

**P99-098 - Natomas Crossing PUD Guidelines Amendment**

REQUEST:                    **A. Environmental Determination:** Exemption Section 15061 (b)(3)

**B. PUD Guidelines Amendment** of the Natomas Crossing PUD Guidelines related to setbacks, height, lot coverage, and model variation

LOCATION:                    SW corner of Arena Boulevard and the East Drain  
                                  APN: 225-0150-038, 047, 048, 049, and 050  
                                  North Natomas  
                                  Natomas Unified School District  
                                  Council District 1

APPLICANT:	Alleghany Properties, Inc. - Greg Guardino (916) 648-7700 2150 River Plaza Dr, #155, Sacramento, CA 95833
OWNER:	Alleghany Properties, Inc. 2150 River Plaza Dr., #155, Sacramento, CA 95833
APPLICATION FILED:	August 2, 1999
STAFF CONTACT:	Carol Shearly, Associate Planner, (916) 264-5893

**SUMMARY / RECOMMENDATION:** The applicant, Alleghany Properties, Inc., is proposing a "clean-up" amendment to the previously approved Natomas Crossing PUD Guidelines. The amendment is to make the Natomas Crossing PUD Guidelines more consistent with other North Natomas PUD guidelines related to lot coverage, setbacks, height and model variation. Staff has asked the applicant to amend the guidelines related to driveway length and street tree location. The applicant has agreed. **Staff recommends approval of the amendments.** This recommendation is based on the amendment's consistency with policies related to quality neighborhood development; housing mixture; quality building design; enhanced landscaping; and adequate driveway length.

**PROJECT INFORMATION:**

General Plan Designation:      Primarily residential uses  
Community Plan Designation:    Primarily residential uses  
Existing Land Use of Site:        Subdivision improvements under construction  
Existing Zoning of Site:          R-1-PUD, R-1A-PUD, and various other zones

Property Dimensions: Irregular  
 Property Area: 563± gross acres  
 Topography: Flat  
 Street Improvements and Utilities: Existing and under construction

**BACKGROUND INFORMATION:** All development in the North Natomas Community Plan (NNCP) area shall be designated as a Planned Unit Development (PUD) and a Schematic Plan and Development Guidelines shall be required for each PUD. The Natomas Crossing PUD, including Neighborhood #4 as depicted in the 1994 NNCP, was approved by the City Council on June 24, 1997. As adopted, the required development standards of the Natomas Crossing PUD Guidelines differ a little from other PUDs in the NNCP area. Table 1 below compares the existing Natomas Crossing PUD guidelines, proposed PUD guidelines, and approved PUD guidelines for other North Natomas PUDs.

**Table 1**  
 Comparison of Proposed Standards with Existing PUDs

Design Standard	Existing Natomas Crossing PUD	Proposed Natomas Crossing PUD	Other North Natomas PUDs
Side Yard	7'6" on larger lots (3-5 du/na) 5' on smaller lots (6-8 du/na)	5 feet on all lots	5 feet
Rear Yard	20 feet	15 feet ( to avoid conflict with 20 foot driveway length)	15 feet
Height	comply with Zoning Ordinance (35')	2 stories	2 stories
Model Variations	over 100 units - 4 plans are required	0 - 100 lots - 3 plans are required over 100 lots - more models are encouraged	50-100 lots- 3 plans required < 50 lots- may reduce to 2 plans > 100 lots- may increase to 4 plans
Garages	3 car garages allowed in rear or off alley only	3 car garages are encouraged to have a tandem stall with 2 door configuration	"The goal is to reduce the impact of the garage and driveway on the streetscape"
Driveway Length	none stated - City Code states 20 feet	applicant has modified proposal to state 20 feet	20 feet
Lot Coverage	none stated	single story homes- max 45% with allowances 2 story homes - max 40% with allowances	single story homes - max 45% with allowances 2 story homes - max 40% with allowances
Street Trees	1 tree/ lot along internal subdivision streets	applicant has agreed to provide 1 tree on 25-35 ft o.c.	approximately 30 feet on center
Temporary Signs	max 6 sf	comply with Sign Ordinance	lengthy section on temp. sign req'ts - timing of removal, size, materials, location, etc

The applicant has agreed to modify their original proposal in the following two ways: 1) driveway length and 2) street tree location. First, according to City Code, a single family residential driveway onto a public street must be 20 feet in length. The PUD Guidelines, as approved, were mute on the subject of driveway length. The rear setback in the Guidelines is 20 feet. The applicant has agreed to amend the Guidelines to provide a 20 foot long driveway and decrease the rear yard setback to 15 feet. Second, internal streets are required to have one tree per lot. With lots ranging in width from 45 feet to 60 feet, too few trees are provided. The applicant has agreed to modify the Guidelines to require street trees at a rate of 25 to 35 feet on center, similar to the requirements of other North Natomas PUDs. (Note: the use of a formal, tree-lined street instead of one tree per lot will enhance the sustainable value of the villages over the long term.)

