



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND BUILDING  
DEPARTMENT  
(916) 264-5381

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

**PLANNING DIRECTOR'S SPECIAL PERMIT  
FOR SINGLE FAMILY RESIDENTIAL IN A PUD**

**FILE:** P00-090

**PREVIOUS FILE NUMBER(S):** P96-058, P98-133, P99-022

**PROJECT NAME:** Northpointe Park Village 7-2

**ASSESSOR'S PARCEL NUMBER(S):** 225-1060-008

**APPLICANT'S NAME/ADDRESS:** Centex Homes (Butch Webb)  
3700 Douglas Blvd, Suite 150, Roseville, CA 95661  
(916) 786-8693

**APPROVAL:** This Planning Director's Special Permit (PDSP) approval is for **54 lots** in Northpointe Park Village 7-2, within Northpointe Park Planned Unit Development (PUD), located on the west side of Crest Drive, northwest of the elementary school at the corner of Crest Drive and North Bend Drive. After approval of the PDSP, the following entitlements are required prior to construction of the residential development: 1) Building Permits. (An existing model home complex will be used for this new approval.)

**PROJECT INFORMATION:**

|                    |                    |                        |                   |
|--------------------|--------------------|------------------------|-------------------|
| Zoning -           | R-1A-PUD           | Range in House Size -  | 1,400 to 1,922 sf |
| Typical Lot -      | 45 feet x 105 feet | Range in Price -       | \$148,000-174,000 |
| Typical Lot Size - | 4,725 square feet  | Number of Models -     | 3                 |
| Number of Lots -   | 54 lots            | Number of Elevations - | 3                 |
| Gross Acres -      | 8.2± acres         | No. of Color Schemes - | 9                 |
| Net Acres -        | 6.5± acres         |                        |                   |
| Net Density -      | 8.3 du/na          |                        |                   |

**BACKGROUND:** Northpointe Park Planned Unit Development (PUD) was established on February 4, 1997 by the City Council, which also approved the Development Agreement, General Plan and North Natomas Community Plan Amendments, and a Rezone, along with the PUD Schematic Plan and PUD Guidelines (Resolution No. 97-061). On December 19, 1996, the Planning Commission had approved the Tentative Master Parcel Map and Tentative Subdivision Map for Northpointe Park, together with various Subdivision Modifications (P96-058), and forwarded recommendations for approval on the aforementioned entitlements approved by City Council. In approving the PUD Guidelines, the Council determined that a Planning Director's Special Permit would be required in lieu of a Planning Commission Special Permit for single and two family residential development within the PUD. The PUD Guidelines have been

subsequently amended on January 21, 1999 and March 25, 1999 (P98-133 and P99-022, respectively), primarily with respect to setback and lot coverage requirements.

The applicant is requesting approval of a Planning Director's Special Permit for three previously approved single family house plans on 54 lots in Northpointe Park Village 7-2. The previous approval was for the same three house plans on 69 lots in Northpointe Park Village 5 (P98-137).

**PROJECT DETAILS:**

**House Plans:** Please see Table 1 below regarding information for each house plan.

**Table 1**

| Plan # | Stories | Bedrooms | Garage Stalls | Square Footage (House/Garage/ Porch) | Porch (sf)      | Relation of Garage to House | % Lot Coverage |
|--------|---------|----------|---------------|--------------------------------------|-----------------|-----------------------------|----------------|
| 1      | 1       | 3        | 2             | (1,400 / 406 / 186)                  | 186             | Flush with porch            | 42%            |
| 2      | 2       | 3        | 2             | (1,603 <sup>1</sup> / 437 / 98)      | 98 <sup>3</sup> | Garage projects 7'          | 30%            |
| 3      | 2       | 4        | 3T            | (1,922 <sup>2</sup> / 623 / 93)      | 93              | Garage projects 9'          | 36%            |

Notes: T = One of the garage stalls is a tandem stall so a two car garage faces the street.

1 - The first floor square footage used to calculate lot coverage is 871 sf.

2 - The first floor square footage used to calculate lot coverage is 997 sf.

3 - Elevations A & B have covered entry of 42 sf, balance is open porch w/ concrete pad + wood railing.

All three plans, as described in the table above, have been previously approved for 69 lots in Northpointe Park Village 5 (P98-137). The new application (P00-090) proposes to duplicate these same house plans without modification on 54 lots in Northpointe Park Village 7-2. The new subdivision is **not** adjacent to the previous approval, but is located around the corner and up the street and separated from it by two other subdivisions and an elementary school (see Vicinity Map); so there is no danger of creating a large expanse of similarity as a result of approving this new application.

The previous discussion of these house plans recommended that Plans 2 and 3 be favored on corner lots, since the porch and entry are located back somewhat on the corner of each of these two plans; but the previous project was not specifically conditioned in this regard. There were only six corner lots in Village 5, with Plan 2 or 3 located on all but one of five of these lots (the sixth still being vacant); and there are only seven corner lots in Village 7-2, so it is unnecessary and inappropriate to impose any new restrictions.

