

P98-133 - NORTHBOROUGH AND NORTHPOINTE PARK
PUD GUIDELINES AMENDMENTS

REQUEST: Entitlements to amend the Planned Unit Development (PUD) Guidelines for the Northpointe Park PUD and the Northborough Neighborhood PUDs related to lot coverage. The PUDs include 1,912± gross acres consisting of six neighborhoods in North Natomas located north of Del Paso Road on both the east and west sides of the East Drain:

- A. Environmental Determination: Exemption Section 15061(b)(3)
- B. PUD Guidelines Amendments to the Northpointe Park PUD, Northborough Neighborhood 7 PUD, Northborough Neighborhood 9 PUD, and Northborough Neighborhood 10 PUD to establish lot coverage percentage different from the Zoning Ordinance regulations pertaining to lot coverage

LOCATION: North of Del Paso Road, both east and west of the East Drain
APN: 201-0300-036, 054, 055, and 057; 201-0310-001 to 006, 008, 020, 021, and 026; 225-0040-003 to 005, 009, 010, 018, 021, and 025; 201-0310-017, 018, 022, 023; 225-0050-017 to 019; 225-0060-018 to 020
North Natomas
Natomas Unified, Grant Joint Union High, and Robla Elementary School Districts
Council District 1

APPLICANT:	Lennar Communities (Don Barnett) (916)783-3224 2240 Douglas Blvd, Ste 200, Roseville, CA 95661
OWNER:	Lennar Winncrest LLC (916) 783-3224 2240 Douglas Blvd, Ste 200, Roseville, CA 95661
PLANS BY:	N/A
APPLICATION FILED:	December 23, 1998
STAFF CONTACT:	Carol Shearly, 264-5893

SUMMARY/RECOMMENDATION: No definition of maximum lot coverage is provided in the currently adopted PUD Guidelines for Northpointe Park and Northborough PUDs so the Zoning Ordinance regulation would prevail. In the R-1 and R-1A zones, the maximum lot coverage is

40 percent. Originally, the applicant proposed to allow a maximum of 50 percent lot coverage for The applicant agrees with the staff proposal and wishes to add a flexibility clause to allow up to 10 percent of the single story homes within the village to be up to 48 percent lot coverage using the same allowances for porches and recessed garages. Staff supports adding the flexibility clause. The wording, including the "friendly amendment to the friendly amendment", is incorporated into the Notice of Decision - Attachment B. The applicant also suggested allowing credit for a garage that is recessed two feet from the living area and a covered front porch at least five feet deep is provided. Staff does not support adding this additional allowance. The applicant agrees with the Staff Proposal with the 10 percent flexibility clause. single story homes and retain the 40 percent lot coverage for two story homes.

Staff proposed an alternative PUD Guidelines amendment that would allow up to 50 percent of the lots within the village (Planning Director's Special Permit application area) to exceed the maximum lot coverage. For single story homes, the lot coverage could be a maximum of 45 percent, excluding any covered porch area and counting half square footage for a recessed garage (a minimum of four feet behind the living area of the home). The lot coverage of two story homes would continue to be 40 percent with the same allowances for porches and recessed garages. If a proposed subdivision does not meet this criteria, a Special Permit from the Planning Commission will be required, wherein the Commission would have the discretion to allow greater lot coverage.

The applicant agrees with the staff proposal and wishes to add a flexibility clause to allow up to 10 percent of the single story homes within the village to be up to 48 percent lot coverage using the same allowances for porches and recessed garages. Staff supports adding the flexibility clause. The wording, including the "friendly amendment to the friendly amendment", is incorporated into the Notice of Decision - Attachment B.

Staff recommends approval of the project, as amended. This recommendation is based on its consistency with policies related to quality neighborhood development; housing mixture; quality building design and materials; enhanced landscaping; and compliance with open space proximity standards.

