



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING
DEPARTMENT
(916) 264-5381

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

August 28, 2002

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

FILE: P02-070

PREVIOUS FILE NUMBER(S): P95-085, P97-043, P99-066, P00-019/020 and P00-005

PROJECT NAME: Heritage Park - Lennar Renaissance - 55' wide lots

PROJECT LOCATION: South of Elkhorn Boulevard and west of Natomas Boulevard

ASSESSOR'S PARCEL NUMBER(S): 201-0310-040 thru -043; 201-0440-008 and -011

APPLICANT'S NAME/ADDRESS: Lennar Renaissance Inc. (Jeff Panasiti)
2240 Douglas Blvd., Suite 250, Roseville, CA 95661
(916) 773-4083

DATE APPLICATION FILED: May 28, 2002

STAFF CONTACT: David Hung, Junior Planner

APPROVAL: This Planning Director's Special Permit (PDSP) approval is for **134 lots** in Heritage Park within Villages 3, 4, 16 and 17 in Northborough Planned Unit Development (PUD). After approval of the PDSP, the following entitlements are required prior to construction of the residential development: 1) Zoning Administrator's Special Permit for a Model Home Complex; and 2) Building Permits.

PROJECT INFORMATION:

Zoning -	R-1-PUD	Range in House Size -	1,772 to 2,189 sf
Typical Lot -	55 feet x 105 feet	Range in Price -	\$248,000-320,000
Typical Lot Size -	5775 square feet	Number of Models -	4 (plus options)
Number of Lots -	134 lots	Number of Elevations -	3
Gross Acres -	na	No. of Color Schemes -	12 (total)
Net Acres -	25.55 acres		
Net Density -	5 du/na		

BACKGROUND: The Northborough Planned Unit Development (PUD) was established on December 3, 1996 by the City Council, which also approved General Plan Amendments, North Natomas Community Plan Amendments, and a Rezone, along with the Planned Unit Development (PUD) Designation of Northborough Neighborhoods 7, 9, and 10 (P95-085). On October 24, 1996, the Planning Commission had approved the Tentative Master Parcel Map and Tentative Subdivision Map for Northborough - Phase I, and forwarded recommendations for approval on the aforementioned entitlements approved by City Council.

The Heritage Park portion of the Northborough Planned Unit Development (PUD) was established on September 11, 2001 by the City Council, which also approved General Plan Amendments, North Natomas Community Plan Amendments, and a Rezone, along with the Planned Unit Development (PUD) Amendments to the Guidelines and Schematic Plan (P00-005). On August 23, 2001, the Planning Commission approved the Tentative Master Parcel Map, Tentative Subdivision Map, Lot Line Adjustment, Subdivision Modification, and Special Permits for Heritage Park, and forwarded recommendations for approval on the aforementioned entitlements approved at City Council.

The applicant is requesting approval of a Planning Director's Special Permit for four single family house plans to be constructed on 134 lots within Heritage Park.

PROJECT DETAILS:

House Plans: Please see Table 1 below for information regarding each house plan. The square footage given is the total living space provided by the applicant. Also note that a negative value under Garage Recess indicates that the garage projects out in front of the house instead of being recessed; and a negative value under Porch Projection indicates that the porch (or covered entry, as the case may be) is recessed behind the forward most living space rather than projecting out in front.

**Table 1
HOUSE PLANS**

	House Plan Name or Number	Square Footage	No. of Stories	No. of Bedrms	Garage Stalls	Max House Dims		Garage Recess	Porch Projection
						(width)	(depth)		
5	Plan 1151	1,722	1	2	2	45.00	66.00	0	-6.50
6	Plan 1152	1,888	1	2	2	45.00	66.00	0	-10.00
7	Plan 1153	2,032	1	3	2	45.00	66.00	5.00	-26.50
8	Plan 1154	2,192	1	3	2	45.00	66.00	5.00	-13.50

Models: The developer plans to model three of the four house plans submitted in their model home complex. Staff will condition the project accordingly.

Elevations, Materials, and Colors: In general, three elevations are proposed for each house plan. The basic features of these elevations are applied consistently to each of the house plans as detailed below, with additional variations in entry structures, door and window treatments, and roofing plans among the three elevations as applied to the four different house plans:

Elevation

A - Monterey Revival

Materials and Features

Stucco, with stucco trim; 4:12 roof pitch, with flat concrete tile roof.

- B - Tuscan Farmhouse Stucco, with stucco trim and stone veneer; 4:12 roof pitch, with barrel concrete tile roof.
- C - French Country Stucco, with stucco trim and stone veneer; 5:12 roof pitch, with flat concrete tile roof.

A total of twelve color schemes have been provided, with four designed specifically for each of the three elevations; and there is one particular style of stone veneer provided for each of the eight color schemes applied to the two elevations that provide stone veneer. Likewise, one particular roofing tile selection is provided for each one of the twelve color schemes, using barrel concrete tile for Elevation B, and flat tile for Elevations A and C. All roofing will be concrete tile. The same twelve color schemes are also being proposed for the 45' and 65' wide lots (P02-069 and P02-071). In order to provide additional variety between each of the PDSP's, each PDSP will be conditioned to provide three (3) different color schemes.

Two primary roof pitches are shown, which are 4:12 and 5:12. The amended Heritage Park PUD Guidelines specify a minimum roof pitch of 5:12, provided that the Design Review Committee (DRC) may permit a roof with a pitch of less than five in twelve if the roof is harmonious with the overall design of the proposed improvement and is aesthetically pleasing to the DRC. The DRC for Heritage Park has reviewed and approved the proposed roof pitches.

Enhanced side and/or rear elevations will be required as conditioned, whenever these elevations face a public street, school, park, canal, or other public space.

Height, Setbacks, and Lot Coverage: One story homes are proposed for all lots in the subdivision, and this is in compliance with the maximum of two stories allowed by the PUD Guidelines.

Setbacks: Dimensions of the typical lot in this application are 55 feet wide by 105 feet deep. The setbacks for conventional-shaped lots required by the Heritage Park - Northborough PUD Guidelines are shown in Table 2 below.

**Table 2
SETBACKS**

Minimum Setbacks	Front	Rear	Side	Street Side
Living Area	16	15	5	12.5
Porch	14	15	5	12.5
Garage ¹	20	15	5	N/A

NOTES: 1) Minimum driveway length for front-entry garages is 20 feet, but side-entry garages may be at minimum setback for living area.

It appears that all four plans will fit on any lot in the subdivision with respect to setbacks; therefore, staff does not have a concern that any of the house plans will be unduly limited by setback restrictions.

Lot Coverage: The amended PUD Guidelines allow a maximum lot coverage of 45 percent for single-story homes and 40 percent for two-story homes, with allowances for porches and recessed garages on both. However, no more than 50 percent of all lots in the subdivision may exceed 40 percent lot coverage. Front porch area is not counted toward lot coverage, and only half of the area of garages that are recessed four feet or more behind the forward most living area of the house is counted. None of the house plans in this application qualify for the lot coverage allowance for a recessed garage.

**Table 3
LOT COVERAGE**

		GROUND FLOOR AREAS (SF)				Total Footprint	Allowance Area	% Lot Coverage	% with Allowance
	House Plan Name or Number	Living Space	Front Porch	Garage Area	Other Area ¹				
5	Plan 1151	1722	93	440	208	2463	93	42.6%	41.0%
6	Plan 1152	1888	96	440	240	2664	96	46.1%	44.4%
7a	Plan 1153	2032	110	440	0	2582	330	44.7%	39.0%
7b	Plan 1153	2032	110	440	104	2686	330	46.5%	40.8%
7c	Plan 1153	2032	110	440	115	2697	330	46.7%	41.0%
7d	Plan 1153	2032	110	440	219	2801	330	48.5%	42.8%
8a	Plan 1154	2192	45	440	0	2677	265	46.4%	41.8%
8b	Plan 1154	2192	45	440	128	2805	265	48.6%	44.0%

Table 3 above provides lot coverage analysis for each of the four house plans in this application. The lot coverages shown in Table 3 are calculated based on the smallest typical lot size of 5,775 square feet: first using the total footprint area, which includes all first floor living space, garage, and front porch areas; and secondly, taking into consideration allowances for all front porch areas and recessed garages. Note that the "Other Area" is for covered porches in the rear; Plans 7 and 8 provide optional rear covered porches; Plan 7a is calculated with no rear covered porch, Plan 7b is calculated with the 104 sq.ft. covered porch, Plan 7c is calculated with the 115 sq.ft. covered porch and Plan 7d is calculated with both optional covered porches; Plan 8a is calculated with no rear covered porch and Plan 8b is calculated with the 128 sq.ft. covered porch.

As shown in Table 3, Plans 5 and 7a for single-story home is within the lot coverage restriction of 45% without allowances, Plan 6 for single-story home needs the allowance for front porch to fit on the typical lot, Plans 7b, 7c, 7d, 8a and 8b for single-story homes need the allowance for front porch and recessed garage to fit on the typical lot.

Corner Lots: There are eighteen (18) corner lots involved in this application (see Exhibit 1). On corner lots, the driveway must be located away from the corner. All of the house plans are acceptable on corner lots, as long as setback and lot coverage requirements are met.

Street Trees, Landscaping, Fencing and Walls: The street trees, landscaping, and fencing within Heritage Park will be in accordance with the Heritage Park - Northborough PUD Guidelines and as conditioned in this approval. Masonry walls are required at the rear property line of lots abutting high density developments within Heritage Park and a double rail fence with pilaster shall be provided as side yard and rear yard fencing for those lots abutting the boundary line of the Heritage Park community. This fencing should be coordinated with the master developer, Lennar Communities.

ENVIRONMENTAL REVIEW:

Negative Declaration and Mitigation Monitoring Plan: On September 11, 2001, the City Council ratified a Negative Declaration for the original project (P00-005). Potentially significant environmental issues regarding Air Quality, Transportation/Circulation, Noise 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.

Air Quality Mitigation Strategy: The master developer of Heritage Park, which includes Northborough PUD and these lots, has submitted an Air Quality Mitigation Plan. The Plan was adopted by Planning and Public Works, and the homebuilder of these lots will be responsible for the mitigation measures as conditioned in this PDSP approval.

COMMENTS:

Public notice was mailed to adjacent property owners by the applicant on June 3, 2002. No comments have been received from the public notice.

The Natomas Community Association (NCA) has reviewed the plans on May 7, 2002 and had the following comments:

1. Color schemes for three Renaissance designs appeared quite monochromatic. Consider more variation in hues, more color to accents.
2. Consider adding more variety to garage door choices.

Review of the project plans was completed by the Heritage Park Design Review Committee on June 14, 2002, with comments and conditions provided in the letter from Don Barnett of Lennar Communities attached as Exhibit 7.

The Public Works Department requires that a minimum 20 foot long driveway be provided for each house. Also, Public Works staff has reviewed and approved the Transportation Systems Management and Air Quality (TSM) Plan for Regency Park, including Northpointe Park PUD. TSM measures are being provided with these plans, and are included as conditions of approval.