Each of the three house plans has a usable porch which is in every case a noticeable feature that contributes a favorable atmosphere to the neighborhood as a whole. Staff sees no reason to modify the previous approval in any substantial way for the new subdivision. Please refer to the previous staff report (P98-137) for other details.

**Height, Setbacks, and Lot Coverage:** The proposed height of the homes is one and two stories, which is in compliance with the maximum height allowed by the Northpointe Park PUD Guidelines. The minimum required setbacks are provided as shown below:

| <u>Setback</u> | <u>Required</u>  | <u>Provided</u>  |
|----------------|--|--|
| FRONT:         | 17 feet 6 inches for the living area and<br>12 feet 6 inches for a porch | Varies with each plan, minimum is met<br>Varies with each plan, minimum is met |
| DRIVEWAY:      | 20 feet (per Public Works requirements)                                  | 20 feet  |
| SIDE:          | 5 feet   | 5 feet   |
| REAR:          | 15 feet  | 15 feet  |

The maximum lot coverage is 45 percent for one story homes with an allowance for porches and recessed garages, and 40 percent for two story homes with the same allowance. Typical lot size for Village 7-2 is the same as for the previous approval in Village 5, and as noted above and in Table 1, all of the proposed homes comply with the minimum setback and maximum lot coverage requirements on these lots.

**Elevations, Materials, and Colors:** Three elevations are proposed for each house plan. The building materials and features proposed for each elevation are shown below:

| <u>Elevation</u> | <u>Materials</u>                  | <u>Features</u>  |
|------------------|-----------------------------------|--|
| A                | Stucco                            | Shutters on Plans 1 and 3, wood porch railing on each plan, varied roof lines among all three plans.   |
| B                | Stucco, stone,<br>and wood siding | Shutters and wood porch railing on all three plans, horizontal wood siding on Plans 1 and 2 and board and batten on Plan 3, varied roof lines among all three plans.       |
| C                | Stucco, wood siding,<br>and brick | Shutters on plans 1 and 3, wood porch railing on all 3 plans, board and batten on Plan 1, horizontal siding on Plan 2, and both horizontal and board and batten on Plan 3. |

Each plan will have the same nine color options provided for the previous approval in Village 5 (P98-137). The roof will be concrete flat tile by Monier. All house plans shall have a minimum roof pitch of 5:12.

Enhanced side and rear elevations are required whenever the home faces a public street, park, canal, or other public space. Seven corner lots are included in the village, plus lots 15 and 46 (which side on to the open space and canal to the west), that will require enhanced side elevations. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of wood or stucco over foam trim, finished with a texture that is different from the texture of the house; and a four foot return of materials on the side or rear elevation, as appropriate. On enhanced side and rear elevations, window treatments, roof lines, and materials should match the front facade in appearance and quality.

**Landscaping:** Typical lot landscaping plans are provided for both the interior lots and the corner lots (see Exhibits 2 and 3). Approximately two street trees per lot will be provided on the frontage at an average spacing of 20 to 30 feet on center. Also, each corner lot will be planted with two street trees at 20 to 30 feet on center and three accent trees. The street trees are shown on the diagram in the Natomas Park Design Review Handbook and accent trees are listed in the Recommended Plant Material List in the Northpointe Park PUD Guidelines. Front yard landscaping materials shall include, in addition to the street trees: one 15-gallon accent tree, one 5-gallon specimen shrub, 20 1-gallon foundation and accent shrubs, ground cover with a minimum spacing of 12 inch on center with decorative bark, and turf. Side yard landscaping shall include, in addition to the street and accent trees: one 5-gallon specimen shrub, ground cover with minimum spacing of 12 inch on center with decorative bark, and turf. Plant materials shall be selected from the plant list in the Northpointe Park PUD Guidelines Exhibit 12, or in the Natomas Park Design Review Handbook Figure VII-1, page 43.

**Fences and Walls:** All lots in the subdivision front on or side on to Crest Drive and/or internal subdivision streets. No masonry walls are needed for this subdivision. Wood fence with wood posts will be provided as appropriate per the PUD Guidelines and the Natomas Park Design Review Handbook.

**Air Quality Mitigation Strategy:** The master developer of Natomas Park, which includes Northpointe Park PUD and this village, has submitted an Air Quality Mitigation Plan. The Plan was adopted by Planning and Public Works. The homebuilder of this village is responsible for the following mitigation measures: 1) participation in the North Natomas Transportation Management Association (TMA); 2) install energy efficient windows, low emission water heaters, gas or electric outlets in the backyard, and ISDN wiring and connections (or current technological equivalent) in all the homes; and 3) provide information to homebuyers about electric vehicles and lawn equipment and the TMA.

**COMMENTS:**

Public notice was mailed to adjacent property owners by the applicant on July 13, 2000. No comments were received in response to the public notice. The project plans were presented by the applicant to the Natomas Community Association on January 19, 1999 in association with the first application (P98-137), and NCA verbally commented at that time that the plans are acceptable as proposed.

