

P98-010 - Natomas West PUD

REQUEST:                   A.    Environmental Determination: Exempt Section 15305(a)

                                  B.    PUD Guidelines Amendment to: 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

LOCATION:                   I-80 East of El Centro Road  
                                  APN: 274-0030-044, 064 and 274-0010-073, 078  
                                  South Natomas Community Plan Area  
                                  Natomas Unified School District  
                                  Council District 1

APPLICANT:	Mike Carson, Kaufman & Broad of No. California, Inc., (916) 784-7301 3130 Crow Canyon Place, Suite 300 San Ramon, CA 94583
OWNER:	John V. Diepenbrock 400 Capitol Mall, Suite 1800 Sacramento, CA 95814
PLANS BY:	Spink Corporation
APPLICATION FILED:	January 28, 1998
STAFF CONTACT:	Thomas S. Pace, (916) 264-6848

SUMMARY:

In order to accommodate the applicant's desire to more efficiently fit single-family and halfplex house plans on Natomas West's previously approved narrow lots with a requirement to de-emphasize the garages, the applicant has requested a PUD Guidelines Amendment to allow reduced front yard setbacks and to allow halfplexes to have single-car garages with access from the same street.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the City Council **approval** of the PUD Guidelines Amendment.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 DU/net acre)
Community Plan Designation:	Medium Density Residential (7-15 DU/acre)
Existing Land Use of Site:	vacant
Existing Zoning of Site:	R-1A-PUD zone

Surrounding Land Use and Zoning:

North: I-80 Fwy & Future Camino Station; SC-PUD  
 South: Future Single Family Development; (R-1A)  
 East: Vacant Agriculture; (A)  
 West: I-80 Fwy & County; County

Setbacks:	Required	Proposed
Front:	25'	12.5' to porch, 15' to house
Side(St):	12.5'	12.5'
Side(Int):	5'	5'
Rear:	15'	15'

Property Area:	34.4± gross acres 21.1± net acres
Density of Development:	8.1 dwelling units per net acre
Topography:	Flat

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Special Permit	Planning Division
Building Permit	Building Division

BACKGROUND INFORMATION:

On November 21, 1996, the Planning Commission approved the Tentative Map for Natomas West. On March 11, 1997, the City Council approved the Rezone, PUD Designation and Establishment of PUD Guidelines for the project (P95-005). The current applicant, Kaufman

& Broad, is now requesting amendments to the previously approved guidelines in order to accommodate proposed single family and halfplex home plans (to be submitted as a Special Permit application at a future date).

Originally, the applicant had also included a request for a PUD Guidelines Amendment to allow a Planning Director's Special Permit for approval of single family house plans and a Post Subdivision Modification to allow changes to the approved Tentative Map. The applicant has chosen to withdraw these requests at this time.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project, as proposed, does not involve an amendment of any plan or policy of the City, and is consistent with the policies of the General Plan, South Natomas Community Plan, the Zoning Ordinance and Subdivision Ordinance.

B. Proposed PUD Guidelines Amendments

The applicant has been made aware of the Planning Commission's policies regarding design principles for single family development, and as a result, has submitted proposed amendments to the PUD Guidelines which are intended to incorporate these principles.

Originally approved with standard 25 foot front yard setbacks, Natomas West's development standards only partially addressed the City's goals for neighborhood design. The guidelines, as approved, require that half of the houses have garages set back from the front of the home and that the other houses could have garages which project in front of the house or porch not more than five feet. These standards would then require that on at least half of the homes, the front of the house or porch must be set back 25 feet, with the garage set back even further.

Due to the narrowness of the lots (most lots average 45 feet in width), the house designs will have to be long and narrow. Thus, by forcing an already deep house back further, little room would be left for a rear yard. To remedy this problem, the applicant proposes to reduce front yard requirements, essentially keeping the garage set back at 20 feet (a five foot reduction from the usual 25 feet), but to allow the house to come forward (15 feet from the street, rather than 25 feet). Also, to encourage the use of porches, the applicant proposes to allow porches to within 12.5 feet from the front property line. These setbacks are more consistent with the pedestrian-friendly, "eyes-on-the-street," type of neighborhood which encourages interaction between neighbors through the use of front porches and walkable streets. This setback is also consistent with other recently approved projects in the Willowcreek subarea of South Natomas.

To further promote this type of neighborhood, the applicant has agreed to plant trees near the street, to create a street canopy. This approach, along with the reduced setbacks, will create an energy-efficient, shady "outdoor room" where trees can shade both the street and the houses.