Planning staff finds a majority of the house plans and elevations when mitigated to generally meet the intent of the Single Family Residential Design Principles adopted by City Council on September 7, 2000. Overall, planning staff finds all four plans to be compliant. All the plans need to meet the requirements as conditioned in order to meet the goals of the City's Single Family Residential Design Principles.

Staff finds that the proposed house plans comply with all applicable General Plan, Community Plan, and Zoning Ordinance requirements, and they are consistent with the amended Northborough 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 begins to develop planned North Natomas neighborhoods each focused on an elementary school, with a variety of housing densities and types, and 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 Heritage Park - Northborough 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 Code, Sections 17.180.010 and 17.180.020, 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 City Zoning Code in that the approved elevations are well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.

Conditions:

1. The design of the proposed house plans shall conform substantially to the plans as shown on Exhibits 3 thru 6, and specifically:
 - a. Three (3) different elevations shall be offered for each house plan, as shown on the attached Exhibits 3 thru 6; and the features of these elevations (including but not limited to all trim, door and window styles, siding, veneer, and roofing materials shown on the elevations, specified in the color and materials palettes, and/or conditioned herein) shall be required, not optional;
 - b. All of the house plans submitted and approved with this PDSP application shall be actively marketed and offered for sale within the subdivision/village(s) covered by this approval (P02-070); three of the four house plans shall be featured in the model home complex;
 - c. On corner lots, the driveway shall be located away from the intersection of streets;
 - d. When corner lots are wider than necessary to provide minimum setbacks on both the interior and street side of the house, and street side fencing is required to start at or near the rear corner of the house (see Fence and Wall condition), the house shall be located toward the minimum street side setback in order to maximize the usable area available for fenced private yard;
 - e. None of the house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent;
 - f. Roofing shall be flat or barrel concrete tile roof; the roof shall be finished with end and ridge caps; roof pitch shall be no less than a 5 to 12 pitch, except as shown with this proposal, and approved by the Heritage Park Design Review Committee (DRC);
 - g. A total of fifteen color palette options shall be offered. A total of twelve color palette options have been approved with this proposal, four for each of the three elevations, as indicated on the color and materials board and schedule submitted with this application. The applicant is required to add three (3) different color palettes, to be reviewed and approved by the Planning Director, prior to building permit issuance.
 - h. Prior to issuance of building permits, the applicant shall provide two plot plans to the Building Division, indicating compliance with lot coverage, setbacks, roof pitch, and enhancement requirements. Areas included in the lot coverage calculations shall include all applicable garage areas, first floor living space, patios, porte cocheres, covered entries, porches, etc...

- (1) Lot coverage shall be approved as follows:

The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives:

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

- A maximum of 50 percent of the lots within a village may exceed 40 percent lot coverage.
- A maximum of 10 percent of the lots within a village may have lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
- No more than 2 homes exceeding the lot coverage shall be located in a row along the street.

(2) Setbacks shall be approved as follows:

Front (Excluding Porch/Garage)

16' minimum from property line.

Architectural pop-outs (projections and bays) may encroach up to 3'.

Porch

14' minimum from property line.

Garage

20' from property line for front-loaded garages.

16' from property line for side-loaded garages.

Sidyard (Interior)

5' minimum on each side (zero-lot line shall be 5' and 0').

0' for garages/accessory units located 50' minimum from back of walk (Subject to Zoning Code).

Architectural pop-outs (projections and bays) may encroach up to 2'.

Sidyard (Corner/Streetside)

12.5' minimum from property line.

Rearyard

15' minimum from property line.

0' for garages/accessory units located 50' minimum from back of walk (Subject to Zoning Ordinance).

Architectural pop-outs (projections and bays) may encroach up to 2'.

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 Complex Special Permit.
3. The applicant shall obtain all necessary building permits prior to commencement of construction; and building permits shall not be issued unless the Final Map has been approved.
4. The Planning Director's Special Permit shall expire two years from the date of approval.
5. This approval is for 134 lots within Heritage at Natomas Park. The phasing exhibit (Exhibit 1) shows the 55' wide lots proposed for house plans from Lennar Renaissance. Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
6. The applicant shall comply with the originally approved Mitigation Monitoring Plan (P00-005) on file at the Planning Division.
7. Air Quality Mitigation: The applicant shall comply with the Heritage 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.
8. Street Trees - Selection and placement of street trees shall be in accordance with the Heritage Park PUD Guidelines, including PUD Guidelines Exhibits 10 and 11, Landscape Master Plan and Street Tree Legend (on pages 18 and 19), and as follows:
- a. Applicant shall provide and install an average of two 15-gallon size street trees per lot frontage, with an average spacing of 30-ft on center, as measured along the entire length of the street; the species American Linden (*tilia americana*) shall be used for street trees within Villages 4 and 17; the species Sweetgum (*Liquidamber styraciflua* 'Palo Alto') shall be used for street trees within Villages 3 and 4; the species Chinese Tallow Tree (*sapium sebiferum*) shall be used for street trees within Village 16; additionally, the species Tulip Tree (*liriodendron tulipifera*) may be installed at 40-ft on center between sidewalk and curb in Villages 16 and 17;
 - b. On corner lots, where the exposed side yard faces the street, street trees shall be planted approximately 30-ft on center along the side of houses; along the side yard fence, accent trees and enhanced shrub planting shall be provided;
 - c. 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; and
 - d. Location of street trees and accent trees shall conform to City standards for sight line requirements at intersections and driveways.
9. Landscaping - Landscaping will be subject to review by the Heritage Park Design Review Committee (HPDRC), and shall be in accordance with the Heritage Park PUD Guidelines and as follows:
- a. Front yard landscaping materials shall include, in addition to street trees: one 15-gallon accent tree, one 5-gallon specimen shrub, 20 1-gallon foundation and accent shrubs, turf, and ground cover at a maximum spacing of 12 inch on center with decorative bark;
 - b. Side yard landscaping shall include, in addition to street trees and accent trees: one 5-gallon specimen shrub, turf, and ground cover with a maximum spacing of 12 inch on center with decorative bark;
 - c. All plant materials shall be consistent with the Heritage Park PUD Guidelines Exhibit 12: Recommended Trees, Shrubs and Groundcovers (on pages 20 thru 22); and
 - d. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
10. Fencing and Walls - All fencing and walls will be subject to the review of the Heritage Park DRC, and shall be in accordance with the Northborough PUD Guidelines and as follows:
- a. Masonry walls are required along those lots adjacent to the high density designation in Heritage Park per Exhibit 13 (Wall, Fencing and Gate Locations) in the Heritage Park PUD Guidelines;
 - b. Double rail fence with pilasters shall be provided for lots adjacent to parks or at designated locations within Heritage Park per Exhibit 13 (Wall, Fencing and Gate Locations) in the Heritage Park PUD Guidelines;
 - c. The side yard and rear yard fencing for those lots that are adjacent to parks and access points to parks/open space areas, shall be as specified in the Heritage Park PUD Guidelines and as conditioned. This fencing should be coordinated with the master developer, Lennar Communities;

- d. All fencing visible to the public shall have a semi-transparent stain in a neutral tone to be specified by the Heritage Park Design Review Committee;
 - e. On corner lots, street side fencing shall commence at the back corner of the house nearest to the street (excluding projections), leaving the side elevation and landscaping exposed to the side street;
 - f. Side and rear yard fences up to six feet (6'-0") in height from house grade are allowed; however, within the front setback area, no fence or wall shall be greater than 3'-6" in height; and
 - g. All fencing and walls 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. There are eighteen (18) corner lots that will require enhanced street side elevations with this application. 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, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, 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 Code; 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 Code.

PREPARED BY: _____

David Hung
David Hung, Junior Planner

APPROVED BY: _____

David W. Kwong
David Kwong, Senior Planner

APPROVED ON: _____

9/3/02
Date

Attachments:

Location Map

Exhibit 1: Site Plan (Phasing Exhibit)

Exhibit 2: Setback Exhibit

Exhibit 3: Plan 5 (a) Floor Plan and (b) Elevations and (c) Roof Plan

Exhibit 4: Plan 6 (a) Floor Plan and (b) Elevations and (c) Roof Plan

Exhibit 5: Plan 7 (a) Floor Plan and (b) Elevations and (c) Roof Plan

Exhibit 6: Plan 8 (a) Floor Plan and (b) Elevations and (c) Roof Plan

Exhibit 7: Heritage Park Design Review Committee (HPDRC) Approval Letter

Exhibit 8: Letter of Agreement

File: Original

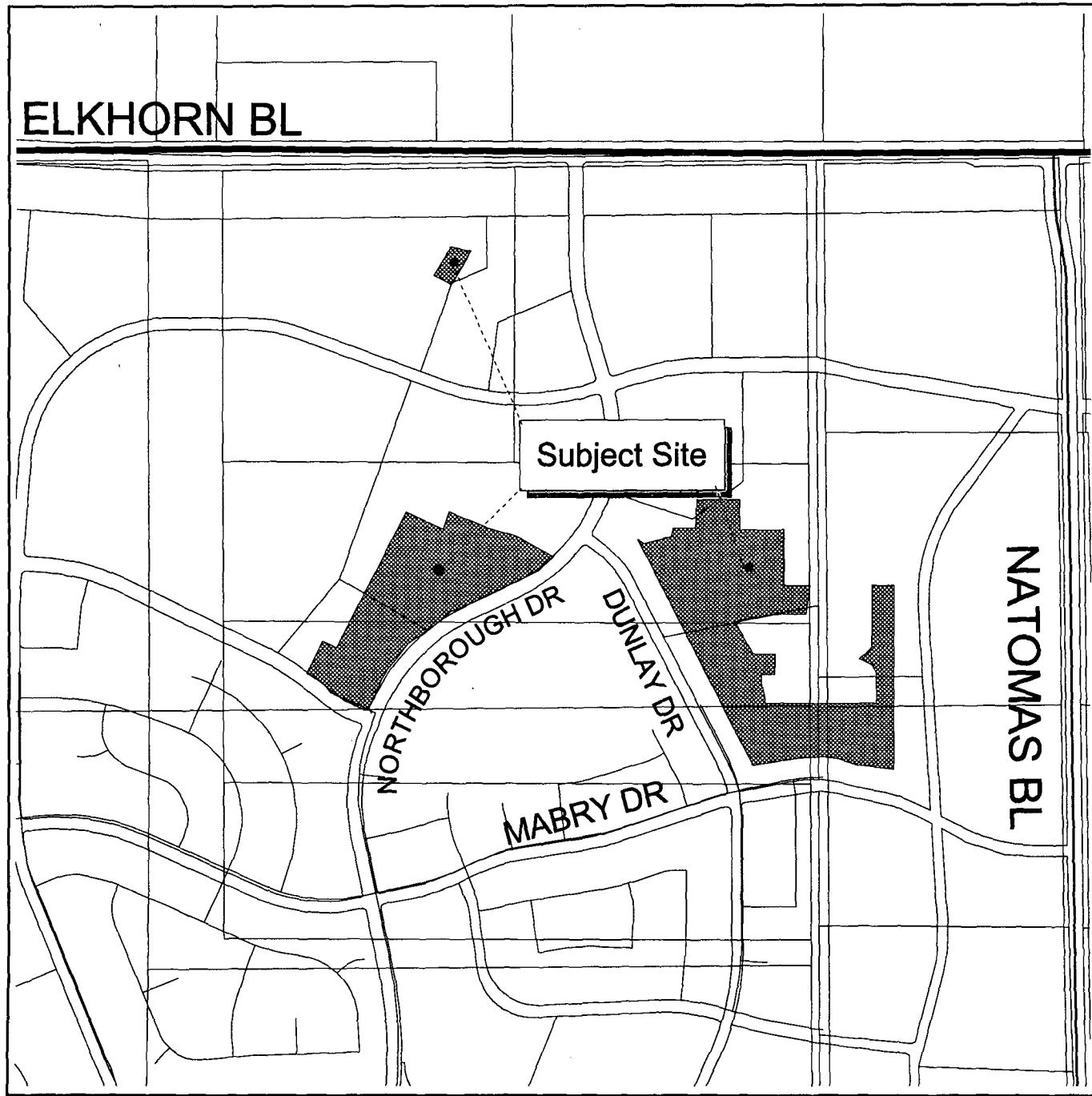
cc: Applicant

Development Services - Building Division (2)

