 Lighting Guidelines ..... 90

#### Figures

Figure 1. Panhandle Vicinity and Location Maps	1
Figure 2. Panhandle PUD Schematic Plan	6
Figure 3. Architectural Styles	9
Figure 4. Detached Garage and Accessory Building Footprints	18
Figure 5. 60' by 105' Low Density Residential Footprint	21
Figure 6. 60' by 90' Low Density Residential (Age-Restricted Lots) Footprint	23
Figure 7. 55' by 95' Low Density Residential Footprint	25
Figure 8. 50' by 100' Low Density Residential Footprint	27
Figure 9. 45' by 100' Low Density Residential Footprint	29
Figure 10. 45' by 75' Low Density Residential (Alleys) Footprint	31
Figure 11. 40' by 80' Low Density Residential Footprints	33
Figure 12. 40' by 60' Low Density Residential (Alley) Footprint	35
Figure 13. Greencourt Options 1-A, 1-B, 2-A and 2-B Typical Greencourt Configuration	38
Figure 14. Parcel 28 and 29 Conceptual Sketch	42
Figure 15. Schematic Live-Work Development Plan (Planning Area 22)	45
Figure 16. Schematic Commercial Development Plan (Planning Areas 30 and 31)	49
Figure 17. Schematic Mixed-Use Town Center Development Concept (Planning Area 15)	50
Figure 18. Open Space and Parks Plan	55
Figure 19. Trails	58
Figure 20. Typical Plant Materials	61
Figure 21. Landscape Locations	62
Figure 22. Street Sections	63
Figure 23. Street Sections	64
Figure 24. Schematic Landscape Plan 1. Del Paso Road and National Drive	65
Figure 25. Schematic Landscape Plan 2. C Drive and National Drive	66
Figure 26. Schematic Landscape Plan 3. F Way and National Drive	66
Figure 27. Schematic Landscape Plan 4. A and B Drives at National Drive	67
Figure 28. Schematic Landscape Plan 5. Z and Q Ways at National Drive	67
Figure 29. Schematic Landscape Plan 6. Club Center Drive and A Way at National Drive	68
Figure 30. Schematic Landscape Plan 7. W Way at National Drive	68
Figure 31. Schematic Landscape Plan 8. High School at National Drive	69
Figure 32. Schematic Landscape Plan 9. E Drive at National Drive	69
Figure 33. Schematic Landscape Plan 10. Citrus Grove	70
Figure 34. Schematic Landscape Plan 11. B and C Drives at National Drive	70
Figure 35. Schematic Landscape Plan 12. National Drive and Elkhorn Boulevard	71
Figure 36. Schematic Landscape Plan 13. A Drive at Elkhorn Boulevard	71
Figure 37. Streetscape Zone Locations	72
Figure 38. Proposed Street Furniture	75
Figure 39. Sorento Road – Plan View	77
Figure 40. Sorento Road – Section Views	78
Figure 41. Project Signage	80
Figure 42. Sign Family	81
Figure 43. Walls and Fences	86
Figure 44. Conceptual Examples. Big Walls	88
Figure 45. Conceptual Examples. Little Walls	89

*The Panhandle  
Planned Unit Development Guidelines*



## Tables

Table 1. Land Use Summary.....	2
Table 2. Floor Plan and Elevation Mix .....	13
Table 3. 60' by 105' Low Density Residential Standards.....	20
Table 4. 60' by 90' Low Density Residential Standards.....	22
Table 5. 55' by 95' Low Density Residential Standards.....	24
Table 6. 50' by 100' Low Density Residential Standards.....	26
Table 7. 45' by 100' Low Density Residential Standards.....	28
Table 8. 45' by 75' Low Density Residential Alley-Loaded Standards .....	30
Table 9. 40' by 80' Low Density Residential Standards.....	32
Table 10. 40' by 60' Low Density Residential Alley-Loaded Standards.....	34
Table 11. Greencourts, Medium Density Residential Standards .....	37
Table 12. Greencourt Option Detailed Standards.....	37
Table 13. Multi-Family Residential Standards. Medium Density Residential Condominiums – Planning Areas 6 and 26 .....	43
Table 14. High Density Residential Standards for Apartments.....	44
Table 15. Live-Work Standards .....	46
Table 16. Streetscape Planting Plan.....	73

## Appendix

Appendix A Recommended Plant List .....	91
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## The Panhandle Planned Unit Development Guidelines

### Section 1.0 Overview

#### 1.1. Location and Setting

The Panhandle Planned Unit Development (PUD) project (Panhandle) site is approximately 595 acres in size and is located in the northern part of the City of Sacramento at the northeastern edge of the North Natomas Community Plan (NNCP) area. The Panhandle is bounded on the north by Elkhorn Boulevard, on the west by the existing Northpointe Park subdivisions, on the south by Del Paso Road and on the east by a drainage corridor and Sorento Road. To the north of Elkhorn Boulevard the land is currently an uncultivated agricultural area (see Figure 1)

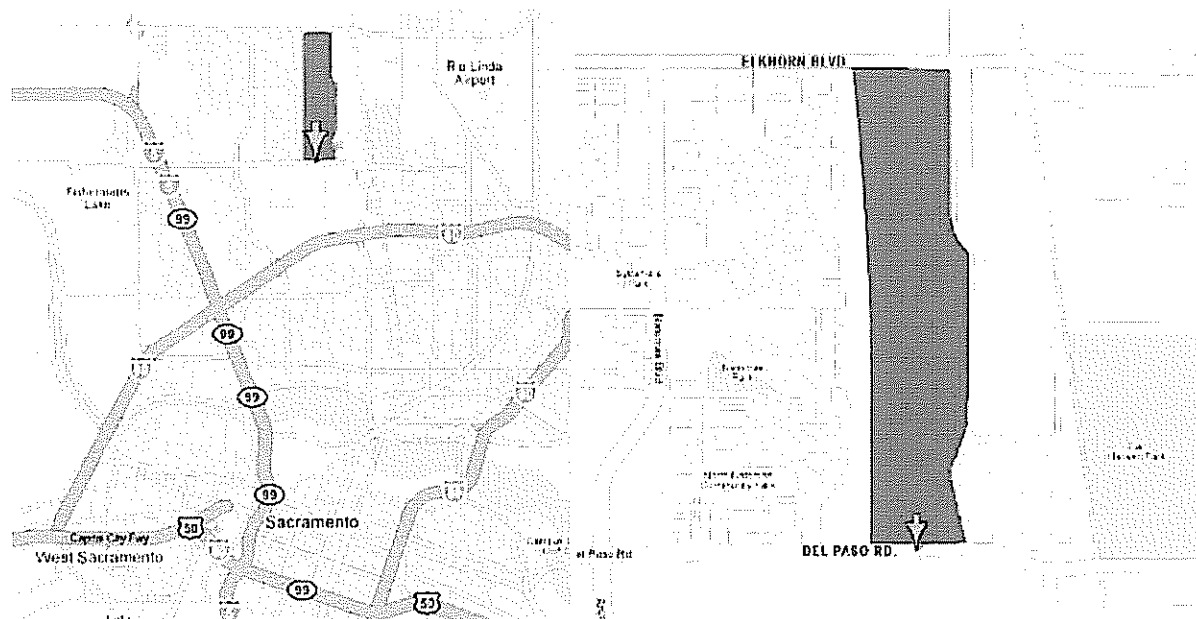


Figure 1. Panhandle Vicinity and Location Maps.

#### 1.2. Goals and Objectives

There are three main areas in the Panhandle (Dunmore South, Dunmore Central and Krumenacher) that correspond to the tentative maps in the PUD. This arrangement of areas and neighborhoods provide a unique opportunity to incorporate a variety of housing types in a highly walkable, pedestrian-friendly community. The Panhandle brings parks, open space, mixed-use, neighborhood commercial and retail opportunities, single-family and multi-family housing into the NNCP area. The following are objectives of the Panhandle PUD:



The Panhandle  
Planned Unit Development Guidelines



- **Smart Growth.** The Panhandle's development plan creates a distinctive place and adheres to smart growth principles. These guidelines incorporate the principles of the Sacramento Area Council of Governments (SACOG's) *Blueprint Project* and the Sacramento Tree Foundation's *Greenprint: A Regional Urban Forest Initiative*.
- **Enhanced Mobility.** Internal activity in a community is created and sustained by a network of trails, parks and open spaces. Access to local and regional pedestrian, bicycle, bus and vehicular transportation networks is facilitated through a network of welcoming streets, trails and pathways.
- **Design Excellence.** The Panhandle development plan joins commercial and residential uses with public open spaces, corridors and parks. The Panhandle's land planning combines an open-space parkway, schools, trails and neighborhood elements within a framework of streets and blocks that generate a sustainable underlying urban form.
- **Healthy Community.** A healthy community is a reflection of sustainable living. Community health is improved in the Panhandle by easy accessibility to outdoor activities. Walking, running and bicycling are encouraged. Shaded streets, a convenient mix of land uses, interspersed parks and both regional- and local-serving trails and bikeways are in the Panhandle.

### 1.3. Land Use Plan

The Panhandle PUD Schematic Plan is summarized in Table 1, and shown as Figure 2 below.

Table 1. Land Use Summary.

Planning Area in PUD	Number of Units	Gross Acres	Gross Density	Net Acres	Net Density	Tentative Map	PUD Designation	North Natomas Community Plan Designation	Zoning	GP Designation
1	120	6.3	19.0	5.6	21.4	North	Apartments	High Density Residential	R-3-PUD	Medium Density Residential
2	71	7.6	9.3	7.1	10.0	North	Villas	Medium Density Residential	R-1A-PUD	Low Density Residential
3	100	18.6	5.4	18.0	5.6	North	Detached – 45 x 100	Low Density Residential	R-1A-PUD	Low Density Residential
4	194	33.8	5.7	33.4	5.8	North	Detached – 50 x 100	Low Density Residential	R-1A-PUD	Low Density Residential
5A	53	7.5	7.1	7.1	7.5	North	Detached – 40 x 80	Low Density Residential	R-1A-PUD	Low Density Residential
5B	92	14.1	6.5	13.4	6.9	North	Detached – 45 x 75 Alley	Low Density Residential	R-1A-PUD	Low Density Residential
6	123	8.0	15.4	7.5	16.4	North	Condominiums	Medium Density Residential	R-2A-PUD	Medium Density Residential
7	50	12.0	4.2	11.2	4.5	Grant	Detached – 55 x 95	Low Density Residential	R-1A-PUD	Low Density Residential



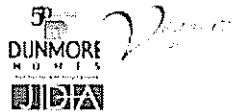
*The Panhandle  
Planned Unit Development Guidelines*

Planning Area in PUD	Number of Units	Gross Acres	Gross Density	Net Acres	Net Density	Tentative Map	PUD Designation	North Natomas Community Plan Designation	Zoning	GP Designation
8	134	16.3	8.2	15.9	8.4	Central	Detached – 40 x 80	Low Density Residential	R-1A-PUD	Low Density Residential
9	87	4.2	20.7	3.7	23.5	Central	Apartments	High Density Residential	R-3-PUD	Medium Density Residential
10	46	3.8	12.1	3.8	12.1	Central	Villas	Medium Density Residential	R-1A-PUD	Low Density Residential
11	40	3.3	12.1	3.3	12.1	Central	Villas	Medium Density Residential	R-1A-PUD	Low Density Residential
12	86	6.6	13.3	6.4	13.8	Central	Greencourt	Medium Density Residential	R-1A-PUD	Low Density Residential
13	99	7.6	13.0	5.5	16.0	Central	Greencourt	Medium Density Residential	R-2B-PUD	Medium Density Residential
14	79	15.4	5.1	14.5	5.4	Central	Detached – 55 x 95	Low Density Residential	R-1A-PUD	Low Density Residential
15	74	4.6	-	4.0	18.5	Central	Mixed Use	Neighborhood Convenience Commercial	C-1-PUD	Community/ Neighborhood Commercial & Offices
16	112	4.8	23.3	4.0	28.0	Central	Apartments	High Density Residential	R-3-PUD	Medium Density Residential
17	31	8.7	3.6	8.1	3.8	Central	Detached – 60 x 105	Low Density Residential	R-1-PUD	Low Density Residential
18	102	20.7	4.9	20.4	5.0	South	Detached – 55 x 95	Low Density Residential	R-1A-PUD	Low Density Residential
19A	34	5.0	6.8	4.6	7.4	Central	Detached – 40 x 60 Alley	Low Density Residential	R-1A-PUD	Low Density Residential
19B	105	11.9	8.8	11.5	9.1	South	Detached – 40 x 60 Alley	Low Density Residential	R-1A-PUD	Low Density Residential
20	60	8.1	7.4	7.8	7.7	South	Detached – 40 x 80	Low Density Residential	R-1A-PUD	Low Density Residential
21A	16	3.8	4.2	3.7	4.3	Central	Detached – 60 x 90 Senior	Low Density Residential	R-1A-PUD	Low Density Residential
21B	143	33.6	4.3	32.2	4.4	South	Detached – 60 x 90 Senior	Low Density Residential	R-1A-PUD	Low Density Residential
22	28	4.2	6.7	2.3	12.2	South	Live Work	Neighborhood Convenience Commercial	C-1-PUD	Community/ Neighborhood Commercial & Offices
23	111	8.6	12.9	6.5	17.1	South	Greencourt	Medium Density Residential	R-1A-PUD	Medium Density Residential
24	144	33.8	4.3	32.9	4.4	South	Detached – 60 x 105	Low Density Residential	R-1A-PUD	Low Density Residential
25	105	12.1	8.7	11.7	9.0	South	Detached – 40 x 60 Alley	Low Density Residential	R-1A-PUD	Low Density Residential

*The Panhandle  
Planned Unit Development Guidelines*



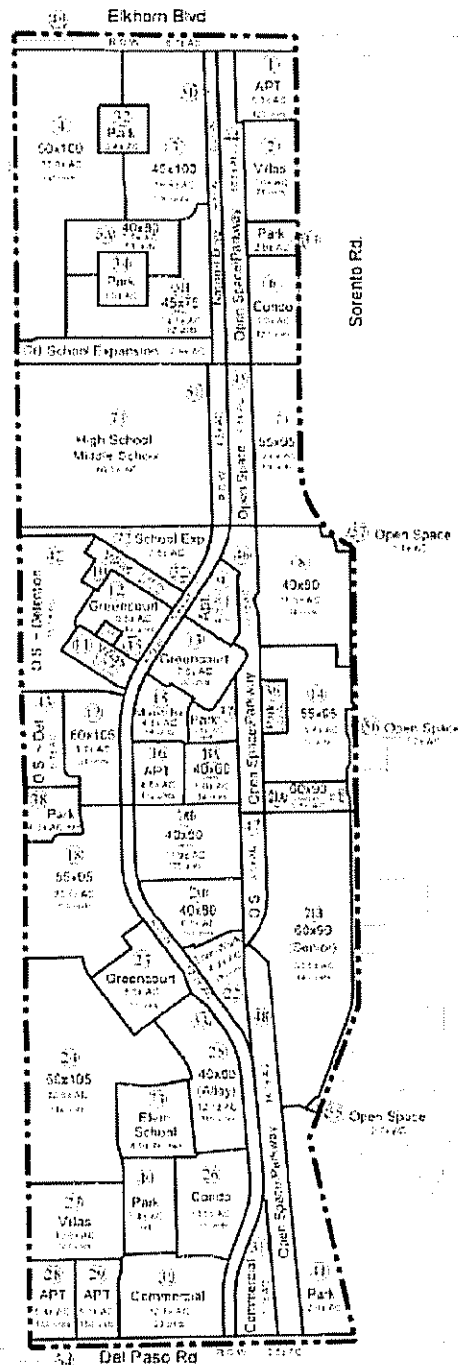
Planning Area in PUD	Number of Units	Gross Acres	Gross Density	Net Acres	Net Density	Tentative Map	PUD Designation	North Natomas Community Plan Designation	Zoning	GP Designation
26	181	10.5	17.2	9.9	18.3	South	Condominiums	Medium Density Residential	R-2A-PUD	Medium Density Residential
27	120	10.6	11.3	10.3	11.7	South	Villas	Medium Density Residential	R-1A-PUD	Low Density Residential
28	150	5.4	27.6	4.7	31.9	South	Apartments	High Density Residential	R-3A-PUD	High Density Residential
29	150	5.1	29.4	4.8	31.3	South	Apartments	High Density Residential	R-3A-PUD	High Density Residential
30	33	12.8	-	11.4	-	South	Commercial	Village Commercial	C-2-PUD	Community/ Neighborhood Commercial & Offices
31	-	5.7	-	5.3	-	South	Commercial	Village Commercial	C-2-PUD	Community/ Neighborhood Commercial & Offices
32	-	3.4	-	3.4	-	North	Park	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
33	-	2.9	-	2.4	-	North	Park	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
34	-	3.9	-	3.9	-	North	Park	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
35	-	0.4	-	0.4	-	Central	Park	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
36	-	2.0	-	2.0	-	Central	Park	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
37	-	3.1	-	3.1	-	Central	Park	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
38	-	4.3	-	4.2	-	South	Park	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
39	-	-	-	-	-	-	UNASSIGNED	-	-	-
40	-	7.4	-	7.4	-	South	Park	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
41	-	12.4	-	12.5	-	South	Park	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
42	-	15.1	-	14.1	-	Central	Open Space/ Detention	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space



*The Panhandle  
Planned Unit Development Guidelines*

Planning Area in PUD	Number of Units	Gross Acres	Gross Density	Net Acres	Net Density	Tentative Map	PUD Designation	North Natomas Community Plan Designation	Zoning	GP Designation
43	-	6.1	-	5.6	-	Central	Open Space/Deventon	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
44	-	10.8	-	9.8	-	North	Open Space Parkway	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
45	-	6.1	-	6.1	-	Grant	Open Space Parkway	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
46	-	10.1	-	9.4	-	Central	Open Space Parkway	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
47	-	4.5	-	4.5	-	South	Open Space Parkway	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
48	-	14.1	-	14.0	-	South	Open Space Parkway	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
49	-	6.7	-	6.7	-	North	Right of Way - Elkhorn	Right of Way	-	-
50	-	6.0	-	6.0	-	North	Right of Way - National	Right of Way	-	-
51	-	4.5	-	4.5	-	Grant	Right of Way - National	Right of Way	-	-
52	-	5.8	-	5.8	-	Central	Right of Way - National	Right of Way	-	-
53	-	12.2	-	12.2	-	South	Right of Way - National	Right of Way	-	-
54	-	3.6	-	3.6	-	South	Right of Way - Del Paso	Right of Way	-	-
55	-	2.7	-	0.0	-	South	Open Space Corridor	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
56	-	1.2	-	0.0	-	Central	Open Space Corridor	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
57	-	1.1	-	0.0	-	Central	Open Space Corridor	Parks/Open Space	A-OS-PUD	Parks-Recreation-Open Space
70	-	7.5	-	6.5	-	North	HS/MS Expansion	General Public Facilities	R-1-PUD	Public/Quasi-Public
71	-	46.3	-	46.3	-	Grant	High School/Middle School	General Public Facilities	R-1-PUD	Public/Quasi-Public
72	-	7.5	-	7.5	-	Central	HS/MS Expansion	General Public Facilities	R-1-PUD	Public/Quasi-Public
73	-	8.0	-	8.0	-	South	Elementary School	General Public Facilities	R-1-PUD	Public/Quasi-Public
<b>TOTAL</b>	<b>3075</b>	<b>594.7</b>	<b>-</b>	<b>562.4</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

50<sup>th</sup> Anniversary  
**DUNMORE**  
MONIES  
New for the new long season  
**WIDA**



**Figure 2. Panhandle PUD Schematic Plan.**



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#### **1.4. Relationship to Other Documents**

The Panhandle PUD guidelines are a tool for implementing the City's General Plan and the 1994 NNCP; they are in compliance with the City of Sacramento's Zoning Ordinance, including Section 8. *Planned Unit Developments*. To the extent these guidelines conflict with development standards or regulations in the City's Zoning Ordinance, these guidelines shall prevail. Tentative Subdivision Maps, Special Permits and Building Permits for all properties in the Panhandle PUD will comply with the provisions and intent of these guidelines and schematic plan.

#### **1.5. Planning Director's Special Permits and/or Plan Review**

In order to process an application at Planning Director's Plan Review level, the proposed single-family residences shall meet the City's Single Family Residential Design Guidelines standards. If the proposed single family residences do not meet the Single Family Residential Design Guidelines, the application shall be processed at a Planning Commission Plan Review level. The intent of this section is to allow streamlined processing for proposals that comply with the Single Family Residential Design Guidelines, but to also allow some flexibility in allowing non-traditional design.

All multi-family development shall comply with the City's Multi-Family Residential Design Guidelines.

#### **1.6. Permitted Uses**

Uses permitted within land uses in the Panhandle PUD shall be consistent with the uses identified in Section 17.24 of the City's Zoning Ordinance, except as noted herein.

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*Planned Unit Development Guidelines*



## Section 2.0 Detached Residential (Low and Medium Density)

### 2.1. Neighborhood Design and Focus

Sacramento's gracious older neighborhoods are the design inspiration for the Panhandle. The Panhandle builds upon distinguishable places and sustains the rich history and environments that create sought-after neighborhoods.

#### Architectural Styles

The Panhandle will recall older neighborhoods by bringing together architectural styles rooted in a common time period. This philosophy of community building allows each neighborhood to have a unique identity while also having a common thread to bind the community together. The Panhandle's architectural inspiration is drawn primarily from Sacramento neighborhoods like Curtis Park, Land Park and McKinley Park which were established after the turn of the twentieth century, and even today, remain some of the most desirable places to live in the region.

In general, residential architectural styles used at the Panhandle could be classified as authentically American, or as authentic American interpretations of classic architectural movements. The styles recommended in these guidelines were prevalent from the late 1800s through the mid 1900s and have been used in many of the most popular neighborhoods in the region.

Contemporary interpretations of traditional styles in areas of the Panhandle that are more urban in feel are encouraged. While these selected styles are deeply rooted in history, there is room for appropriate levels of design abstraction. Generally, the degree of appropriate abstraction will correlate with the density of the homes being designed. The most pure style interpretations should occur in the lowest density areas and those areas that border existing residential neighborhoods. Denser areas near the commercial center of the Panhandle may bear more abstracted interpretations.

