



CITY OF SACRAMENTO
CALIFORNIA

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES DEPARTMENT

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

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

FILE: P99-095

PREVIOUS FILE NUMBER(S): P96-083

PROJECT NAME: Kimball Hill Homes in Natomas Crossing - Parcel 21

ASSESSOR'S PARCEL NUMBER(S): Various

APPLICANT'S NAME/ADDRESS: Kimball Hill Homes (Gary Pettigrew) (916) 714-1417
10535 East Stockton Blvd, Ste K
Elk Grove, CA 95758

APPROVAL: This Planning Director's Special Permit (PDSP) approval is for **85 lots** in the Natomas Crossing Parcel 21 (A and B). 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 Permit.

PROJECT INFORMATION:

Zoning -	R-1A-PUD	Range in House Size -	1,642 to 2,954 sf
Typical Lot Size -	45 feet x 100 feet	Range in Price -	\$160,000- 230,000
Number of Lots -	85 lots	Number of Models -	3
Gross Acres -	13.1 acres	Number of Elevations -	3
Net Acres -	9.7 acres	No. of Color Palettes -	12
Net Density -	8.8 du/na		

BACKGROUND: On December 19, 1996, the Planning Commission approved the Tentative Master Parcel Map and Tentative Subdivision Map for the Natomas Crossing project (P96-083). On June 24, 1997, the City Council approved the Development Agreement, Plan Amendments to make amendments to land use, a Rezone to be consistent with the NNCP, and a PUD Designation, including the PUD Schematic Plan and Guidelines. In approving the PUD Guidelines, the Council determined that a Planning Director's Special Permit, in lieu of a Planning Commission Special Permit, was required for single family / two family residential development within the PUD.

The applicant is requesting approval of a Planning Director's Special Permit for three single family house plans on 85 lots within Parcel 21 of the Natomas Crossing PUD (see Vicinity Map). Parcel 21 is located on both the west and east sides of Innovator Drive between Natomas Crossing Drive and the community park.

House Plans: Please see Table 1 below regarding information for each house plan. The typical lot size is 45 feet wide by 100 feet deep, or 4,500 square feet.

Table 1

Plan	# of Stories	# of Bedrms	Garage Stalls	Square Footage (House/ Garage/ Porch)	Porch (sf)	Relation of Garage to House	% Lot Coverage
Versailles	1	3	2	(1,642 / 360 / -0-)	-0-	Garage projects 2'	44.5%
Horizon	2	4	2	(2,156 ¹ / 352 / 123)	123	Garage flush with porch	36.2%
Greenwood	2	5	2	(2,954 ² / 352 / 93)	93	Porch projects 3'-6" in front of garage	40.2%

Notes-

1- The first floor square footage used to calculate lot coverage is 1,152 sf.

2- The first floor square footage used to calculate lot coverage is 1,363 sf.

Other features of the house plans include:

Versailles: Only single story home; 2 car garage faces the street; garage projects 2 feet in front of bedroom 2 with an optional den; bedroom 2 / den and entry face the street; Option: bedroom 2, which faces the street, can be converted to a den.

Horizon: Smallest two story home; 2 car garage faces the street; garage is flush with the porch; living area and entry face the street; second story projects over the garage but not the porch.

Greenwood: Largest two story home; 2 car garage recessed 3 feet 6 inches behind porch; living area and entry face the street; second floor projects over the garage but not the porch.

Corner Lots: Twelve corner lots are included in the village (see Exhibit 1). All three plans are acceptable on corner lots - the Versailles plan is encouraged on corner lots (see below). On each corner lot, the driveway shall be located away from the intersection of streets.

Versailles: Planning staff is concerned about the Versailles plan because: 1) no living area faces the street unless bedroom 2 is converted into a den, and 2) the main entry is located 13 feet behind the garage and front of the house. Planning staff would suggest at least one of the following conditions be required for the Versailles plan: 1) the plan shall be located on a corner lot; 2) the plan shall include the den option; or 3) the plan shall have a courtyard incorporated to encourage the use of the front yard. The applicant has agreed to these conditions.