On February 4, 1997, the City Council ratified a Negative Declaration for the original project (P96-058). Potentially significant environmental issues regarding Animal Life, Noise, Land Use, and Cultural Resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. Section 15162 of the California Environmental Quality Act Guidelines provides that an additional Negative Declaration (or Environmental Impact Report) need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. A Mitigation Monitoring Plan was prepared for the mitigation measures identified in the previous Negative Declaration. The applicant shall comply with the Mitigation Monitoring Plan, when applicable to the proposed project.

Public Works staff comments require that a minimum 20 foot driveway be provided on each Plan. Also, Public Works staff has reviewed and approved the Transportation Systems Management and Air Quality (TSM/AQ) Plan for Natomas Park, including Northpointe Park PUD. TSM measures are being provided with these plans, and are included as conditions of approval.

Staff finds that the proposed house plans comply with all applicable General Plan, Community Plan, and Zoning Ordinance requirements, and are consistent with the Northpointe Park PUD Guidelines and Schematic Plan.

**ACTION:**

The Planning Director approves the requested Planning Director's Special Permit based on the following findings and subject to the following conditions:

**Findings:**

1. The proposed residential development is consistent with the objectives of the General Plan and the 1994 North Natomas Community Plan in that:
  - 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;
  - o the project is consistent with policies related to land use, including residential densities and open space proximity;
  - o the project continues to develop planned North Natomas neighborhoods each focused on an elementary school, with a variety of housing densities and types, with commercial, civic, transit, and park uses close by; and
  - o the project advances City transportation management and air quality goals.
2. The proposed residential development is consistent with the adopted PUD Guidelines and Schematic Plan for the Northpointe Park PUD in that the housing designs provided comply with requirements related to setbacks, height, and lot coverage and meet the purposes and criteria stated in the City Zoning Ordinance Chapter 5, Sections 4A and 4B, 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 proposed residential development will not be detrimental to the public health, safety or welfare in that the single family residential development will be in harmony with the general purposes and intent of the Zoning Ordinance in that the approved elevations are well-designed; and also the proposed uses will not create a negative impact on any nearby sensitive uses.

**Conditions:**

1. Each house plan included in this PDSP approval for Northpointe Park Village 7-2 (P00-090) shall be as approved in the Building Permits for Northpointe Park Village 5 and as conditioned in the previous PDSP approval (P98-137), specifically:
  - a. Elevation B shall have stone veneer and wood siding standard and Elevation C shall have brick veneer and wood siding standard;
  - b. Wood railing shall be provided on the porch of all three plans on all three elevations;
  - c. Roof pitch shall be no less than a 5 to 12 pitch;
  - d. The roof shall be finished with end and ridge caps; and
  - e. Nine color palette options shall be offered for each of the house plans as indicated in the document entitled Color Selection - Centex Homes - Northpointe Park, provided for the previous approval (P98-137).

Any change in the design, materials or colors shall be submitted to the Planning Director for review and approval.

2. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Special Permit.
3. The applicant shall obtain all necessary building permits prior to commencement of construction.
4. The applicant shall comply with the originally approved Mitigation Monitoring Plan (P96-058) on file at the Planning Division.

5. The Planning Director's Special Permit shall expire two years from date of issue, on August 15, 2002.
6. Air Quality Mitigation: The applicant shall comply with the Natomas Park TSMAQ Plan for residential development, including but not limited to the following:
  - a. Participate in the North Natomas Transportation Management Association (TMA);
  - b. Install low nitrogen oxide emitting, and/or high efficiency water heaters;
  - c. Install gas or electric outlets in the backyard;
  - d. Install energy efficient dual-pane windows, and/or energy efficient windows treated with reflective coatings; and
  - e. Provide new homeowners with information regarding alternative travel modes.
7. Street Trees - The parcel builder shall provide and install an average of two 15-gallon size trees per lot frontage, with the trees specified in the Street Tree Diagram and Matrix in the Natomas Park Design Review Handbook and/or Exhibits 10 and 11 of the Northpointe Park PUD Guidelines. These trees shall have an average spacing of 20' to 30' on center, as measured along the entire length of the street. For corner lots, the exposed side yard facing the street shall also be planted with two 15-gallon size trees as per the Street Tree Matrix and three accent trees selected from the Recommended Plant Material list in the Northpointe Park PUD Guidelines Exhibit 12. If spacing is interrupted by street lights or driveways, the trees shall be re-spaced to accommodate required clearances while maintaining the required quantity of trees on average. All planting shall conform to City standards for sight line requirements at intersections and driveways.
8. Landscaping - Front yard landscaping materials shall include, in addition to the street trees: one 15-gallon accent tree, one 5-gallon specimen shrub, 20 1-gallon foundation and accent shrubs, ground cover at a maximum spacing of 12 inch on center with decorative bark, and turf. Side yard landscaping shall include, in addition to the street and accent trees: one 5-gallon specimen shrub; ground cover with a maximum spacing of 12 inch on center with decorative bark, and turf. Plant materials shall be selected from the plant list in the Northpointe Park PUD Guidelines Exhibit 12 or the Natomas Park Design Review Handbook Figure VII-1, page 43. All planting shall conform to City standards for sight line requirements at intersections and driveways.
9. Fencing and Walls - Wood fencing with wood posts shall be provided as appropriate in the village per the Northpointe Park PUD Guidelines and the Natomas Park Design Review Handbook. Side and rear yard fences visible from public areas which are composed of wood shall have continuous top and bottom rails. All fencing visible to the public shall have a semi-transparent stain in a neutral tone to be specified by the Natomas Park Design Review Committee. On corner lots, the backyard fence shall commence at the back corner of the house nearest to the street (excluding projections), leaving the side yard landscaping exposed to the side street. Side yard fences up to six feet (6'-0") in height from house grade are allowed; but within the front setback area, no fence or wall shall be greater than 3'-6" in height. All fencing shall conform to City standards for sight line requirements at intersections and driveways.
10. Design Enhancements on Visible Elevations: Enhanced side and rear elevations shall be required whenever either of those elevations face a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision; and also the west sides of Lots 15 and 46 (which side on to the open space and canal to the west). Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house; and a four foot return of materials on the side or rear elevation, as appropriate. On enhanced side and rear elevations,