Figure 3 illustrates many of the architectural styles to be used in the Panhandle. The following architectural styles are recommended:

- |                        |                    |  |
|------------------------|--------------------|--|
| ▪ American Traditional | ▪ Farmhouse        | ▪ Southern Italian   |
| ▪ Art Deco Revival     | ▪ Mediterranean    | ▪ Spanish Eclectic (Including Corona del Mar and Spanish Colonial) |
| ▪ Colonial             | ▪ Monterey         | ▪ Traditional Ranch  |
| ▪ Cottage              | ▪ National         | ▪ Tuscan   |
| ▪ Country European     | ▪ Prairie Ranch    | ▪ Victorian  |
| ▪ Craftsman            | ▪ Seaside Bungalow | ▪ Victorian Farmhouse  |
| ▪ Eastern Seaboard     | ▪ Shingle          |  |



## The Panhandle Planned Unit Development Guidelines



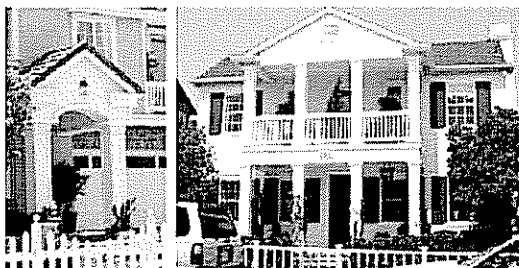
### American Traditional

Asymmetrical massing with wood porches and classical square railings. Simplified cornice trim at gable ends and louvered shutters. Walls are siding and stucco.



### Art Deco

Occasionally vertical elements with parapet roofs. Two-story and single-story facades with asymmetrical or symmetrical massing. Most entries are recessed under half round or squared arches from the front plane. Minimal features with clean lines and no accent materials, trim or ornaments.



### Colonial



### Cottage



### Country European

Informal arrangement of building forms and the use of fieldstone and other rustic materials creates a rural character for this style. Mainly steep roofs with steep pitched roof gables are topped with predominantly flat tile roofs or homes with red earth color tones.



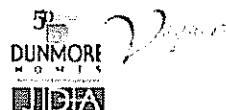
### Craftsman

Low pitched gable roofs, occasionally hipped with wide projecting eaves and exposed rafter tails. Decorative beams or braces also added under the eaves. Broad windows and doors and walls of brick siding, stucco or stone.

Figure 3. Architectural Styles.



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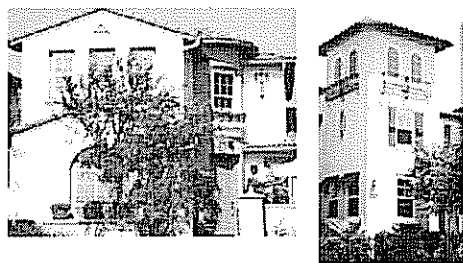
### Eastern Seaboard

This style is defined by the easy grace of low-pitched gable roofs intersecting with hipped lines. Wide projecting eaves spill over the roof line with exposed rafter tails and decorative beams and braces. The use of brick, siding, stone, and stucco finishes complete the clean look of the Eastern Seaboard style.



### Farmhouse

Typically two-story, symmetrical or asymmetrical. Two-story adjoining wings or larger porches and addition of one- or two-story wings and covered porches. Dominant gable roof terms with shed hip and gambrel alternatives. Five moldings and roof ornamentation such as cupolas or weather vane.



### Mediterranean

Asymmetrical combination of one- and two-story building masses articulated with tower elements or arcades. Low-pitched gable roof forms are predominant with occasional hip roofs in red tile. Use of arch elements at doors or featured windows and abundant use of decorative elements such as patterned tiles, grille work and shutters.



### Monterey

Rectilinear building forms accented by cantilevered balconies on the front facade. Low-pitched gable roofs with flat roof tiles combine with materials of stucco, painted brick and/or siding to create a clean look. Ornamental details such as a pedimented window and door openings embellish this style.



### National

Rectangular massing with covered porches. Traditionally a two-story home with low-pitched gable roof and wrap-around porches at front and sides. Porches may be supported by rows of columns with simple decorative trim at base and capital.



### Prairie Ranch

Lower-pitched roofs with wide overhanging eaves and detailing emphasizing horizontal lines create distinct angles for this style. Horizontal massing with stone bases are further detailed with grouped articulated moldings and windows.



## The Panhandle Planned Unit Development Guidelines



Seaside Bungalow

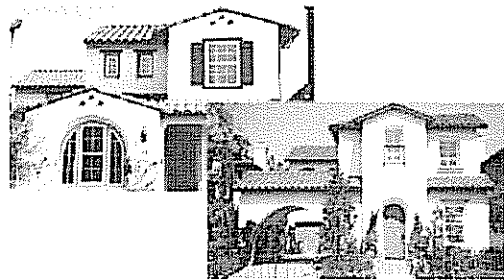


Shingle



Southern Italian

This style begins with formal box-like massing topped with low-pitched hip roofs with barrel-chaped or flat roof lines. The roof line spills over with wide overhanging eaves supported by decorative brackets. Facade treatment is generally symmetrical with arched windows and doors common on first floor. The entry is often accentuated with classical columns.



Spanish Colonial

This style is defined by fully round arch elements, red barrel tile roofs and entry courtyard with gate. Details of the facade include colonnaded arcades, deep recessed primary windows or doors as well as wrought iron, clay vents and ceramic tiles.



Traditional Ranch

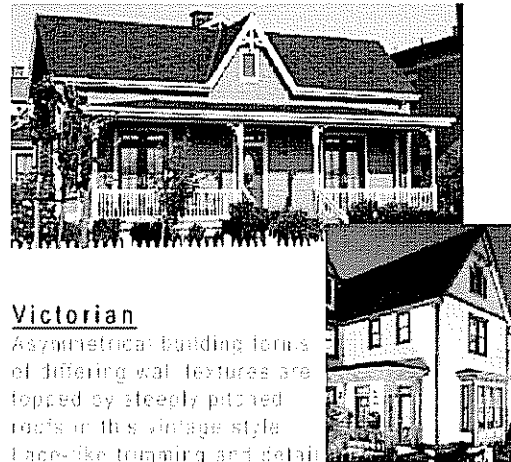
Building materials include brick, stone, and log shake or slate roofs, dormer windows, shutters, awnings, and porches. This style incorporates deeply recessed openings, lot shelter, and arched and cow paths.

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**Tuscan**

Informal arrangement of building forms with tiled roof, accented by the occasional gable or cross gable. Red tile roofs above tall narrow shutters. Use of fieldstone or other rustic material completes the rural appearance of this style.

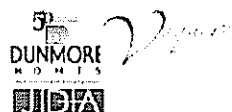


**Victorian**

Asymmetrical building forms of differing wall textures are topped by steeply pitched roofs in this vintage style. Lattice-like trimming and detail combined with front porches and dormers to define this style.



**Victorian Farmhouse**



## *The Panhandle Planned Unit Development Guidelines*

### **2.2. Architectural Guidelines**

The City's Single-Family Residential Design Principles provide the underlying guidelines for this section and should be consulted when planning single-family neighborhoods within the Panhandle PUD.

Classic neighborhoods in Sacramento offer authentic places and home designs. Homes in the Panhandle will strive to create a similar sense of place and history, where generations of families might choose to live and grow.

#### **Varied Street Scene and Floor Plan Variations**

The same house plan of similar elevation may not be placed in two adjacent or consecutive lots unless they occur in medium density products such as the Greencourts or Villas.

In order to achieve variation in subdivisions, master home plans for each subdivision shall include a minimum number of floor plans and elevations based on the number of units in the subdivision as follows:

*Table 2. Floor Plan and Elevation Mix.*

Subdivision Units	Minimum Floor Plans	Minimum Elevation Styles
Less than 100	3	3
101 to 200	4	3
201 to 250	5	3
251 or more	Not permitted	Not permitted

#### **Street Interface**

Architecture is encouraged to have a street orientation with distinctive elements that create a human scale. Interactive elements inviting to the street scene may include, and are not limited to:

- Porches
- Balconies
- Trellises
- Verandas
- Decks
- Arbors
- Porte-cochères
- Porticos
- Courtyards

Quality design and careful orientation of pedestrian-scaled elements provide a sense of place, general activity and neighborhood socialization. All home plans shall contain at least one interactive element.

#### **Building Massing and Proportion**

Proportions and placement of each home's architectural elements shall be appropriately applied. Because the range of acceptable densities in low density residential (LDR) and medium density residential (MDR) areas are so broad, a wide variety of lot configurations and home types are available. While many

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Planned Unit Development Guidelines*



building massing and proportion design philosophies hold true across product types. some are product specific; they are outlined below.

The following design techniques are encouraged for single-family detached homes:

- Massing organized as a whole; not a mixture of unrelated forms. Massing established by characteristics of the architectural style.
- Varying setbacks for different components of the home such as the garage, second floors, etc.
- Using wing walls and porches.
- Staggering offset wall planes when possible.
- Massing characterized by a series of stepping forms.
- Varying façade breaks at the building front elevations.
- Articulating street scenes vertically with a mix of one- or two-story homes.
- Using a minimum of one façade element break on the rear elevation. This may be accomplished by the use of cantilevers or other elements.
- Wrapping architecture on corner lots (i.e., corner porches, trim or siding that wraps around corner from front elevation)

#### **Roof Forms and Configurations**

Roof forms and their configurations significantly impact each home individually and the street scene as a whole. A street scene composed of homes with identical or very similar roof heights, pitches and textures results in a flat, monotonous or otherwise undesirable aesthetic. Conversely, an aesthetically pleasing "roof bounce" results from a street scene composed of homes with a variety of roof heights, pitches and textures.

The following techniques shall be considered in roof design:

- Conforming roof forms and configurations to the selected architectural style
- Designing for a mixture of roof heights and pitches in the same home
- Using primary roof forms of gables or hips in multiple combinations.
- Applying shed roofs to main roof forms at porches, garages, entrances and eyebrows over windows and bays
- Ranging roof pitches from 4:12 to 12:12.
- Punctuating roof planes with windows or vented dormers



*The Panhandle  
Planned Unit Development Guidelines*

- Blending second stories into a one-story roof plane.
- Using roof materials and colors appropriate to the selected architectural style
- Using fascia, rake and eave detailing per the selected architectural style
- Using a combination of one- or two-story roof planes.

**Roof Vents**

- Coloring all vent stacks and pipes to match adjacent roof or wall material.
- Placing vent stacks on the roof where least visible from view.
- Keeping vents from extending above the ridge line unless otherwise restricted by code.

**Solar**

- Integrating solar panels, where used, into roof design. Solar panel frames shall be of quality design, material and color to match roof. Unfinished aluminum frames are discouraged
- Matching photovoltaic solar tile roofing to adjacent roofing materials to the extent currently practical.
- Homebuilders shall offer photovoltaic (solar) panels and energy efficient products as optional features to homebuyers. These features shall be modeled in model homes.

**Flashing and Sheet Metal**

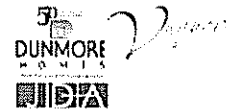
- Coloring all flashing and sheet metal to match adjacent materials

**Building Exterior Treatment**

Authentic use of exterior materials enhances the richness of a home's character. As they are appropriate to selected architectural styles, the following techniques shall be implemented when designing buildings for the Panhandle:

- Using combinations of various finish materials on each elevation.
- Changing materials (vertically and/or horizontally) to break up building form and create movement along the façade.
- Applying architectural treatments and trims on all building façades.
- Wrapping finishes must not terminate on outside corners: minimum wrap-back at sideyard is 12 inches.
- Using wrap-around porches and porches combined with entry elements.
- Using a wide variety of column details and materials.
- Using entry elements with varied heights and proportions.

*The Panhandle  
Planned Unit Development Guidelines*



- Detailing, sizing and positioning windows and doors appropriately and in the context of the selected architectural style.

### **Materials**

The use of appropriate building materials for a selected architectural style is important for maintaining the integrity of the style. However, imaginative combinations of building materials create unique designs and simultaneously provide individual identity and character to each home. Combinations of building materials on each elevation could provide varied texture and the opportunity for graceful color transitions. All of these unique variations, when used appropriately, enrich individual homes, streetscapes and neighborhoods.

The following materials are allowed in the Panhandle:

- Stucco and/or cement plaster.
- Horizontal wood or composite siding.
- Board-and-batten wood or composite siding.
- Wood shingle siding.
- Railings of wood, wrought iron, tubular steel or other composite material of high quality.
- Dimensional composition roof shingles.
- Concrete flat roof tiles.
- Concrete barrel or 'S' tile roofs.
- Brick or high-quality simulated brick material.
- Stone or high-quality simulated stone material (i.e., Cultured Stone or El Dorado Stone).
- Wood shutters or shutters made of other composite materials of high quality.
- Gable-end vents that complement the selected architectural style (i.e., canales for Spanish styles).
- Wood or cement-plaster-over-foam brackets.
- Wood, stucco, brick, or appropriate stone columns.

High-quality fiber cement or other manufactured elements may be substituted for any architectural wood element as long as quality is maintained and no departures are made from style guidelines.

### **Color Palettes**

Rich color palettes authentic to selected architectural styles are encouraged. Because some building materials are better suited to receive neutral colors, a combination of building materials is encouraged to



*The Panhandle  
Planned Unit Development Guidelines*

provide a wider range of rich body colors. The use of bright, vibrant exterior colors is encouraged on abstracted architectural style interpretations.

A wide range of trim and accent colors shall be provided on homes to add variety and community character. Trims should be consistent with the historic context of the selected architectural styles.

### **Garage Mitigation**

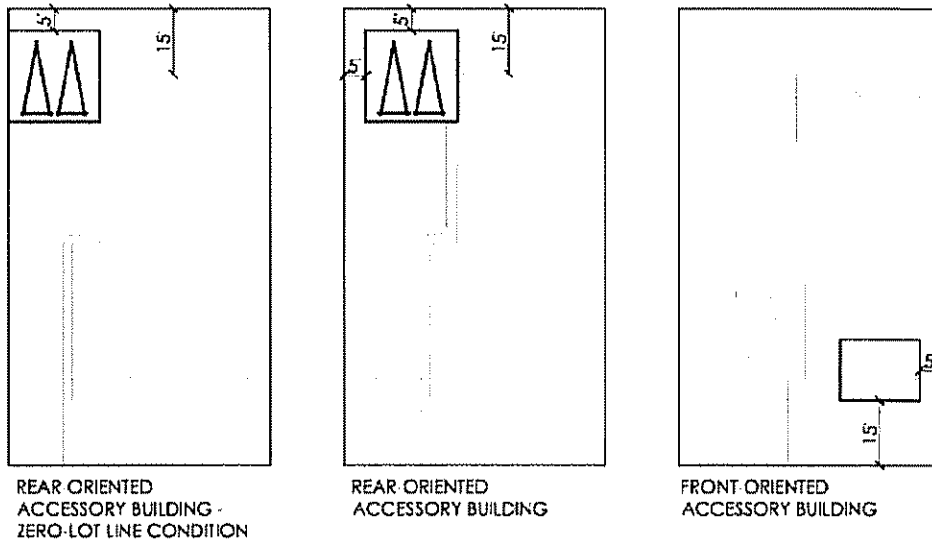
Garage mitigation is an important neighborhood design element. Reducing garage dominance and moving living space elements closer to the street create street scenes that are more inviting to pedestrians. Porches placed forward on a home put "eyes on the street" and create a better overall sense of community. This closeness encourages natural interaction between neighbors. Using design features that enhance a home's architectural style relegates the garage to a less visible position and directly conveys overall home style.

The following guidelines reinforce the Panhandle's community fabric by mitigating garage dominance and creating people-friendly, architecturally diverse street scenes. Homes in the Panhandle shall incorporate these types of mitigation measures:

- Avoiding three-car garages facing the street
- Using turn-in, side-load garages where lot width allows and where appropriate.
- Using alley- or lane-loaded garages where appropriate.
- Detaching garages. See Figure 4 for example footprints.
- Using tandem-bay garages presenting a single-car garage door to the street.
- Using lot configurations with push-back garages at rear- or mid-lot.
- Cantilevering second-story elements above a garage for additional shadow line and detail is allowed.
- Using garage doors that closely tie to the selected architectural style (i.e., carriage doors).
- Using garage doors with windows appropriate to the selected architectural style (avoid the use of fans or sunbursts).
- Using innovative color blocking to help garage doors effectively integrate with architecture and style.

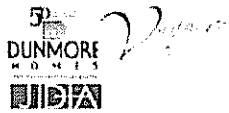


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**Figure 4. Detached Garage and Accessory Building Footprints.**

*Footprints do not represent actual home designs for the Panhandle; they are provided to illustrate setback and PUE conditions only.*



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Planned Unit Development Guidelines*

**Screening**

Builders shall screen the functional components of homes as follows:

*Gas, Water and Electric Meters*

- Meters located in enclosed cabinets, in recesses or behind screen walls as an integral part of the architecture are encouraged; they shall conform to utility company standards.
- Utility meters should be located in home side yards and away from direct street view where possible. Landscape screens are acceptable.

*Trash Containers*

- Trash containers should be screened from the ground view of all neighbors and streets
- Trash containers should not be located in the front yard setback area except on trash collection days

*Mechanical Equipment*

- Mechanical equipment includes elements such as heating, ventilation and air conditioning (HVAC) equipment, water softening or filtration tanks and pool equipment. Mechanical equipment should be screened from view.
- Roof- or window-mounted air conditioning units in single-family pitched roofs are prohibited

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Planned Unit Development Guidelines*



## 2.3. Single-Family Residential Development Standards

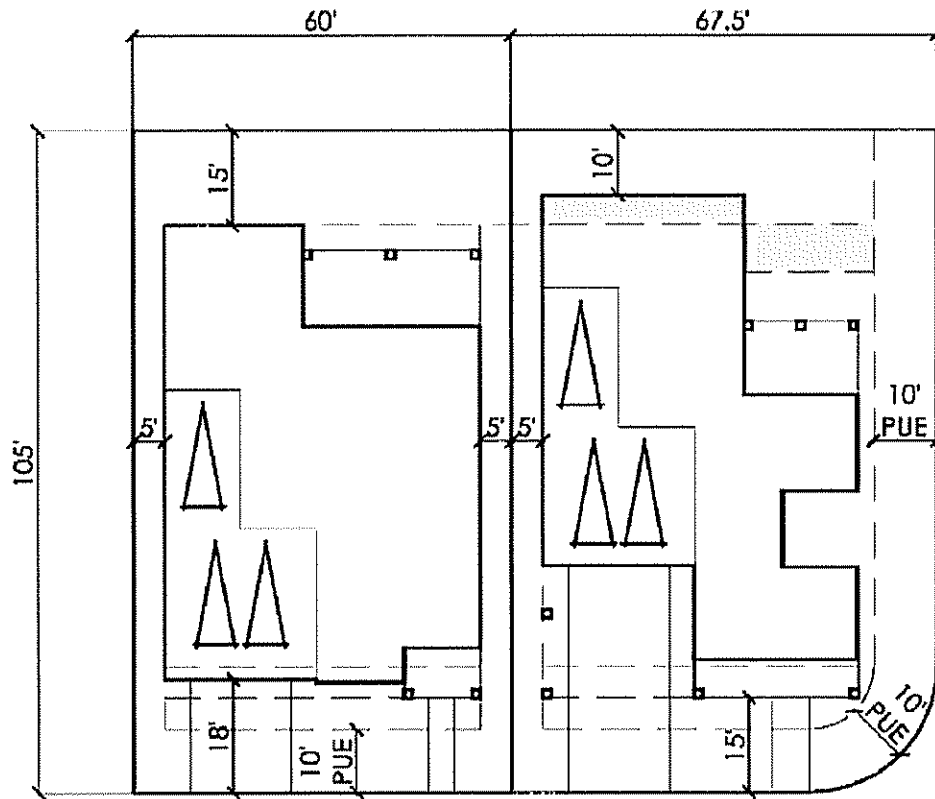
### 60' by 105' Low Density Residential – Planning Areas 17 and 24

*Table 3. 60' by 105' Low Density Residential Standards.*

Criteria	Description
<b>Main Building Setbacks</b>	
Front	15' minimum to living or porch <sup>2 3</sup>
Interior Sideyard	5' minimum <sup>1</sup>
Corner Sideyard	10' minimum
Rear Yard	15' minimum. May be reduced to 10' if plan offsets to provide equal outdoor square footage to 15' rear yard.
Garage	18' minimum to sectional overhead garage door
<b>Accessory Building Setbacks</b>	
Front Oriented Accessory Buildings	15' minimum front setback. 5' minimum or zero-lot line interior side setback <sup>5</sup>
Rear Oriented Accessory Buildings	5' minimum front setback. 5' minimum interior side setback <sup>5</sup>
<b>Other Criteria</b>	
Maximum Lot Coverage	55 percent <sup>4 6</sup>
Maximum Building Height	35'
Public Utility Easement (PUE)	10'
<b>Footnotes</b> General: Eaves of patio roofs and shade structures may extend 50 percent onto the required interior side or rear yards. <sup>1</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, or media niches may encroach a maximum of 2' in any sideyard setback except PUE. No foundations are permitted in PUEs. <sup>2</sup> A minimum of 2' front yard stagger is required for one of every three contiguous units; or, provide a minimum of three wall plane breaks of 12 inches or more. <sup>3</sup> Provide a minimum 5' recess from living or porch to garage on a minimum of 50 percent of lots. <sup>4</sup> Lot coverage includes building footprint only (living area and garage) and expressly excludes driveways, porches, sidewalks and uncovered patios. Accessory structures such as attached and detached shade or patio roofs and other garden structures (gazebos, trellises, etc.) are allowed in addition to the lot coverage stated not to exceed 10 percent of the total lot area. <sup>5</sup> Two zero-lot line accessory building may not be built adjacent to each other. Garage may be detached. If garage is detached, accessory living space is allowed above. <sup>6</sup> Lot coverage percentage applies only if 67 percent or more homes in the Panhandle have features that comply with the City of Sacramento's <i>Single Family Residential Design Guidelines</i> . If the proposed subdivision does not meet the lot coverage regulation stated, an application for a special permit from the City's planning commission will be required.	



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Planned Unit Development Guidelines*



**Figure 5. 60' by 105' Low Density Residential Footprint.**

Footprints do not represent actual home designs for the Panhandle; they are provided to illustrate setback and PUE conditions only.