The applicant is also proposing to allow both garages of a pair of halfplex units to face the same street. The City's Zoning Ordinance requires that "Each unit shall have its entrance, including driveways, off different streets" (Section 3-E-37(b)). This requirement is intended to avoid "mirror image" duplex-like units. It is especially important when halfplex units have two-car garages, which, if placed side by side, would create a very wide "garagescape." However, since the applicant intends to continue to face the unit entrances on separate streets and will have the narrower one-car garages, this concern is alleviated. Also, the PUD requirement that all house plans be reviewed through the Special Permit process ensures that the Planning Commission will be able to obtain an acceptable architectural design for the halfplexes.

An additional section was added to the PUD Guidelines by staff to bring the guidelines into conformance with the City's flood management policies.

Staff supports the reduction in setbacks and the change in halfplex driveways because these changes will promote a more traditional type of neighborhood which is consistent with the Planning Commission's policy direction.

#### PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (Section 15305(a)).

B. Public/Neighborhood/Business Association Comments

No comments have been received from the public.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. No significant comments with regard to the setbacks or location of halfplex driveways have been received.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to recommend to the City Council approval or denial of the PUD Guidelines Amendment. The PUD Guidelines Amendment requires City Council approval.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the City Council the following actions:

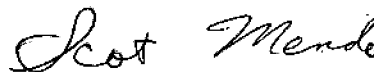
- A. Find that the project is Exempt pursuant to CEQA Section 15305(a);
- B. Approve the PUD Guidelines Amendment to: 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

Report Prepared By,

Report Reviewed By,



Thomas Pace  
Assistant Planner



Scot Mende  
Senior Planner

Attachments

- Attachment 1 Resolution Amending PUD Guidelines for the Natomas West PUD (for Council Action)
- Exhibit A Proposed PUD Guidelines Amendment
- Attachment 2 Vicinity Map

**Attachment 1**

**A RESOLUTION AMENDING PUD GUIDELINES FOR THE NATOMAS WEST PUD,  
LOCATED AT I-80 EAST OF EL CENTRO ROAD (P97-005) (APN: 274-0030-044, 064,  
AND 274-0010-073, 078)**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

**SECTION 1**

The Natomas West PUD Guidelines are hereby amended as per the attached Exhibit A.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK  
P98-010

**Exhibit A Proposed PUD Guidelines Amendments****NATOMAS WEST****PUD DEVELOPMENT RESIDENTIAL DESIGN GUIDELINES****PURPOSE AND INTENT**

Natomas West is a Planned Unit Development located within the South Natomas Community Plan Area of Sacramento. These design guidelines, as approved and accepted by the City of Sacramento City Council, shall be utilized to guide development of all single family and half-plex units within Natomas West PUD. The subject site, a 34.4± acre site, is zoned R-1A(PUD) and will be developed in accordance with these design guidelines which are intended to be consistent with and the policies set forth in the South Natomas Community Plan.

The following general objectives are set forth to provide an initial basis for project review.

1. To conform to the objectives of the South Natomas Community Plan.
2. To minimize congestion due to vehicle and pedestrian circulation within the project area.
3. To enhance the aesthetic values throughout the project.
4. To promote public health, safety, comfort, convenience, and general welfare.
5. To implement the architectural design features which are a part of the design guidelines.

These guidelines are not intended to act as a supplement to existing City Ordinances and shall prevail when more specific than City Ordinances. Any amendments hereto can only become effective upon City Planning Commission and/or City Council approval.

**PROCEDURES FOR APPROVAL**

Development of ~~parcels~~ within the Natomas West PUD will be subject to Special Permit approval by the City Planning Commission. The Special Permit development plans shall be in conformance with the Natomas West Tentative Map (lot sizes) and the PUD Development Residential Design Guidelines as approved by the City Council.

## PERMITTED USES

~~The only type of uses permitted in the Natomas West PUD is residential. This includes~~  
Permitted uses include a public park (optional), Single Family Detached Residential lots, and Halfplex units on corner lots. Both These uses are permitted only upon conformance with the PUD Development Guidelines.

## RESIDENTIAL DESIGN STANDARDS

All uses proposed for the subject site will be required to conform with the City of Sacramento Zoning Code, the South Natomas Community Plan and the Natomas West PUD Development Guidelines as designated by the City of Sacramento Planning staff in conjunction with the Natomas West project.