window treatments, roof lines, and materials shall match front facade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

11. Driveways - Driveways shall have a pattern of score lines to minimize the expanse of concrete. "Hollywood style" driveways are encouraged with a minimum 2 foot 6 inch planter strip between the two driveways. A maximum of 40% of front yard setback area may be paved, per City Zoning Ordinance; and this calculation (including front yard setback area, driveway area within the setback, and the percent covered by paving) shall be shown on all plot plans.
12. Garage: Each house plan shall provide at least one garage space with minimum *inside* dimensions of 10 feet wide by 20 feet long, as required by the City Zoning Ordinance.

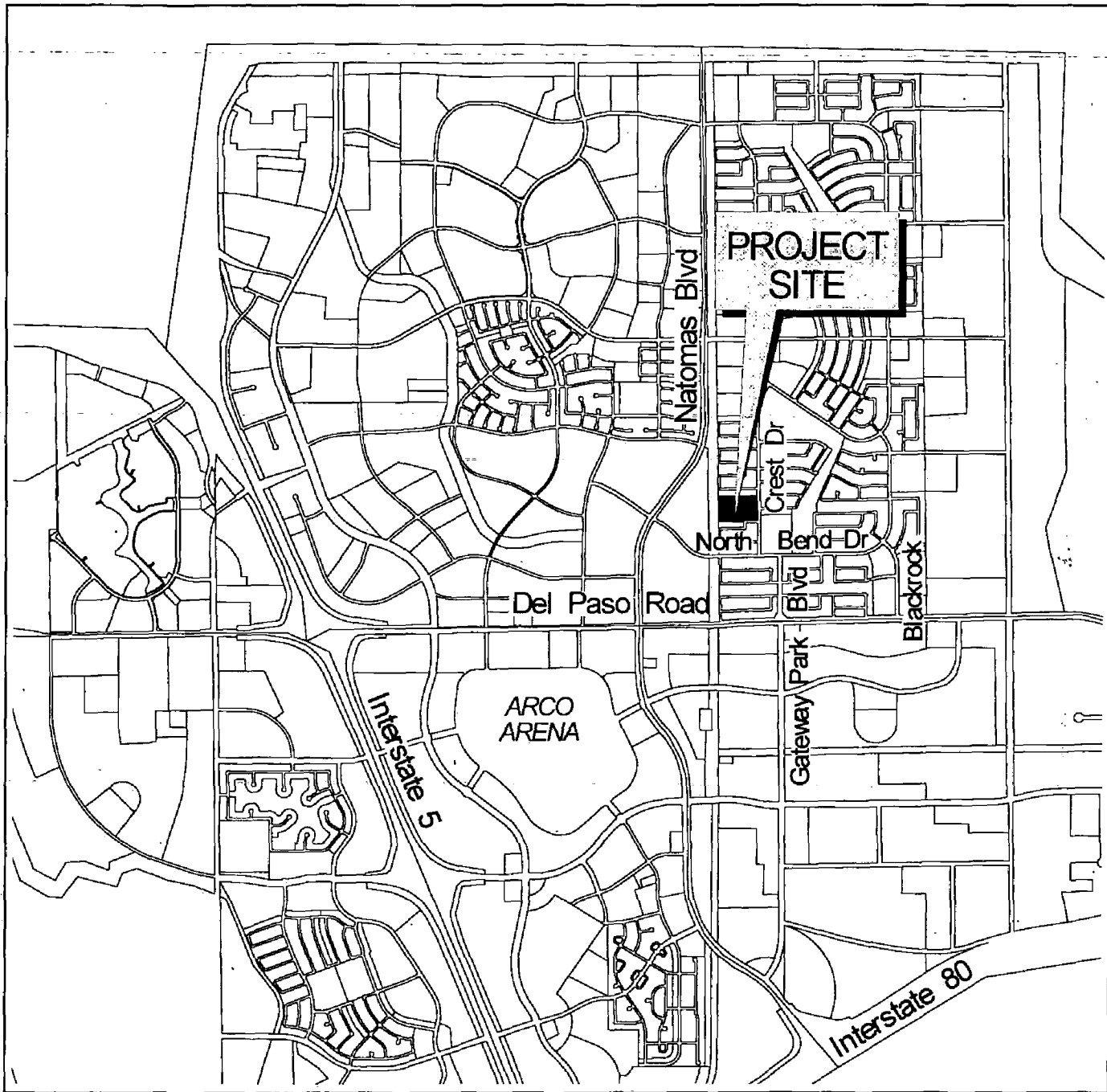
APPROVED ON: August 15, 2000

PREPARED BY:   
Philip Reed, Assistant Planner

APPROVED BY:   
Fred Buder, Senior Planner

Attachments:            Location Map  
                                 Vicinity Map  
                                 Exhibit 1: Site Plan  
                                 Exhibit 2: Landscaping Plan - Typical Interior Lot  
                                 Exhibit 3: Landscaping Plan - Typical Corner Lot  
                                 Exhibit 4: Letter of Agreement

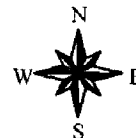
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cc:     Applicant  
         Development Services - Building Division (2)  
         PUD Binder