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### 60' by 90' Low Density Residential (Age-Restricted Lots) – Planning Area 21A and 21B

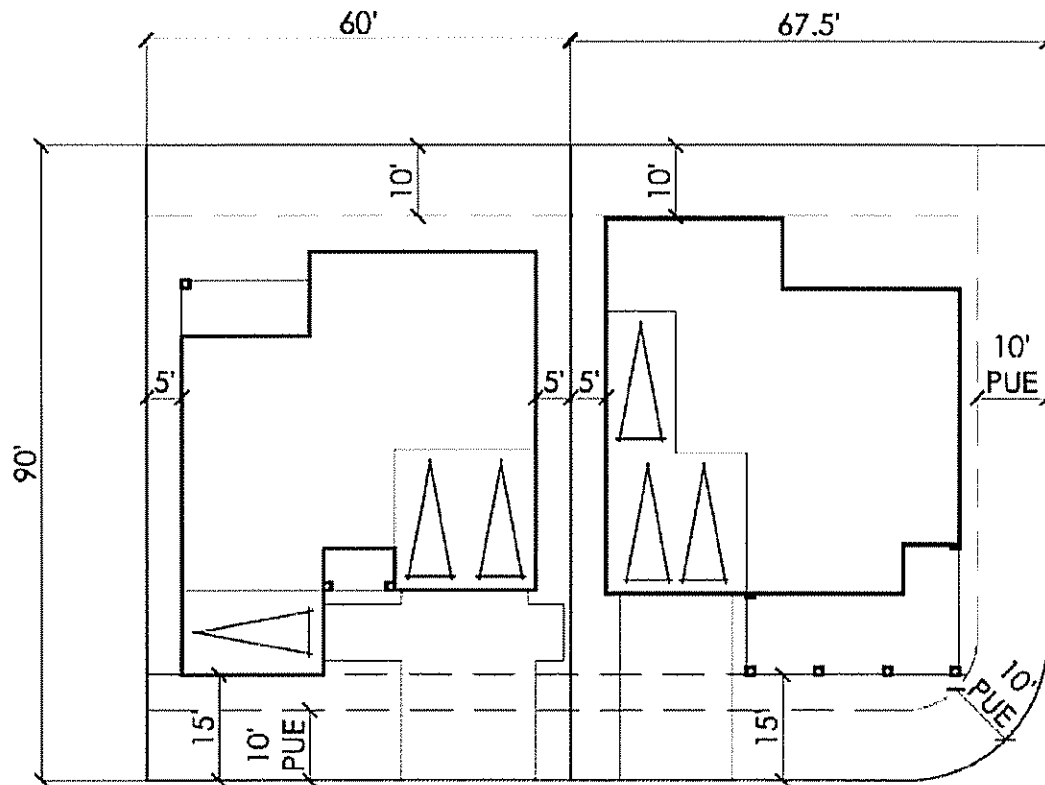
*Table 4. 60' by 90' Low Density Residential Standards.*

Criteria	Description
<b>Setbacks</b>	
Front	15' minimum to living or porch <sup>2 3</sup>
Interior Sideyard	5' minimum <sup>1</sup>
Corner Sideyard	10' minimum
Rear Yard	10' minimum
Garage	18' minimum to sectional overhead garage door. Single car with 100 square feet of storage. minimum
<b>Accessory Building Setbacks</b>	
Front Oriented Accessory Buildings	Not applicable
Rear Oriented Accessory Buildings	Not applicable
<b>Other Criteria</b>	
Maximum Lot Coverage	65 percent <sup>4 5</sup>
Maximum Building Height	35'
Parking	Minimum one-car garage with 100 square feet of storage
Public Utility Easement (PUE)	10'
<b>Footnotes</b> General: Eaves of patio roofs and shade structures may extend 50 percent onto the required interior side or rear yards. <sup>1</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, or media niches may encroach a maximum of 2' in any sideyard setback except PUE. No foundations are permitted in PUEs. <sup>2</sup> A minimum of 2' front yard stagger is required for one of every three contiguous units; or, provide a minimum of three wall plane breaks of 12 inches or more. <sup>3</sup> Provide a minimum 5' recess from living or porch to garage on a minimum of 50 percent of lots. <sup>4</sup> Lot coverage includes building footprint only (living area and garage) and expressly excludes driveways, porches, sidewalks and uncovered patios. Accessory structures such as attached and detached shade or patio roofs and other garden structures (gazebos, trellises, etc.) are allowed in addition to the lot coverage stated not to exceed 10 percent of the total lot area. <sup>5</sup> Lot coverage percentage applies only if 67 percent or more homes in the Panhandle have features that comply with the City of Sacramento's <i>Single Family Residential Design Guidelines</i> . If the proposed subdivision does not meet the lot coverage regulation stated, an application for a special permit from the City's planning commission will be required.	

The Low Density Residential area designated for an age-restricted community (Planning Areas 21A and 21B) is intended to be a closed community and may include gates and fences or walls along the perimeter. A special permit will be required to evaluate the proposed project in Planning Areas 21A and 21B.



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Planned Unit Development Guidelines*



**Figure 6. 60' by 90' Low Density Residential (Age-Restricted Lots) Footprint.**

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*Planned Unit Development Guidelines*



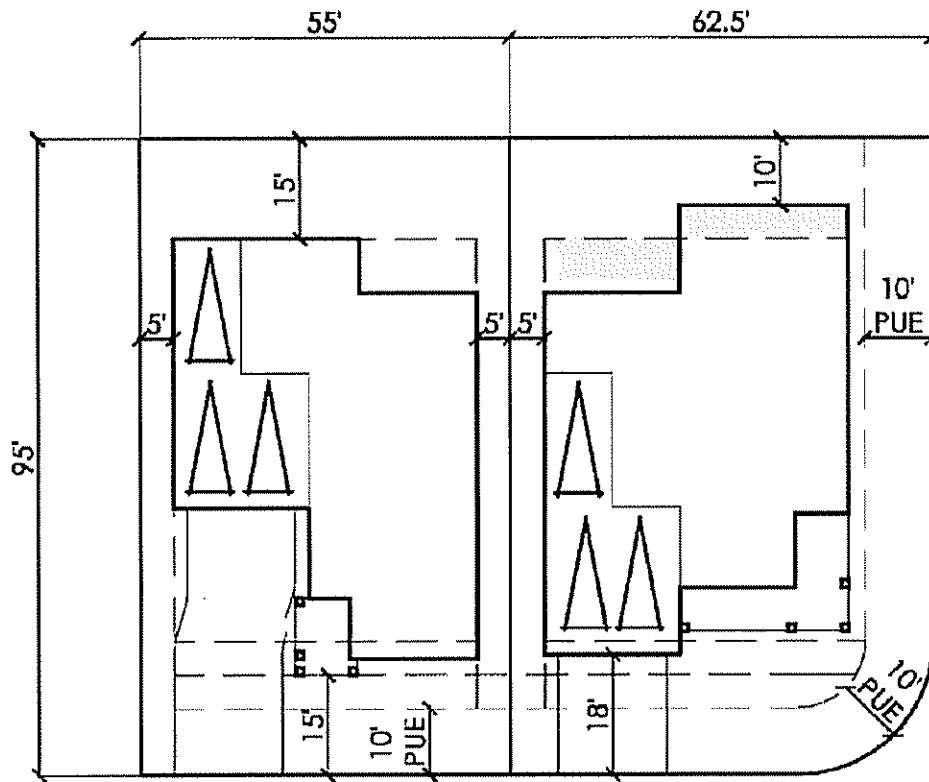
**55' by 95' Low Density Residential – Planning Areas 7, 14 and 18**

*Table 5. 55' by 95' Low Density Residential Standards.*

Criteria	Description
<b>Main Building Setbacks</b>	
Front	15' minimum to living or porch <sup>2 3</sup>
Interior Sideyard	5' minimum <sup>1</sup>
Corner Sideyard	10' minimum
Rear Yard	15' minimum; may reduce to 10' if plan offsets provide equal outdoor square footage area to 15' rear yard
Garage	18' minimum to sectional overhead garage door
<b>Accessory Building Setbacks</b>	
Front Oriented Accessory Buildings	15' minimum front setback 5' minimum interior side setback. <sup>5</sup>
Rear Oriented Accessory Buildings	5' minimum front setback 5' minimum interior side setback. <sup>5</sup>
<b>Other Criteria</b>	
Maximum Lot Coverage	55 percent <sup>4, 6</sup>
Maximum Building Height	35'
Public Utility Easement (PUE)	10'
<p><b>Footnotes</b></p> <p>General: Eaves of patio roofs and shade structures may extend 50 percent onto the required interior side or rear yards.</p> <p><sup>1</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, or media niches may encroach a maximum of 2 feet in any sideyard setback. No foundations are permitted in PUEs.</p> <p><sup>2</sup> A minimum of 2' front yard stagger is required for one of every three contiguous units or provide a minimum of three wall plane breaks of 12 inches or more.</p> <p><sup>3</sup> Provide a minimum 5' recess from living or porch to garage.</p> <p><sup>4</sup> Lot coverage includes building footprint only (living area and garage) and expressly excludes driveways, porches, sidewalks and uncovered patios. Accessory structures such as attached and detached shade or patio roofs and other garden structures (gazebos, trellises, etc.) are allowed in addition to the lot coverage stated not to exceed 10 percent of the total lot area.</p> <p><sup>5</sup> Two zero-lot line accessory buildings may not be built adjacent to each other. Garage may be detached. If garage is detached, accessory living space is allowed above.</p> <p><sup>6</sup> Lot coverage percentage applies only if 67 percent or more homes in the Panhandle have features that comply with the City of Sacramento's <i>Single Family Residential Design Guidelines</i>. If the proposed subdivision does not meet the lot coverage regulation stated, an application for a special permit from the City's planning commission will be required.</p>	



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Planned Unit Development Guidelines*



**Figure 7. 55' by 95' Low Density Residential Footprint.**

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*Planned Unit Development Guidelines*



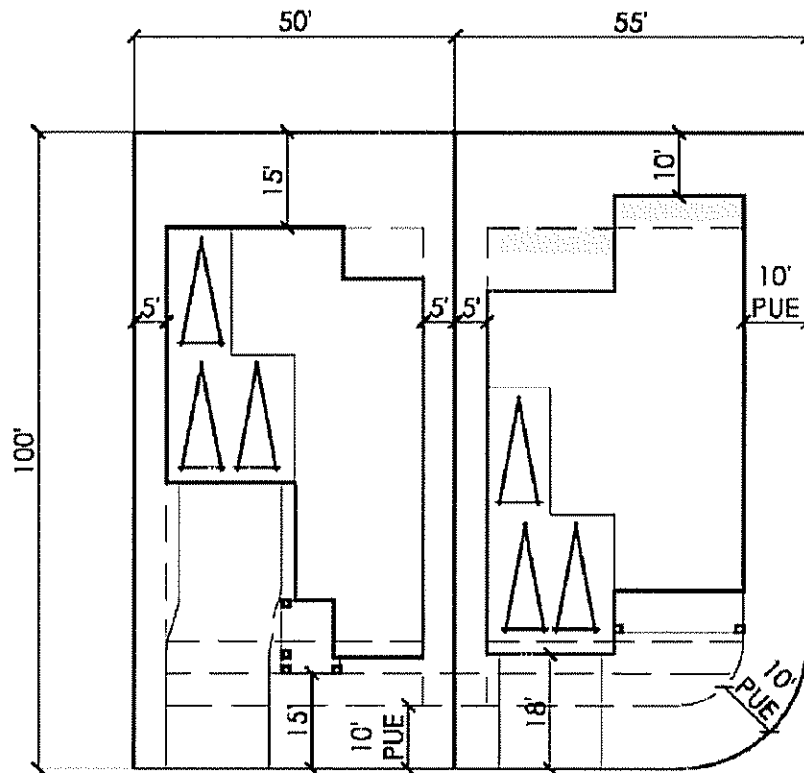
### 50' by 100' Low Density Residential – Planning Area 4

Table 6. 50' by 100' Low Density Residential Standards.

Criteria	Description
<b>Main Building Setbacks</b>	
Front	15' minimum to living or porch <sup>2</sup>
Interior Sideyard	5' minimum <sup>1</sup>
Corner Sideyard	10' minimum
Rear Yard	15' minimum; may reduce to 10' if plan offsets provide equal outdoor square footage area to 15' rear yard.
Garage	18' minimum to sectional overhead garage door
<b>Accessory Building Setbacks</b>	
Front Oriented Accessory Buildings	15' minimum front setback 5' minimum interior side setback <sup>5</sup>
Rear Oriented Accessory Buildings	5' minimum front setback. 5' minimum or zero-lot line interior side setback <sup>5</sup>
<b>Other Criteria</b>	
Maximum Lot Coverage	55 percent <sup>4</sup>
Maximum Building Height	35'
Public Utility Easement (PUE)	10'
<p><b>Footnotes</b>            General: Eaves of patio roofs and shade structures may extend 50 percent onto the required interior side or rear yards.  <sup>1</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, or media niches may encroach a maximum of 2 feet in any sideyard setback except PUE. No foundations are permitted in PUEs.  <sup>2</sup> A minimum of 2 feet front yard stagger is required for one of every three contiguous units or provide a minimum of three wall plane breaks of 12 inches or more.  <sup>3</sup> Provide a minimum 5 feet recess from living or porch to garage on at least 50 percent of lots.  <sup>4</sup> Lot coverage includes building footprint only (living area and garage) and expressly excludes driveways, porches, sidewalks and uncovered patios. Accessory structures such as attached and detached shade or patio roofs and other garden structures (gazebos, trellises, etc.) are allowed in addition to the lot coverage stated not to exceed 10 percent of the total lot area.  <sup>5</sup> Two zero-lot line accessory buildings may not be built adjacent to each other. Garage may be detached. If garage is detached, accessory living space is allowed above.  <sup>6</sup> Lot coverage percentage applies only if 67 percent or more homes in the Panhandle have features that comply with the City of Sacramento's <i>Single Family Residential Design Guidelines</i>. If the proposed subdivision does not meet the lot coverage regulation stated, an application for a special permit from the City's planning commission will be required.</p>	



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Planned Unit Development Guidelines*



**Figure 8. 50' by 100' Low Density Residential Footprint.**

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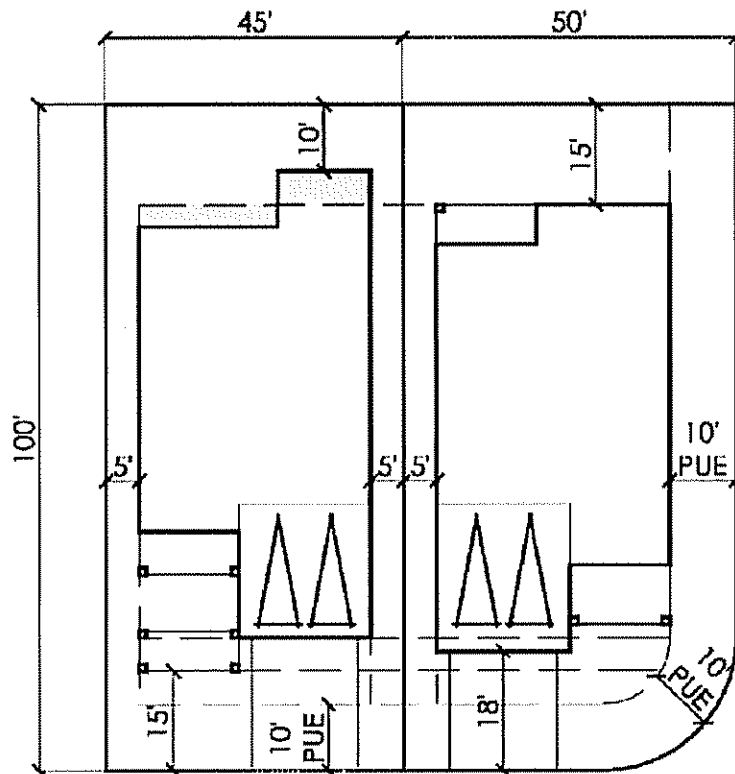
### 45' by 100' Low Density Residential – Planning Area 3

**Table 7. 45' by 100' Low Density Residential Standards.**

Criteria	Description
<b>Setbacks</b>	
Front	15' minimum to living or porch <sup>2, 3</sup>
Interior Sideyard	5' minimum <sup>1</sup>
Corner Sideyard	10' minimum
Rear Yard	15' minimum; may reduce to 10' if plan offsets provide equal outdoor square footage area to 15' rear yard
Garage	18' minimum to sectional overhead garage door
<b>Accessory Building Setbacks</b>	
Front Oriented Accessory Buildings	Not applicable
Rear Oriented Accessory Buildings	Not applicable
<b>Other Criteria</b>	
Maximum Lot Coverage	55 percent <sup>4, 5</sup>
Maximum Building Height	35'
Public Utility Easement (PUE)	10'
<b>Footnotes</b> General: Eaves of patio roofs and shade structures may extend 50 percent onto the required interior side or rear yards. <sup>1</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, or media niches may encroach a maximum of 2 feet in any sideyard setback except PUE. No foundations are permitted in PUEs. <sup>2</sup> A minimum of 2 feet front yard stagger is required for one of every three contiguous units or provide a minimum of two wall plane breaks of 12 inches or more. <sup>3</sup> Provide a minimum 5 feet recess from living room or porch to garage on at least 50 percent of lots. <sup>4</sup> Lot coverage includes building footprint only (living area and garage) and expressly excludes driveways, porches, sidewalks and uncovered patios. Accessory structures such as attached and detached shade or patio roofs and other garden structures (gazebos, trellises, etc.) are allowed in addition to the lot coverage stated not to exceed 10 percent of the total lot area. <sup>5</sup> Lot coverage percentage applies only if 67 percent or more homes in the Panhandle have features that comply with the City of Sacramento's <i>Single Family Residential Design Guidelines</i> . If the proposed subdivision does not meet the lot coverage regulation stated, an application for a special permit from the City's planning commission will be required.	



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**Figure 9. 45' by 100' Low Density Residential Footprint.**

*Footprints do not represent actual home designs for the Panhandle, they are provided to illustrate setback and PUE conditions only.*

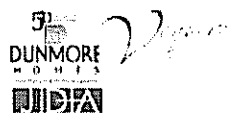
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Planned Unit Development Guidelines*



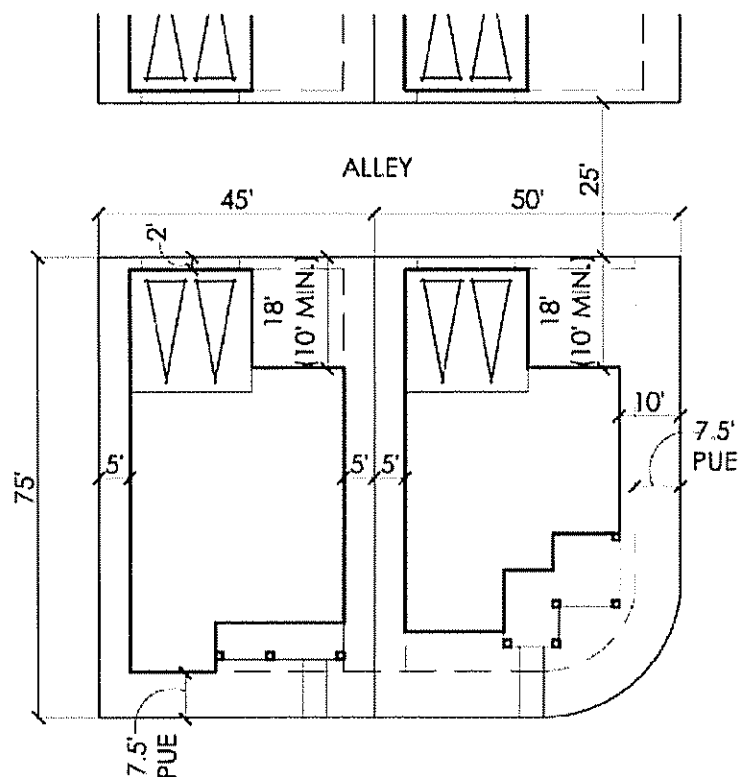
### 45' by 75' Low Density Residential (Alleys) – Planning Area 5B

**Table 8. 45' by 75' Low Density Residential Alley-Loaded Standards.**

Criteria	Description
<b>Setbacks</b>	
Front	7.5' minimum to living or porch <sup>1</sup>
Interior Sideyard	5' minimum <sup>1</sup>
Corner Sideyard	10' minimum
Rear Yard	10' minimum at living
Garage	2' minimum from alley to sectional overhead garage door <sup>4</sup>
<b>Accessory Building Setbacks</b>	
Front Oriented Accessory Buildings	Not applicable. <sup>4</sup>
Rear Oriented Accessory Buildings	Not applicable. <sup>4</sup>
<b>Other Criteria</b>	
Maximum Lot Coverage	60 percent <sup>3, 5</sup>
Maximum Building Height	35'
Public Utility Easement (PUE)	7.5'
<b>Footnotes</b> General: Eaves of patio roofs and shade structures may extend 50 percent onto the required interior side or rear yards. <sup>1</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, or media niches may encroach a maximum of 2 feet in any sideyard setback except PUE. No foundations are permitted in PUEs. <sup>2</sup> A minimum of 2 feet front yard stagger is required for one of every three contiguous units or provide a minimum of two wall plane breaks of 12 inches or more. <sup>3</sup> Lot coverage includes building footprint only (living area and garage) and expressly excludes driveways, porches, sidewalks and uncovered patios. <sup>4</sup> Garage may be detached. If garage is detached, accessory living space is allowed above. Accessory structures such as attached and detached shade or patio roofs and other garden structures (gazebos, trellises, etc.) are allowed in addition to the lot coverage stated not to exceed 5 percent of the total lot area. <sup>5</sup> Lot coverage percentage applies only if 67 percent or more homes in the Panhandle have features that comply with the City of Sacramento's <i>Single Family Residential Design Guidelines</i> . If the proposed subdivision does not meet the lot coverage regulation stated, an application for a special permit from the City's planning commission will be required.	