The proposed changes are relatively minor in nature, are minimum standards, and are requested to make the design standards for this neighborhood more similar to other North Natomas Neighborhood PUDs.

The Natomas Crossing PUD currently includes the property owned by Alleghany Properties in the neighborhood #4 area bounded by south of Arena Boulevard (Stadium Boulevard); west of the East Drain; north of Interstate 80; and east of Interstate 5. As other property owners within this neighborhood submit development plans, Planning staff anticipates annexing those areas into the Natomas Crossing PUD. The PUD Schematic Plan will be amended to reflect their approved development plans and the PUD Guidelines will apply to the annexed areas.

STAFF EVALUATION: Staff has the following comments:

A. PUD Guidelines Amendment

**Policy Consistency:** The proposed amendments are consistent with numerous goals and policies set forth in the General Plan and the 1994 NNCP. An explanation of how the project meets the goals and policies follows:

General Plan: The PUD Guidelines Amendment meets General Plan policies related to quality of life, quality design in new growth areas, housing for all income groups, and housing variation.

1994 North Natomas Community Plan: The project meets policies of the 1994 NNCP related to quality neighborhood development, variety of housing types, and enhanced landscaping.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State CEQA Guidelines (Section 15061(b)(3)).

B. Public/Neighborhood/Business Association Comments

This staff report will be distributed to Natomas Community Association (NCA), Valley View Acres Community Association (VVACA) and the North Natomas Community Association (NNCA). Any written comments received after the report is published will be given to the Planning Commission during the hearing. Public testimony may be presented during the Commission hearing.

C. Summary of Agency Comments

Due to the planning nature of the issues of setback, height, lot coverage, and model variation, no other City department staff were asked to review the proposed PUD Guidelines amendment.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the PUD Guidelines Amendment. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

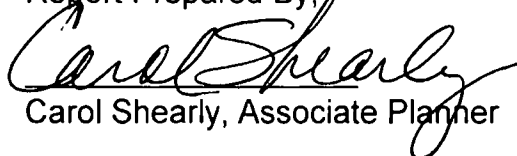
RECOMMENDATION: Staff recommends **approval** of the PUD Guidelines Amendment for the following reasons:

- the project is consistent with the General Plan land use designations;
- the project is consistent with the 1994 North Natomas Community Plan land use designations; and
- the project is consistent with policies related to land use, including residential densities, variation of housing sizes and types, quality residential design, and enhanced landscaping.

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15061(b)(3); and
- B. Adopt the attached Notice of Decision and Findings of Fact approving the PUD Guidelines Amendment (Attachment 1).

Report Prepared By,

  
Carol Shearly, Associate Planner

Report Reviewed By,

  
Scot Mende, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
- Exhibit 1A PUD Guideline Amendment Exhibit
- Attachment 2 Vicinity, Land Use and Zoning Map

## ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
Natomas Crossing PUD Guidelines Amendment  
LOCATED AT SW corner of Arena Boulevard and the East Drain  
SACRAMENTO, CALIFORNIA (P99-098)**

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At the regular meeting of August 26, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Environmental Determination: Exemption (Section 15061(b)(3)); and**
- B. Approved the PUD Guidelines Amendment for the Natomas Crossing PUD related to setbacks, height, lot coverage, and model variation.**

These actions were made based upon the following findings of fact:

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**FINDINGS OF FACT**

- A. Environmental Determination: The Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
- B. PUD Guidelines Amendment: The PUD Guidelines Amendment related to setbacks, height, lot coverage, and model variation is approved based upon the following findings of fact:
  - 1. The PUD Guidelines Amendment conforms to the General Plan and the 1994 North Natomas Community Plan;
  - 2. The PUD Guidelines Amendment meets the purposes and criteria stated in the City Zoning Ordinance Chapter 5 Sections 4A and 4B in that the PUD facilitates mixed residential uses designed to assure that new development is healthy and of long lasting benefit to the North Natomas community and the City; and
  - 3. The PUD guidelines Amendment 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 insures that development will be well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.

**Section 1**

Language attached as Exhibit 1-A shall be inserted into the PUD Guidelines for the Natomas Crossing PUD as noted in the exhibit.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE

P99-098

Exhibit 1-A      PUD Guidelines Amendment Language for the Natomas Crossing PUD

## REQUESTED AMENDMENTS TO

Exhibit 1-A

PLANNED UNIT DEVELOPMENT GUIDELINES  
FOR  
NATOMAS CROSSING  
Dated May 15, 1997

Please modify the guidelines as follows:

- (1) Page 87  
Section IV-C.-2.-b.-(2.)-(c. & d.)