## DESIGN STANDARDS

### Single Family Residences

1. A minimum of two housing types shall be included within the overall project.
2. Each single family unit shall be constructed with two or three car garages. Garage doors shall be metal sectionals with raised panels. All garages shall contain automatic door openers. At least 50% two-thirds of the attached garages on the front elevations shall be setback from the front of the dwelling. A maximum of 5 feet of the garage shall project from the front of each unit. Livable area on the 2nd floor above a garage is considered part of the front of a unit. If a porch is attached to the front elevation, the maximum 5 feet projection of the garage can be measured from the porch.

Halfplex units shall be constructed with a minimum of one single car garage per unit with a minimum interior size of 10 feet wide and 20 feet deep. Driveway access for both garages may come off the same street only if both halfplex units have single car garages. The front door entry area of each unit must face onto separate streets. Halfplex units may only be allowed on corner lots. Halfplex garages may not project forward from the building facade.

3. The lot sizes shall be as depicted on the approved tentative map. Any deviation from this shall require an amendment to the PUD Guidelines.
4. A minimum of three housing elevations shall be provided for each



phase. A minimum of five color schemes shall be used in each phased subdivision.

5. The roof pitch of each unit shall be at least 5 and 12. The roofing shall be 25 year laminated dimensional shingles and/or tile (barrel, shake, slate). Extra heavy ridge caps shall be provided on the roof for a better design. No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paint colors.
6. Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns etc.). Encourage usable porches to facilitate community interaction on the street.
- ~~7. Each unit shall provide well defined entry ways fronting the street. (See #12)~~
8. Each unit and/or proposed models will require a Special Permit as well as review and approval by the City's Design Review Coordinator and the Natomas Community Association prior to issuance of building permits.
9. The front yard of each lot shall be fully landscaped with at least one tree and an automatic underground irrigation system. Street trees are required at the rate of one tree per lot, except that corner lots shall have one tree in the front yard and two trees on the street side yard. Street trees shall be set back a distance of 4' from back of walk or planted within a tree strip between curb and sidewalk. Species selection shall be subject to approval by the City Arborist.
10. Front elevations with wood siding shall continue to a clear demarcation line on the side elevations before starting the stucco.
11. The same door and window trim used on the front elevations shall be used on the side and rear elevations.
12. Highly visible front entries with front doors facing the street shall be provided.

In addition the following additional design criteria will apply to the halfplex

- ~~13. Half-plex units will only be allowed on corner lots with separate entrances and driveways to each unit of different streets.~~

- ~~14. Each unit shall have an enclosed garage. The enclosed garage shall be a minimum 10 feet wide and 20 feet deep.~~
- 15. A total of 10% of the approved lots may allow building coverage not to exceed 45%. An additional 10% of the lots may allow building coverage not to exceed 50%. In either case, a minimum of two (2) lots with the standard 40% coverage must separate any lots exceeding the 40% building coverage.

**Comprehensive Flood Management Plan Residential Development Guidelines**

- 1. To comply with the "rescue zone" criteria for areas subject to greater than three feet of flooding:
  - a. The Natomas West Subdivision shall have a minimum of 25% of residential units with 2 stories;
  - b. Public refuge locations for this subdivision include the Garden Highway, West El Camino freeway overpasses at I-5 and I-80, and commercial and office buildings located within 1 mile of the project site;
- 2. The Natomas West subdivision shall have multiple (two) ingress and egress points to facilitate evacuation and other emergency services.
- 3. All new residential structures continue to be anchored to their foundations per existing state law.
- 4. Gas valve shut off keys shall continue to be required to be attached in a visible location for all residential gas water heaters per existing state law.

**Residential Building Standards**

Standard	SINGLE-FAMILY LOT	HALF PLEX LOT
Front Yard Setback	20 Feet to garage; 15 Feet to living unit 12.5 Feet to porch	20 Feet to garage; 12.5 Feet to living unit 12.5 Feet to porch
Side Yard Setback	5 Feet (interior) 12.5 Feet (street side)	5 Feet (interior) 12.5 Feet (street side)
Rear Yard Setback	15 Feet	15 Feet
Maximum Height	35 Feet	35 Feet

**ISSUANCE OF BUILDING PERMIT**

Except as otherwise provided, no building permit shall be issued for any building or structure in a Planned Unit Development until plans have been reviewed and approved by the City of Sacramento Building Department and any other applicable review body, and found to substantially conform to the City of Sacramento Zoning Code, the South Natomas Community Plan, and the Natomas West PUD Development Guidelines.

Attachment 2 Vicinity Map

