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NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

APPROVED
BY THE CITY COUNCIL

MAR 31 1998

OFFICE OF THE
CITY CLERK

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March 24, 1998

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Natomas West PUD Guidelines Amendment - P98-010

Entitlement to modify setbacks, allow increased lot coverage, reorient halfplex garages, and make minor text changes to the Natomas West PUD Guidelines.

- A. **Categorical Exemption (Section 15305);**
- 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/COUNCIL DISTRICT: I-80 Freeway, south of W. El Camino, north of Road "B," District 1

RECOMMENDATION:

Planning staff recommends that the City Council approve the Categorical Exemption and PUD Guidelines Amendment for the Natomas West PUD.

CONTACT PERSON: Thomas Pace, Assistant Planner 264-6848

FOR COUNCIL MEETING OF: March 31, 1998 (Evening)

SUMMARY:

The applicant, Kaufman & Broad of Northern California, has requested a PUD Guidelines Amendment to allow reduced front yard setbacks and slightly increased lot coverage, and to allow halfplexes to have single-car garages with access from the same street. These changes would allow the applicant 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.

BACKGROUND:

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 (a Special Permit and revised Tentative Map application has been submitted and will be heard by the Planning Commission 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.

To emphasize front porches and living areas rather than garages, the Planning Commission previously required the garages to be recessed behind the front of the house or to project in front of the house no more than five feet. However, the standard zoning setback is 25 feet for the front of the house. Due to the narrowness of the lots in Natomas West (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 so far, 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.

COMMITTEE/COMMISSION ACTION: The Planning Commission, on March 12, 1998, voted eight to zero recommending approval of the Categorical Exemption and PUD Guidelines Amendment.


FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: The Environmental Services Manager has determined that the proposed project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (Section 15305(a)).

POLICY CONSIDERATIONS: The proposed project would be consistent with the policies of the General Plan, the South Natomas Community Plan, and the Visions and Values document.

MBE/WBE: None.

Respectfully Submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
City Manager

APPROVED:



JACK CRIST, Deputy City Manager
Neighborhoods, Planning and
Development Services

Attachments:

- | | |
|--------------|---|
| Attachment 1 | Resolution Amending PUD Guidelines for the Natomas West PUD |
| Exhibit A | Proposed PUD Guidelines Amendment |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Voting Record - City Planning Commission |

APPROVED
BY THE CITY COUNCIL

RESOLUTION NO. 98-110

MAR 31 1998

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

A RESOLUTION AMENDING PUD GUIDELINES FOR THE NATOMAS WEST PUD TO REDUCE THE FRONT YARD SETBACK TO 12.5 FEET FOR PORCHES, 15 FEET FOR FRONT OF HOUSE, AND 20 FEET FOR GARAGES, ALLOW INCREASED LOT COVERAGE, ALLOW BOTH HALF PLEX GARAGES ON THE SAME STREET FRONTAGE, AND MAKE MINOR TEXT CHANGES INCORPORATING CURRENT CITY POLICIES. 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.

MAYOR

ATTEST:

CITY CLERK
P98-010

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED: _____

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

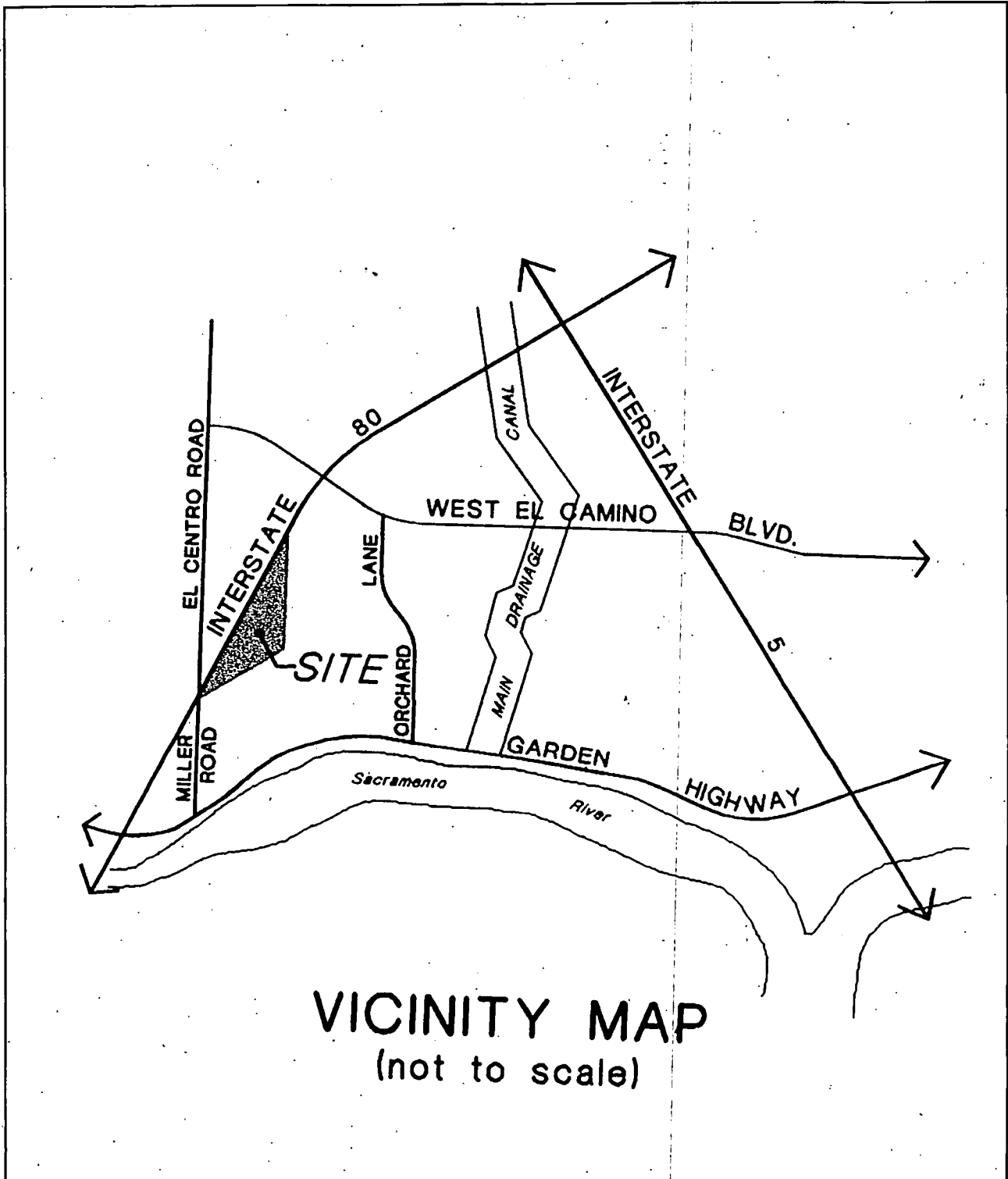
1. To comply with the "rescue zone" criteria for areas subject to greater than three feet of flooding:
 - a. The Natomas West Subdivision shall have a minimum of 25% of residential units with 2 stories;
 - b. Public refuge locations for this subdivision include the Garden Highway, West El Camino freeway 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.



VICINITY MAP
(not to scale)

**CITY PLANNING COMMISSION
CONSENT ITEMS**

CPC AGENDA DATE: March 12, 1998

Item No.	Project No.	Title/Location	Action: Approved/ Denied
12	P97-080	El Hogar Doug Holmen, 264-8367	Approved
7	P98-001	Beloit Drive Lots 15 & 16 Warehouse Buildings Taiwo Jaiyeoba, 264-8287	Approved
8	P98-004	Johnny Rockets Sign Variance Tom Pace, 264-6848	Approved
10	P98-015	Riverside Water Treatment Plant Cellular Tower Sandra Yope, 264-7158	Approved
11	M96-029	Gated Policy implementation Dawn Holm, 264-5851	Approved
9	P98-010	Natomus West PUD Guidelines Amendment	Approved

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO
Donahue		✓	
Duruisseau	M	✓	
Harvey	S	✓	
Jacobs		✓	
La Chappelle		✓	
Myers <i>Absent</i>			
Valencia		✓	
Yee (Vice-Chair)		✓	
Kennedy (Chair)		✓	