PROJECT INFORMATION:

General Plan Designation:	Primarily residential uses
North Natomas Community Plan Designation:	Primarily residential uses
Existing Zoning of Site:	R-1-PUD, R-1A-PUD, and various other zones
Existing Land Use of Site:	Subdivision Improvements under construction
Property Dimensions:	Irregular
Property Area:	1,912 ± gross acres
Topography:	Flat

<u>Permit</u>	<u>Agency</u>
Planning Director's Special Permit	NPDS Staff
Model Home Complex Permit	NPDS Staff
Certificate of Compliance	Public Works, Development Services
Driveway Permits	Public Works, Development Services
Grading, Foundation, Building Permits	Building Division

BACKGROUND INFORMATION:

General Discussion of Lot Coverage: All development in the North Natomas community plan area shall be designated as a Planned Unit Development (PUD) and shall include a Schematic Plan and Development Guidelines for each PUD. The Northpointe Park PUD Guidelines were approved by the City Council on February 4, 1997, and the PUD includes three neighborhoods, #11, #12, and #13 as depicted in Figure 4 of the 1994 North Natomas Community Plan (NNCP). The Northborough Neighborhood PUDs were approved by City Council on August 7, 1997, and they include three neighborhoods, #7, #9, and #10, as shown in the NNCP. As adopted, no maximum lot coverage percentage was defined, therefore the regulations of the Zoning Ordinance apply. For R-1 and R-1A zones, the maximum lot coverage per the Zoning Ordinance is 40 percent. The definition of lot coverage in the Zoning Ordinance includes the house, garage, covered porch, patio covers, accessory structures, carports, etc. (According to the Zoning Ordinance, residential zones more dense than R-1A are allowed a greater lot coverage than 40 percent. The applicant is not requesting a lot coverage change in zones other than R-1 and R-1A.)

The proposed project includes an amendment to four PUDs: Northpointe Park PUD, Northborough Neighborhood 7 PUD, Northborough Neighborhood 9 PUD, and Northborough Neighborhood 10 PUD, known collectively by Lennar Communities as Natomas Park. Originally, the amendment defined maximum lot coverage for single family residential uses as 50 percent for single family homes and 40 percent for two story homes.

Discussion of Lot Coverage: Planning staff wants to design a solution to the lot coverage issue that could be applied to North Natomas community-wide and addresses the following:

- does not discourage covered porches and other entry areas;
- encourages a variety of single and two story homes;
- encourages a mix of high and low coverage homes;
- accommodates larger homes on smaller lots to help discourage sprawl;
- encourages larger homes to increase tax base; and
- increases population density near transit services to create a ridership base to support transit.

Staff also wants to ensure that homes with lot coverage that exceeds the Zoning Ordinance regulation provide amenities that offset the increase in lot coverage; including: 1) provision of high quality building materials and design to build in sustainability and value, 2) enhanced landscaping to soften the massing of the home, and 3) close proximity to open space amenities

transit.

Staff also wants to ensure that homes with lot coverage that exceeds the Zoning Ordinance regulation provide amenities that offset the increase in lot coverage; including: 1) provision of high quality building materials and design to build in sustainability and value, 2) enhanced landscaping to soften the massing of the home, and 3) close proximity to open space amenities to compensate for the decrease in yard space.

Allowing an increase in lot coverage results in several phenomenon

- 1) less yard space for the residents;
- 2) possibly more residents in the home;
- 3) potential increase to building massing, particularly on two story homes; and
- 4) in two story homes, possibly less privacy because of the greater potential for residents to overlook other residences.

The advantages of increased lot coverage are: 1) more people can live on a smaller number of acres, promoting less sprawl; 2) increased density can generate sufficient ridership to make transit service feasible; and 3) higher value homes can be constructed within the subdivision. The disadvantages - less yard space, potential massing, and decreased privacy- can be offset by the following: 1) locating homes in close proximity to open space uses, including parks, schools, and other open space uses; and 2) enhancing required landscaping to minimize the massing and promote privacy. Also, requiring high quality building design and materials can improve the sustainability and value of the village.