Side Yard 5'-0" ~~7'-6"~~ or 0' at detached garages  
Rear Yard 15'-0" Min ~~20'-0" Min~~

- (2) Page 86  
Section IV-C.-2.-b.-(1)-(d)

Rear Yard 15'-0" Min ~~20'-0" Min~~

- (3) Page 97  
Section IV-C.-2.-e.-(1)

Driveways: Driveway widths will be minimized where ever possible. Driveway lengths on front garage orientations shall have a 20'-0" minimum. Shared driveways between two or more homes will be considered where practical, and where common maintenance and/or ownership can be achieved.

- (4) Page 99  
Section IV-C.-2.-g.-(1)

Street Trees: The intent is to create a heavy "canopy" over the sidewalk. Specified street trees will be located a minimum of 4'-0" and a maximum 6'-0" from the sidewalk edge, except in the case of spilt sidewalks where trees will be located at the center of the planter strip, and spaced according to an approved street plan at approximately 25 feet to 35 feet on center, depending on lot size. ~~A minimum of one tree per lot is required in single family projects. Multi family projects shall provide one tree at 30 feet o.c.~~

- (5) Page 94  
Section IV-C.-2.-c.-(2.)

Single-family residences shall be limited to two stories in height. Residential building heights should be sensitive to the scale and character of the adjacent roadways. ~~A road to building height ratio of 2:1 is recommended (e.g., if roadway right of way is 50 feet) then maximum building height along that roadway should be approximately 25 feet.~~

- (6) Page 94-95  
Section IV-C.-2.-d.-(2.)

Model Variations: In order to prevent the appearance of home builder "villages" and promote the sense of a whole community, each home builder must develop as much variety in design and material as possible within each neighborhood. Each area of 100 or fewer homes must have at least three models with three elevations and material change variations. For villages above 100 units, more models and variations are encouraged. ~~At least four models with three variations each are required. Additional homes may require additional plans and elevation.~~ A consistent "style" for a group of homes should be avoided. For example, a "unit" with similar materials and architectural style throughout will not be allowed. The different models should exploit the possibilities of variation offered by the garage location or entry porch options outlined above, as well as variation in floor plan.

The elevation should expand on these differences with differing porch treatments, window design, surface materials, roofing materials, and bay treatments. For example, elevation variation should use different architectural styles, building massing and details, as well as different façade and roof color variations ~~materials~~. No identical model and elevation type will be allowed side by side, except single-family attached units. Roofing material should ~~must~~ vary in color ~~type~~, such as cedar shake, tile and composition ~~shingles, not just configuration~~. Of the elevation variations, at least two different primary roofing color schemes and siding materials are encouraged ~~required~~ on the front façade. ~~Similar materials with different colors will not be allowed.~~

- (7) Page 97  
Section IV-C.-2.-e.-(2.)

Garages: The goal in controlling the garage placement is to reduce the visual impact of the auto and to allow the "human scale" elements of the building to dominate the street. Three options are provided: a) a single-lane side drive to rear garage, b) a modified front garage position, and c) a rear garage off an alley. ~~Three car garages are permitted in Option A or C. If used in Option B, Three-car garages must have on~~ are encouraged to have a tandem stall, resulting in a two-door configuration. An optional "granny" flat or second unit may be located above the garage.

- (8) Page 48  
Section III - B.-5.-e.

~~A temporary sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.~~ Temporary signage shall be required to adhere to the standards regarding marketing/informational signage contained within the City of Sacramento sign ordinance.



- (9) Additionally, the following section should be added to the PUD Guidelines  
Page 101 (insert)  
Section IV-C.-2.-h. (insert)

**Lot Coverage:**

If a proposed subdivision in the R-1-PUD and R-1A-PUD zones complies with all of the following, the subdivision may be reviewed and approved at the Planning Director's Special Permit (PDSP) level:

- The lot coverage for a single story home does not exceed 45 percent or the lot coverage of a two story home does not exceed 40 percent, given the following allowances/incentives:
    - Covered porches in the front or street side do not count toward the maximum lot coverage;
    - Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage; and/or
    - At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
  - A maximum of 50 percent of the lots within the PDSP area (i.e., subdivision, village) may exceed 40 percent lot coverage.
  - A maximum of 10 percent of the lots with the PDSP area may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
  - No more than 2 homes exceeding the lot coverage shall be located in a row along the street.
  - **Findings:** Staff must be able to make the following findings regarding the proposed subdivision:
    - higher quality building materials and design are provided;
    - high quality, enhanced landscaping materials are provided; and
    - each lot that exceeds the 40 percent lot coverage shall be within 880 feet of open space.
2. If the proposed subdivision does not meet the lot coverage regulation stated in a) above, the applicant shall submit an application for a Special Permit from the Planning Commission (instead of the Planning Director) in which case, the Commission has the discretion to grant higher lot coverages.