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Planned Unit Development Guidelines



**Figure 10. 45' by 75' Low Density Residential (Alleys) Footprint.**

Footprints do not represent actual home designs for the Panhandle, they are provided to illustrate setback and PUE conditions only

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Planned Unit Development Guidelines*



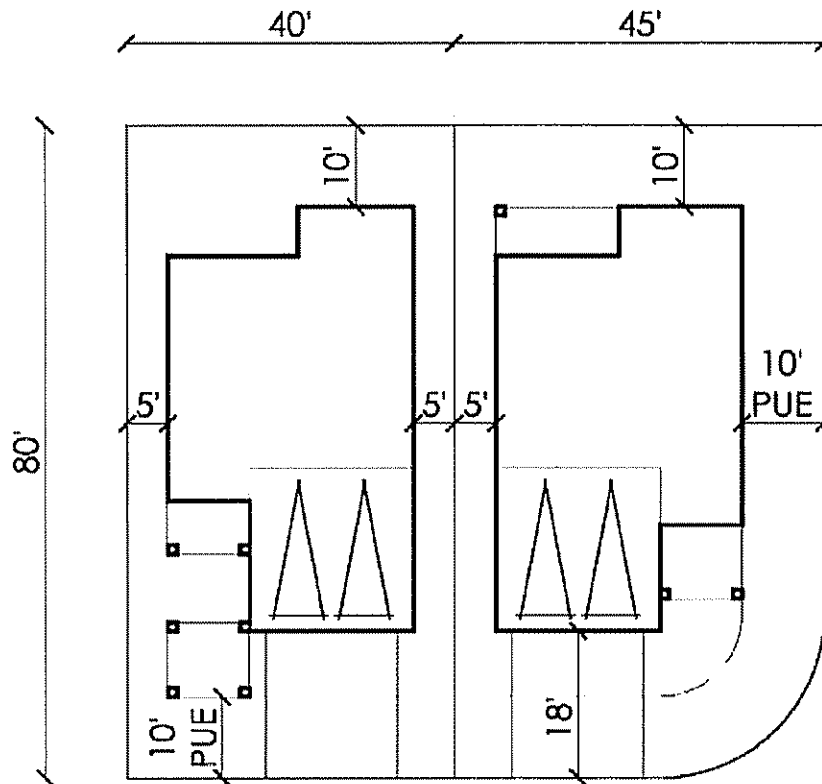
#### 40' by 80' Low Density Residential – Planning Areas 5A, 8 and 20

*Table 9. 40' by 80' Low Density Residential Standards.*

Criteria	Description
<b>Setbacks</b>	
Front Setback	10' minimum to porch or living <sup>2</sup>
Interior Sideyard	5' minimum or zero-lot conditions. <sup>1</sup>
Corner Sideyard	10' minimum
Rear Yard	10' minimum
Garage	18' minimum to sectional overhead garage door
<b>Accessory Building Setbacks</b>	
Front Oriented Accessory Buildings	Not applicable.
Rear Oriented Accessory Buildings	Not applicable.
<b>Other Criteria</b>	
Maximum Lot Coverage	55 percent <sup>4, 5</sup>
Maximum Building Height	35
Public Utility Easement (PUE)	10
<p><b>Footnotes</b></p> <p>General: Eaves of patio roofs and shade structures may extend 50 percent onto the required interior side or rear yards.</p> <p><sup>1</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, or media niches may encroach a maximum of 2 feet in any sideyard setback except PUE. No foundations are permitted in PUEs.</p> <p><sup>2</sup> A minimum of 2 feet front yard stagger is required for one of every three contiguous units or provide a minimum of three wall plane breaks of 12 inches or more.</p> <p><sup>3</sup> Provide a minimum 5 feet recess from living or porch to garage on at least 50 percent of lots.</p> <p><sup>4</sup> Lot coverage includes building footprint only (living area and garage) and expressly excludes driveways, porches, sidewalks and uncovered patios. Accessory structures such as attached and detached shade or patio roofs and other garden structures (gazebos, trellises, etc.) are allowed in addition to the lot coverage stated not to exceed 5 percent of the total lot area.</p> <p><sup>5</sup> Lot coverage percentage applies only if 67 percent or more homes in the Panhandle have features that comply with the City of Sacramento's <i>Single Family Residential Design Guidelines</i>. If the proposed subdivision does not meet the lot coverage regulation stated, an application for a special permit from the City's planning commission will be required.</p>	



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**Figure 11. 40' by 80' Low Density Residential Footprints.**

Footprints do not represent actual home designs for the Panhandle; they are provided to illustrate setback and PUE conditions only



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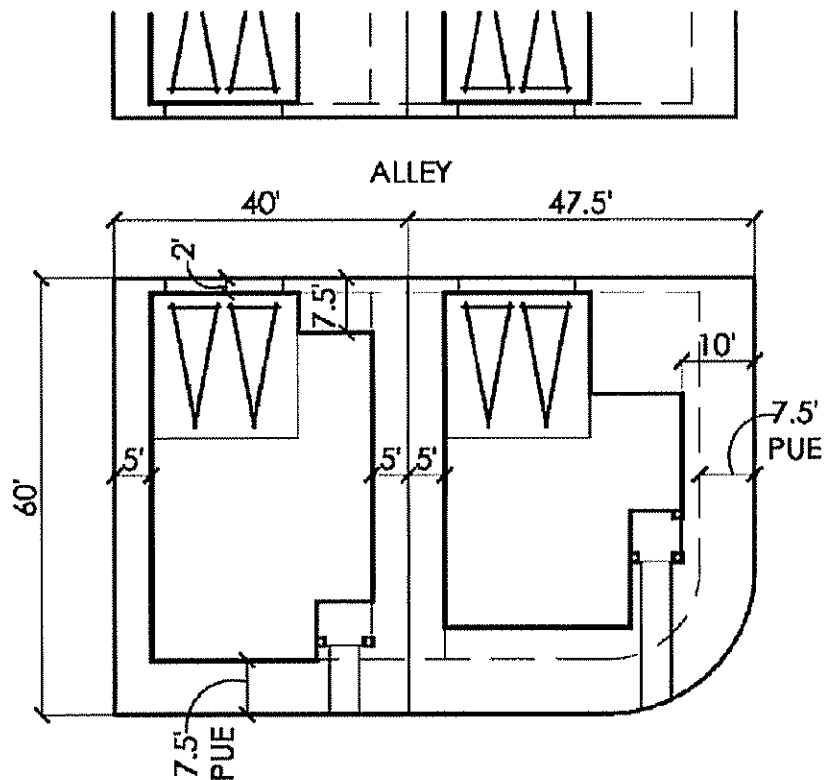
#### 40' by 60' Low Density Residential (Alley) – Planning Areas 19A, 19B and 25

Table 10. 40' by 60' Low Density Residential Alley-Loaded Standards.

Criteria	Description
<b>Setbacks</b>	
Front	7.5' minimum to living or porch
Interior Sideyard	5' minimum or zero-lot conditions
Corner Sideyard	10' minimum
Rear Yard	7.5' minimum to living
Garage	2' from alley to sectional overhead garage door
<b>Accessory Building Setbacks</b>	
Front Oriented Accessory Buildings	Not applicable <sup>1</sup>
Rear Oriented Accessory Buildings	Not applicable <sup>1</sup>
<b>Other Criteria</b>	
Maximum Lot Coverage	60 percent <sup>2, 4</sup>
Maximum Building Height	35
Public Utility Easement (PUE)	7.5'
<b>Footnotes</b> General: Eaves of patio roofs and shade structures may extend 50 percent onto the required interior side or rear yards <sup>1</sup> Garage may be detached. If garage is detached, accessory living space is allowed above <sup>2</sup> Lot coverage includes building footprint only (living area and garage) and expressly excludes driveways, porches, sidewalks and uncovered patios. Accessory structures such as attached and detached shade or patio roofs and other garden structures (gazebos, trellises, etc.) are allowed in addition to the lot coverage stated not to exceed 5 percent of the total lot area. <sup>4</sup> Lot coverage percentage applies only if 67 percent or more homes in the Panhandle have features that comply with the City of Sacramento's <i>Single Family Residential Design Guidelines</i> . If the proposed subdivision does not meet the lot coverage regulation stated, an application for a special permit from the City's planning commission will be required.	



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Planned Unit Development Guidelines*



**Figure 12. 40' by 60' Low Density Residential (Alley) Footprint.**

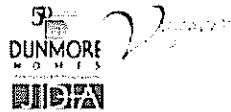
*Footprints do not represent actual home designs for the Panhandle; they are provided to illustrate setback and PUE conditions only.*

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*Planned Unit Development Guidelines*



**Medium Density Residential (Villas) – Planning Areas 2, 10, 11 and 27**

The Villas designation within the Panhandle PUD applies to a residential product that is designated medium density residential (7 to 21 units/acre) in the North Natomas Community Plan and Low Density Residential in the General Plan. The Villas product is a detached residential product. Residential standards for the Villa PUD designation shall be defined with Special Permit applications for the Villa sites (Planning Areas 2, 10, 11, and 27).



*The Panhandle  
Planned Unit Development Guidelines*

**Medium Density Residential (Greencourts) -- Planning Areas 12, 13 and 23**

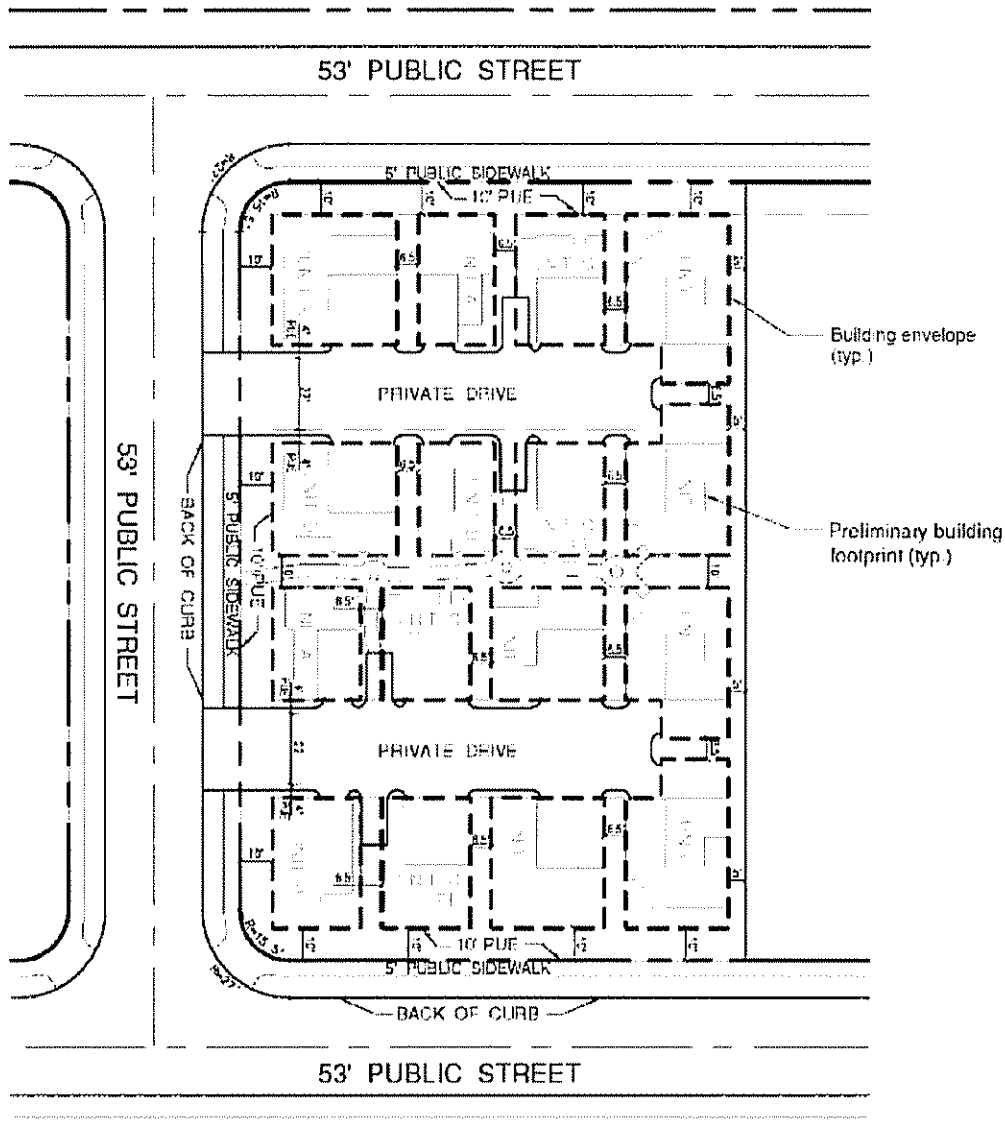
*Table 11. Greencourts, Medium Density Residential Standards.*

Criteria	Description
<b>Setbacks</b>	
Front	Varies See Figure 13
Interior Sideyard	Varies See Figure 13
Corner Sideyard	Varies See Figure 13.
Rear Yard	Varies See Figure 13
Garage	Varies See Figure 13
<b>Accessory Building Setbacks</b>	
Front Oriented Accessory Buildings	Not applicable.
Rear Oriented Accessory Buildings	Not applicable
<b>Other Criteria</b>	
Maximum Lot Coverage	Not applicable due to condominium subdivision proposed for this housing product type.
Maximum Building Height	35
Parking	Two spaces per unit, one of which must be covered
Public Utility Easement (PUE)	10'

*Table 12. Greencourt Option Detailed Standards.*

Plan	Option 1-A Unit Footprint (Square Feet)	Option 1-B Unit Footprint (Square Feet)	Option 2-A Unit Footprint (Square Feet)	Option 2-B Unit Footprint (Square Feet)
Plan A	650	650	650	650
Plan B	660	660	660	660
Plan C	749	1,498	749	749
Plan D	946	946	946	946
Plan E	1,082	1,082	1,082	1,082
Plan F	1,207	1,207	1,207	1,207
<b>Total</b>	5,294	5,294	5,294	5,294

The Panhandle  
Planned Unit Development Guidelines



*Note: Greencourt lot configurations displayed for illustrative purposes only. Panhandle tentative map proposes to subdivide the Greencourt units via a condominium subdivision with no fee simple lots created.*

**Figure 13. Greencourt Options 1-A, 1-B, 2-A and 2-B Typical Greencourt Configuration.**

*Footprints do not represent actual home designs for the Panhandle, they are provided to illustrate minimum setback and PUE conditions only.*



## *The Panhandle Planned Unit Development Guidelines*

### **Section 3.0 Attached Residential (Medium and High Density)**

Multi-family residences can take different forms in the Panhandle depending on where and how they are integrated into the project. Allowable uses include condominiums, apartments, live-work, mixed-use and residential with commercial. Buildings shall be designed with distinct entrances articulated along the public right-of-way, street or community common pathways. Building façades could offer a combination of one-, two- or three-story elements with balconies and porches, reflecting the feel of a collection of smaller structures and an overall articulated façade. Building materials for exterior finishes should be durable and low maintenance. All common drainage areas within the project should be aesthetically landscaped.

Garages shall be articulated in the overall architectural style of the façade, and garage doors shall be recessed into walls. Detached trash enclosures should be aesthetically pleasing and screened with landscaping in keeping with the Panhandle's overall landscape design. Utility meters and other outdoor equipment shall be screened from view. Structural screening devices, where used, shall be compatible with adjacent architecture. Amenities such as recreational areas, swimming pools, or clubhouses shall be provided in proportion to the size of the particular multi-family development.

The City of Sacramento's Multi-Family Residential Design Principles provide the underlying guidelines for this section and should be consulted when planning and designing high density housing in the Panhandle PUD. All multi-family development projects shall comply with the City's Multi-Family Residential Design Guidelines.

#### **3.1. General**

- All visible elevations shall be made interesting by means of articulation of façades, varied roof lines, window placement and shape and the use of a variety of exterior colors, finishes and details
- Architectural styles may depart from that of single-family development.

#### **3.2. Massing and Layout**

- Open space amenities shall be created as a means of creating communities within the greater North Natomas community.
- Patios and courtyards are encouraged between buildings.
- Entries shall be prominent from the street.

#### **3.3. Elevations**

- Elevations visible from streets shall include articulation of building planes, a variety of colors, doors, entries and interesting roof lines. Roof lines may be varied or may follow a parapet line

*The Panhandle*  
*Planned Unit Development Guidelines*



- Elements such as windows treatments, rooflines and materials for rear and side elevations shall match or be stylistically related to front elevation.

### 3.4. Materials

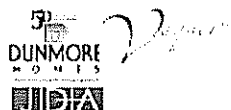
The use of appropriate building materials for a selected architectural style is important for maintaining the style's integrity. However, imaginative combinations of building materials create unique designs and simultaneously provide individual identity and character to each home. Combinations of building materials on each elevation could provide varied texture and the opportunity for graceful color transitions. When used appropriately, all of these unique variations enrich individual homes, streetscapes and neighborhoods. The following materials are encouraged in the Panhandle:

- Stucco and/or cement plaster
- Horizontal wood or composite siding
- Board-and-batten wood or composite siding
- Wood shingle siding
- Railings of wood, wrought iron, tubular steel or other composite material of high quality
- Dimensional composition roof shingles
- Concrete flat roof tiles
- Concrete barrel or "S" tile roofs
- Standing seam or corrugated metal roof
- Brick or high-quality simulated brick material
- Stone or high-quality simulated stone material (i.e., Cultured Stone or El Dorado Stone)
- Wood shutters or shutters made of other composite materials of high quality
- Enhanced gable-end vents
- Wood or cement-plaster-over-foam brackets
- Wood, stucco, brick, or appropriate stone columns

Any architectural wood element may be substituted for high-quality fiber cement or other manufactured elements as long as quality is maintained and no departures are made from style guidelines

### 3.5. Color Palettes

Rich color palettes authentic to selected architectural styles are required. Because some building materials are better suited to receive neutral colors, a combination of building materials is encouraged to provide a



## *The Panhandle Planned Unit Development Guidelines*

wider range of rich body colors. The use of bright, vibrant exterior colors is encouraged on abstracted architectural style interpretations

A wide range of trim and accent colors are encouraged on homes to add variety and community character. Trims shall be consistent with the historic context of the selected architectural styles.

### **3.6. Garage/Parking**

- Either structured or surface parking is permitted. Enclosed parking in the form of free-standing or integral garages are encouraged. Tandem parking is permitted.

### **3.7. Enclosed Yards**

- On street-facing elevations where walls are proposed, they shall be approved by special permit.
- Each dwelling unit shall have a usable outdoor space designed for the exclusive use of that dwelling unit. The outdoor space may be at grade or provided as a balcony. Patios and balconies should be directly accessible from the unit.
- Patios and balconies shall not be used for permanent storage; temporary storage must be screened from view.
- No vehicle parking is permitted between rear of sidewalk and front of structure.

### **3.8. Landscaping**

- All non-paved areas shall have a landscape treatment.

### **3.9. Storage, Loading, Service and Trash Storage and Collection Areas**

- Storage, loading, service and refuse areas shall be screened from view of the surrounding streets.
- Trash enclosures shall not be permitted in set-back areas.

### **3.10. Utility Screening**

- All ground-mounted utilities shall be screened through the use of walls, plant materials or berms. Specific clearances as imposed by utility providers shall be observed.

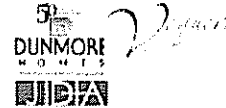
### **3.11. Parcel 28 and 29: Specific Guidelines**

The intent of these guidelines are to create a separation and distinction between two adjacent apartment sites (Parcels 28 and 29) planned along Del Paso Road.

- No habitable structure shall abut the western property line of Parcel 28. The only uses permitted adjacent to the property line are parking, circulation, landscape, recreation, storage and open space.



The Panhandle  
Planned Unit Development Guidelines



- A driveway or street shall separate Parcels 28 and 29. If a driveway is the separation, then additional landscaping is required.
- Entries or front doors shall face the driveway or street separating Parcels 28 and 29.
- Building elevations facing the driveway or street separating Parcels 28 and 29 shall be limited to two stories.
- Buildings facing Del Paso Road or the first public street north of Del Paso Road may be three levels in height if the third level building face is set back a minimum of five feet from the street. A third-floor patio may extend to the setback line of the first and second stories.
- Interior buildings may be three stories in height without third-floor setbacks.
- The architectural styles must differ between Parcels 28 and 29.
- Refer to Figure 14 for a graphic representation of these guidelines.

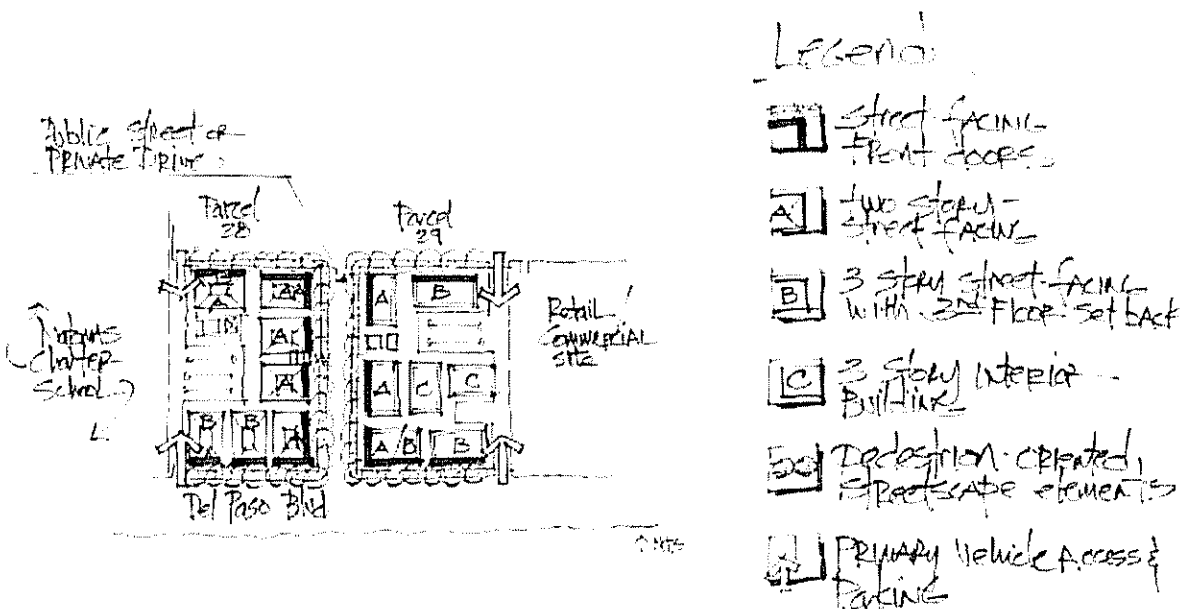
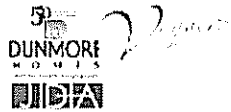


Figure 14. Parcel 28 and 29 Conceptual Sketch.



*The Panhandle  
Planned Unit Development Guidelines*

### 3.12. Condominiums

Condominiums provide a medium density for-sale housing alternative to a single-family detached home and are designed with integral community amenities like recreation facilities and clubhouses. Condominium buildings are well maintained and have their own distinct architectural style to complement single-family homes in the neighborhood and the overall community. Condominiums are designed to suit active, semi-urban lifestyles; building aesthetics should match the quality of a traditional single-family detached home.

*Table 13. Multi-Family Residential Standards, Medium Density Residential Condominiums. – Planning Areas 6 and 26.*

Criteria	Description
<b>Front Setbacks to Parcel Edge<sup>1, 4</sup></b>	
Living space	10' minimum
Garden wall	0'
<b>Side Setbacks to Parcel Edge<sup>1, 2</sup></b>	
Living space	10'
Garden wall	0'
<b>Other Criteria</b>	
Parking	Per zoning ordinance
Public Utility Easement (PUE)	10'
Maximum Building Height	3-story
<b>Footnotes</b> <sup>1</sup> No encroachments may interfere with the PUE. <sup>2</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, media niches, etc. may encroach a maximum of 2 feet in any sideyard setback except PUE.	

### 3.13. Apartments

Apartments provide high density, attached, for-rent housing designed to suit various life stages with an emphasis on common recreation areas. Designs should be aesthetically pleasing; they should both complement and blend with the selected architectural styles of the Panhandle community as well as the immediate surrounding traditional single-family homes. The following techniques should be used for multi-family condominium or apartment product types:

- Multi-family buildings may be designed with sufficient building articulation (roof dormers, hips, gables, balconies, wall projections and porches).
- End units may have articulation, like windows and doors facing sidewalks and public ways.