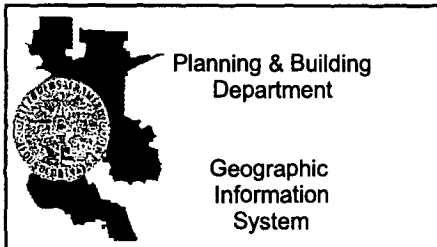
PUD Binder

C:\Data\MyFiles\Projects\P02-070\P02-070.wpd

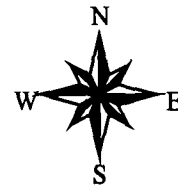
ELKHORN BL



500 0 500 1000 1500 2000 Feet



Location Map
P02-070
Heritage Park



US HOME

Village	No. of HS
1B	78
3	6
6	14
20	48
Total	146

Village	No. of HS
3	3
4	40
16	53
17	20
18	17
Total	133

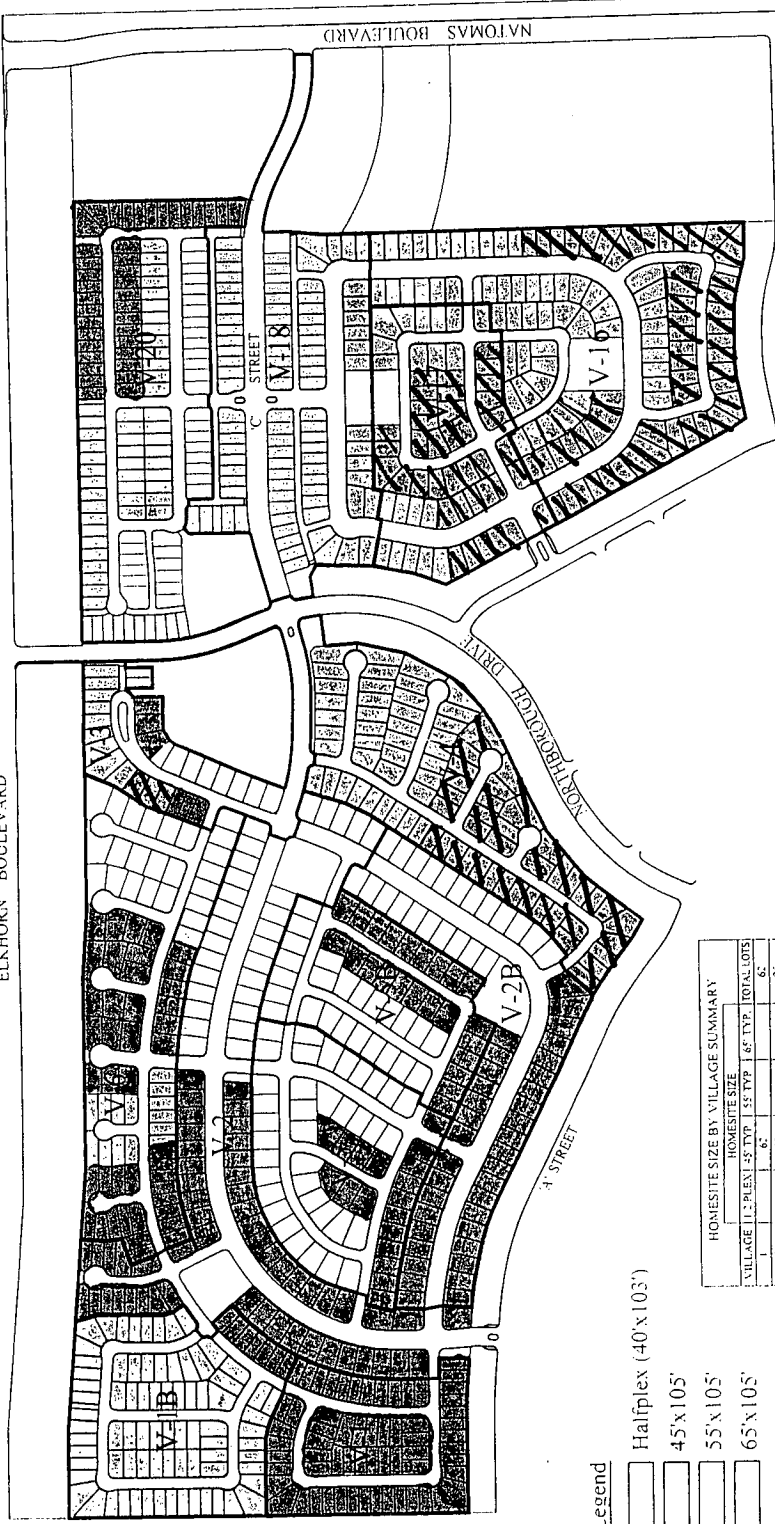
Village	No. of HS
2	40
2B	36
3	3
5	18
5B	23
6	23
Total	143

Phasing Exhibit

Heritage at Natomas Park

City of Sacramento, California
December 2001

ELKHORN BOULEVARD



Legend

- Halfplex (40'x103')
- 45'x105'
- 55'x105'
- 65'x105'

HOMESITE SIZE BY VILLAGE SUMMARY					
VILLAGE	12' PLEX	45' TYP	55' TYP	65' TYP	TOTAL LOTS
1	1	62			63
1B		55	14		69
2			6	58	64
3	2	9		10	21
4			31	52	83
5				42	42
5B		33		4	37
6			106		106
6A			57		57
6B		24	17		41
6C		14			14
6D		122	240	265	627
Total					965



LENNAR SAC

Village	No. of HC
1	62
1B	7
2	14
3	3
6	19
20	32
Total	144

Village	No. of HC
3	3
4	41
16	53
17	37
Total	134

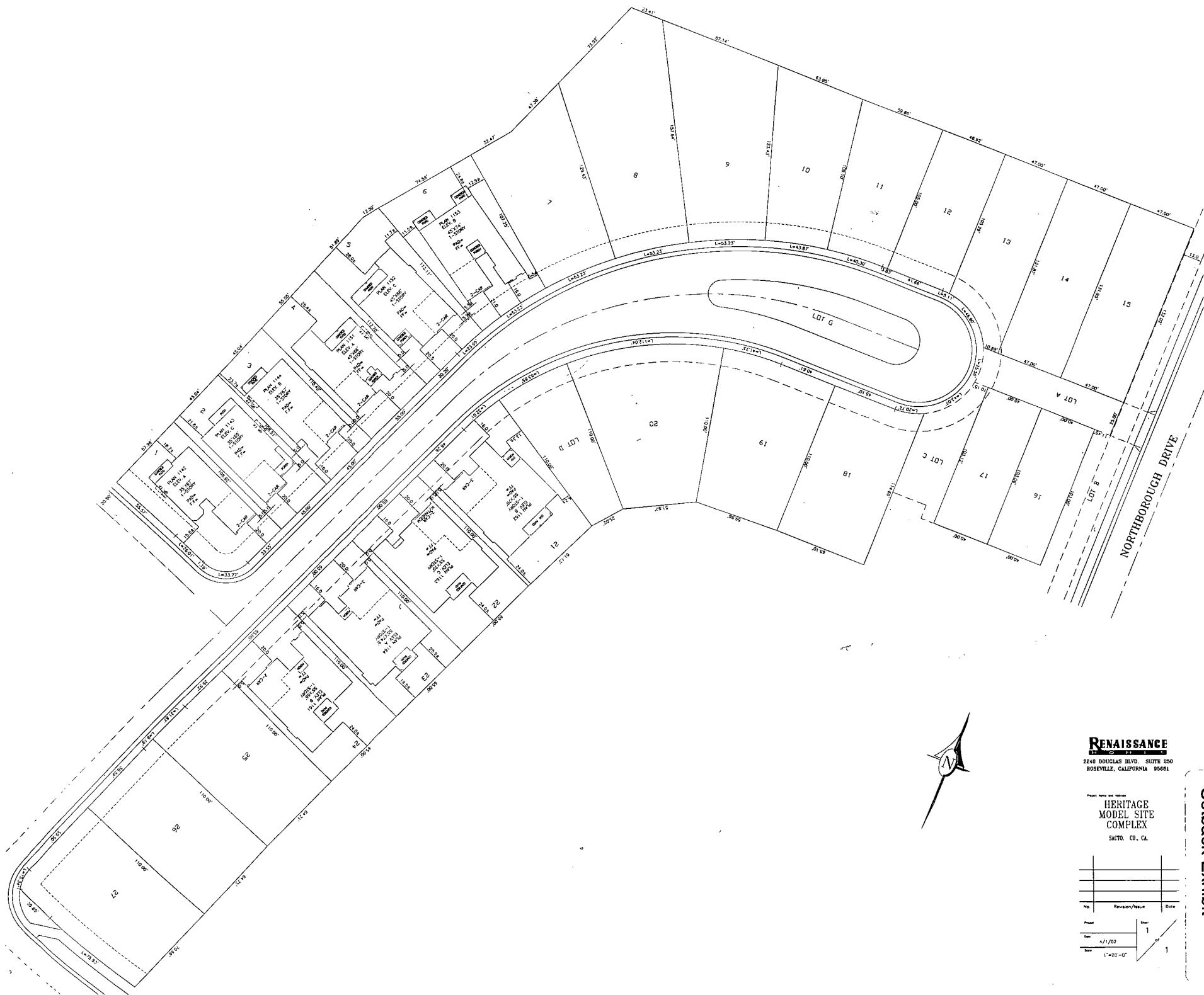
Village	No. of HC
2	29
2B	22
3	7
5	37
5B	24
6	24
Total	143

Exhibit 1:
Site Plan

P02-070
REC'D MAY 28,

WOOD RODGERS INC.

