

**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 Design Review / Preservation Board previously discussed this project on January 7th; a subcommittee (Steven Goldstein, Skip Mezger, and Rudy Garcia) met with staff on February 4th to discuss issues with the proposed guidelines. The Planning Commission is conducting a hearing on the entitlements on February 26th.*

**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. Overview of 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.

**B. Sub-Committee Review of the Development Guidelines**

On February 4, 1998, a Sub-Committee of the Board met with City and SHRA staff to discuss some of the details of the proposed Guidelines. Most of the comments from the Sub-Committee members were acceptable to staff and will be incorporated into the next published draft version of the Guidelines. **The changes are identified in Attachment A.**

However, there were a few comments that merit further discussion among the full Board. The following major issues were raised by the Sub-Committee and are unresolved:

- ◆ Prohibition of chain-link fences on parks and drainage detention basins
- ◆ Requirement that all garages be detached and setback at least 50-60'
- ◆ Prohibition against Cul-De-Sacs & Subdivision Walls

1. Chain Link Fencing

The Subcommittee recommended that the guidelines prohibit chain link fencing in public or quasi public uses. City staff agrees with the prohibition of chain link fencing in conjunction with civic buildings. However, City staff recommends allowing chain link with vinyl coating adjacent to parks and detention basin areas.

2. Garage Placement

The Subcommittee recommended that all garages should be setback 50-60' from the front property line. Staff agrees that traditional neighborhoods such as Curtis Park, Land Park, McKinley Park, etc., which have utilized detached garages, have set the standard by which other subdivisions are judged relative to creating inviting streetscapes (i.e., minimizing the visual impact of garages). The Guidelines, as currently drafted, require a minimum 5 foot garage setback from the building facade and depict three options for garage placement. Of the three alternatives, the Subcommittee preferred option B with a garage setback 60' from the front property line. However, City Planning staff recommend allowing the minimum 5 foot attached garage setback for the following reasons:

- a). **New Urbanism:** Collectively, the five foot garage setback, restricted two car attached garage frontage, separated sidewalks, narrower streets, and street circulation all help to achieve the desired pedestrian oriented development for Del Paso Nuevo. Additionally, the guidelines can require that *all homes with attached garages up to 60 feet from the property line shall contain porches* (which will help to reduce the visual impact of a garage closer to the building facade). While the proposed treatment of the garages in these guidelines departs from the classic neighborhoods, the core features of the classic neighborhoods are replicated.
- b). **No Alleys:** The acceptance of rear garages depends, to some extent, on the ability to orient the garages to alleys. However, the trend is

- to close alleys in areas subject to high crime. The Del Paso Heights community and the City Police do not support the use of alleys in this neighborhood.
- c) Flexibility: The first phase of homes to be constructed in the area is a 70 unit subdivision that provides four housing styles and includes both attached and rear detached garages. The preliminary design of the lots accommodate any of the four housing styles. This mix provides choices for the home buyer and maximizes the builder's ability to respond to market demands. In staff's judgement, these designs result in a quality product.
  - d) Policy: Nowhere else in the City of Sacramento is such a restriction provided. In a depressed neighborhood which is challenged in competing for investment dollars that go to other more marketable areas of the City (North Natomas) and County, this restriction would increase the difficulty in attracting development in the area. The Planning Commission recently adopted a set of City-wide guidelines that provide for a far less restrictive treatment of garages. This restriction would unfairly single out Del Paso Nuevo.
  - e) Agency participation: The Agency will be participating (through financing or land development) in the construction of 300 new homes. With this participation, the Agency will be requiring high character, high quality homes and subdivisions that will set the tone and embody the Del Paso Nuevo concept and set the tone for the rest of Del Paso Nuevo. The first phase as mentioned above will be on Agency owned land and preliminary design includes two of the three garage placement alternatives.