Proposed Solution: Planning staff has discussed the issue of lot coverage amongst themselves and with the applicants many times and has proposed the following solution that could be included in any PUD Guidelines in North Natomas:

Staff Proposal: Amend the PUD Guidelines to allow a proposed subdivision to be reviewed at the Planning Director's Special Permit (PDSP) level, if:

- 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:

Allowances/ Incentives: The following shall count towards the maximum lot coverage as described:

- 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
- At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.

single story homes not to exceed 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.

- **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.
- If the proposed subdivision does not meet this lot coverage regulation, 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.

Evaluating the allowances: The staff proposal includes the following allowances for covered porches and recessed garages and an allowance for the homeowner to add 100 square feet of accessory structures, if desired:

- Estimating the covered porch at 50 square feet (5 foot deep by 10 foot wide), the amount of allowance on a 45 foot by 100 foot lot is 1.1 percent.
- Estimating a recessed two car garage, presuming the garage is 400 square feet, gives an allowance of 200 square feet (half the garage square footage) which is about 4.4 percent.
- Assuming 100 square feet of accessory structures on a 45 x 100 foot lot gives an allowance of 2.2 percent.

If a home was designed to include the allowances for a covered porch, recessed garage, and accessory structures, and maximized the 45 percent coverage for a single story home, the lot coverage, calculated traditionally, would be 52.7 percent. Similarly, the lot coverage of a two story home, under the same scenario, would be 47.7 percent.

Planning staff finds that the proposed increase in lot coverage is offset by the improvement to the neighborhood qualities of the resulting homes.

Lot Coverage Solution Affects other North Natomas Development: The issue of lot coverage will undoubtedly affect many proposed subdivisions in North Natomas, specifically:

- Gateway West - Beazer Homes (P98-129) also has an application before the Commission during the January 21st hearing to modify the PUD Guidelines related to lot coverage.
- The River View applications (P98-079 and P98-080) are proposing the adoption of PUD Guidelines in which the issue of lot coverage should be addressed.

a larger single story home on a small lot provides variation in housing size which complies with the goals and policies of the NNCP. Further, related to transit service, the NNCP states "Provide a concentration of density at each phase to support appropriate transit service." (page 41- NNCP). The ability to build a larger home on a smaller lot encourages the density needed to support transit. The use of a PUD, required throughout North Natomas, specifically allows for flexible design guidelines and variation from strict compliance with the restrictions on the Zoning Ordinance.

Planning staff finds the amendment of the four PUD Guidelines acceptable in that the proposal: 1) allows increased lot coverage which will allow a greater diversity of housing sizes which will appeal to a broader range of people; 2) allows a larger single story home than would be allowed with compliance with the Zoning Ordinance regulation; 3) encourages the use of porches and recessed garages; 4) requires quality building design and materials; 5) requires quality landscaping to soften the massing; and 6) requires the homes with increased lot coverage to be located in close proximity to open space. Staff recommends the Planning Commission support the PUD Guidelines amendments and use the Staff Proposal as a suggestion to amend other PUD Guidelines in North Natomas.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The 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 (VVA) and North Natomas Community Association (NNCA). The staff proposal PUD Guidelines amendment will be presented by the applicant to the Planning Committee of NCA on January 19th. 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 issue of lot coverage and the fact that lot coverage does not impact driveway length or service provision, no other City department staff were asked to review the proposed PUD Guidelines amendments.

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

- Natomas Crossing PUD, adopted on June 24, 1997, has not yet asked for an amendment but may have to if their homebuilders propose homes that exceed the maximum lot coverage.
- Other projects in the pipeline - Schumacher (P98-041) and Westborough (P98-112) - will address the lot coverage issue during the adoption of their PUD Guidelines. Lewis Homes (P94-122) and JMA (IR98-105) will become part of Northborough Neighborhood 7 and Northborough Neighborhood 9 PUDs, respectively, for which lot coverage may be addressed by this amendment but may need to be refined as housing projects in these areas develop.