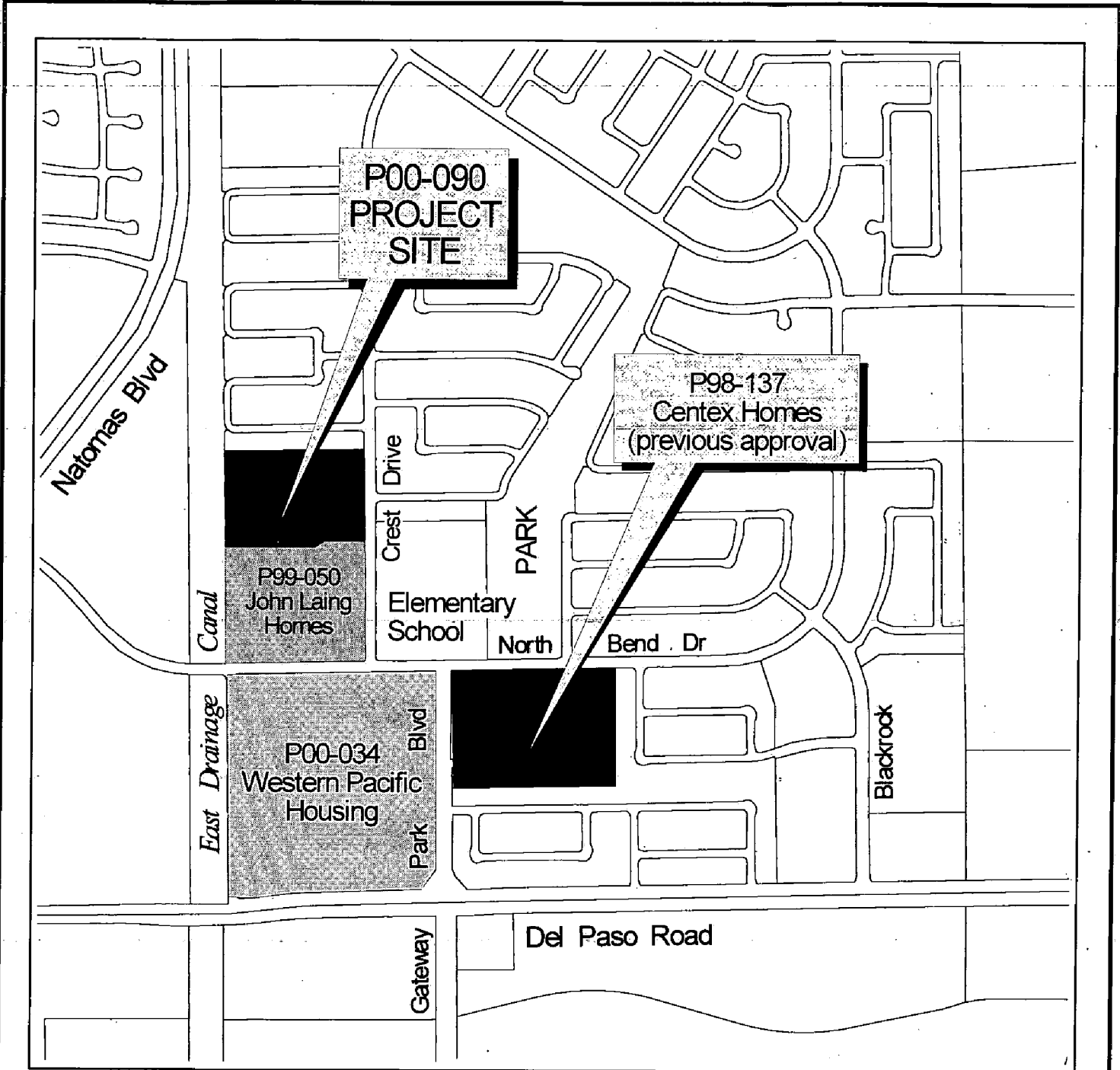


Planning & Building  
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Geographic  
Information  
System

Location Map  
P00-090