3. Cul-De-Sacs & Subdivision Walls

The Subcommittee recommended that the guidelines prohibit (rather than merely discourage) "walled and isolated residential enclaves" and cul-de-sacs. The disagreement between the Subcommittee and Staff is one of emphasis. In particular, subdivisions adjacent to Norwood Avenue will be difficult to design without a wall or cul-de-sac. Traffic Engineering does not support any additional connections to Norwood Avenue -- an arterial. Thus, all homes along Norwood Avenue would either back-on or side-on. In addition, the noise environment along Norwood would be incompatible with single family development without the mitigation of a sound wall.

C. 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.

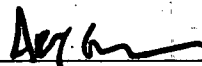
RECOMMENDATION: Staff recommends the Design Review / Preservation Board *comment and recommend to the Planning Commission and City Council* the adoption of the attached Special Planning District Guidelines.

Report Prepared By,

Report Reviewed By,



Scot Mende, Senior Planner



Art Gee, Principal Planner

Attachments

- A Proposed Modifications of the December 5, 1997 version of the Development Guidelines
- B Proposed Zoning Ordinance Amendment Establishing Special Planning District Regulations

Note: The report for the January 7, 1998 hearing provided a vicinity map and proposed design guidelines. Please call Scot Mende @ 264-5894 if additional copies of these documents are needed.

ATTACHMENT A**MODIFICATIONS TO THE DEVELOPMENT GUIDELINES  
IN RESPONSE TO SUB-COMMITTEE MEETING WITH  
THE DESIGN REVIEW / PRESERVATION BOARD**

General modifications will be made to the overall document:

- 1) The document will be organized better to distinguish between architectural and infrastructure guidelines.
- 2) Graphic exhibits will be consistent and legible and will be incorporated into the body of the document. Exhibits 3-1 and 3-8 will be merged and Exhibit 3-6 will indicate a permanent curb and planter for the traffic circle.
- 3) Root barriers will be required for some species of trees.

Specific Modifications to the Document

- |                       |  |
|-----------------------|--|
| Page 3-2, 3.1.1 #6    | Landscaping walls, berms and lighting buildings must all be carefully designed and maintained to minimize hiding spots such that a visible clear zone will be maintained from 3 feet to 8 feet in height. Indefensible spaces and other areas which are difficult to police should be avoided.   |
| Page 3-12, 3.1.6 B1   | is if  |
| Page 3-12, B3         | Delete   |
| Page 3-17, 3.2.1 A5,6 | *** CUL-DE-SACS & WALLS *** (see staff report discussion)  |
| Page 3-18, 3.2.2 A    | 2nd paragraph: ... no material change is allowed at <u>outside</u> corners.  |
| Page 3-18, B          | <del>Each area of 80</del> <u>Contiguous development areas of 31</u> or greater homes must have at least three models with three elevations <u>alternatives per model</u> and material change variations for each model. Contiguous development areas of 16-30 homes must have at least three models with two elevation alternatives per model. Contiguous development areas of 6-15 homes must have at least two models with two elevation alternatives per model. Contiguous development areas of 2-5 homes must have at least two elevation alternatives per model. |
| Page 3-19, D1         | Pitches <del>up to 12:12</del> exceeding this range <u>may also be</u> appropriate ....  |

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Page 3-19, D7	Delete
Page 3-19, D9	Delete
Page 3-19, D10	Delete
Page 3-19, D11	Architectural grade composition dimensional shingles, <u>tile, and high quality synthetic roofing materials</u> ....
Page 3-19, D13	Delete
Page 3-21, F1	Brick masonry, <u>high quality man-made stone</u> and natural stone ...
Page 3-21, F3	Use of glass block is encouraged <u>if appropriate to style.</u>
Page 3-21, F5	Delete
Page 3-21, G1	Windows flush with the adjacent wall plan <u>without exterior casing</u> are discouraged.
Page 3-21, G3	A consistent use of window style, size and related trim or accents on a building <u>on all sides</u> is recommended ...
Page 3-21, G5	Replace with: <u>windows and/or doors located above the first level should be stacked over those on the first level.</u>
Page 3-10	Street tree matrix: Add Crape Myrtle to accent tree list. Change Yarwood to Bloodgood variety.
Page 3-26, 3.2.3 B.	1st paragraph: <del>however, other housing types will be considered within the allowable density range</del>
Page 3-26, 3.2.3 B.	Delete 4th paragraph
Page 3-29, 3.2.4 B 6.	Decorative rocks, cobble, crushed rock, permanent wood chips or gravel are not to be used <del>as a dominant in lieu of</del> ground cover material; <u>however, they may be used as accent material or to stabilize drainage wales and channels.</u>
Page 3-30, 3.2.5,A 1.	Line 1: Add to beginning "Front yard fencing is discouraged"
Page 3-30, 3.2.5,A 1.	Line 2: Change maximum height from 4' to 3'