*The Panhandle  
Planned Unit Development Guidelines*



**Table 14. High Density Residential Standards for Apartments.**

Criteria	Description
<b>Front Setbacks to Parcel Edge<sup>1, 2</sup></b>	
Living space	10'
Garden wall	0
<b>Side Setbacks to Parcel Edge<sup>1, 4</sup></b>	
Living space	10'
Garden wall	10'
<b>Other Criteria</b>	
Parking	Per zoning ordinance
Public Utility Easement (PUE)	10'
Maximum Building Height	3-story
<b>Footnotes</b> <sup>1</sup> No encroachments may interfere with the PUE <sup>2</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, media niches, etc. may encroach a maximum of 2 feet in any sideyard setback except PUE. <sup>3</sup> In fee-simple townhome conditions side setbacks between interior units. May be reduced to a zero-lot line condition.	

### 3.14. Live-Work

Live-work homes (Planning Area 22) provide medium to high density attached for-sale single-family housing designed to suit lifestyles with an emphasis on home office space. These buildings may mix use horizontally or vertically in two- or three-story configurations. The first floor should be designed for use as a home office or other commercial uses. Use of this home office space shall be limited to the owner of the residential unit and business uses shall comply with the City of Sacramento's zoning code. The following techniques apply to fee-simple single-family attached rowhomes/townhomes:

- Live-work units may be designed as individual units or as a "big house," where the façade appears as a single large unit
- Because rowhome/townhome units may be narrow in nature, most will be two to three stories tall. Some vertical articulation is necessary to avoid dominating unbroken three-story planes.
- Massing characterized by a series of stepping forms and staggered offset wall planes
- Varied setbacks for different components of the home, such as garages, second floors, etc.

It is assumed that approximately 500 square feet of each unit will be devoted to office/commercial use. As an alternative, this site could accommodate residential units above commercial space (maximum of 14,000 square feet in 28 units). Live-work units will be located in plan areas designated in the PUD as commercial.



*The Panhandle  
Planned Unit Development Guidelines*

Figure 15 illustrates a schematic plan for live-work units (envisioned for Planning Area 22). A comprehensive site development plan will be submitted to the City as a part of the Special Permit Application.

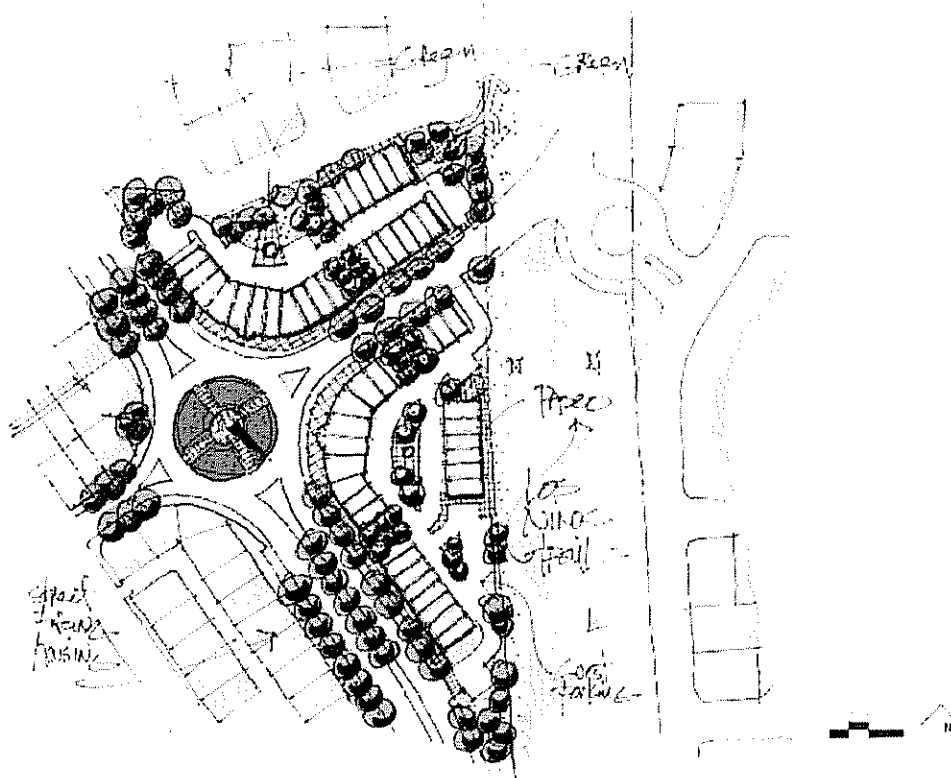
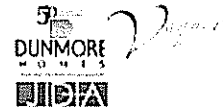


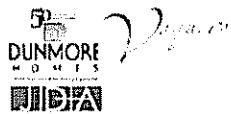
Figure 15. Schematic Live-Work Development Plan (Planning Area 22).

*The Panhandle*  
*Planned Unit Development Guidelines*



**Table 15. Live-Work Standards**

Criteria	Description
<b>Front Setbacks to Parcel Edge<sup>1, 4</sup></b>	
Living space	10'
Garden wall	0'
<b>Side Setbacks to Parcel Edge<sup>1, 2</sup></b>	
Living space	10'
Garden wall	0'
<b>Setbacks on Community Paseos to Parcel Edge</b>	
Living space	15'
Garden Wall	0'
<b>Other Criteria</b>	
Parking	Per zoning ordinance
Public Utility Easement (PUE)	10'
Maximum Building Height	3-story
<b>Footnotes</b> <sup>1</sup> No encroachments may interfere with the PUE. <sup>2</sup> Architectural features including fireplaces, chimneys, bay windows, wing walls, media niches, etc. may encroach a maximum of 2 feet in any sideyard setback except PUE. No foundations in the PUE. <sup>3</sup> In fee-simple townhome conditions side setbacks between interior units. May be reduced to a zero-lot line condition.	



*The Panhandle  
Planned Unit Development Guidelines*

## **Section 4.0 Commercial Uses**

### **4.1. Commercial Guidelines**

In the Panhandle, commercial uses include traditional commercial and retail centers as well as the commercial portions of mixed-use and live-work complexes.

There are four commercial parcels in the Panhandle's plan area are at the intersection of National Drive and Del Paso Road. These include two commercial sites (Planning Areas 30 and 31); one live-work site (Planning Area 22) and one mixed-use commercial site (Planning Area 15). The parcels are intended to be mixed-use destinations for both Panhandle residents and those in surrounding neighborhoods.

The commercial site (Planning Area 30) west of National Drive is sized to accommodate a large-format anchor retailer as well as smaller in-line shops and restaurants. The large-format anchor retailer should be sited nearest the western edge of the parcel leaving the frontage along National Drive available for varied architectural façades of in-line shops and restaurants.

The commercial site east of National Drive is envisioned to include neighborhood-serving retail shops. Buildings should be sited nearest National Drive with parking behind the buildings.

Commercial projects shall be compatible with the Panhandle community's design and reflect the character and richness of the project's homes, parks, landscape and monumentation. Although there are certain elements of signage and corporate identity inherent to most anchor tenants, building design shall incorporate a variety of scale, massing, materials and colors to minimize the undesirable effects of the typical "big box" commercial architecture. The retail anchor building will likely be the single largest retail building within the project. It is important to divide the building into separate and distinct elements. Areas of the building shall be divided into forms using basic architectural techniques: varying color, scale, and material to avoid the "mega-store" appearance predominantly found in these typical retail outlets.

High-end retail buildings included in this project have the most potential for individuality and variation. Individual tenant spaces should vary in scale and height as well as style and color. Intermediate open spaces should be included and relate to pedestrian walkways and open space view corridors each site may afford. Building massing shall relate to the street and pedestrian walkways and be inviting to pedestrians.

Commercial areas of the Panhandle will become primary, people-active places and building design should support a "Main Street" feel in all its diversity, contradiction and charm. Interest and complexity in building design is encouraged. Contemporary and more traditional approaches to building form and articulation will provide variety, interest and vitality appropriate for these commercial activity areas.

*The Panhandle  
Planned Unit Development Guidelines*



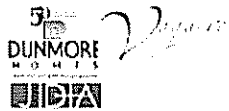
#### **4.2. Commercial Site Planning Elements – Planning Areas 30 and 31**

The commercial area located at National Drive and Del Paso Road will provide traditional commercial uses to the PUD. Commercial, office, and residential uses are permitted

Retail buildings along National Drive should include a variety of significant planning elements creating a vibrant, interactive area that draws not only the residents of the Panhandle, but also provides a destination for residents of North Natomas as well. Elements of commercial uses along National Drive should include:

- Plazas integrated into building design and placement that allow for outdoor seating adjacent to cafés and restaurants
- Wide sidewalks that allow for outdoor seating and outdoor sales associated with retail activity
- Street trees that buffer between pedestrians and traffic without obscuring or separating National Drive's connectivity
- Pedestrian crosswalks at the intersections along National Drive that ensure easy access, safety and traffic calming, with careful thought toward their design and treatment
- Buildings located adjacent to street frontages, when possible
- Sidewalks/walkways shall connect buildings with one another, parking areas and adjacent sidewalks

Figure 16 presents a schematic commercial illustration of commercial parcels 30 and 31. A comprehensive site development plan will be submitted to the City as a part of the Special Permit Application.



## The Panhandle Planned Unit Development Guidelines

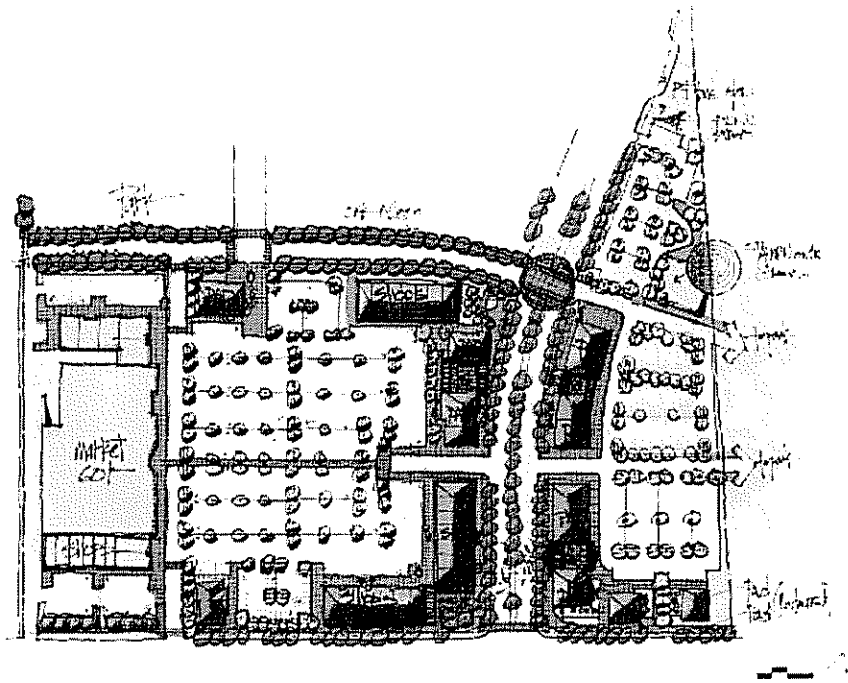


Figure 16. Schematic Commercial Development Plan (Planning Areas 30 and 31).

### 4.3. Mixed-Use Town Center Commercial Site Planning (Planning Area 15)

The mixed use/town center commercial site is located at the terminus of Club Center Drive at National Drive in the center of the Panhandle PUD. It is centrally located and adjacent to single-family residential neighborhoods, apartments, Maple Park and Ninos Parkway. The mixed use/town center site may be accessed by pedestrian and motorists from Club Center Drive and National Drive and by pedestrians and bicyclists coming from other parts of the PUD via the trail within Ninos Parkway. Ninos Parkway and the sidewalks in Maple Park will provide access to the mixed use/town center from the east.

The mixed use/town center will provide neighborhood services such as a small market, cafes, stores (i.e. video store, exercise studio, etc.), small office (i.e. financial services, dentist, etc.) and residential uses. Vertical mixed-use (i.e. residential over retail or office) is encouraged and horizontal mixed use is permitted. Residential uses are permitted either as a stand alone attached medium density or high density project or as attached residential uses integrated into the site.

The Mixed Use/Town Center site shall include the following elements:

- Creation of a pedestrian and vehicular axis at the extension of Club Center Drive east to Maple Park;



*The Panhandle  
Planned Unit Development Guidelines*



- Building pads located along National Drive and along the internal spine within the site;
- Plazas located throughout the mixed use site to create focal points and gathering locations that allow for outdoor seating adjacent to cafes and restaurants;
- Integration of uses (i.e. office, commercial, residential uses);
- Parking areas located away from National Drive and the access axis through the site;
- Pathways/paseo entry way from Maple Park leading into Mixed Use/Town Center site from the east;
- Wide sidewalks and walkways that allow for outdoor seating and outdoor sales associated with retail activity;
- Integration of Maple Park and Mixed Use/Town Center site to create a well landscaped, pedestrian oriented promenade connecting Maple Park to the Town Center site;
- Pedestrian facilities (walkways, street furniture) to create interesting linkages from mixed use/town center to adjacent land uses

Figure 17 presents a schematic plan of the Mixed Use Town Center concept that is envisioned for Planning Area 15. A comprehensive site development plan will be submitted as part of the Special Permit application for the Mixed Use Town Center site.

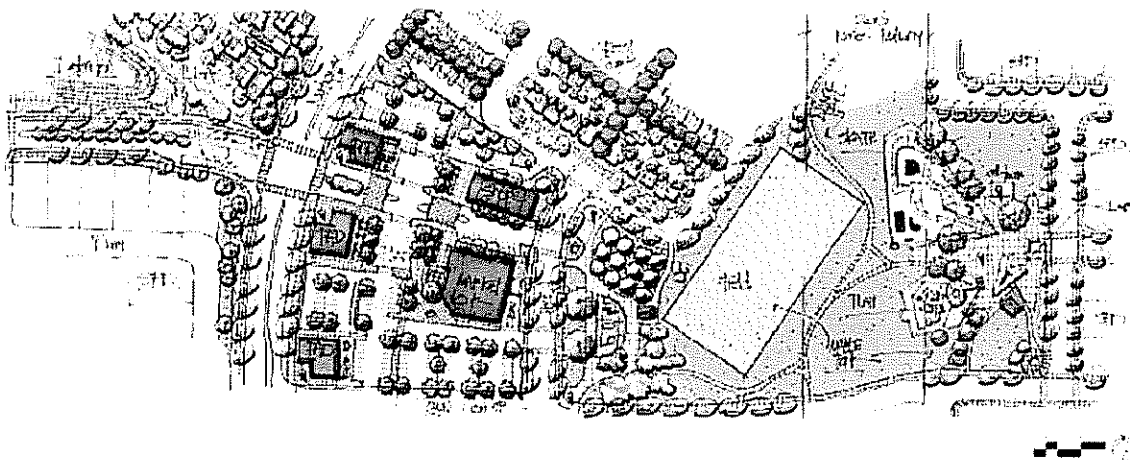
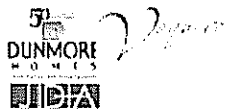


Figure 17. Schematic Mixed-Use Town Center Development Concept (Planning Area 15).

#### 4.4. Commercial Style

The overall style of the Panhandle's commercial location reflects an eclectic use of traditional materials and forms to create unique architectural flavor. Forms, proportions and materials should create visually



*The Panhandle  
Planned Unit Development Guidelines*

pleasing buildings that bridge the gap between residential housing and the more modernistic buildings surrounding the site

Commercial buildings should have varying materials and styles. Focal points and view corridors throughout the project should invite pedestrians from one point to another.

### **Roofs**

Roofs and roof forms should be consistent with the overall architectural theme of the Panhandle. Pedestrian areas should be enhanced by shed and gable roof elements extending into walkways and plazas for cover and shade. Dormer elements are also encouraged for an added layer of detail and shadow.

### **Cornices**

Cornice elements should be applied sparingly and should appropriately articulate basic building forms while providing differential between individual tenants. Varied cornice elements are encouraged. When used, cornices should provide contrast of color and material to wall areas beneath. Cornice elements should not be of such size or quantity that they become a dominant repetitive or overwhelming architectural feature.

### **Wall Transitions**

A variety of elements should be used to create wall transitions between buildings and tenant spaces, and careful consideration should be given to walls adjacent to and oriented toward open spaces. Color and texture are basic elements of interest while towers and other details may be used in some cases to frame transition areas. Simple, intermediate elements that book-end an area of wall are encouraged. Whenever possible, color and simple traditional material changes are encouraged to break up wall areas.

### **Building Corners**

Building corners present an opportunity to simply enhance the visual anchoring of individual structures. Presenting building corners as focal points to surrounding areas within the project is encouraged. Thoughtful treatment of building corners provides change in scale, color and material, as well as an opportunity to introduce windows as a simple focal detail.

### **Canopies and Awnings**

Judicious use of canopies and awnings is encouraged. These classic architectural details add an additional layer of interest to building façades. A variety of materials may be used including canvas, corrugated metal, wood trellises and shed or gable roof forms. Canopy and awning elements should also provide cover at pedestrian walkways wherever possible. These covered elements should also be placed to encourage the play of shadows against buildings.

*The Panhandle  
Planned Unit Development Guidelines*



### **Towers**

Tower elements may be considered appropriate to the style of these buildings. When situated and massed properly, towers can enhance visual interest. These elements can serve as a connection between individual buildings, as focal points and as transition spaces. Towers should provide a change in scale, color and material and use windows as well. Vertical elements should not be limited to towers. The appropriate and tasteful use of chimney elements and finials is also encouraged.

### **Windows**

Shape, size and placement of windows are important elements that lend positive, yet simple character to the overall theme of the project. Window size and proportion should be appropriate to individual building style. Window forms that vary between individual tenant spaces and buildings are encouraged. Windows, especially at a pedestrian level, are encouraged in overall building design. Consideration of design elements like shutters, canopies, recesses, iron and other elements should be used to enhance windows and add variety.

## **4.5. Building Materials**

While selected styles are rooted in history, there is room for some appropriate level of abstraction. More dense commercial areas may bear more abstract, urban interpretations. Encouraged materials include:

- Smooth stucco finishes
- Style-appropriate stone
- Wrought iron
- Complementary-colored canvas awnings
- Wood trellises
- Tile roof elements
- Wood columns and beams in key location
- Pre-cast stone trims, heads and sills
- Metal roof elements
- Decorative sheet metal gutters and downspouts, collectors if and where appropriate
- Wood shutters
- Individually articulated window elements
- Tilt-up construction that utilizes imaginative forming techniques to add texture and shadow to otherwise unarticulated walls



*The Panhandle  
Planned Unit Development Guidelines*

**Prohibited Materials Guidelines**

- Heavy “knock-down” or “Spanish Lace” stucco finishes.
- Inauthentic stone veneers used or applied in ways that are not in keeping with the selected architectural style
- Unfinished tilt-up wall panels.
- Large unbroken window walls.
- Exposed concrete block walls
- Exposed aggregate walls.

High-quality fiber cement or other manufactured elements may be substituted for any architectural wood element as long as quality is maintained and no departures are made from style guidelines.

**Color Palettes**

Colors should be consistent within the Panhandle’s commercial area and simultaneously offer distinction and individuality to different buildings and tenants in larger buildings. Bold colors are encouraged as long as they are not garish or obtrusive. Colors should bring together selected project materials throughout. Colors should be selected to complement stone, concrete, wood, fabrics and other materials.

*The Panhandle*  
*Planned Unit Development Guidelines*



## **Section 5.0 Park and Open Space Uses**

### **5.1. Open Space Network**

The public open space network in the Panhandle is composed of parks, a significant regional open-space parkway situated beneath a major power line easement (Niños Parkway), detention basins, trails and pathways and paseos. Figure 18 illustrates the open space elements.

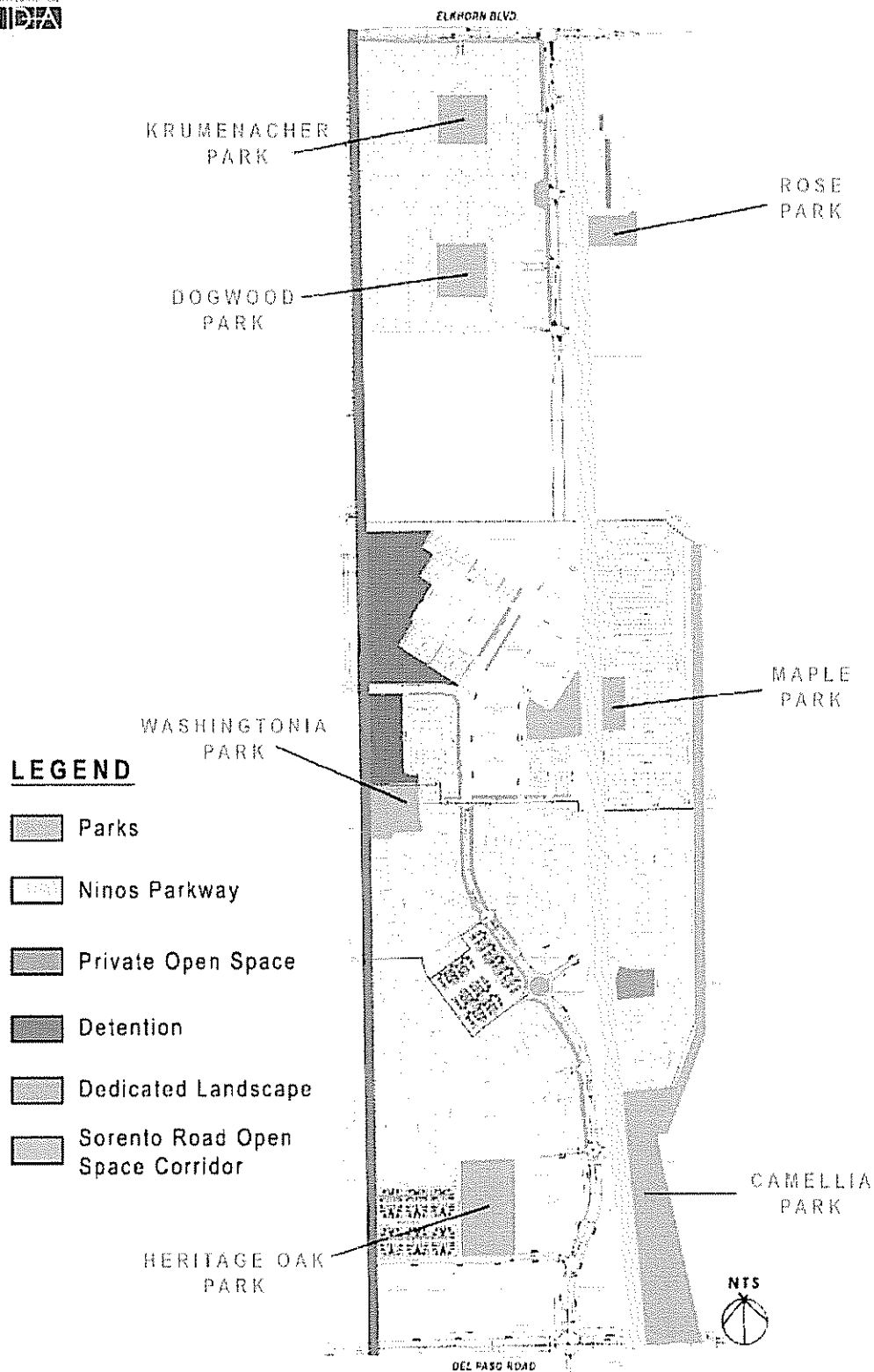
There is interconnection among open space elements. All residents of the Panhandle are less than one quarter mile away from a park, with most substantially closer. The Panhandle's seven parks are arrayed along both sides of the Niños Parkway. Stormwater detention basins are on the west side of the property and within Niños Parkway. Approximately 65 percent of the Panhandle streets abut or terminate into parks, schools or other dedicated open space.