ENGINEERING PLANNING MAPPING SURVEYING
3301 C STREET, BLDG. 1008B SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767



RENAISSANCE
 2240 DOUGLAS BLVD., SUITE 200
 ROSEVILLE, CALIFORNIA 95661

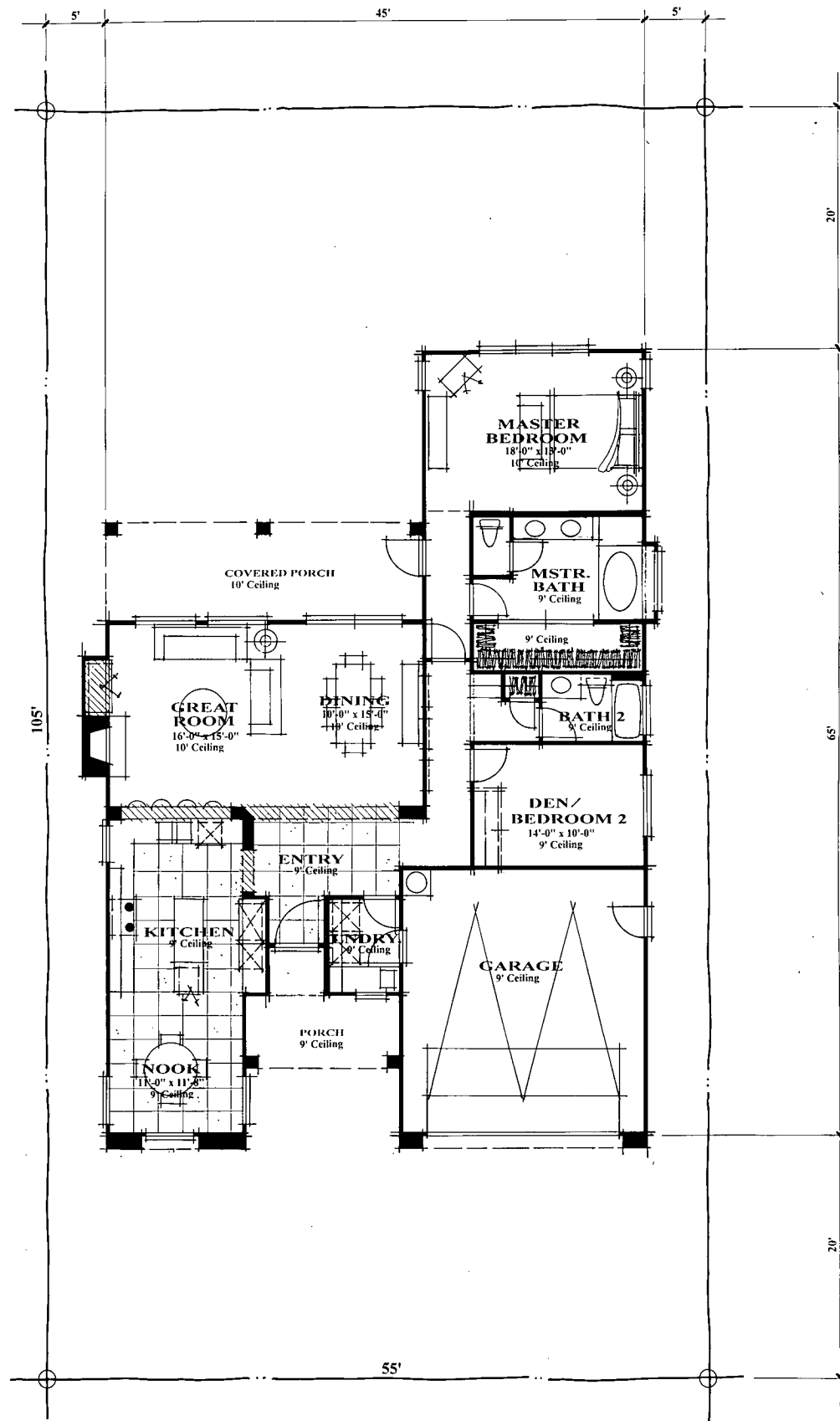
HERITAGE
 MODEL SITE
 COMPLEX
 SACTO. CO., CA.

No.	Revision/Issue	Date
1		

Scale: 1"=20'-0"

Exhibit 2:
Setback Exhibit

Exhibit 3a:
Plan 5 Floor Plan



PLAN 1151
1722 S.F.
 1 BED / DEN / 2 BATH /
 2 CAR GARAGE

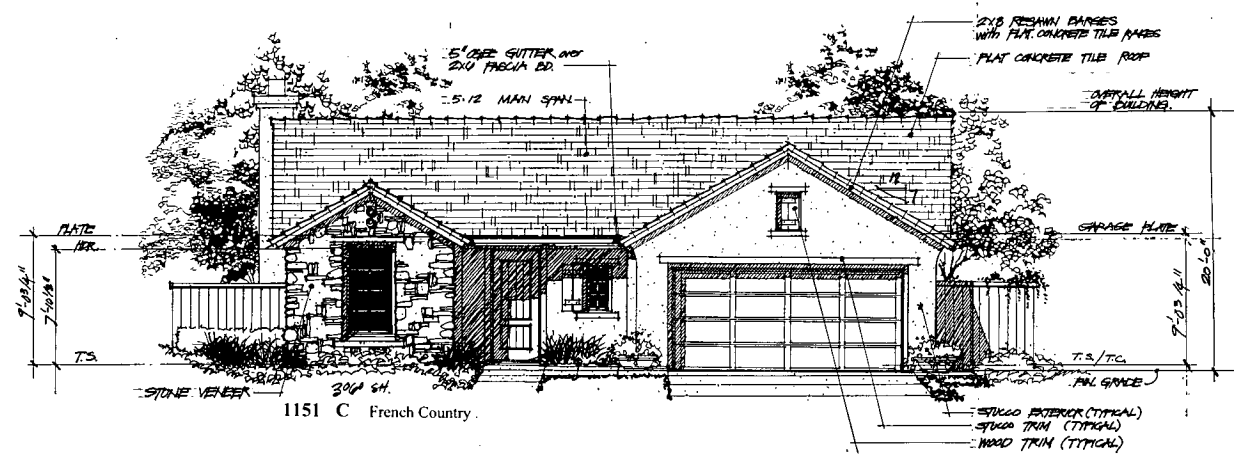
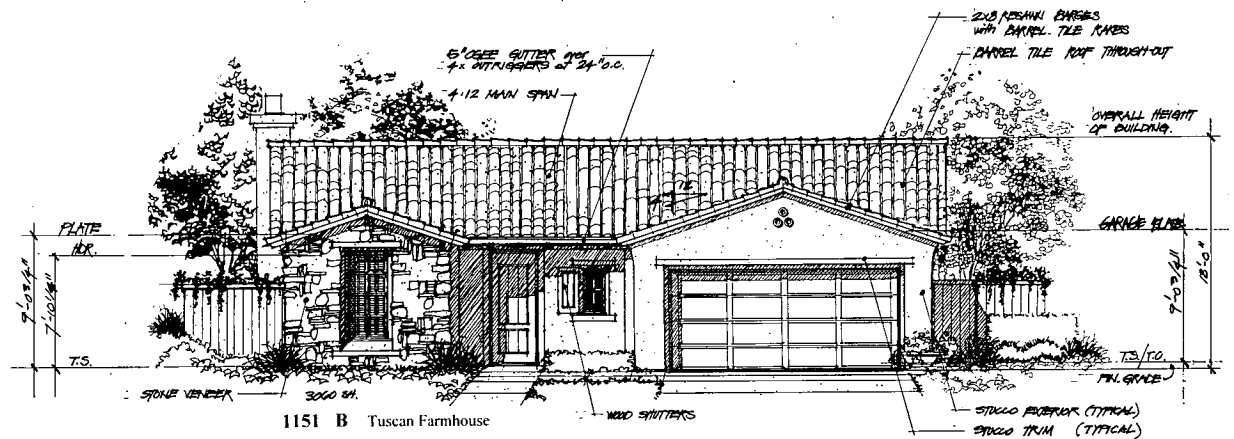
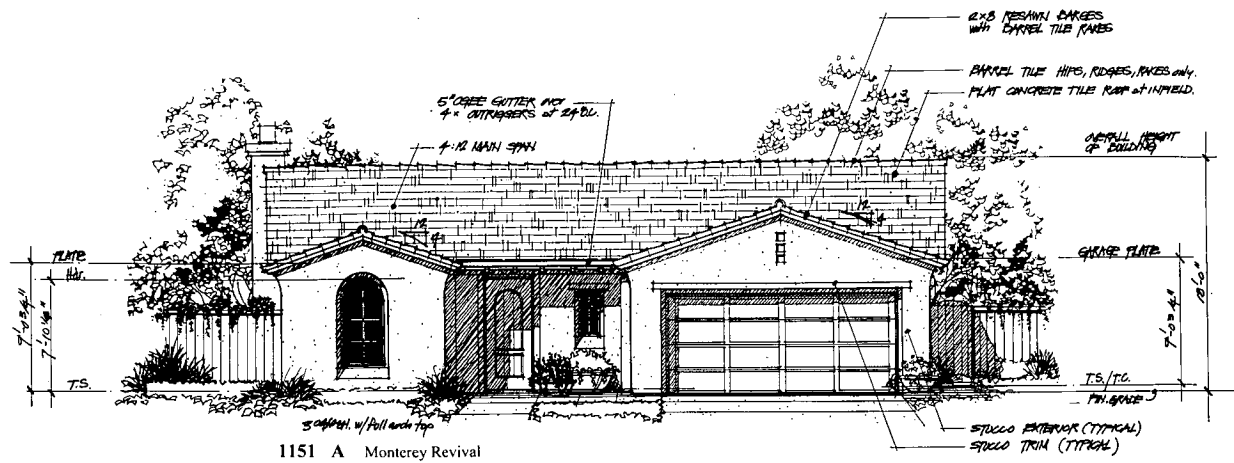
5

HERITAGE at NATOMAS PARK
 LENNAR SACRAMENTO
 1150 SERIES

2.15.02
 2.19.02

© COPYRIGHT THE DESIGN COLLABORATIVE 2002
**THE
 DESIGN
 COLLABORATIVE**
 ARCHITECTURE
 PLANNING

Exhibit 3b:
Plan 5 Elevations

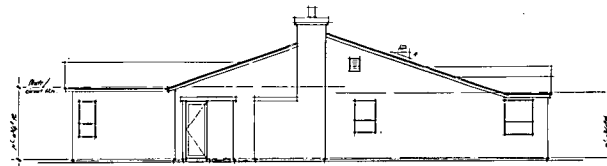


5

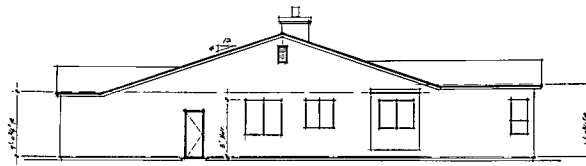
HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES

