

RESOLUTION NO. 2014-194

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING THE CITYWIDE DESIGN GUIDELINES FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT

WHEREAS, On March 19, 2003, the City Council adopted Resolution No. 2003-65, establishing Citywide Design Guidelines for Single-Family Residential Development; and

WHEREAS, the City Council desires to make modifications to the Citywide Design Guidelines for Single-Family Development in order to increase design flexibility; and

WHEREAS, the Planning Commission considered this matter at its regular meeting on July 17, 2014, accepted public comment, and voted 5-0 to recommend approval of the action to the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby amends the Citywide Design Guidelines for Single-Family Residential Development as provided in Exhibit A, incorporated herein by this reference, based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: The proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines).

Evidence: The approval of these amendments does not approve any development project. The changes to the Citywide Design Guidelines provide flexibility for future development applications but do not alter the specific design requirements and provisions required for new development.

Each of these components, individually and cumulatively, does not result in the possibility of creating significant or cumulative effects on the environment. Future development under the proposed regulations would be subject to CEQA at that time, as those actions would be classified as "projects" under CEQA. Therefore, these changes are not subject to CEQA under the General Rule and no further environmental review is necessary.

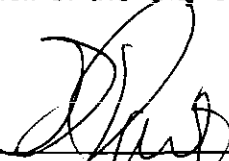
General Plan Consistency – Design Guideline Amendments

Finding: The proposed amendments to the Citywide Design Guidelines are consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed amendments to the Citywide Design Guidelines are intended to provide flexibility to future developments in complying with the provisions of the

Guidelines. The changes remain consistent with the General Plan, including policy LU-35, which requires new development to be of high quality and reflect the City's design to create a high quality, attractive, functional, and efficient built environment.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of August 2014.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Citywide Design Guidelines

Section III.B.2.1 shall be modified to provide flexibility for infill residential projects that would constructed as tract developments but for which existing requirements are too onerous.

2. Design Guidelines

Streetscape Variety Through Residential Design

1) 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 within the subdivision as follows: For purposes of this section, "subdivision" shall mean a product line of homes offered by one builder within an approved Final Map.

- a) For subdivisions with less than 100 units, master home plans shall include a minimum of three floor plans with at least three elevations each.

For projects with fewer than 40 lots, the applicant may request, and the designated approving authority may approve, a modified schedule of required floor plans and elevations, provided the applicant "pre-plots" the location of each plan and elevation as part of the design review and the configuration and design of the units provides sufficient variation, the sufficiency of which shall be determined by the approving authority.

- b) For subdivisions with 101 to 200 units, master home plans shall include a minimum of four floor plans with at least three elevations each.
- c) For subdivisions with more than 200 units, master home plans shall include a minimum of five floor plans with at least three elevations each.

Section III.B.2.2.c shall be modified to provide flexibility for smaller product residential projects

c) To encourage a variety of one and two-story homes throughout each neighborhood, a minimum of one of the home plans in each master plan series shall be a single-story. However, this requirement does not apply to higher density single-family development in the RD-10 and RD-15 zoning designations at the discretion of the designated approving authority.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-194**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)


I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 27, 2014 by the following vote:

AYES : COUNCILMEMBERS: *Davis, Cooper, Detrick, Hume, Trigg*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


**Jason Lindgren, City Clerk
City of Elk Grove, California**