### **5.2. Niños Parkway**

Niños Parkway is also part of the larger regional parkway, and traverses the north/south length of the site under existing power lines. Niños Parkway provides a rich variety of passive and active recreation spaces and experiences for the Panhandle community. The parkway is designed for safety and utility; it also contributes to pedestrian and bicycle mobility in the Panhandle. The Niños Parkway was specifically designed to provide a superior north-south park/trail experience while simultaneously making numerous connections to the neighborhoods east and west of the Niños Parkway. These ample opportunities for access create a highly connected, mobile and walkable community.



*The Panhandle  
Planned Unit Development Guidelines*



**Figure 18. Open Space and Park Plan**

*The Panhandle  
Planned Unit Development Guidelines*



### 5.3. Parks

In keeping with the theme of recalling Sacramento's gracious older neighborhoods, the Panhandle landscape plan evokes the best of Sacramento's most gracious park, Capitol Park. The Panhandle Parks are named after the most beloved of the trees and representative species are found throughout the Panhandle.

Public parks are located throughout the Panhandle community. These seven public parks range in size from 0.4 acres to 12.5 acres. Neighborhood-serving parks or urban plazas are used by people who live, work or visit nearby and are generally appropriate for areas of denser or mixed-used development. Elements may include small-scale features such as community gardens, children's play areas, sitting or picnic areas and walkways, landscaping or fountains and plazas. Niños Parkway is approximately 40 acres in size and will also be dedicated to the City as open space.

A neighborhood park, Heritage Oak Park, is located adjacent to the elementary school to provide continuity of space. Facilities in Heritage Oak Park may include tot lots, an adventure playground, landscaping, water fountains or unlighted sports fields/courts.

Community parks offer recreation opportunities for several neighborhoods and serve an area of two to three miles. These parks have all the services of neighborhood parks and may include a water feature, lighted sports fields or courts, a sports complex, restrooms, an amphitheater, parking lot(s) and nature areas.

### 5.4. Trails

Figure 19 illustrates the project-wide trail system. A system of pedestrian and bicycle trails provide transportation alternatives to a sole reliance on motorized vehicles. The City and County of Sacramento's trail proposals have been incorporated into this plan.

A Class I trail similar in nature to the American River trail follows the two-mile Niños Parkway and along the south side of Elkhorn Boulevard. A Class II bicycle trail follows the length of National Drive. Class II bicycle trails will be incorporated into road sections of Del Paso Road, Elkhorn Boulevard and Club Center Drive that abut the Panhandle. Access to the neighboring Ueda Parkway trail is also convenient via Sorento Road.

Bicycle and pedestrian circulation within the Panhandle is accommodated on sidewalks and Class III bicycle routes on most streets.



*The Panhandle  
Planned Unit Development Guidelines*

#### **Elkhorn Boulevard Trail**

A Class I trail is proposed within the landscape corridor along the south side of Elkhorn Boulevard. This Class I trail is adjacent to bicycle lanes on Elkhorn Boulevard.

#### **Safe School Route**

A safe school route has been designated between Del Paso Road to the High School/Middle School north of Club Center Drive. This safe school route provides a marked route for students and a safer path of travel than along National Drive. This route is marked on Figure 19.

### **5.5. Detention Basin**

Stormwater detention basins are at the western edge of the property near Club Center Drive. The basins are designed with primarily 4:1 side slopes. Typically these facilities have meandering top banks with landscaped (native and/or drought tolerant) plant material. A multi-purpose trail/service road is adjacent to the basins providing access in and out of this open space.

The detention basins will be fenced with a post-and-cable system in locations where there is an abutting street. Where back-on lots are planned, they are typically fenced with open metal fencing.









A pair of small Stormwater detention basins are planned in the southern portion of Niños Parkway, north of Del Paso Road. The basins are located immediately west of Camellia Park and are designed to accommodate portions of Stormwater runoff generated from development east of Sorento Road.



*The Panhandle*  
Planned Unit Development Guidelines



**LEGEND**

-  Class I Trail
-  Class II Bike Route
-  Class III Bike Route
-  School Safe Route
-  Enhanced Section
-  Dedicated O S
-  School Site
-  Connection Point

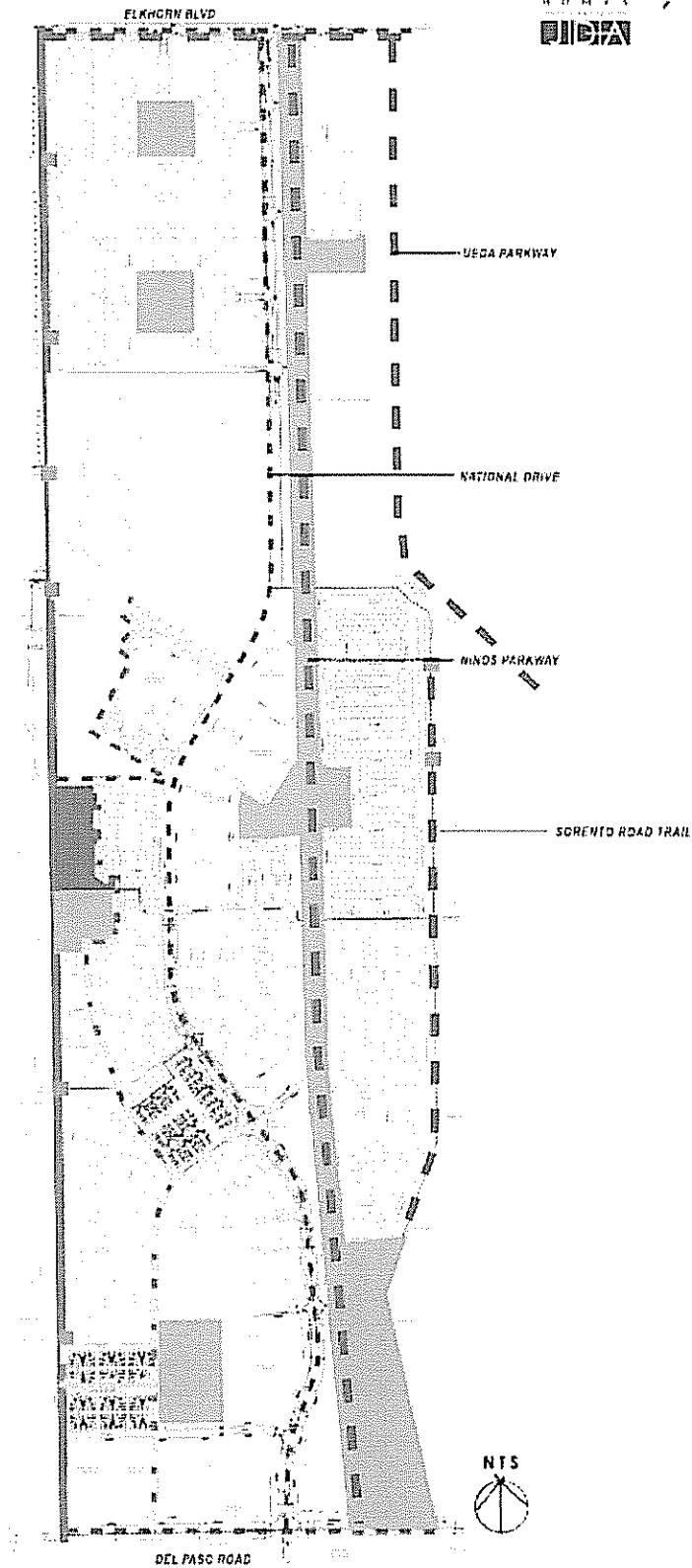
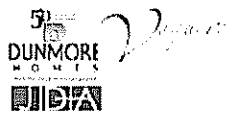


Figure 19. Trails.



## The Panhandle Planned Unit Development Guidelines

### Section 6.0 Landscape Design Guidelines

The Panhandle's Landscape Master Plan complies with the guiding principles found in the Sacramento Tree Foundation's region-wide *Greenprint Initiative*. These PUD guidelines recognize and affirm the importance of tree canopies and their contributions to clean air and water, stormwater runoff reduction, energy conservation, improved public health and increased property values. These guidelines also support urban forest best management practices. Coordination with the City of Sacramento to achieve these goals is crucial for a healthy community and advances the City's goal of doubling its tree canopy. Figure 18 illustrates the open space network within the Panhandle, which in turn reflects the community-wide landscape program for the Panhandle.

#### 6.1. Landscape Design Concept/Master Plan

The Landscape Master Plan has a six-fold purpose:

- Contribute visual identity to the Panhandle.
- Provide visual continuity throughout the community.
- Identify important public places and mark them appropriately.
- Establish high level amenities for the community.
- Institute sustainable practices for the conservation of resources.
- Contribute to the identification of individual neighborhoods.

This plan offers planning and design guidance for public open space, parks, trails and streetscapes. This guidance also directs future, more detailed design efforts for these project elements.

#### 6.2. Streetscapes

Streetscape plans take inspiration from Capitol Park and the nearby traditional neighborhoods of Midtown, East Sacramento, Land Park and Curtis Park. The Panhandle's streetscapes use strong sight lines, masses and planes of seasonal color as well as variations in height and texture to create interesting, noteworthy edges between neighborhoods and streets. Figure 20 illustrates typical plant materials proposed for public areas.

Street trees serve as place markers. Throughout the Panhandle, the street edge and tree canopy are primary visual features and help provide a sense of place. Streets, neighborhoods and parks are all defined by their trees. All three area tree treatments work together and have interlocking relationships in the Panhandle. Figure 21 presents the Panhandle's streetscape zones. Figure 22 and Figure 23 illustrate selected street sections as marked in Figure 21. Figure 24 through Figure 36 illustrate selected Panhandle street

*The Panhandle  
Planned Unit Development Guidelines*



streetscape zones. The final selection of street trees shall be subject to the approval of the City's Urban Forester (arborist).



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Planned Unit Development Guidelines*

**VEGETATION**



**Figure 20. Typical Plant Materials.**

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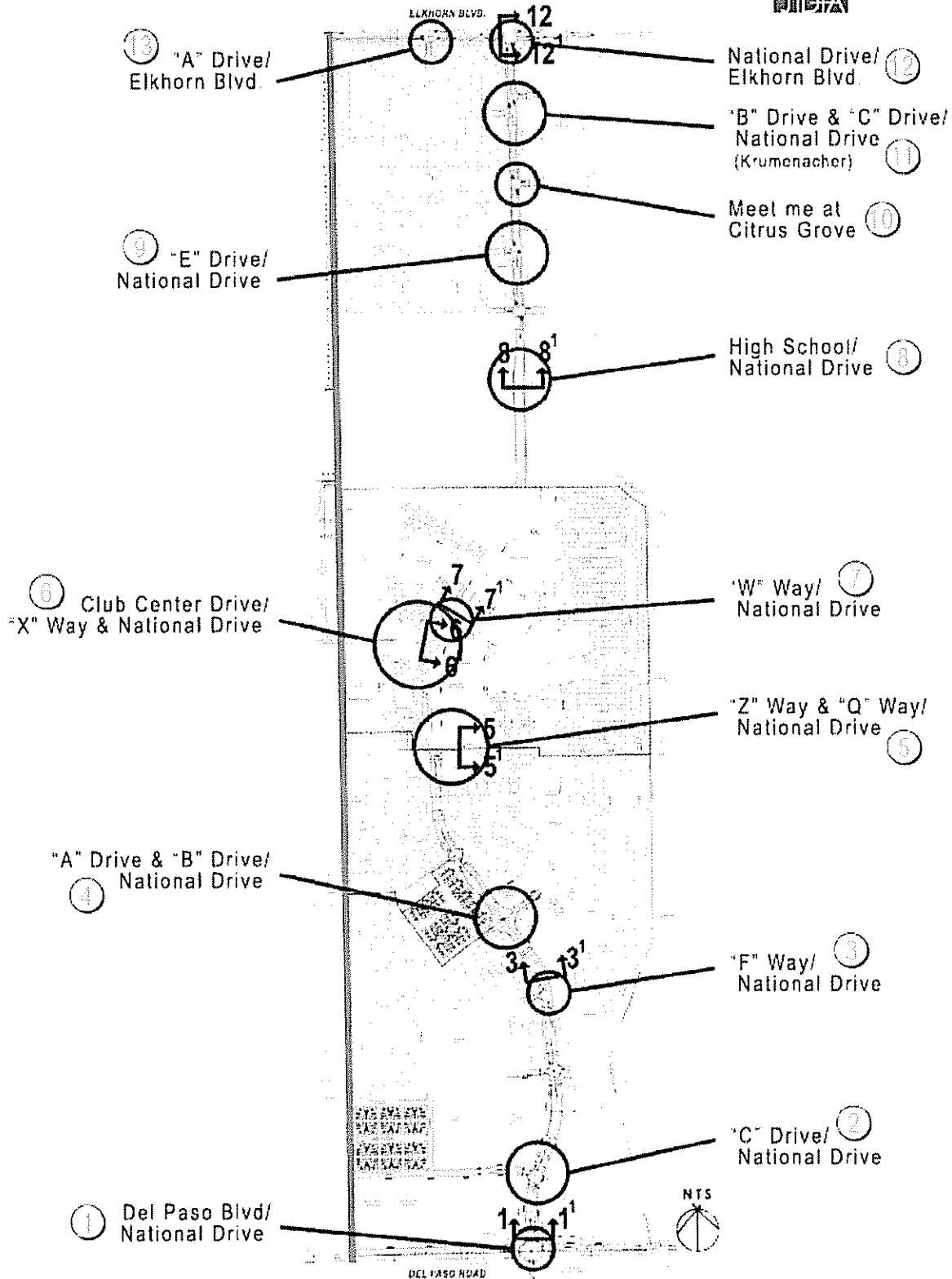


Figure 21 Landscape Locations



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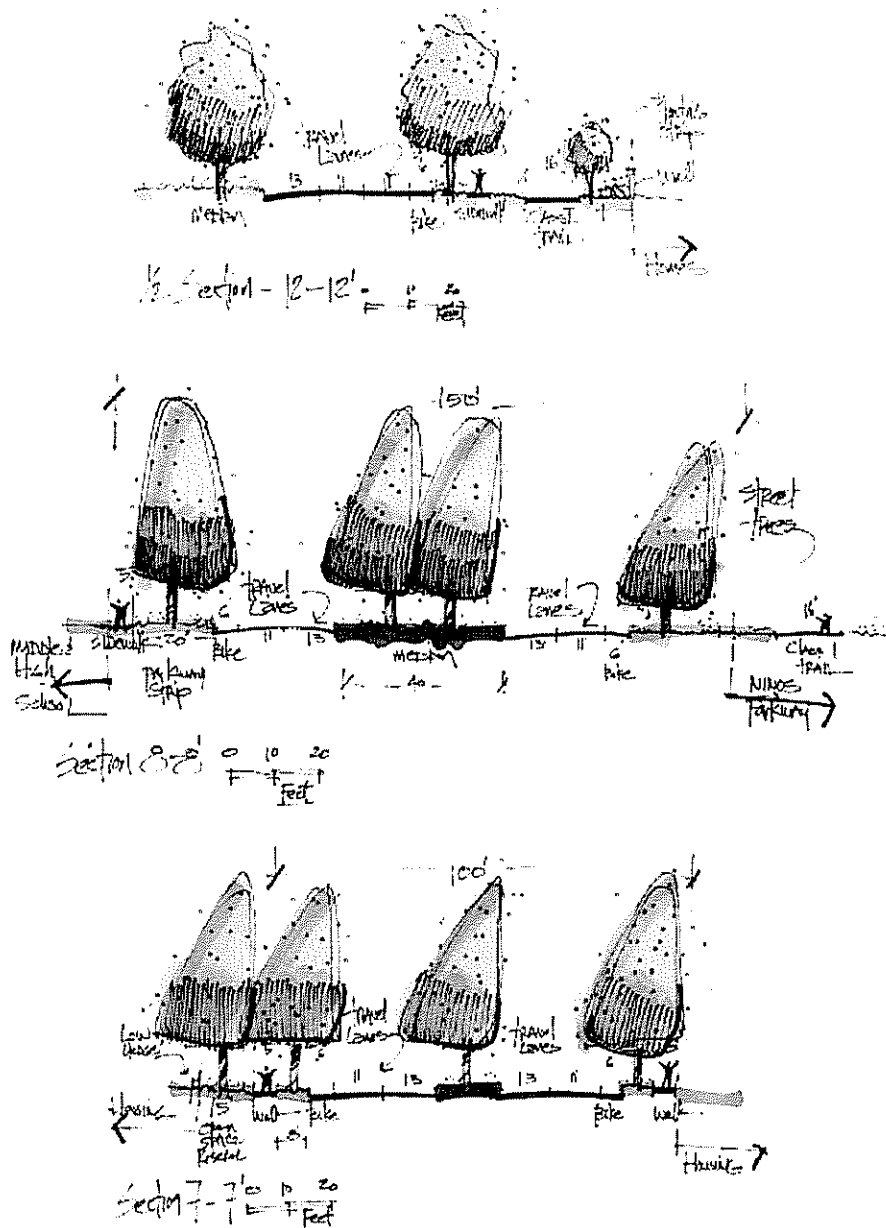


Figure 22. Street Sections.

The Panhandle  
Planned Unit Development Guidelines

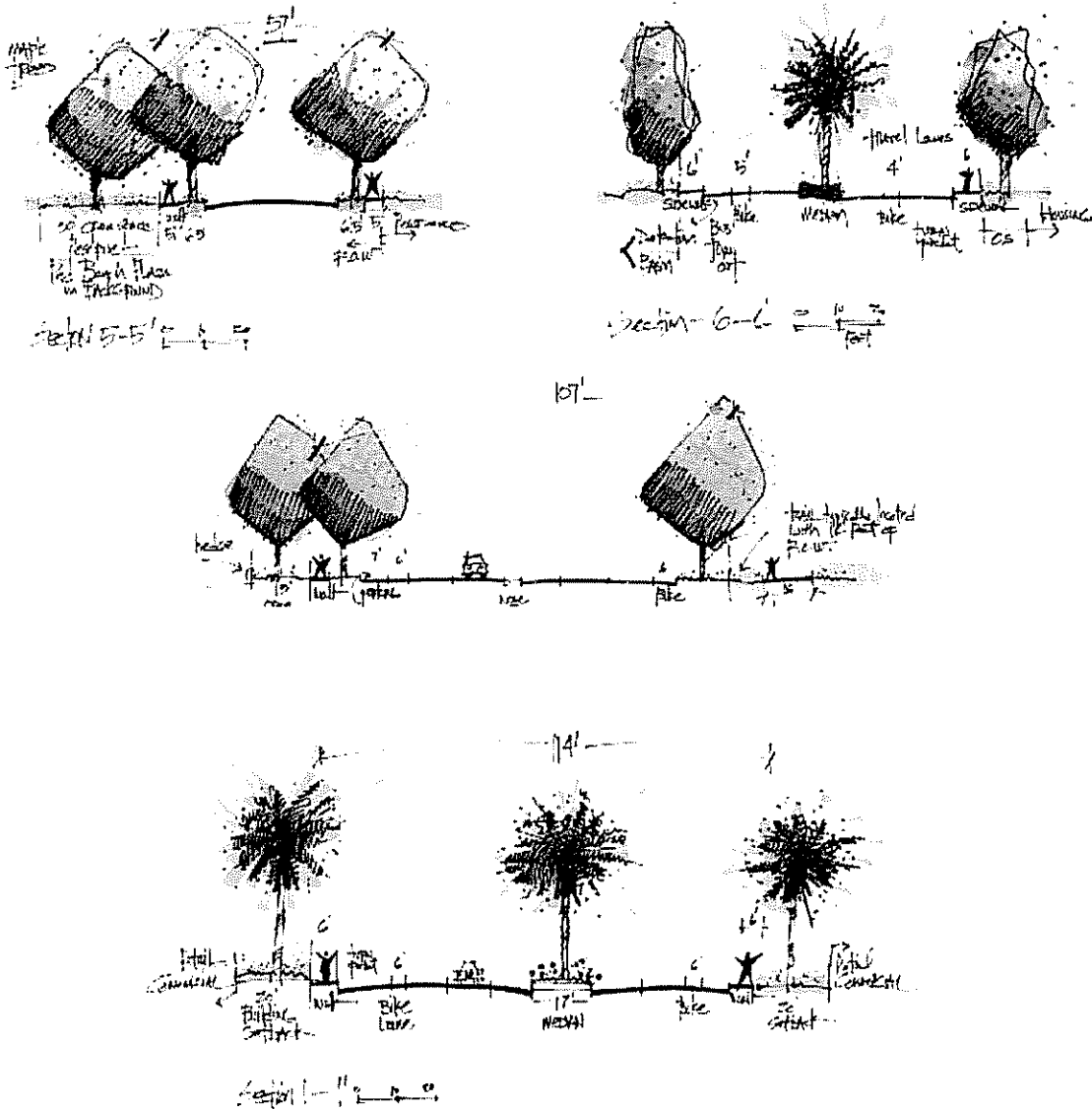


Figure 23. Street Sections.