Planning & Building  
Department

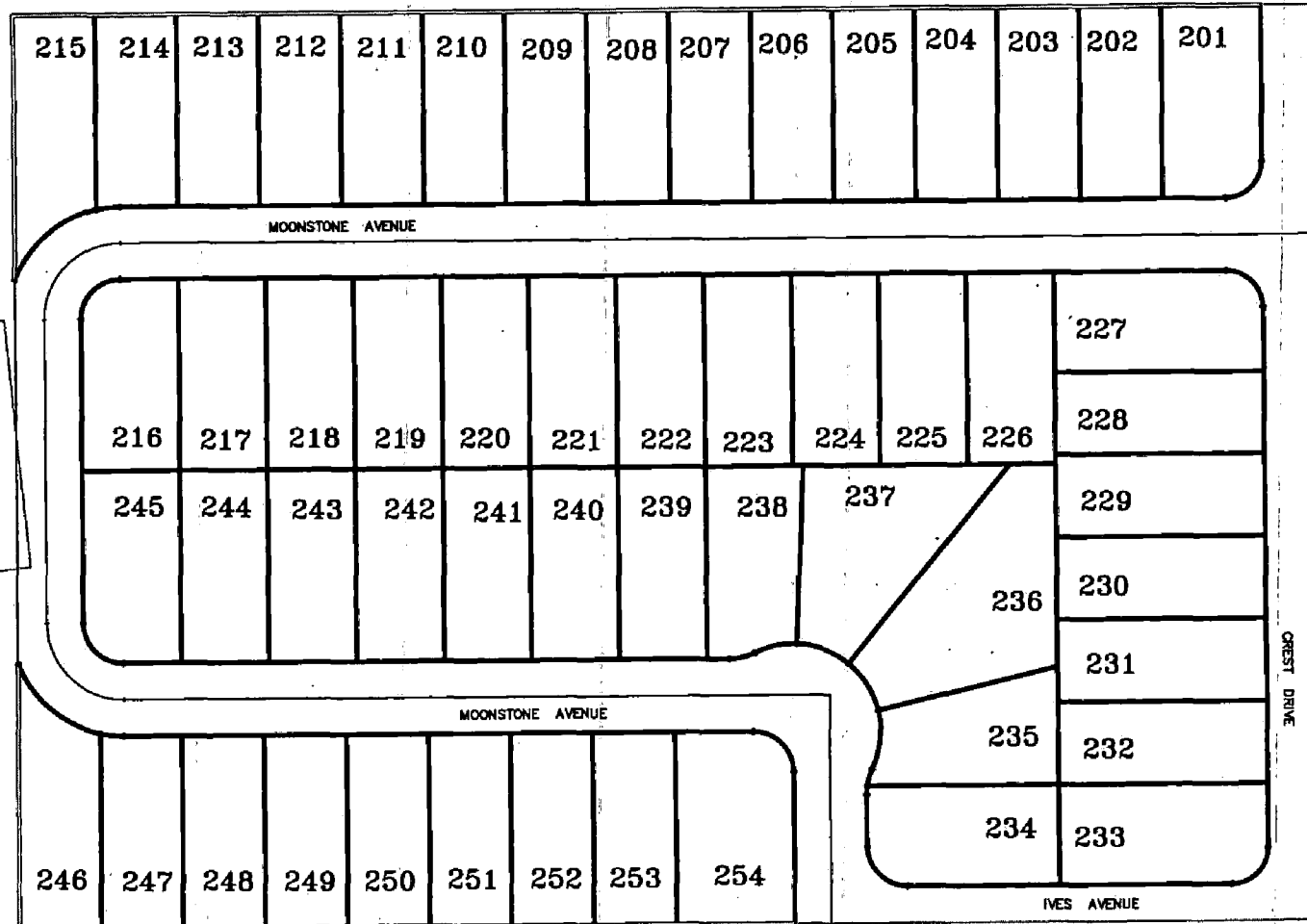
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# Vicinity Map P00-090



# NORTHPOINTE 7-2

  
 1"=30'