2.16.02

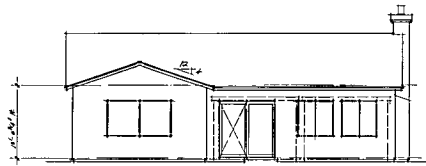
THE
DESIGN
COLLABORATIVE
ARCHITECTURE
PLANNING



LEFT SIDE

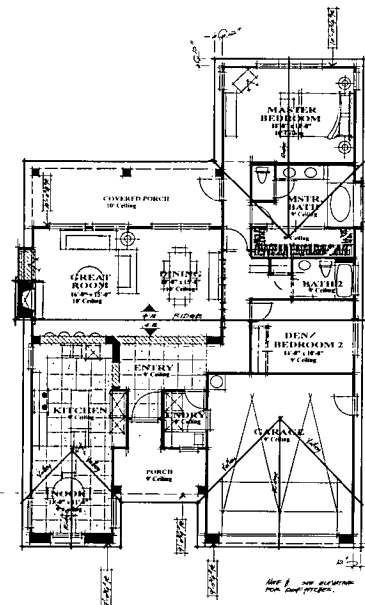


RIGHT SIDE



REAR

**PROTOTYPICAL
SIDES and REAR**
ELEVATION 'A' SHOWN



ROOF PLAN
ELEVATION 'A' SHOWN

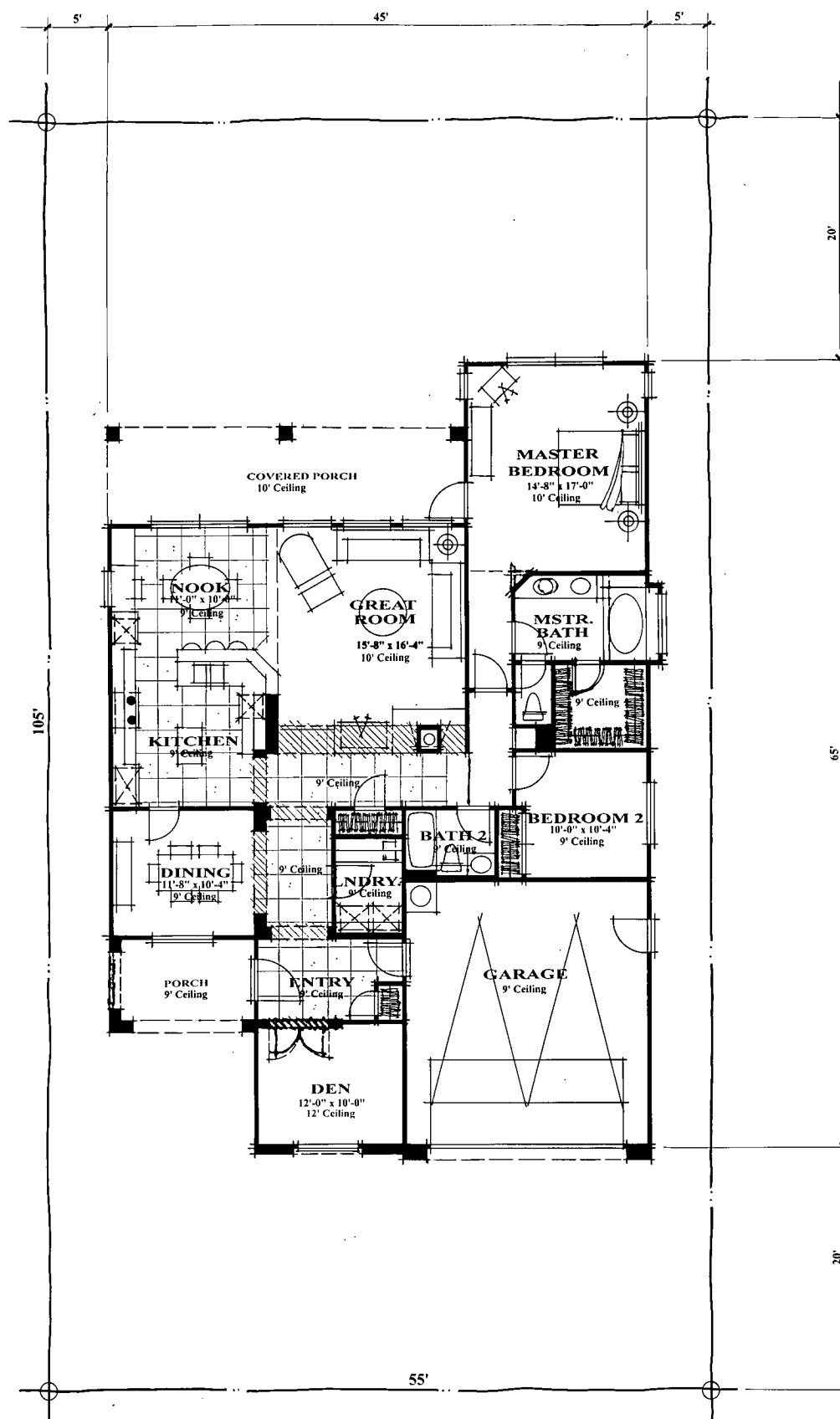
PLAN 1151

5

HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES

03.04.02

Exhibit 4a:
Plan 6 Floor Plan



PLAN 1152
1888 S.F.
2 BED / DEN / 2 BATH /
2 CAR GARAGE

6

HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES

2.15.02
2.19.02

© 2012 THE DESIGN COLLABORATIVE, INC.
**THE
DESIGN
COLLABORATIVE**
ARCHITECTURE
PLANNING

HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES
2.16.02

6

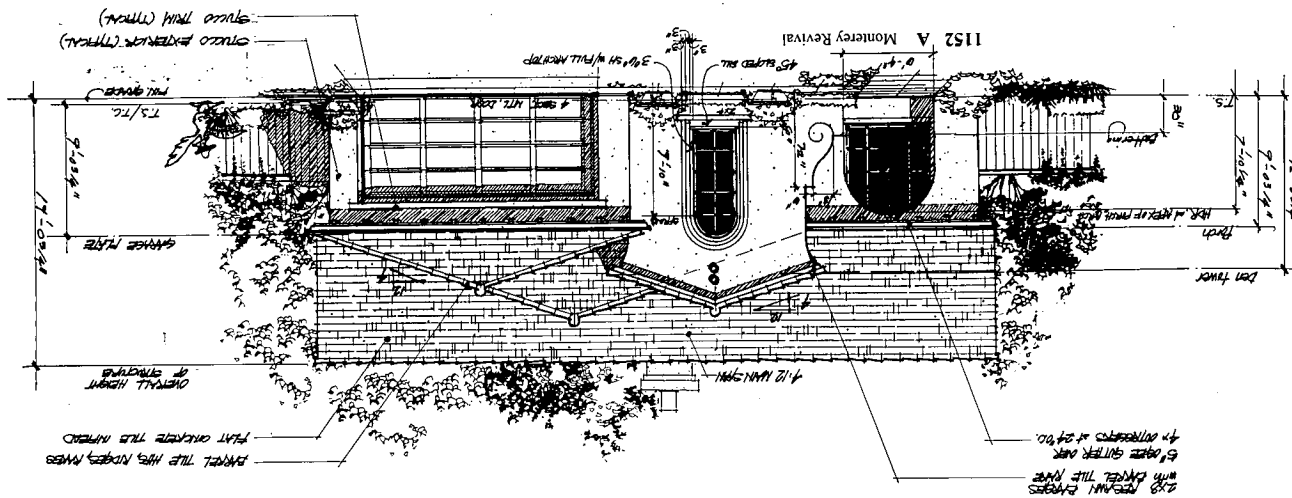
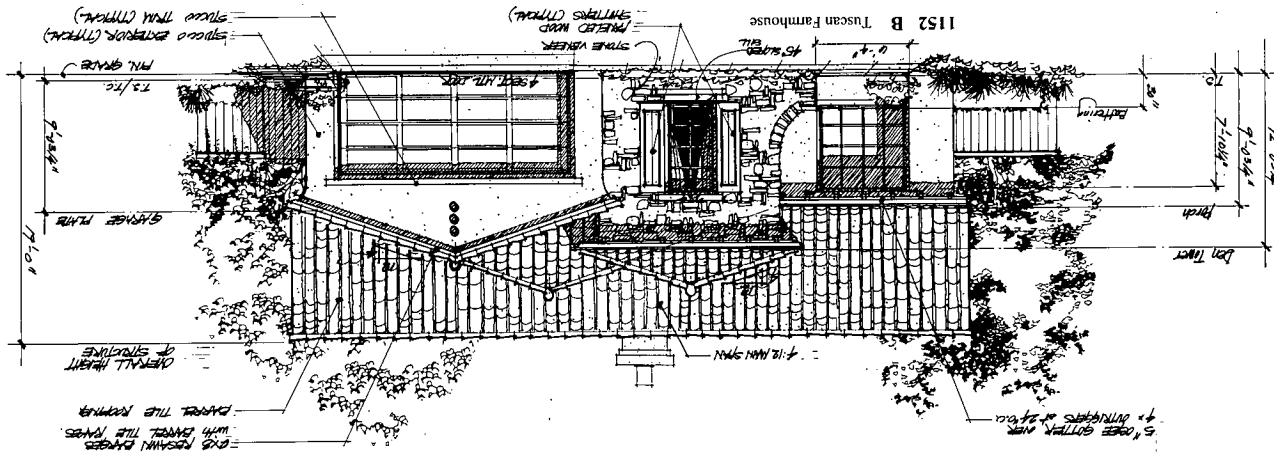
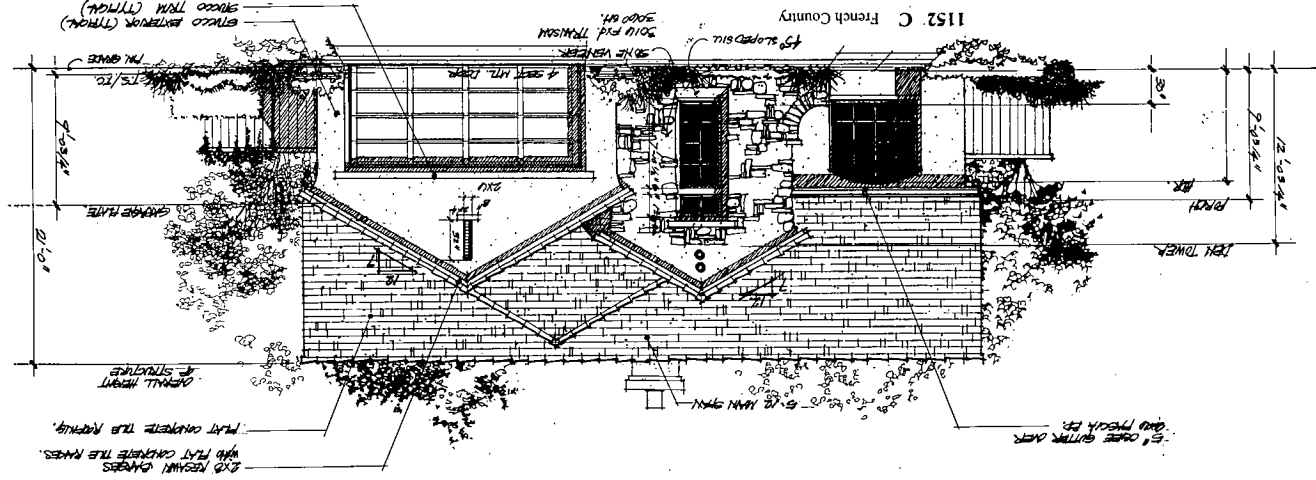
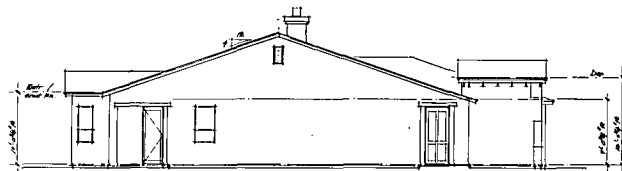