- Page 3-30, 3.2.5,A3. In no cases will ~~eyelone or wire~~ chain link be allowed.
- Page 3-30, 3.2.5,B1. If residential side and rear yard fences are ~~optional~~ if used, they shall not exceed six feet in height.
- Page 3-30, 3.2.5,B2. Add to end of paragraph: No chain link fencing allowed.
- Page 3- 30, 3.2.5 Add: B3. Side yard fences beginning 10 feet back from the front facade shall not exceed 3 feet in height.
- Page 3-31, 3.2.6,B. 1st paragraph: Add after 1st sentence: Signs should be constructed with durable weather resistant materials.
- Page 3-31, 3.2.6, B1 Examples of acceptable sign material are painted, polished or brushed aluminum, ...
- Page 3-31, 3.2.6,B2. ~~vinyl~~
- Page 3-32. 3.2.6,B6 No plastic signs with internal illumination ~~is~~ are permitted
- Page 3-33, 3.2.7,B4. Lighting standards should be limited to a ~~30-foot~~ to 16 foot maximum height.
- Page 3-33, 3.2.7,C2. Indirect wall lighting or "wall washing" is strongly encouraged
- Page 3-35. Delete First Sentence of First paragraph
- Page 3-35. First paragraph: Second sentence: Strike ~~Although;~~ † The
- Page 3-35. 3.3.1 First paragraph: Third sentence: Details and accents that are of high quality and durability are encouraged while; details and accents that appear "tacked on" are discouraged. ~~Conversely;~~ The creative ....
- Page 3-35. 3.3.1,B 11 1st line add comma after "S"
- Page 3-35. 3.3.1,B 11 2nd line: barrel, or flat shaped tiles are acceptable ~~on a limited basis~~ in commercial areas
- Page 3-35. 3.3.1,B 11 5th line: change ~~are~~ to is
- Page 3-36, B14: ~~extensively~~



- Page 3-36, B16: discouraged).
- Page 3-36, B17: Corrugated fiberglass or metal ("tin") panel roofing with good detailing and finishes and that integrates well with the overall building architecture ~~are~~ is acceptable.
- Page 3-36, C. 3rd line: as if it ~~was~~ were developed...
- Page 3-36, C1&2. Replace with: Large surface areas on exterior walls should be articulated to create distinct shadow patterns, depth, and variety. Wall surfaces should not exceed 250 square feet or have continuous runs greater than 50 linear feet without some form of articulation. Wall surfaces should have clearly defined vertical divisions at approximately 15 to 30 foot intervals.
- Page 3-36, C4. Fifty to eighty percent of the ground floor ~~retail areas~~ level exterior walls should be ~~glazed~~ "storefront" transparent windows.
- Page 3-37, C8 Delete
- Page 3-37, C12 Delete last sentence
- Page 3-37, C16 Replace with: Large expanses of smooth concrete block are discouraged. Smooth concrete block should be assembled with reveals, banding of other variations to add visual interest.
- Page 3-38, D 7: ~~extensively~~
- Page 3-38, E First paragraph: 3rd Line:... is highly influenced by the size, scale, proportion, edge detail, material and color of these elements.
- Page 3-38, E2 2nd line: ... raised or recessed to create a pronounced shadow line....
- Page 3-38, E6 Delete
- Page 3-38, E7 Replace with: windows and/or doors located above the first level should be stacked over those on the first level.
- Page 3-39, E8 ~~commercial~~ retail
- Page 3-39, E12 ~~is encouraged in rich medium to dark colors~~ are clear or mill finish.