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Planned Unit Development Guidelines*

### National Drive Streetscapes

Figure 24 through Figure 36 illustrate schematic landscape plans for segments along National Drive using plant materials selected from Table 16 below

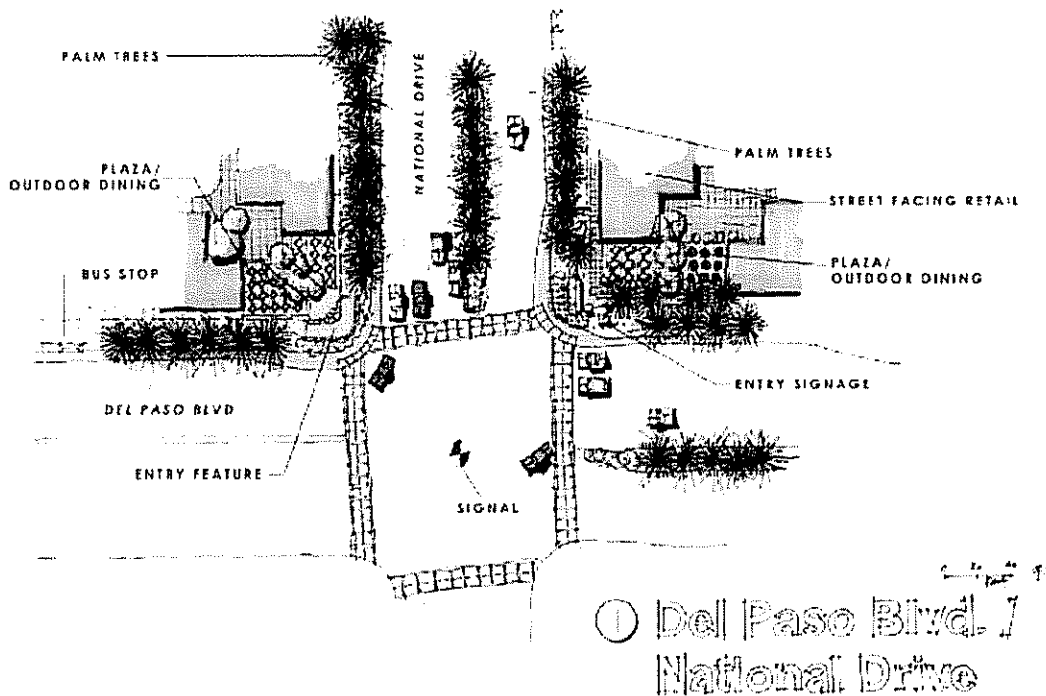


Figure 24. Schematic Landscape Plan 1: Del Paso Road and National Drive.



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Planned Unit Development Guidelines*

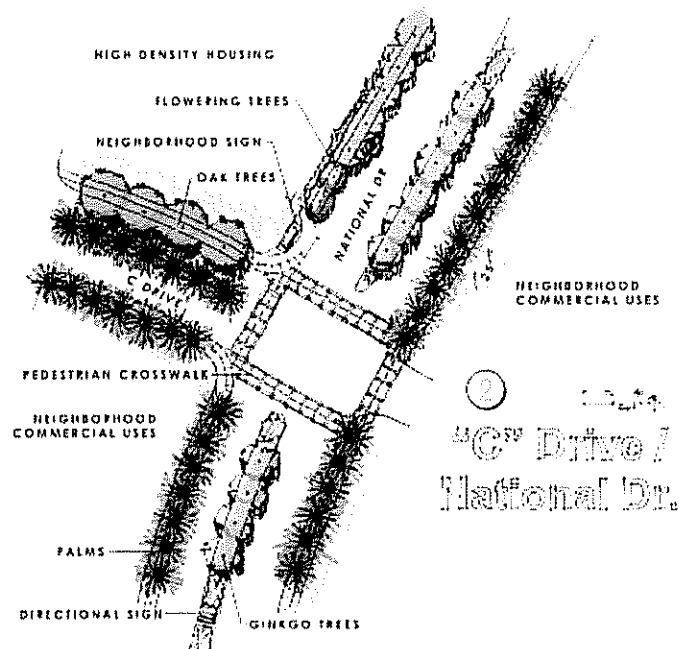


Figure 25. Schematic Landscape Plan 2. C Drive and National Drive.

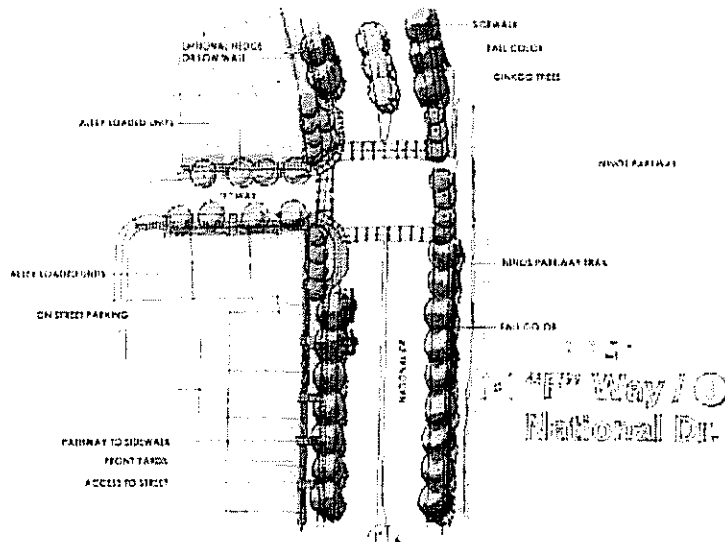


Figure 26. Schematic Landscape Plan 3. F Way and National Drive.



The Panhandle  
Planned Unit Development Guidelines

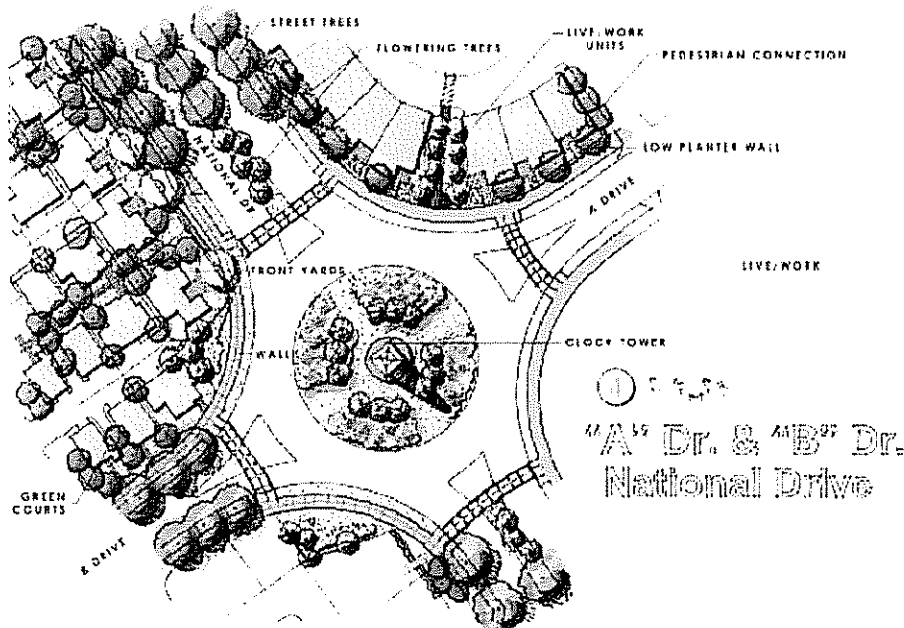


Figure 27. Schematic Landscape Plan 4. A and B Drives at National Drive.

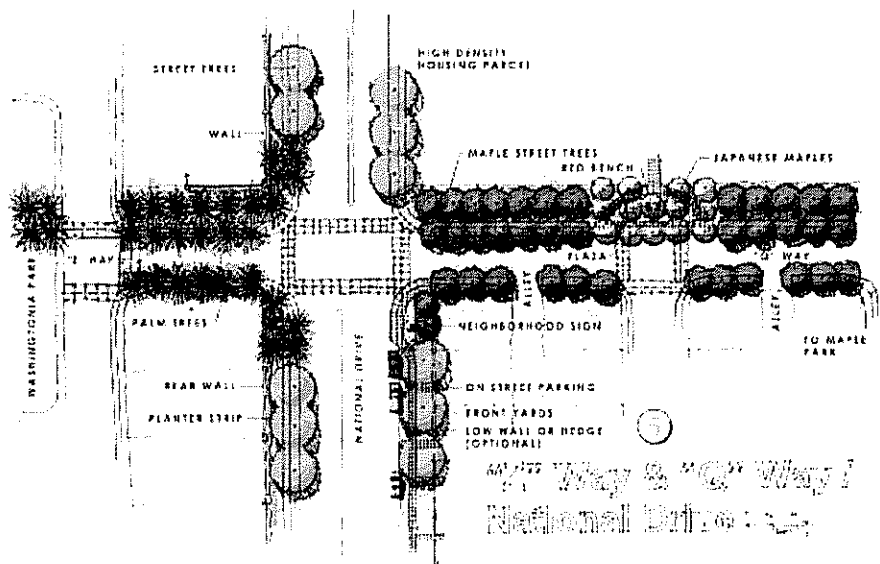


Figure 28. Schematic Landscape Plan 5. Z and Q Ways at National Drive.

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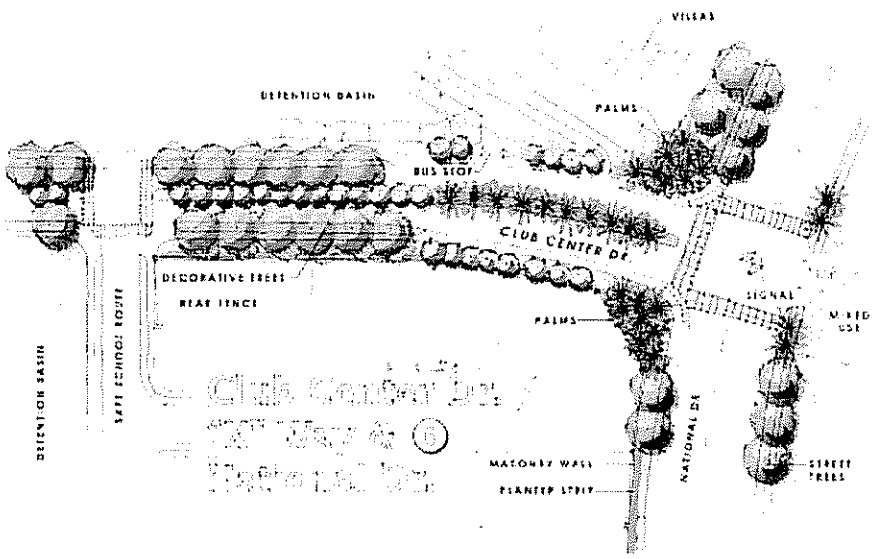


Figure 29. Schematic Landscape Plan 6. Club Center Drive and A Way at National Drive.

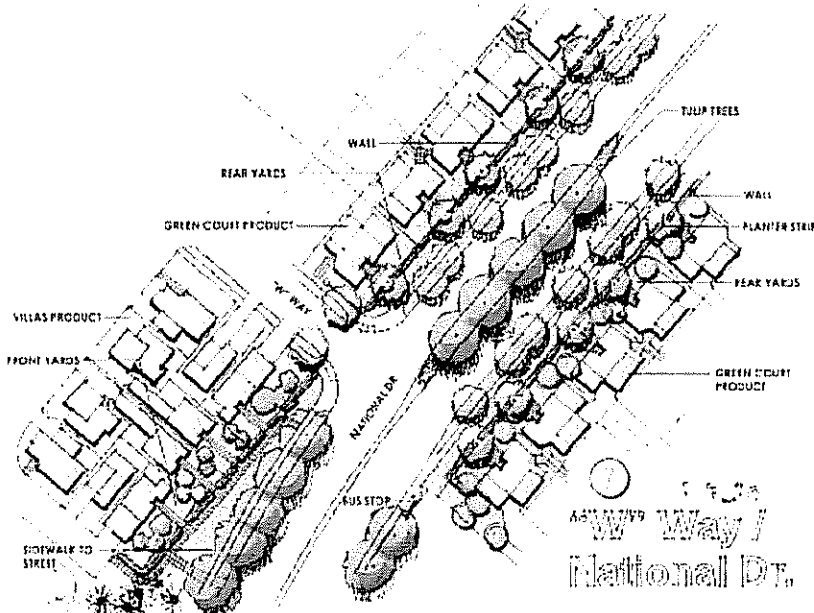
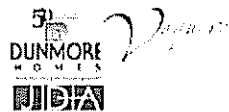


Figure 30. Schematic Landscape Plan 7. W Way at National Drive.



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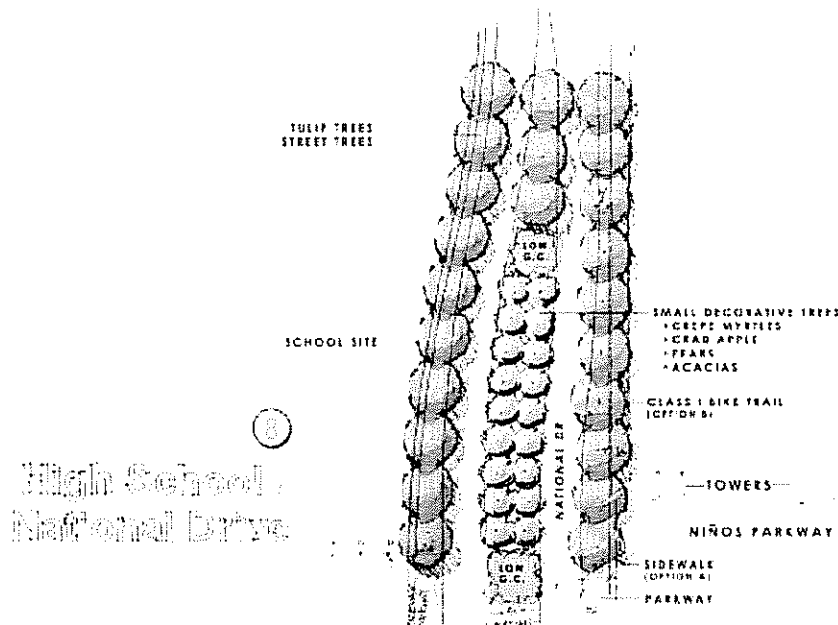


Figure 31. Schematic Landscape Plan 8. High School at National Drive.

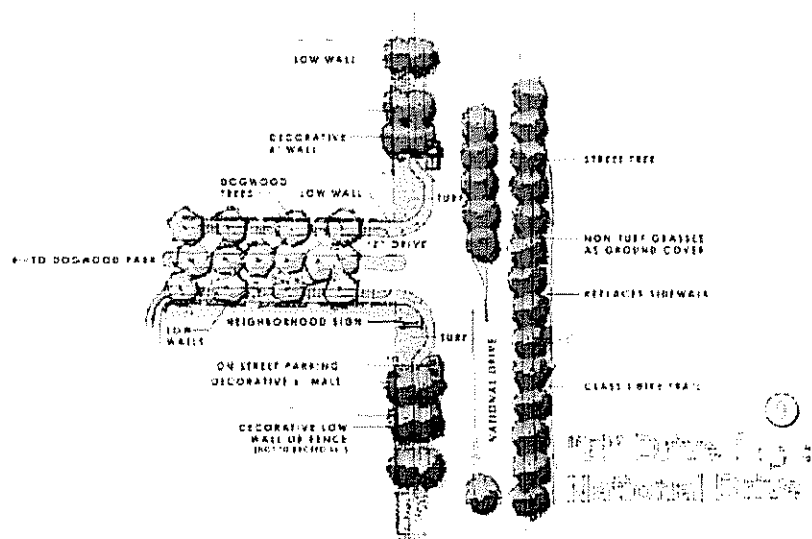


Figure 32. Schematic Landscape Plan 9. E Drive at National Drive

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Planned Unit Development Guidelines

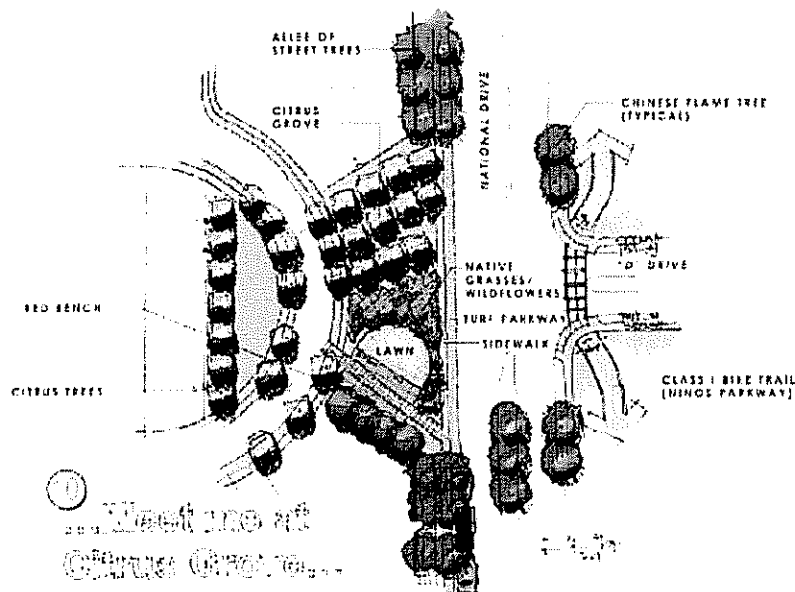


Figure 33. Schematic Landscape Plan 10. Citrus Grove.

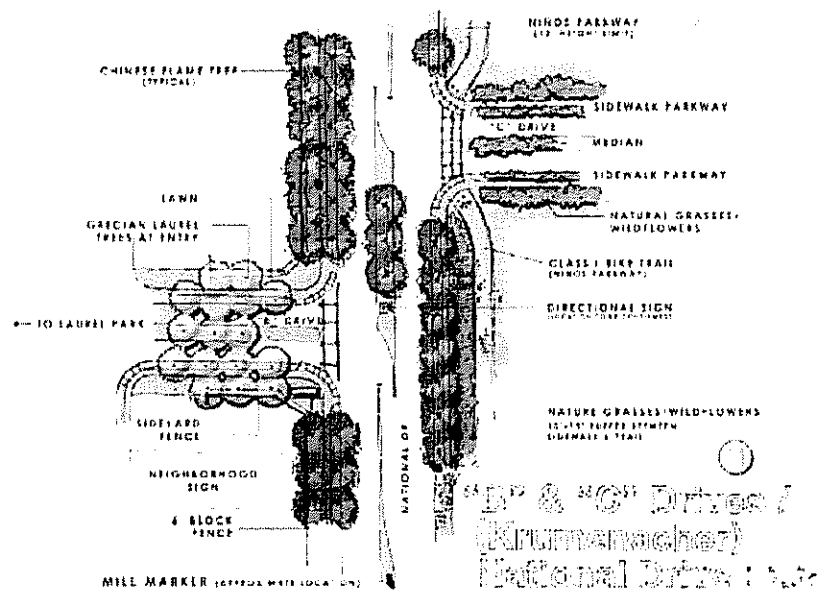
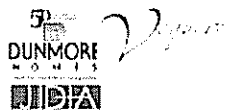
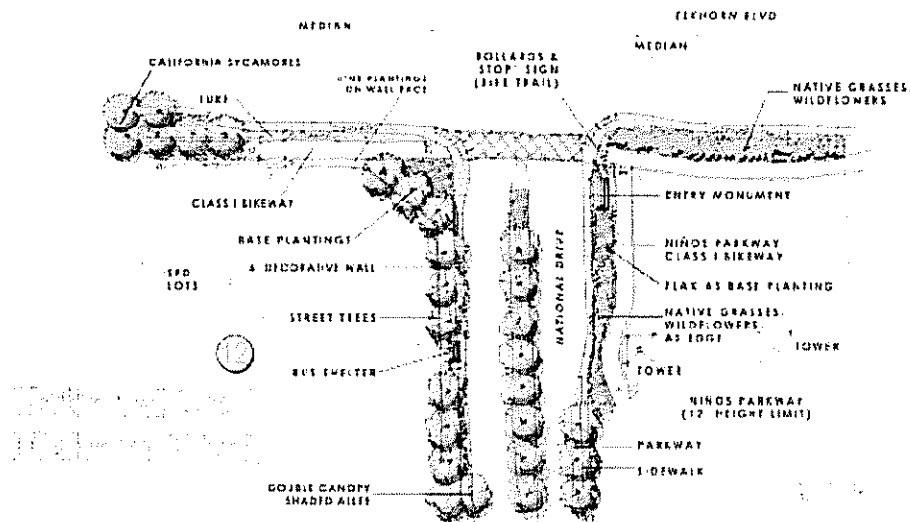


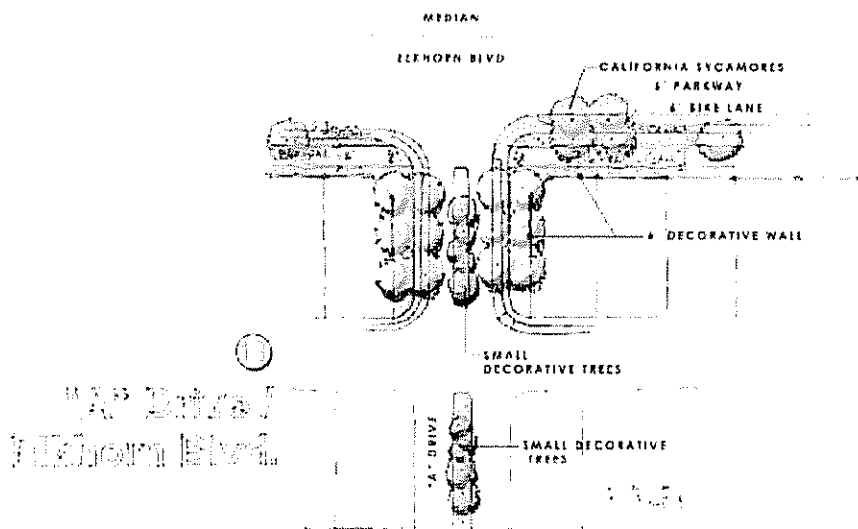
Figure 34. Schematic Landscape Plan 11. B and C Drives at National Drive.