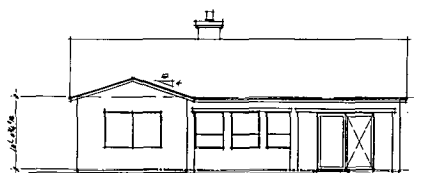
Exhibit 4b:
Plan 6 Elevations



LEFT SIDE

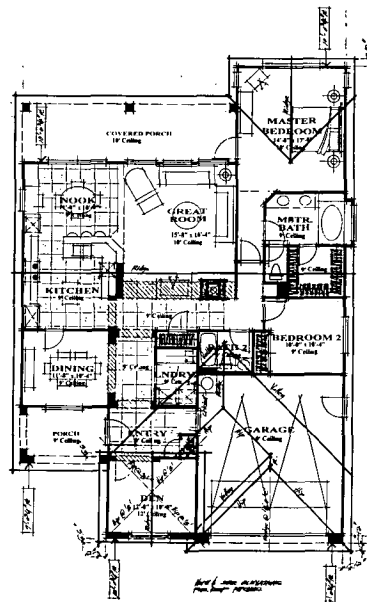


RIGHT SIDE



REAR

**PROTYPICAL
SIDES and REAR**
ELEVATION 'A' SHOWN



ROOF PLAN
ELEVATION 'A' SHOWN

PLAN 1152

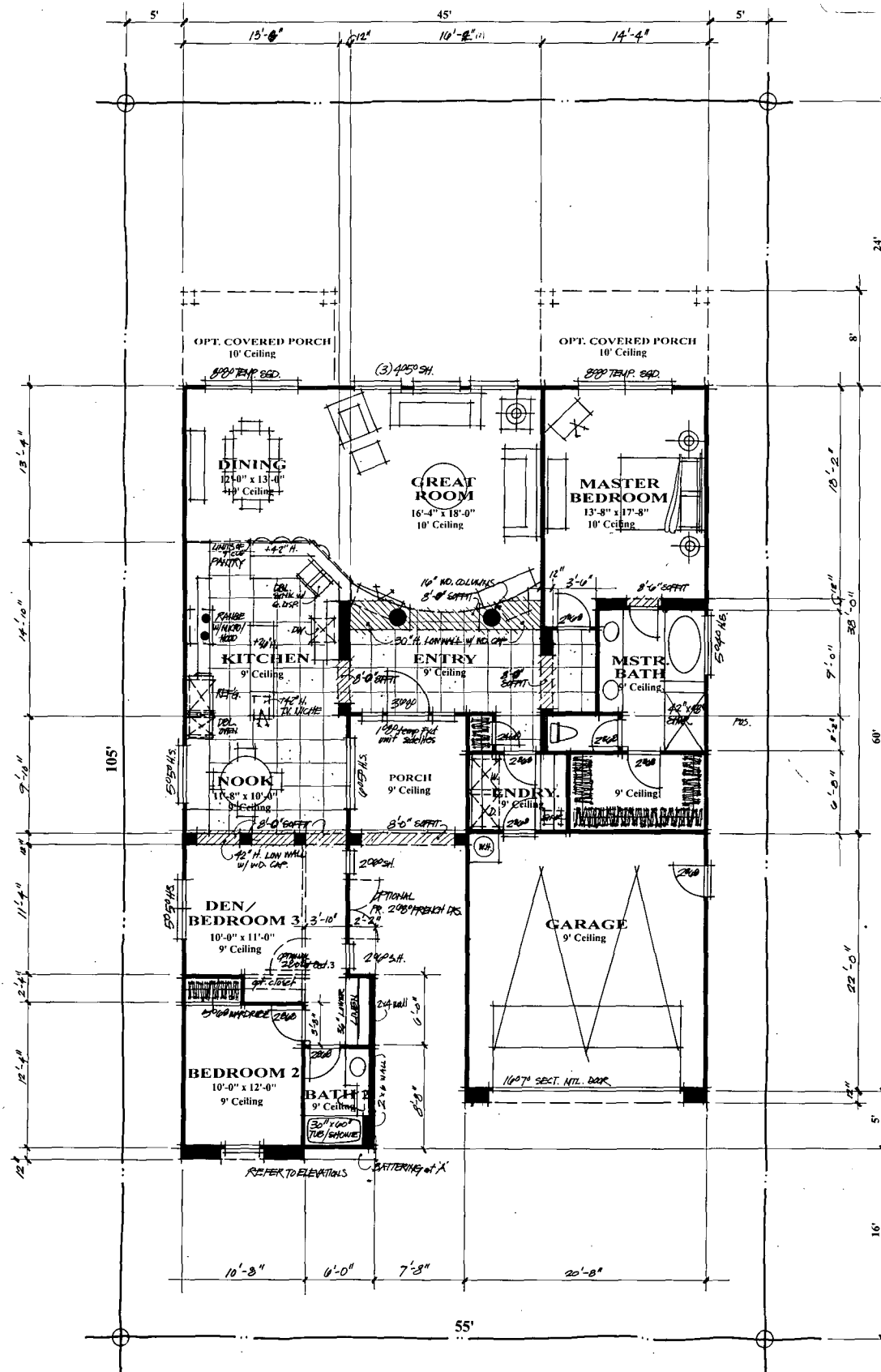
6

HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES

03.04.02

© 2002 THE DESIGN COLLABORATIVE
**THE
DESIGN
COLLABORATIVE**
ARCHITECTURE
PLANNING

Exhibit 5a:
Plan 7 Floor Plan



PLAN 1153

2032 S.F.
2 BED / DEN / 2 BATH /
2 CAR GARAGE

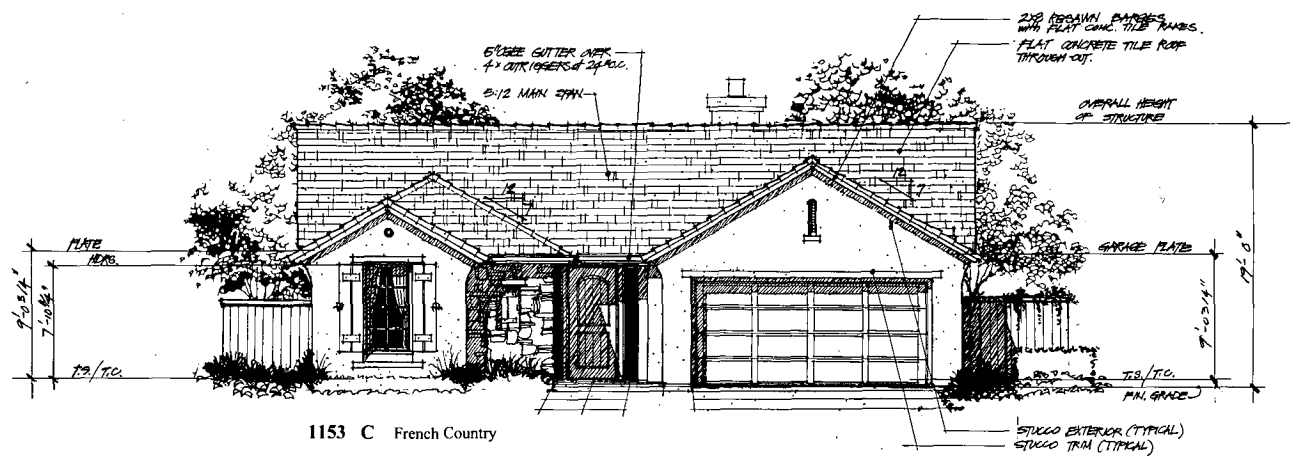
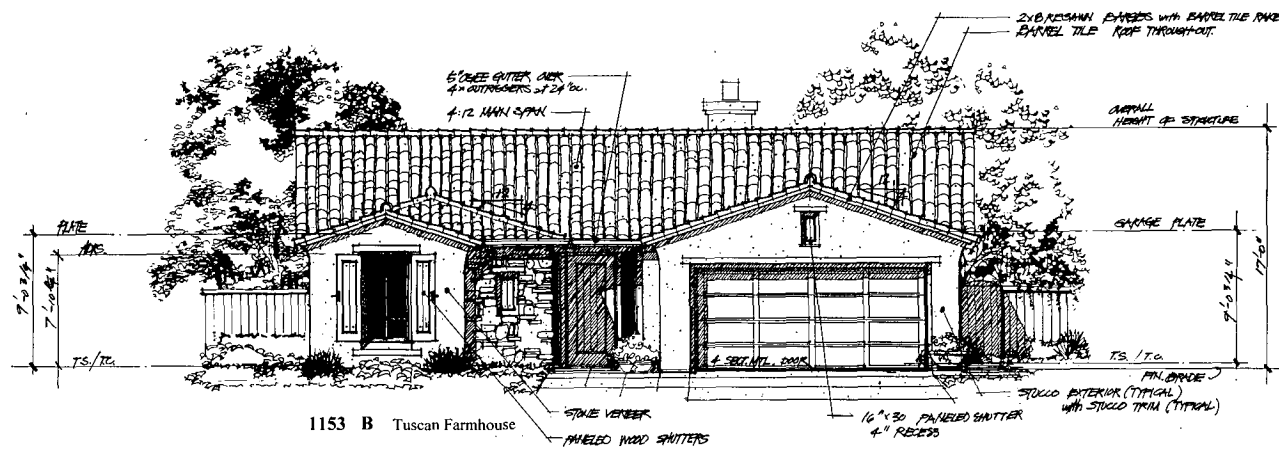
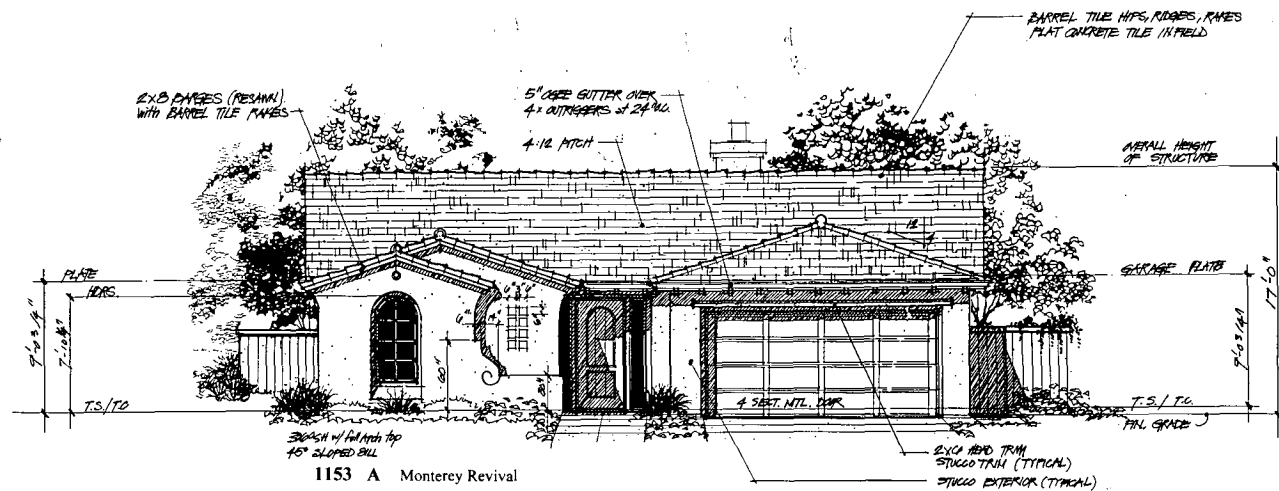
HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES

7

2.15.02
2.19.02

© COPYRIGHT 2002 COLLABORATIVE, INC.
THE
DESIGN
COLLABORATIVE
ARCHITECTURE
PLANNING

Exhibit 5b:
Plan 7 Elevations



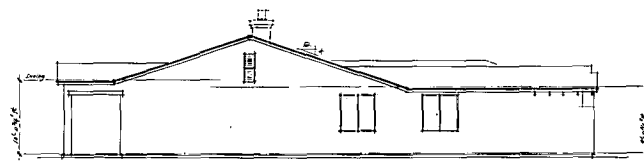
7

HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES

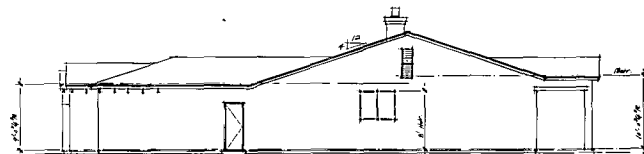
2.16.02

© COPYRIGHT BY DESIGN COLLABORATIVE, INC.
THE
DESIGN
COLLABORATIVE
ARCHITECTURE
PLANNING

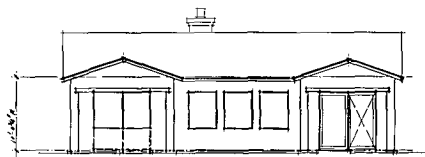
Exhibit 5c:
Plan 7 Roof Plan



LEFT SIDE



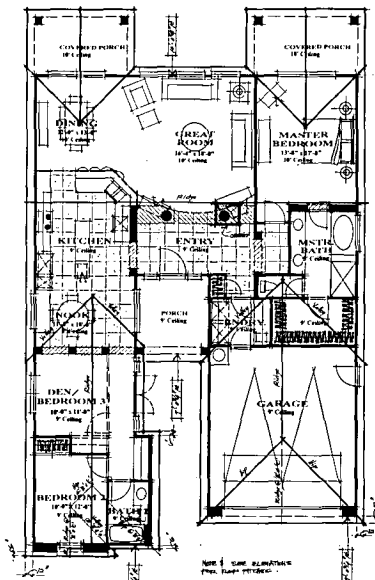
RIGHT SIDE



REAR

**PROTOTYPICAL
SIDES and REAR**

ELEVATION 'A' SHOWN



ROOF PLAN
ELEVATION 'A' SHOWN

PLAN 1153

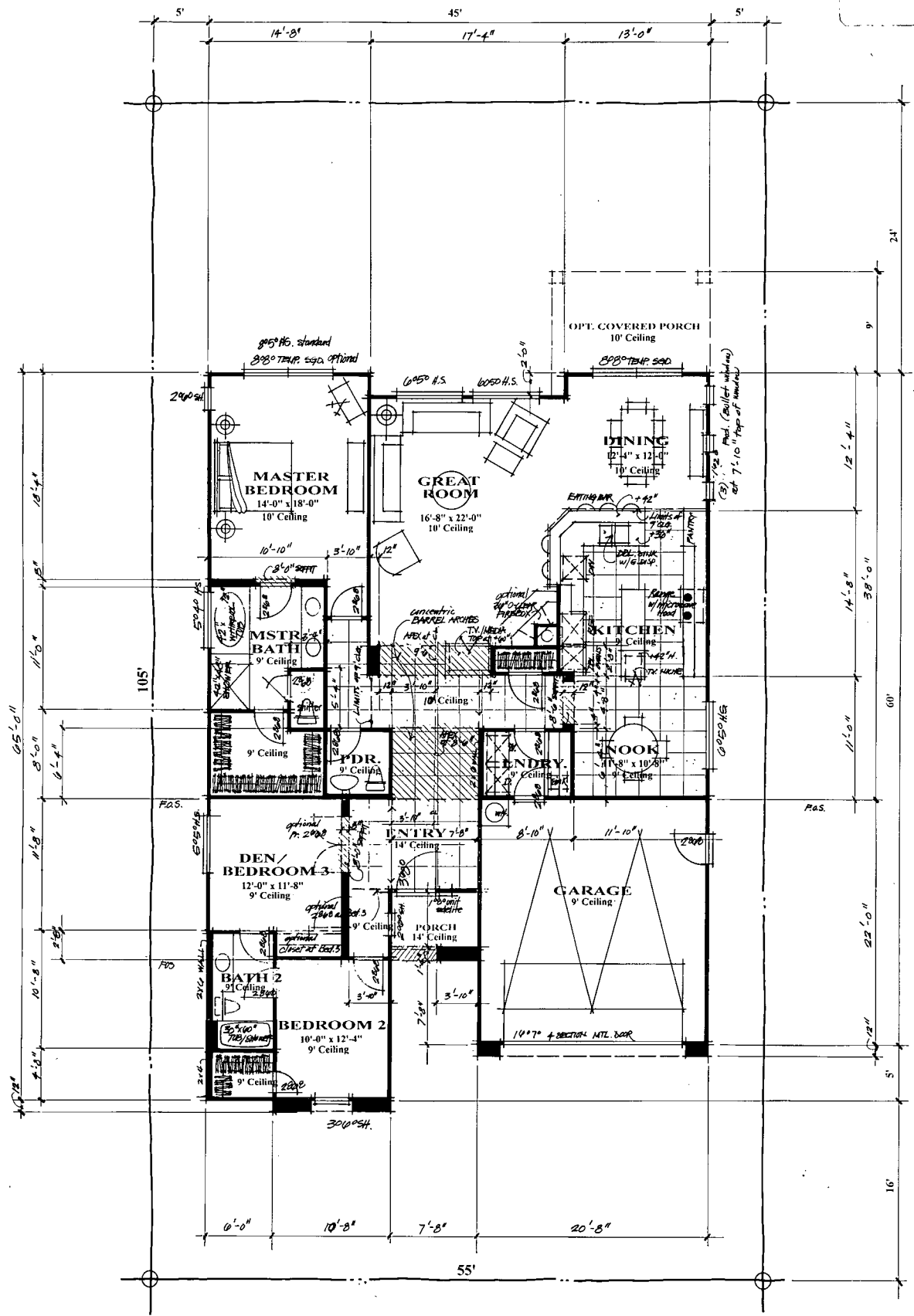
7

HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES

03.04.02

© OPTICUM TECHNOLOGIES, INC.
**THE
DESIGN
COLLABORATIVE**
ARCHITECTURE
PLANNING

Exhibit 6a:
Plan 8 Floor Plan



PLAN 1154
2192 S.F.
2 BED / DEN / 2 BATH /
2 CAR GARAGE

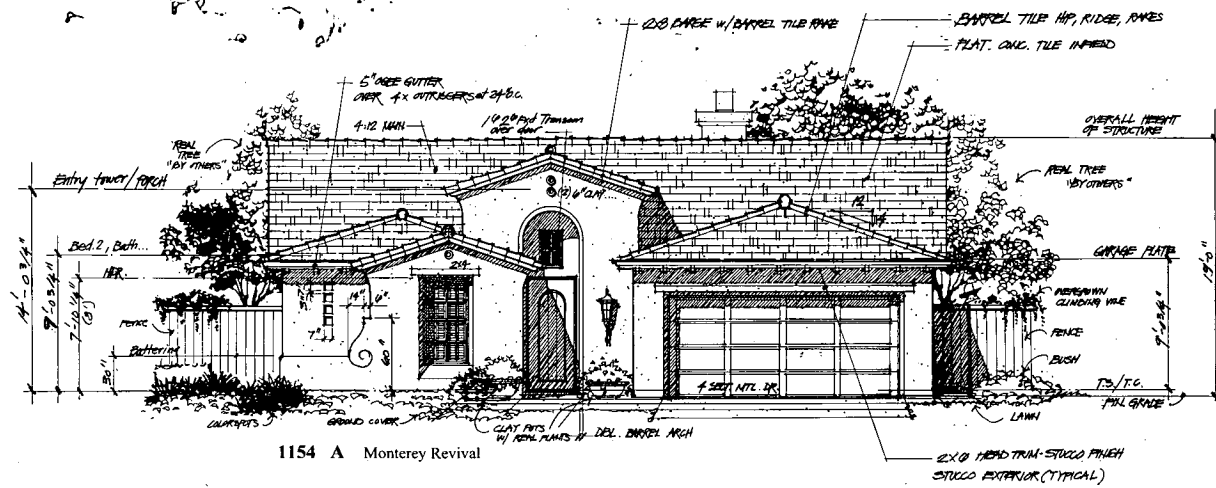
8

HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES

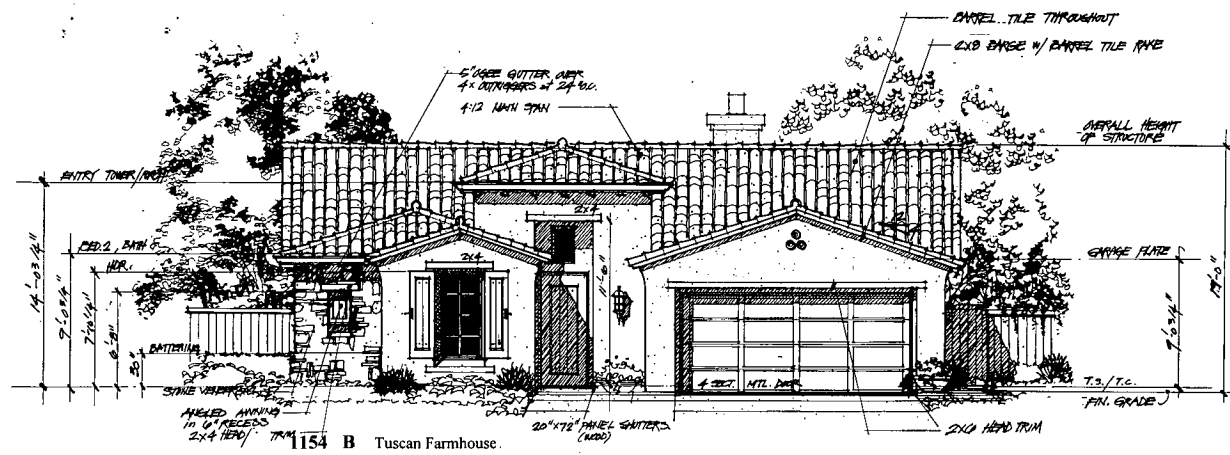
2.15.02
2.19.02

© COPYRIGHT 2002 COLLABORATIVE, INC.
**THE
DESIGN
COLLABORATIVE**
ARCHITECTURE
PLANNING

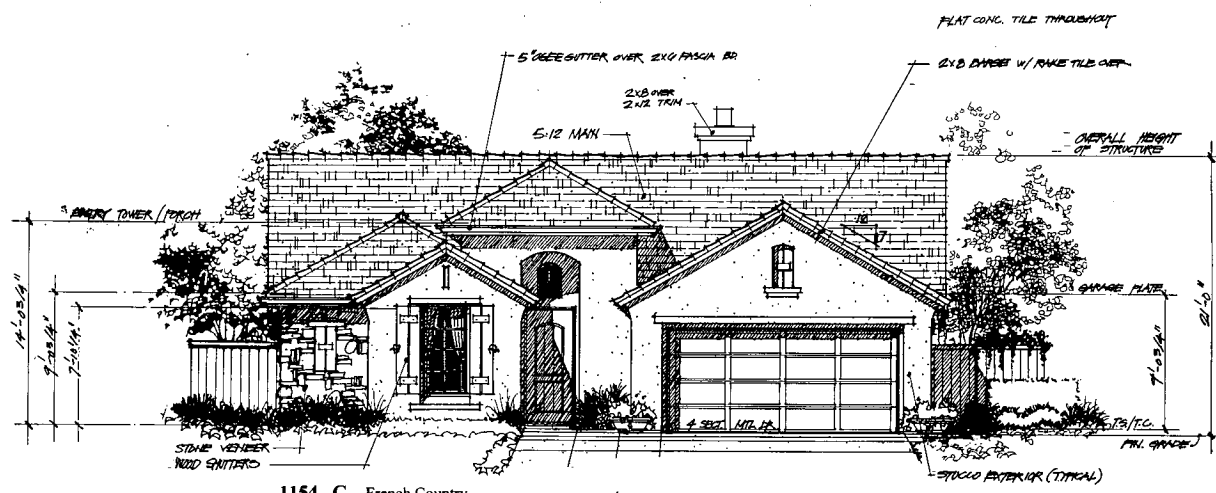
Exhibit 6b:
Plan 8 Elevations



1154 A Monterey Revival

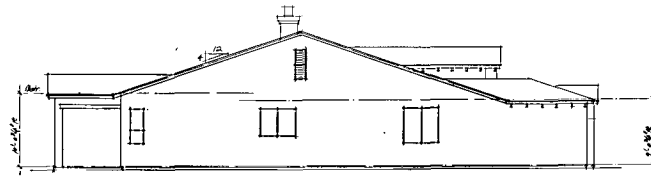


1154 B Tuscan Farmhouse

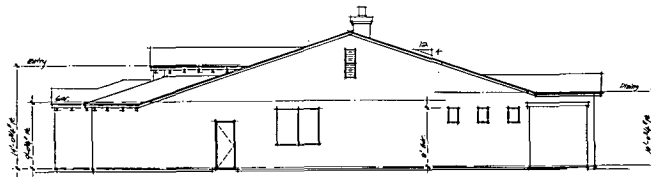


1154 C French Country

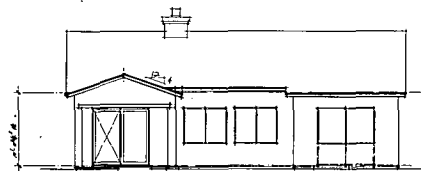
Exhibit 6c:
Plan 8 Roof Plan



LEFT SIDE

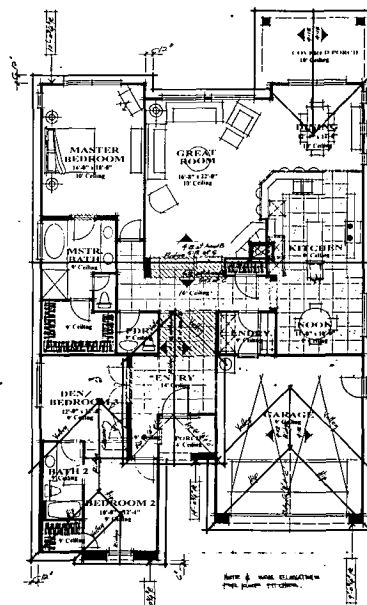


RIGHT SIDE



REAR

**PROTOTYPICAL
SIDES and REAR**
ELEVATION 'A' SHOWN



ROOF PLAN
ELEVATION 'A' SHOWN

PLAN 1154

8

HERITAGE at NATOMAS PARK
LENNAR SACRAMENTO
1150 SERIES

03.04.02

© 2002 THE DESIGN COLLABORATIVE
**THE
DESIGN
COLLABORATIVE**
ARCHITECTURE
PLANNING



June 14, 2002

Mr. Jeff Panasiti
RENAISSANCE HOMES
2240 Douglas Boulevard, Suite 250
Roseville, CA 95661

RE: Design Review of Renaissance Homes Plans – Heritage Park

Dear Jeff:

The plans submitted for Heritage Park have been reviewed by the Heritage Park Design Review Committee. We would like to compliment you on the design of these excellent homes. The submitted items, listed below, are approved with the following conditions:

Floor plans & Elevations

Floor plans are approved as submitted.

Exterior elevations approved with following conditions:

1. Homes with back or sides to streets, parks, open space and schools need to continue trim along visible side of house, as noted on plans.
2. Materials shall wrap on the sides of the homes, as noted on the plans.
3. The accent materials shown on plans are to be standard materials, not options.
4. Driveways shall have a pattern of score lines that will create a pleasing texture compatible with the architecture.

In addition to these conditions, we recommend that any roof projections (i.e.: vents, pipes) be located in the back of the home, not visible from the street.

Landscape Plans

Approved as submitted.

Site/Lot Plans

Please provide copies of a plot plan of each of the homes shown on a typical interior and corner homesite.

We believe that the appearance of the streetscape is a critical element in achieving an attractive community. For this reason, we request that you stagger your home setbacks to create an open and diverse streetscape.

P02-070

Received 7-19-02

Exterior Colors & Materials
Approved as submitted.