RECEIVED

JUN 27 2000

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

**CENTEX  
HOMES**

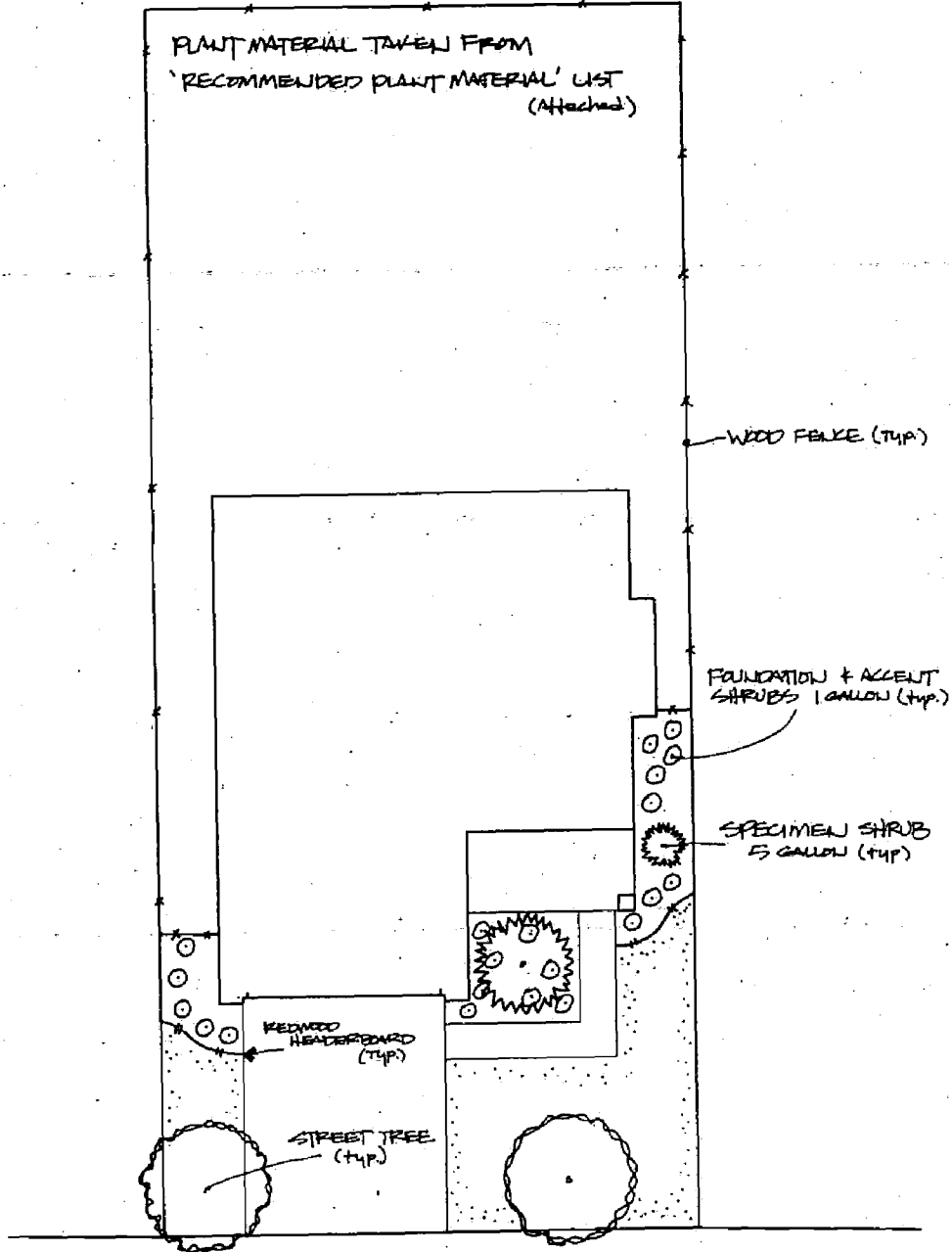
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P00-090