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*Figure 35. Schematic Landscape Plan 12. National Drive and Elkhorn Boulevard.*



*Figure 36. Schematic Landscape Plan 13. A Drive at Elkhorn Boulevard.*

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### LEGEND

- CF1** Commercial Frontage
  - Palms
- CF2** Commercial Frontage
  - Palms & Flowering Trees
- PES 1** Park Entry Sequence 1
  - Oak Trees
- PES 2** Park Entry Sequence 2
  - Cherry Trees
- PES 3** Park Entry Sequence 3
  - Palms
- PES 4** Park Entry Sequence 4
  - Maples
- PES 5** Park Entry Sequence 5
  - Olives
- PES 6** Park Entry Sequence 6
  - Dogwoods
- PES 7** Park Entry Sequence 7
  - Roses
- PES 8** Park Entry Sequence 8
  - Laurels
- N1** National Drive - South
  - Fall Leaf Color
- N2** National Drive - Central
  - Spring Flowering Trees
- N3** National Drive - School
  - ...
- N4** National Drive - North
  - Chinese Plane Trees
  - Allee of Trees
- SC** Secondary N/S Corridor
  - Oak Trees
- EB** Elkhorn Blvd
  - Sycamores
- DP** Del Paso Rd
  - Sycamores

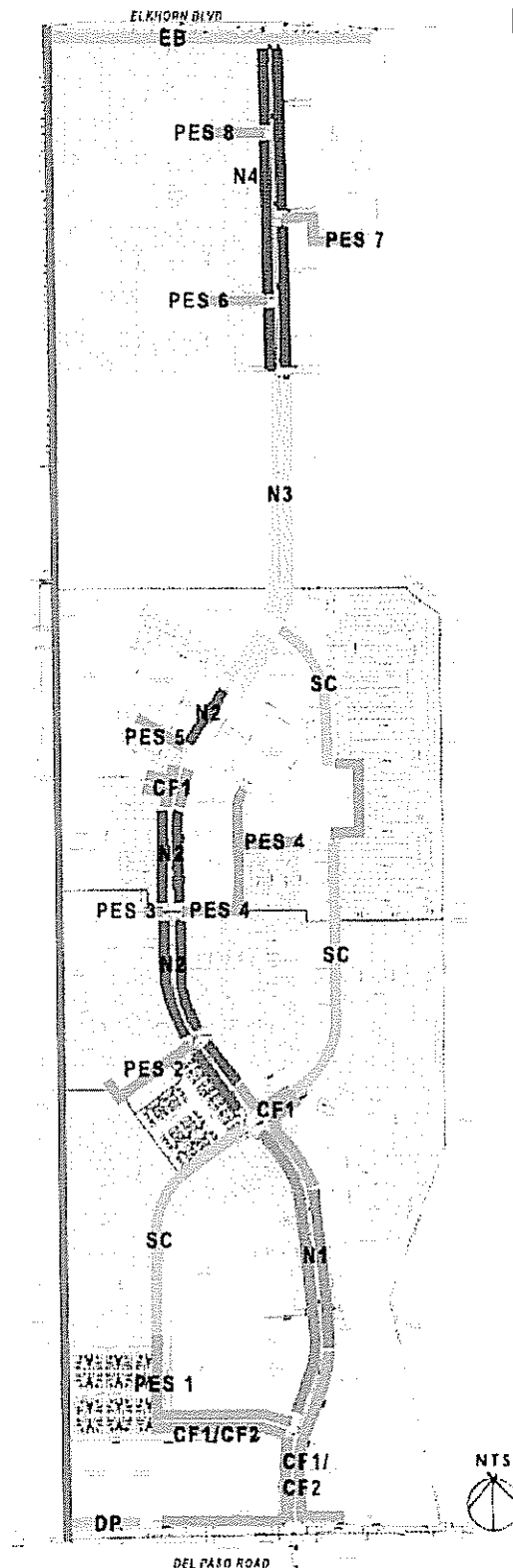


Figure 37. Streetscape Zone Locations.



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### Plant Palette

*Table 16. Streetscape Planting Plan.*

Streetscape	Segment	Primary Species	Locations or Location Portion	Purpose	Other Attributes
Commercial Frontage	CF1 (Palm)	<i>Washingtonia robusta</i> , <i>Washingtonia filifera</i>	Del Paso Road, National Drive, Club Center Drive	Commercial marker, skyline tree	Evergreen, tall and upright fan palm
Commercial Frontage	CF2 (Palm and pear trees)	<i>Washingtonia robusta</i> , <i>Washingtonia filifera</i> , <i>Pyrus calleryana</i>	National Drive (East side)	Commercial marker	Combination of height and street level trees
Park Entry Sequence 1	PES1 (Oak)	<i>Quercus rubra</i> , <i>Quercus ilex</i>	C Drive D Drive	Park entry sequence	Deciduous/evergreen
Park Entry Sequence 2	PES2	<i>Prunus serrulata</i>	W Way	Park entry sequence; skyline tree	Evergreen
Park Entry Sequence 3	PES3 (Washingtonia)	<i>Washingtonia filifera</i> , <i>Washingtonia robusta</i>	Z Way	Park entry sequence	Striking spring flowers, deciduous
Park Entry Sequence 4	PES4 (Maple)	<i>Acer spp.</i>	Q Way, P Way J Way	Park entry sequence; skyline tree	Evergreen, large, stately
Park Entry Sequence 5	PES5 (Sycamore)	<i>Platanus racemosa spp.</i> , <i>Liriodendron tulipifera</i>	A and B Drives; H Way	Park entry sequence	Deciduous
Park Entry Sequence 6	PES6 (Dogwood)	<i>Cornus nuttallii</i> or <i>Cornus florida</i>	E Drive	Park entry sequence	Spring color
Park Entry Sequence 5	PES5 (Olive)	<i>Olea europaea</i>	V and W Ways	Park entry sequence	Fruitless varieties preferred
Park Entry Sequence 7	PES7 (Rose)	<i>Rosa spp.</i>	D Drive	Park entry sequence	Trellises under power lines
Park Entry Sequence 8	PES8 (Laurel)	<i>Laurelis nobilis</i>	B Drive	Park entry sequence	Skyline tree
National Drive South	N1 (south)	<i>Ginkgo biloba</i> , <i>Liquidambar styraciflua</i> "Palo Alto" (Sweet Gum), <i>Pistacia chinensis</i> (Chinese Pistache)	National Drive	Indicating distinctive segment of main drive	Deciduous street trees with good fall leaf display



The Panhandle  
Planned Unit Development Guidelines



Streetscape	Segment	Primary Species	Locations or Location Portion	Purpose	Other Attributes
National Drive Central	N2	<i>Lagerstroemia indica</i> (Crape Myrtle); <i>Malus spp.</i> (Crabapple); <i>Prunus spp.</i> (Pear); <i>Acadia spp.</i> (Acacia); <i>Liriodendron tulipifera</i> (Tulip Tree)	National Drive	Indicating distinctive segment of main drive	Flowering, deciduous street trees
National Drive School	N3	<i>Lagerstroemia indica</i> (Crape Myrtle); <i>Malus spp.</i> (Crabapple); <i>Prunus spp.</i> (Pear); <i>Acadia spp.</i> (Acacia); <i>Liriodendron tulipifera</i> (Tulip Tree)	National Drive along school frontage	Indicating distinctive segment of main drive	Spring/Summer color and strong line created by tulip tree
The Arches; National Drive North	N4	<i>Koelreutria bipinnata</i> (Chinese Flame Tree); <i>Zelkova serrata</i> ; <i>Pistacia chinensis</i>	National Drive between High School/Middle School and Elkhorn Boulevard	Indicating distinctive segment of main drive	Canopy has flowers and colorful leaves to walk under
Secondary North/South Corridor	SC	<i>Quercus spp.</i> (Oaks)	Drives A and B	Marking the important secondary north/south route	Strong sense of corridor created by rows of oaks
Elkhorn Boulevard	EB	<i>Platanus racemosa</i> (California Sycamore); <i>Liriodendron tulipifera</i>	Elkhorn Boulevard the length of the property	Indicating the limits of the Panhandle	Reflective of the more rural and agricultural parts of the Central Valley
Residential Streets	RS	<i>Ulmus parviflora</i> (Chinese Elm); <i>Zelkova serrata</i> (Zelkova); <i>Ceratonia siliqua</i> (Carob); <i>Nyssa sylvatica</i> (Tupelo); <i>Morus alba</i> (Mulberry); <i>Magnolia spp.</i> (Magnolias); <i>Sapium sebiferum</i> (Chinaberry); <i>Koelreutria bipinnata</i> (Chinese Flame Tree)	Throughout the Panhandle	Street tree	Good, sturdy, proven street trees
Del Paso Non-Commercial	DP	<i>Platanus racemosa</i> (California Sycamore); <i>Liriodendron tulipifera</i>	Del Paso Road the length of the property	Indicating the limits of the Panhandle	Reflective of the more rural and agricultural parts of the Central Valley



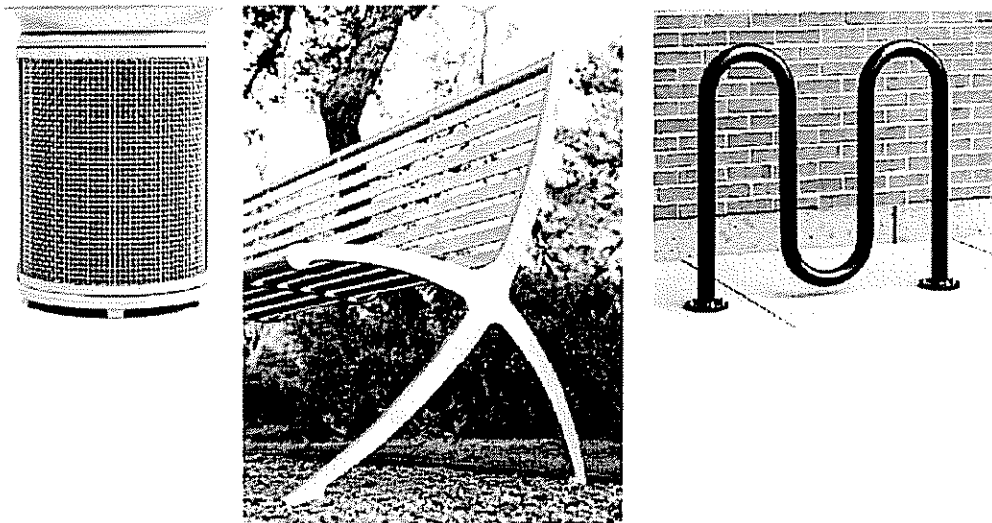
## *The Panhandle Planned Unit Development Guidelines*

### **6.3. Entry Landscapes**

Two primary entrances are proposed for the Panhandle at the intersection of Del Paso Road and National Drive and at Elkhorn Boulevard and National Drive. Previous Figure 24 represents a configuration of the Del Paso/National Drive intersection. Previous Figure 35 represents a conceptualization of the entry at Elkhorn Boulevard and National Drive.

### **6.4. Street Furniture**

Figure 38 presents selected examples of proposed street furniture for the Panhandle.



*Figure 38. Proposed Street Furniture.*

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## 6.5. Sorento Road Landscape Treatment

Sorento Road is the eastern edge of the Panhandle project beginning at Del Paso Road and extending north approximately one mile. The Panhandle's property boundary generally occurs along the centerline of Sorento Road, with the western (Panhandle) side of Sorento Road being proposed for drainage and landscape improvements. Along the Panhandle's eastern boundary Camellia Park is on the south. The walled and gated age-restricted community is further north and single family homes are located even farther north.

An open space corridor is planned along the west side of Sorento Road from the north end of Camellia Park north to East Levee Road. The corridor varies in width from 22 to 28 feet on the north to 50 feet near Camellia Park.

The landscape treatment consists of a decorative fence or wall depending on the particular neighborhood backing up to Sorento Road. Treatments may include vine trellis located at intervals, plantings of trees and shrubs and a ground cover treatment along the edge of Sorento Road. All installed landscaping will be irrigated and maintained by the Panhandle project. Figure 39 and 40 identify the Sorento Road corridor segments.



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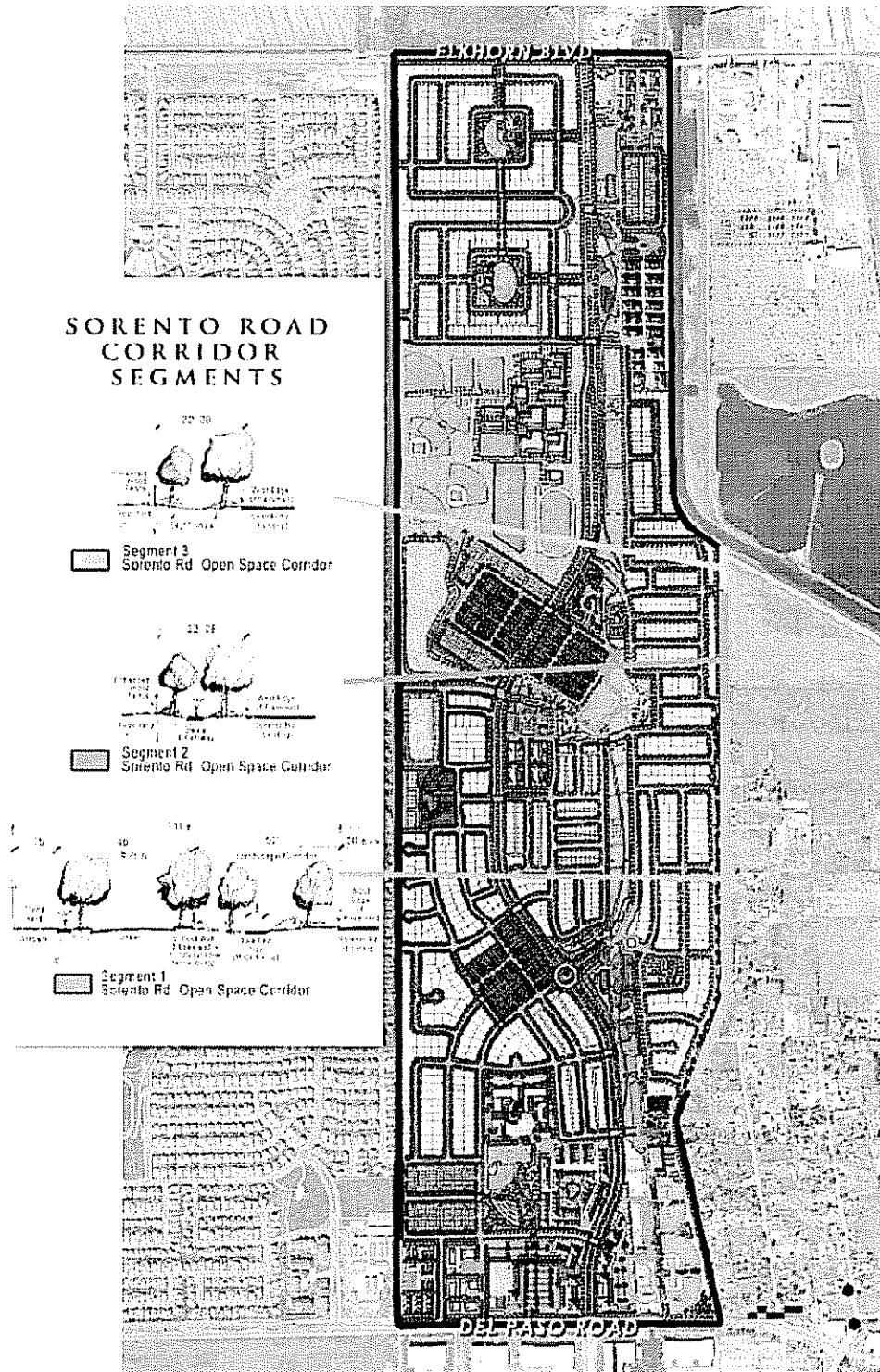


Figure 39. Sorento Road Plan View.

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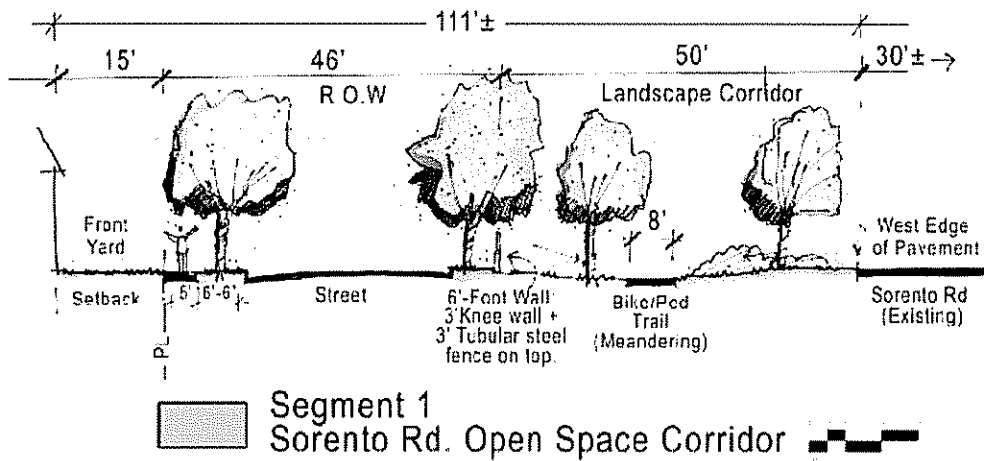
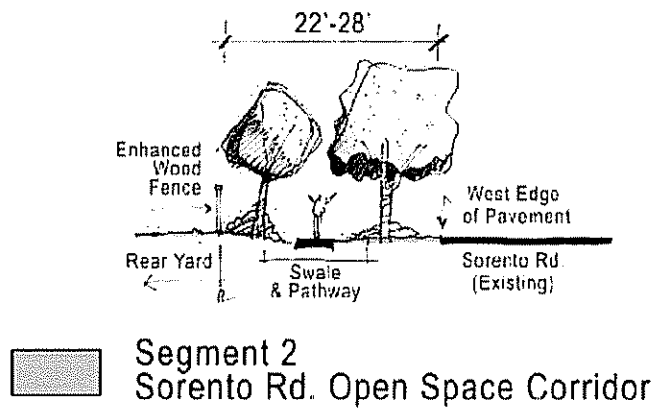
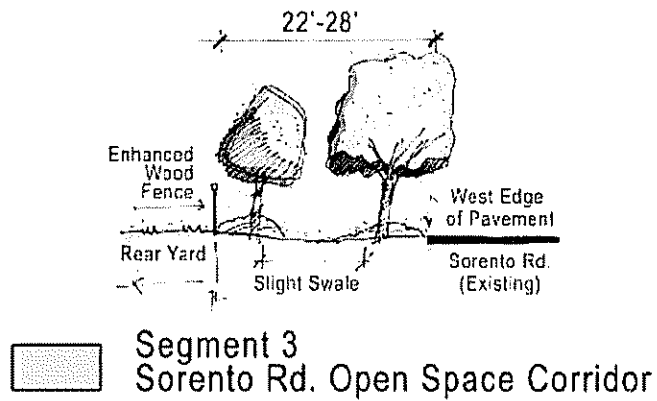


Figure 40. Sorento Road - Sections Views.



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## **Section 7.0 Signage**

Two major categories of signs are anticipated: Panhandle-wide signs and project signs. Signage for individual projects such as parks, the senior complex, commercial sites and high and medium density housing projects will be reviewed on a project-by-project basis as part of that project's entitlement process.

### **7.1. Panhandle-Wide Signage**

Four types of signs are envisioned as developer-provided Panhandle-wide signs. All of these signs shall be designed as a family of signs. All of these four sign types are found primarily along National Drive. The four sign types are:

- Entry Monuments
- Neighborhood Signs
- Directional Signs
- Mile-Markers (Optional at Discretion of Developer)

Other types of signage, as stated below, are permitted. Figure 41 illustrates proposed locations for these four sign types. Figure 42 illustrates a potential Panhandle-wide signage family. Note that these figures are schematic only and a comprehensive signage program will be submitted to the City as part of a Special Permit Application.

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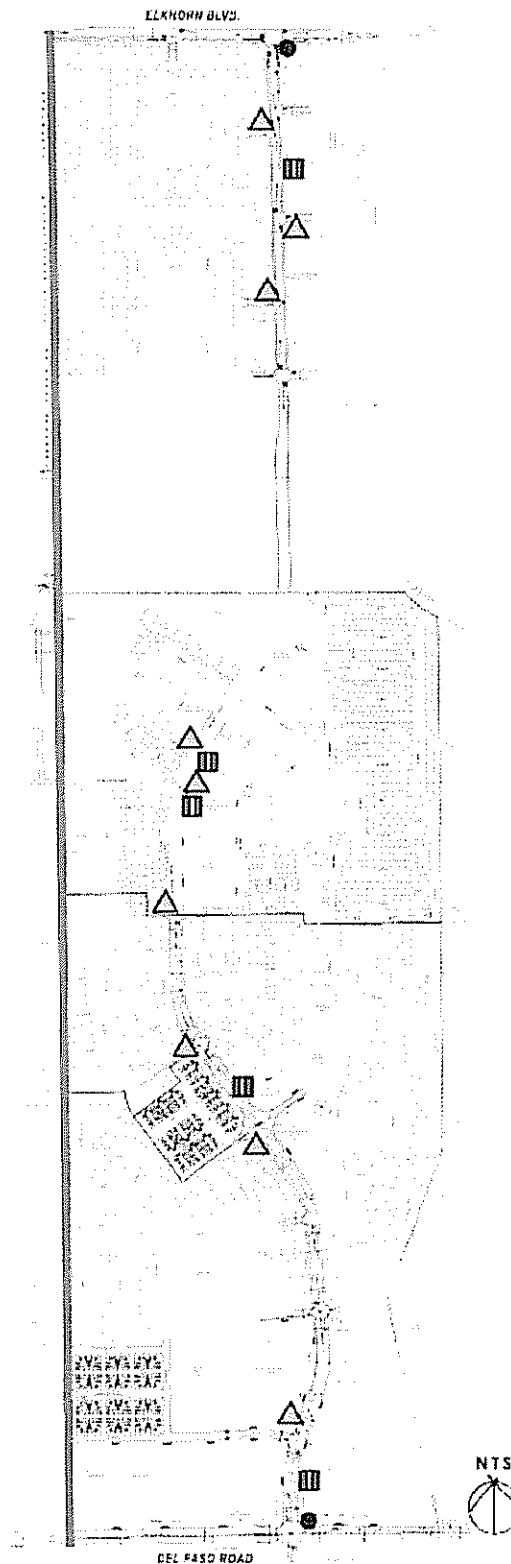
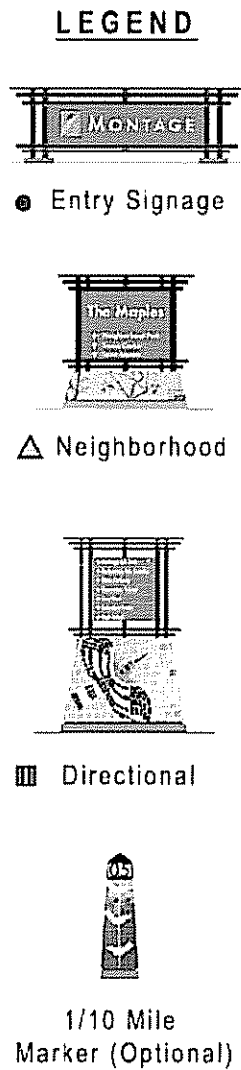


Figure 41. Project Signage.