Please be aware that the adopted guidelines require diversity in streetscape, i.e.: variation of colors and elevations. Please provide evidence during the project development of achieving the required diversity.

The model home complex site plan, neighborhood identification signage and/or monumentation is also subject to approval by the HPDRC. Please submit for review when available.

The plans were reviewed for compliance with the Design Review Handbook. You are responsible to ensure that the plans are in compliance with the City of Sacramento Zoning Code and all applicable building codes. Compliance with the City of Sacramento Zoning Code includes compliance with building setback and lot coverage standards.

For your reference, please find enclosed the garage mitigation compliance form and a checklist that we used during our review. Please give me a call should you have any questions.

Respectfully,

LENNAR COMMUNITIES

Don Barnett

Don Barnett
Community Planning Manager

Cc: DRC file

By signing below, you acknowledge your acceptance of these comments and conditions, and you agree to comply with them.

Jeff Panasik
Jeff Panasik
June 17, 2002
Date

P02-070

Received 7-19-02

GARAGE MITIGATION COMPLIANCE

BUILDER/NEIGHBORHOOD: Renaissance Regency Park% compliance
of total
of homes

PLAN	A	B	C	D	% compliance of total # of homes
1141	front porch mitigated	front porch mitigated	front porch mitigated		25%
1142	courtyard mitigated	courtyard mitigated	courtyard mitigated		25%
1143	front porch mitigated	front porch mitigated	front porch mitigated		25%
1144	living area forward compliant	living area forward compliant	living area forward compliant		25%
1161	flush garage compliant	flush garage compliant	flush garage compliant		100% 25%
1162	living area forward compliant	living area forward compliant	living area forward compliant		25%
1163	living area forward compliant	living area forward compliant	living area forward compliant		25%
1164	living area forward compliant	living area forward compliant	living area forward compliant		25%
1151	flush garage compliant	flush garage compliant	flush garage compliant		100% 25%
1152	flush garage compliant plan	flush garage compliant plan	flush garage compliant plan		25%
1153	living area forward compliant plan	living area forward compliant plan	living area forward compliant plan		25%
1154	living area forward compliant plan	living area forward compliant plan	living area forward compliant plan		25%
					25%
					TOTAL COMPLIANCE %:
					100%

P02-070

Received 7-19-02

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

P02-070: RENAISSANCE HOMES - HERITAGE PARK IN NORTHBOROUGH PUD

PROJECT NAME/FILE #: Heritage Park - 55' wide lots within Villages 3, 4, 16 and 17 of Northborough PUD (134 Units total), P02-070

PROJECT LOCATION: South of Elkhorn Boulevard and west of Natomas Boulevard

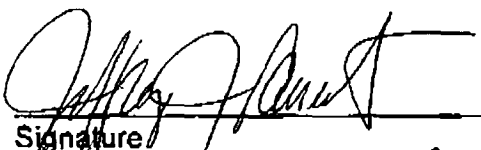
ASSESSOR'S PARCEL NUMBER(S): 201-0310-040 thru -043; 201-0440-008 and -011

ZONING: R-1-PUD

APPLICANT'S NAME/ADDRESS: Renaissance Homes (Jeff Panasiti)
2240 Douglas Boulevard, Ste 250, Roseville, CA 95661
(916) 773-4083; fax (916) 773-4086

I, JEFFREY J PANASITI VICE PRESIDENT OF OPERATIONS (please print and include title), agree to amend the project application, P02-070, to incorporate the attached Conditions of Approval into the requested Planning Director's Special Permit (PDSP).

I acknowledge that this project, P02-070, 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

Vice President of Operations

Title

8/29/02

Date