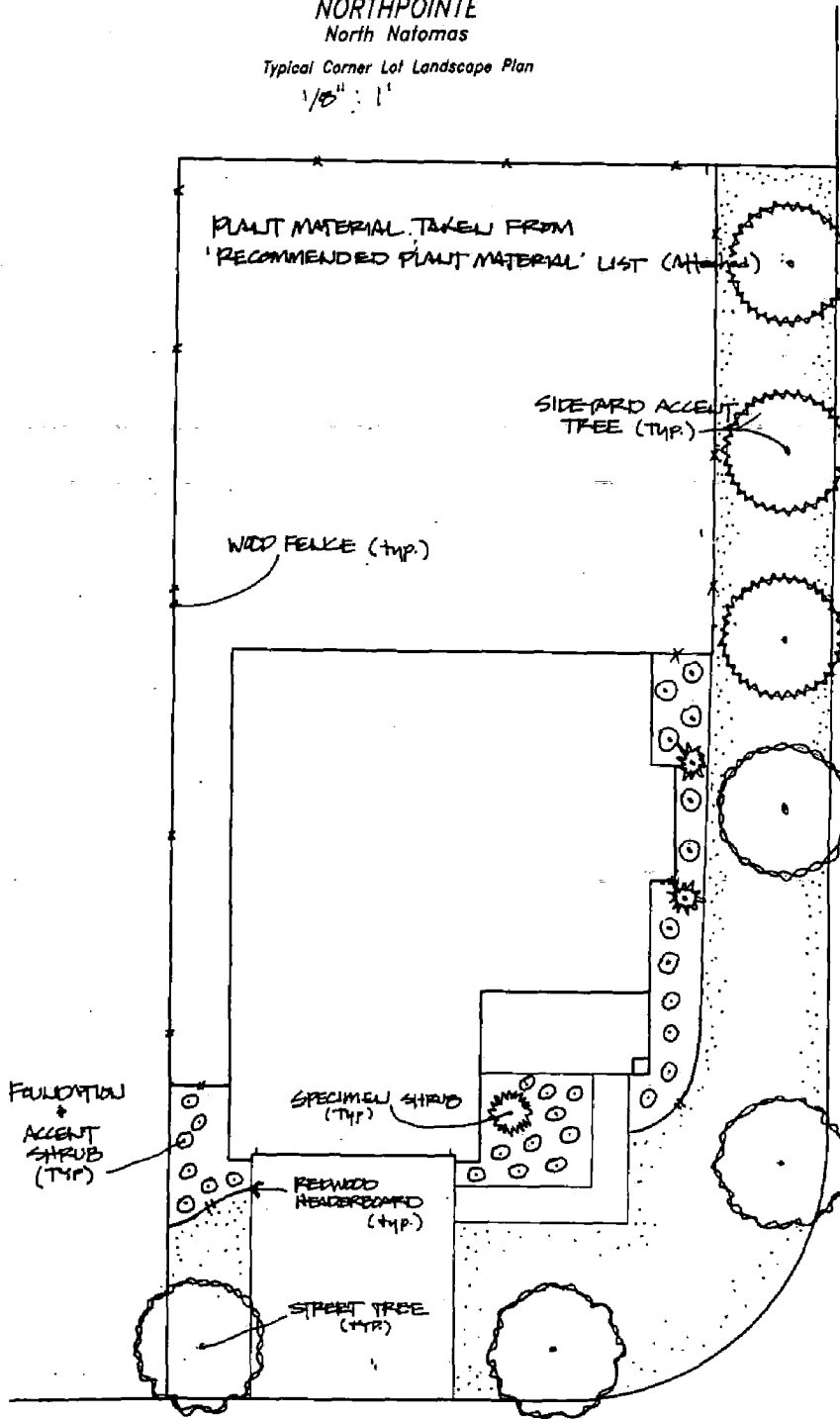
Exhibit 1: Site Plan

CENTEX HOMES  
**NORTHPOINTE**  
North Natomas  
Typical Interior Lot Landscape Plan

1/8" : 1'



CENTEX HOMES  
**NORTHPOINTE**  
North Natomas  
Typical Corner Lot Landscape Plan  
1/8" = 1'



**PLANNING DIRECTOR'S SPECIAL PERMIT  
FOR SINGLE FAMILY RESIDENTIAL IN A PUD  
LETTER OF AGREEMENT**

**P00-090: CENTEX HOMES - NORTHPOINTE PARK VILLAGE 7-2**

**PROJECT NAME/FILE #:** Centex Homes - Northpointe Park  
Village 7-2 (54 units total), P00-090

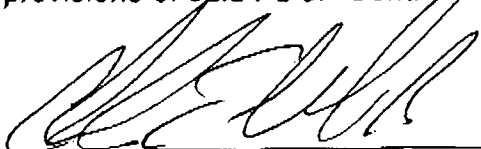
**ASSESSOR'S PARCEL NUMBER(S):** 225-1060-008

**ZONING:** R-1A-PUD

**APPLICANT'S NAME/ADDRESS:** Centex Homes (Butch Webb)  
3700 Douglas Blvd, Ste 150, Roseville, CA 95661  
(916) 786-8693; fax (916) 786-6802

I, CHARLOS WEBB JR. PURCHASING MANAGER (please print and include title),  
agree to amend the project application, P00-090, to incorporate the attached PDSP Conditions  
of Approval dated August 15, 2000.

I acknowledge that this project, P00-090, is subject to these PDSP Conditions of Approval.  
These PDSP Conditions of Approval will establish responsibilities for the monitoring of my project  
by various City Departments, and by other public agencies under the terms agreed upon in the  
PDSP Conditions of Approval. I understand that the PDSP Conditions of Approval for my project  
may require the expenditure of owner/developer funds where necessary to comply with the  
provisions of said PDSP Conditions of Approval.

  
\_\_\_\_\_  
Signature

PURCHASING & ESTIMATING MANAGER  
\_\_\_\_\_  
Title

8-15-00  
\_\_\_\_\_  
Date