Comparison to other Projects in the City: For comparison, various other projects within the City have been allowed to exceed lot coverage, including the following:

Project	File Number	Lot Coverage
Pocket Villa (Villa Palazzo)	P94-045	up to 50% @ 61% coverage
Coleman Ranch	P95-011	up to 50% @ 55% coverage
Brisas del Rio	P87-286	13% @ 41% coverage

STAFF EVALUATION OF THE APPLICATION: Staff has the following comments:

A. PUD Guidelines Amendments

Planning staff has requested the applicant revise their request to be consistent with the Staff Proposal discussed above. The applicant has agreed with a friendly amendment - allow up to 10 percent of the single story homes within a village to be 48 percent, using the allowances for porches, recessed garages, and accessory structures.

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

General Plan: The project meets General Plan policies related to quality of life, quality design in new growth areas, housing for all income groups, housing variation and light rail transit support.

1994 North Natomas Community Plan: The project meets policies of the 1994 NNCP related to variety of housing densities, specifically "Each neighborhood shall provide a variety of housing densities, types, and prices to enhance a neighborhood identity, serve a wide array of residents and avoid monotony." (page 13-NNCP). The ability to provide

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

- o the project is consistent with the General Plan land use designations;
- o the project is consistent with the 1994 North Natomas Community Plan land use designations; and
- o the project is consistent with policies related to land use, including residential densities, variation of housing sizes and types, quality residential design and materials, open space proximity, and transit service support.

Staff recommends the Planning Commission take the following actions:

- A. Adopt the Notice of Decision approving the Environmental Determination: Exempt Section 15061(b)(3); and
- B. Adopt the attached Notice of Decision approving the PUD Guidelines Amendments (Attachment B).