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Page 3-39, E13	Delete
Page 3-39, E14	door frames <del>is</del> <u>are</u> encouraged.
Page 3-39, E16	<del>in rich to medium dark colors is</del> <u>are</u> encouraged.
Page 3-39, E17	Delete
Page 3-39, E18	Delete
Page 3-39, E19	Delete
Page 3-39, E20	add to end of sentence: if visible from ground level.
Page 3-39, F	1st paragraph, 1st line: semi-private places <u>in and</u> on buildings ....
Page 3-40 F3	<del>rich colors:</del> <u>colors appropriate to overall color scheme of project.</u>
Page 3-40, F7	1st line: building's
Page 3-40, G3	The use of lattice <u>trellis</u> or other <u>substantial</u> roof structures ....
Page 3-40, G4	and <u>refuse</u> collection agencies <u>while maintaining concealment from public right of way.</u>
Page 3-40, G8	<del>(where feasible)</del> <u>if at all possible.</u>
Page 3-41, 3.3.2 A2	Add second sentence: <u>Parking should be the rear of the site with primary entrances oriented to public roadway.</u>
Page 3-41, 3.3.2 A4	visual orientation <u>and close proximity</u> to adjacent ...
Page 3-42, B1	Delete
Page 3-42, B2	Delete
Page 3-42, B6	1st line: Entries to buildings should be <del>individualized,</del> clearly identifiable 3rd line: principle <u>al</u>
Page 3-43, B10	Replace with: <u>Each building should have a defined base, middle section, and top element. The three components should be resolved</u>

and scaled appropriately to the type of uses served by the building.

Page 3-43, B11

Delete

Page 3-43, B12

Delete

Page 3-43, B14

Landmark elements...should be made of durable, weather resistant materials and should be....

Page 3-43, B16

... ~~located adjacent to~~ across from dedicated

Page 3-45, 3.3.3. B1

Add after 1st sentence: Street trees in any given block shall be located the same distance from the sidewalk edge.

Page 3-47, 3.3.4 B1

is if

Page 3-47, B3

\*\*\* CYCLONE FENCING \*\*\* (See staff report discussion)

Page 3-49, C11

...mounted at least three-fourths inch (3/4") from the face of the building...

**[FOR COUNCIL ADOPTION]**

**AN ORDINANCE ADDING SECTION 2.94 TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO THE DEL PASO NUEVO SPECIAL PLANNING DISTRICT (P97-088)**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

**Section 1**

Section 2.94, relating to the Del Paso Nuevo Special Planning District, is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as shown on the attached Exhibit:

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

## SECTION 2.94 DEL PASO NUEVO SPECIAL PLANNING DISTRICT (SPD)

### Table of Contents

- A. Purpose and Intent
- B. Height and Area Regulations
- C. Prohibited Uses
- D. Residential Second Units
- E. Special Regulations for Single Family in R-1A-SPD Zone
- F. Institutional Uses

### Appendix A: Del Paso Nuevo Special Planning District Boundary and Zoning Map

#### A. PURPOSE AND INTENT

1. General: The Del Paso Nuevo SPD consists of approximately 154 acres, bounded by Norwood Avenue, South Avenue, Altos Avenue, and Arcade Creek, as depicted on Appendix A attached. This SPD is intended to create homeownership opportunities within this Del Paso Heights neighborhood.

The City Council further finds and declares that, given the history, nature and scope of development patterns in the Del Paso Heights area, special rules are necessary to control deep lot and infill development. The SPD will guide development towards a cohesive neighborhood that would not otherwise evolve through more typical incremental "piece-meal" development.

2. Goals: The general goals for properties within the Del Paso Nuevo SPD are as follows:
  - a. New development shall incorporate planning principles of "new urbanism" with public and commercial facilities clustered in the neighborhood core, and with residential densities radiating outward from the core.
  - b. Development shall view the neighborhood as a cohesive unit
  - c. The neighborhood should be compact and pedestrian-oriented, forming identifiable areas that encourage citizens to take

- d. responsibility for their maintenance and evolution
- d. Building densities and land uses should be designed to encourage transit usage.

