

**MF97-016/P97-088 DEL PASO NUEVO DESIGN GUIDELINES**

**P97-088:** Entitlements to create a master plan for land use, zoning, design, and infrastructure for the *Del Paso Nuevo* area, consisting of 154± acres, generally bounded by Norwood Avenue (W); South Ave (N); Altos Ave (E); Arcade Creek (S), in North Sacramento. (D2). Specifically, the DR/PB is requested to review and comment regarding the adoption of Del Paso Nuevo Special Planning District Guidelines. (See Attachment C)

LOCATION: Norwood Ave (W); South Ave (N); Altos Ave (E); Arcade Creek (S)  
Del Paso Heights Design Review District

APPLICANT:	Sacramento Housing & Redevelopment Agency Al Esquivel, Program Manager 630 I Street, 2nd floor, Sacramento, CA 95814 (916) 440-1350 x. 1483
CONSULTANT:	VAIL ENGINEERING/JEFF TOWNSEND
STAFF CONTACT:	Scot Mende 264-5894

PROJECT INFORMATION:

Project Summary:

Del Paso Nuevo is a proposed 154-acre master plan area for future development in the Del Paso Heights community. In 1997, the Dept of Housing and Urban Development approved \$10.5 million in funding for the area to promote homeownership development through land acquisition, infrastructure construction, and residential lot development. (See Attachment "A" – Vicinity Map)

Although infrastructure, new streets, a park, and residential development will be funded through the Sacramento Housing and Redevelopment Agency using HUD and other funding, this application addresses broader entitlement proposals.

To facilitate future development proposals, the Sacramento Housing and Redevelopment Agency is requesting legislative entitlements (i.e., General Plan and Community Plan

Amendments, and rezonings), the establishment of a Special Planning District Ordinance that provides special regulations for the area, and the establishment of Special Planning District development guidelines that will be used during staff-level or Board-level design review. The Planning Commission is conducting a hearing on the entitlements on December 11th.

**Surrounding Neighborhoods:**

North: Single family dwellings, Del Paso Park, Del Paso Heights Elementary School, and Interstate 80  
South: Bordered by Arcade Creek and levee, Martin Luther King Middle School, and single family dwellings  
East: Sacramento Northern Parkway, Single family homes, Rio Linda Blvd.  
West: Norwood Ave., Robertson Community Center, apartments, Fairbanks Elementary School, and single family dwellings

**BACKGROUND INFORMATION & STAFF EVALUATION:**

**A. Special Planning District Development Guidelines**

The intent of the Guidelines is to provide aesthetic criteria that will improve the design and quality of individual structures as well as to provide a comprehensive framework for the development of a community. Specifically, these Guidelines are intended to foster neighborhood stability and homeownership in that:

- Higher quality structures provide a more desirable place to live;
- Civic uses provide a more dynamic community;
- Predominance of single-family homes provide for a more stable community.

These Guidelines are generally consistent with other design guidelines, although more detail is provided in the Del Paso Nuevo Guidelines. Please see attached Exhibit B.

**1. Residential Guidelines**

Several key features for residential structures are presented in the SPD Guidelines:

- Subdivision layout is based on a grid system instead of reliance on cul-de-sacs. This design provides for more direct and finer grained connections that facilitate and encourage pedestrians & bicyclists.
- Streets are to be designed with separated sidewalks and landscape strips, providing for an extensive street tree canopy.
- Street trees are required, with species and spacing specified.
- Front yard setback requirements are dramatically reduced, and porches are encouraged, taking advantage of relatively low volumes of traffic. Setbacks are 12.5' to the front porch and 17.5' to the front of the living areas.

- If porches are not provided, then a strongly articulated entry feature -- facing the street -- is required.
- Garages are to be setback behind the living areas, thereby reducing the visual impact of the automobile.
- Roof pitch shall be a minimum of 5:12.

## 2. Commercial and Civic Use Guidelines

Several key features for commercial and civic use structures are presented in the SPD Guidelines:

- Commercial and civic uses are clustered at the gateway entrance to Del Paso Nuevo (Silver Eagle Road extension -- between Norwood Avenue and "Road A").
- Street trees within the front yard landscaped setback are required along Norwood Avenue.
- Distinctive landmark buildings and features shall be incorporated, in order to establish a strong community identity.
- Buildings shall utilize pedestrian-oriented design.
- Exterior walls and facades, especially at ground level will include features that articulate the building's design (e.g., windows, awnings, reveals, wainscots, varied materials, etc.)
- Roof design is encouraged to utilize articulated parapets, gabled, hipped or shed roofs, with dimensional shingles/tiles.

## B. Public/Neighborhood/Business Association Comments

Extensive public meetings, with public notice, have been conducted on the Del Paso Nuevo project. During the workshops and hearings, the Plan evolved to respond to concerns from residents about multi-family development, traffic, crime and safety issues, and drainage. Several of the meetings focused heavily on neighborhood and building design. Comments from these meetings have been incorporated into the current draft of the Design Guidelines. As part of these hearings, unanimous recommendations for approval or endorsements of the Plan were provided by the advisory Committees.

PROJECT APPROVAL PROCESS: The Design Review / Preservation Board's actions are advisory to the City Council.

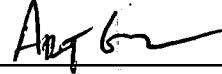
RECOMMENDATION: Staff recommends the Design Review / Preservation Board *comment and recommend to the City Council* the adoption of the attached Special Planning District Guidelines.