Report Prepared By,


Carol Shearly, Associate Planner

Report Reviewed By,


Scot Mende, Senior Planner

Attachments

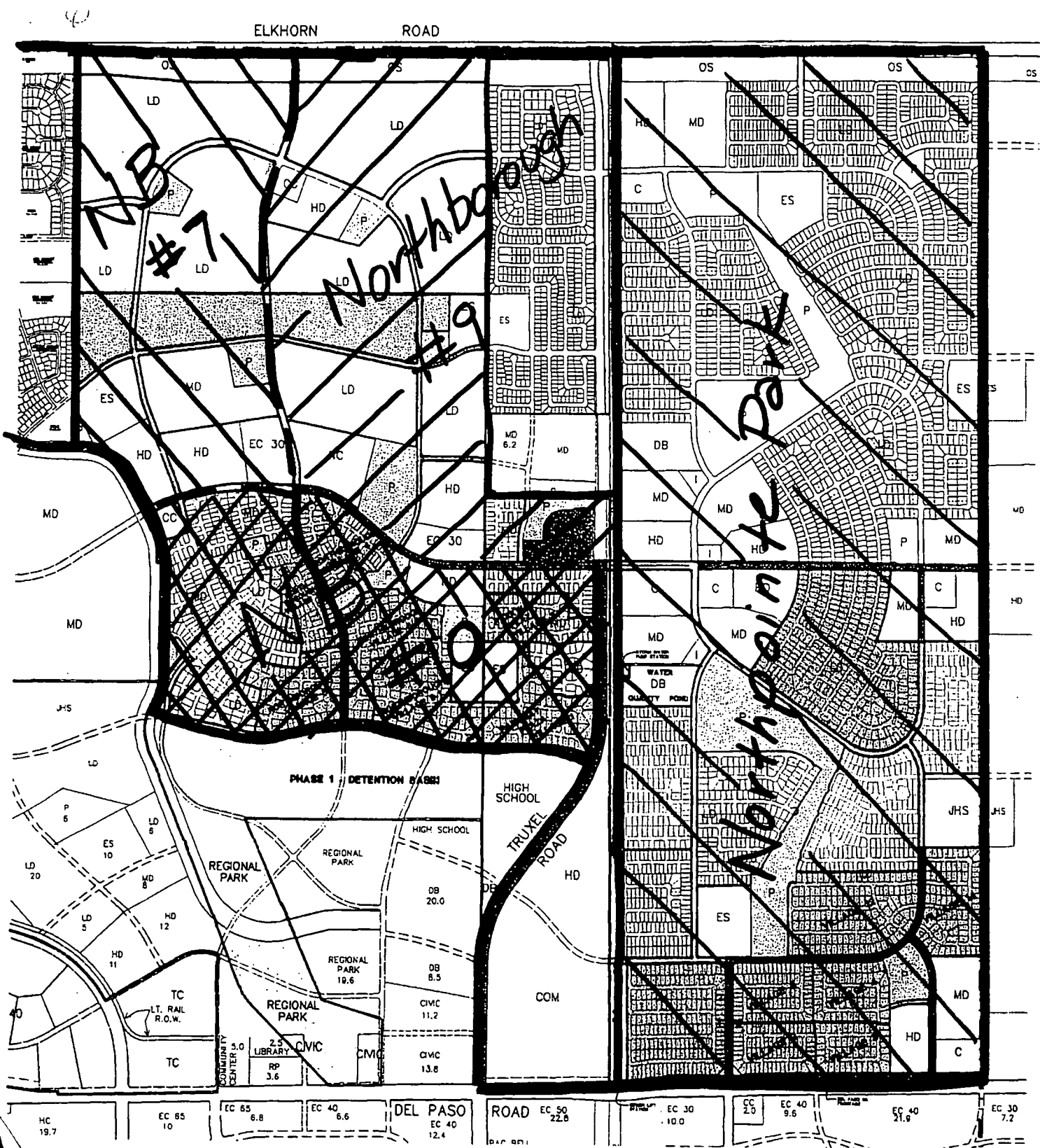
Attachment A
Attachment B

Vicinity Map
Notice of Decision Approving the PUD Guidelines Amendments

P98-133.PC1

Vicinity Map

Attachment A



Attachment B

**NOTICE OF DECISION AND FINDINGS OF FACT
FOR NORTHPOINTE PARK AND NORTHBOROUGH NEIGHBORHOOD
PUD GUIDELINES AMENDMENTS
LOCATED NORTH OF DEL PASO ROAD, BOTH EAST AND WEST SIDES
OF THE EAST DRAIN, SACRAMENTO, CA.**

(P98-133) (APN: 201-0300-036, 054, 055, and 057; 201-0310-001 to 006, 008, 020, 021, and 026; 225-0040-003 to 005, 009, 010, 018, 021, and 025; 201-0310-017, 018, 022, 023; 225-0050-017 to 019; 225-0060-018 to 020)

At the regular meeting of January 21, 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));**
- B. **Approved the PUD Guidelines Amendments for the Northpointe Park PUD, Northborough Neighborhood 7 PUD, Northborough Neighborhood 9 PUD, and Northborough Neighborhood 10 PUD related to lot coverage.**

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

FINDINGS OF FACT

- **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 Amendments related to lot coverage 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 Sections 8A and 8B 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 B-1 shall be inserted into the Northpointe Park PUD Guidelines in Section III-C, on page 48, and into the Northborough Neighborhoods 7, 9, and 10 PUDs Guidelines in Section III-C, on page 45.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE

P98-133

Exhibit B-1 Proposed PUD Guidelines Amendment Language

Proposed PUD Guidelines Amendment Language

Exhibit B-1

Modify the title of Section III-C to C. Setbacks, Building Orientation, and Lot Coverage; and Add to the end of Section III-C in the Northpointe Park PUD and all three Northborough Neighborhood PUDs the following language:

3. Lot Coverage:

a) 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:

- o 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:

Allowances/ Incentives: The following shall count towards the maximum lot coverage as described:

- 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
- At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.

- o A maximum of 50 percent of the lots within the PDSP area (i.e., subdivision, village) may exceed 40 percent lot coverage.
- o 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
- o No more than 2 homes exceeding the lot coverage shall be located in a row along the street.
- o **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.

b) 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.