3. Design Review: The City's Design Review process shall apply to all new construction projects. In addition to the regulations in this Ordinance, developments shall also conform to the more comprehensive Del Paso Nuevo Special Planning District Development Guidelines.

**B. BASIC HEIGHT AND AREA REGULATIONS**

The following standards shall apply to new construction.

	R-1-SPD	R-1A-SPD	C-1-SPD
Front Yard Setback -- Porch/Entry	12.5' minimum	12.5' minimum	n/a
Minimum Front Yard Setback -- Main Structure	17.5' minimum	17.5' minimum	12.5' minimum along Norwood Ave.; 0' setback elsewhere
Minimum Side Yard Setback (Interior)	5' 0' for garage	5' 0' for garage	see §3-C-24
Minimum Lot Area	5200 sqft	4000 sqft	1600 sqft

**C. PROHIBITED USES**

1. C-1-SPD: In addition to other uses prohibited in the underlying C-1 zone, the following additional uses are prohibited for properties with C-1-SPD zoning in the Del Paso Nuevo :
  - a. Bars
  - b. Beer and Wine Sales for Off-Premises Consumption
  - c. General Alcoholic Beverage Sales for Off-Premises Consumption
2. R-1A-SPD: In addition to other uses prohibited in the underlying R-1A zone,

the following additional uses are prohibited for properties with R-1A-SPD zoning in the Del Paso Nuevo SPD:

- a. Air Space Condominiums
- b. Second residential units, except as provided by Subsection D.

3. R-1-SPD: In addition to other uses prohibited in the underlying R-1 zone, the following additional uses are prohibited for properties with R-1-SPD zoning in the Del Paso Nuevo SPD:

- a. Special Permit for Deep Lot Developments pursuant to Section 9 of the Zoning Ordinance, except as specifically allowed by subsection D of this SPD Ordinance.
- b. Special Permit for Infill Site density bonus and alteration of minimum yard requirements.

#### D. RESIDENTIAL SECOND UNITS

A second residential unit is a use allowed by right within the R-1-SPD and R-1A-SPD zones, provided that the following standards are met:

1. The second residential unit is located above the garage.
2. The size of the second residential unit shall not exceed 600 feet or 50% of the size of the primary living unit on the parcel, whichever is less.
3. The second residential unit complies with the height, lot coverage, and setback requirements of this ordinance.

#### E. SPECIAL REGULATIONS FOR SINGLE FAMILY IN R-1A-SPD ZONE

1. A Planning Director's Special Permit, rather than a Planning Commission Special Permit, shall be required for single family detached residential development on property zoned R-1A-SPD. Single family attached, and halfplexes and duplexes on corner lots, shall be subject to a Planning Commission Special Permit.
2. As shown on the attached Appendix A, density shall be limited to 8-12 dwelling units per net acre, with the exception of two areas designated for 10-15 dwelling units per net acre. Housing types within the area designated for 8-12 dwelling units per acre shall be limited to detached single family

homes.

F. INSTITUTIONAL USES

1. This subsection F of the SPD Ordinance shall apply only to the area designated on the attached Appendix A as "Public/Quasi-Public" which is generally located both north and south of Silver Eagle Road, and approximately 300' east of Norwood Avenue.
2. Notwithstanding the provisions of Section 2 of the Zoning Ordinance which otherwise require a special permit for institutional uses, the following uses shall be allowed subject to a *Zoning Administrator's Plan Review*, provided that such uses meet all development standards and are approved through the City's Design Review process:
  - a. Religious facility (Church, temple, etc.)
  - b. Educational facility (Schools)
  - c. Day Care (child care)
  - d. Non-Residential Care Facility (Adult day care)
3. Height Limit for Civic uses: In any district, civic buildings and institutional uses permitted in such district, may be erected to a height not exceeding forty feet (40'); height setbacks may be imposed through the design review process.