Report Prepared By,

Report Reviewed By,



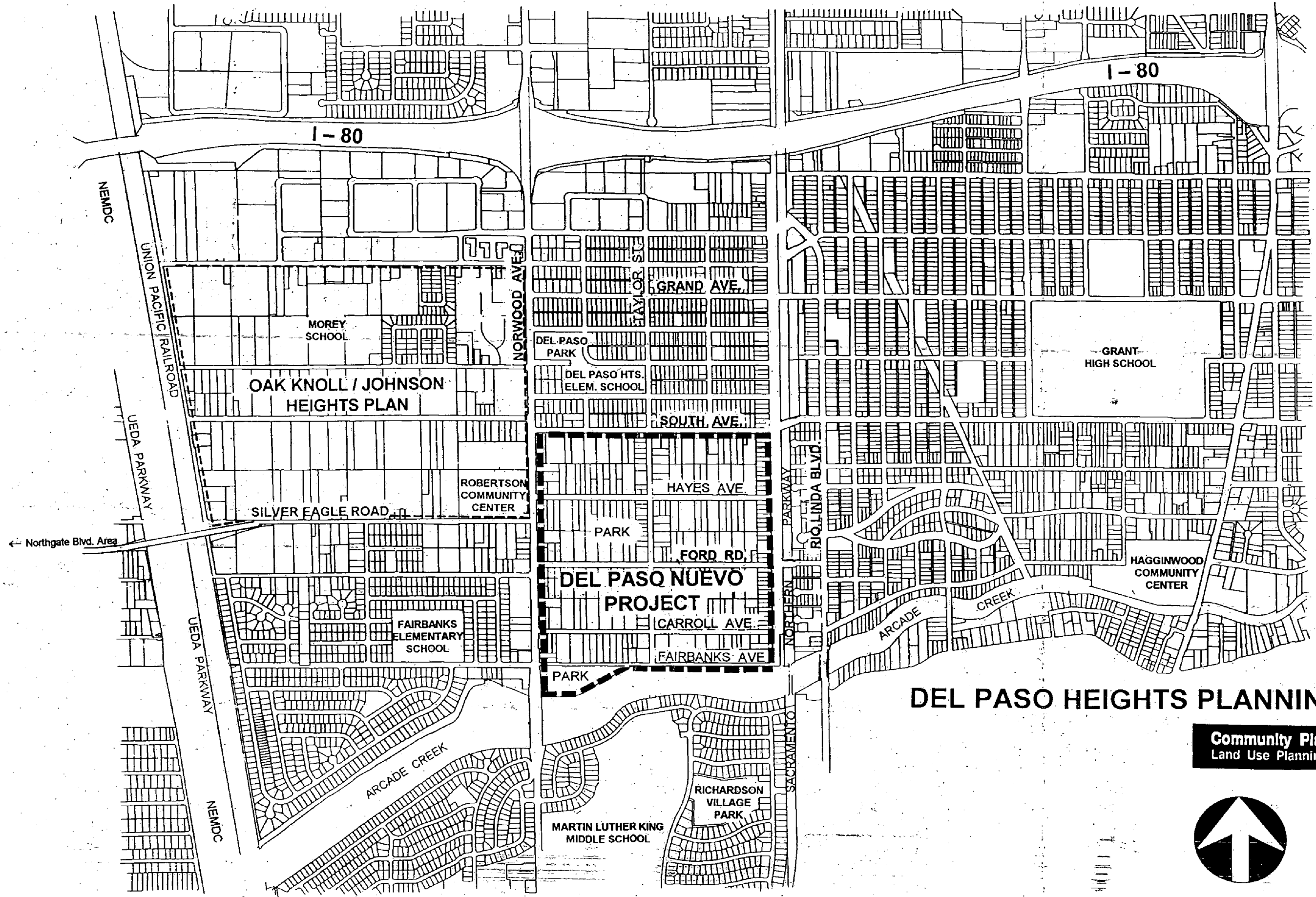
Scot Mende, Senior Planner



Art Gee, Principal Planner

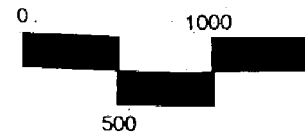
Attachments

- A Vicinity Map (11 x 17 fold-out)
- B Del Paso Nuevo Guidelines: Comparison to Previous Documents
- C Del Paso Nuevo Guidelines



# DEL PASO HEIGHTS PLANNING AREA

**Community Planning Services**  
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ATTACHMENT B**DEL PASO NUEVO DEVELOPMENT GUIDELINES  
COMPARISON TO PREVIOUS DOCUMENTS**

Design/Planning Issue	Del Paso Nuevo	North Area D.R.D.	Del Paso Heights
<b>A. Site Planning</b>			
1. Setback	12.5'	25' or Average	N/A
2. Landscape (Front Yard)	N/A	Irrigated Lawn	Irrigated Lush
3. Street Trees	Species and Spacing	Encouraged	Encouraged
4. Fencing	3' max	3' max	6' max
5. Roadway Design	Sidewalk and ROW	N/A	N/A
6. Cul-de-sacs	Not Allowed	N/A	Allowed
7. Traffic Calming	Included	N/A	N/A
8. Lighting	Footcandles Specified	N/A	No Floods
<b>B. Building Design</b>			
1. Roof Pitch	5:12 min.	5:12 min.	6:12 min.
2. Facade	50% min.	Dominant	Dominant
3. Porch	5' deep / 50% min.	5' sq. min.	Optional
4. Garage Setback	5' min. setback	3' min setback	Optional
5. Materials	Siding & Roofing	Siding & Roofing	Natural Colors
6. Doors/ Window	Required	Required	Encouraged
7. Mechanical Equipment	Not On Roof	Not On Roof	Not Visible from Street

N/A = Not Addressed

Additional items covered by Del Paso Nuevo that are not covered by previous documents:

- Park and Open Space Master Plan
- Streetscape Master Plan
- Traffic Calming Solutions
- Crime Prevention Through Environmental Design
- Commercial / Retail Design Standards
- Land Use Restrictions
- Roadway Master Plan
- Signage Master Plan