Models: The homebuilder is intending to model one of each of the proposed house plans: Versailles and Greenwood. The model homes will be located facing the parklet south of Natomas Crossing Drive.

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

	<u>Required</u>	<u>Provided</u>
FRONT:	17 feet minimum / 23 feet maximum	Varies with each plan, min + max are met
DRIVEWAY:	20 feet (per Public Works requirements)	20 feet
SIDE:	5 feet	5 feet
REAR:	15 feet	15 feet

According to the PUD Guidelines, the maximum lot coverage is 45 percent for single story homes with an allowance for porches and recessed garages and 40 percent for two story homes with the same allowance. As noted in Table 1 above, all of the proposed plans comply with the maximum lot coverage without the allowance.

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- Contemporary	Stucco	Circular decorative vents, gabled roof on all models except Versailles, stucco wall on the porch on the Horizon, open railing on porch of Greenwood, brick option on Greenwood
B- Country	Wood siding / brick	Shutters on Versailles and Horizon, gable roof on Versailles and Greenwood, Hipped gable on Horizon, shed roof over porch, pop-out shelf above the garage on Greenwood, brick standard
C- Early Calif.	Stucco / brick	Split plane garage on Greenwood, railing on porch on Greenwood, shed roof over porch, brick standard

Twelve color palettes will be offered for each house plan. The roof is proposed to be concrete tile. A minimum 5:12 roof pitch is shown on the plans, some plans show a roof pitch of 6:12.

Enhanced side and rear elevations are required whenever the home faces a public street, park, canal, or other public space. Twelve corner lots are included in the village and no lots back onto major streets. Enhanced elevations shall include, at a minimum, stucco over foam trim, finished with a smooth texture instead of the rough texture of the house, and a four foot return of materials on the side elevation.

Planning staff finds the house plans and elevations to be of a high quality and excellent design. Staff appreciates the following features of the house plans: 1) all 2 car garages, 2) provision of porches on 2 plans (all three elevations), and 3) the porch projection in front of the garage on the Greenwood model.

Landscaping: Typical lot landscaping plans are provided for both the interior lots and the corner lots (see Exhibit 3). Fifteen gallon size street trees will be provided on an average spacing of 25 feet on center. The street tree designated by the Natomas Crossing PUD Guidelines (Table 4) for Innovator Drive (Road J) is *Gleditsia tricanthos*. Also, each corner lot will be planted with three street trees on the street side at 25 to 30 feet on center. Front yard and street side yard landscaping materials,

including accent trees, foundation and specimen shrubs, ground cover with minimum spacing of 12 inch on center with decorative bark, and turf, shall be provided, in addition to the street trees, as shown on Exhibit 3. Plant materials shall be primarily selected from the plant list in the North Natomas Development Guidelines, page 22 through 27.

Fences and Walls: All lots within the subdivision front on to Innovator Drive or the east-west street along the southern boundary of the project area. No masonry walls are needed within the village. The Natomas Crossing PUD Guidelines do not specify the type of fencing to be used within the neighborhood. At a minimum, wood fencing with wood posts is to be provided. A maximum six foot tall fence may be used behind the front and street side setbacks and a maximum of 3'-6" fence may be used in the front yard. The backyard fence shall commence at the back of the house on corner lots leaving the side yard landscaping exposed to the side street.

Air Quality Mitigation Strategy: The master developer of Natomas Crossing, which includes this village, has submitted an Air Quality Mitigation Plan. The Plan was adopted by Planning and Public Works. Pursuant to the plan, 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 September 8, 1999. No comments were received from the public notice. The project plans will be presented by the applicant to the Natomas Community Association on September 21, 1999.

On June 24, 1997, the City Council ratified a Negative Declaration for the original project (P96-083). Potentially significant environmental issues regarding Air, Water, Plant and Animal Life, Human Health, 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 (TSMAC) Plan for Natomas Crossing. 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 Natomas Crossing 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 the Natomas Crossing 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 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 substantially conform to the plans as shown on Exhibits 1 thru 6, specifically:
 - a. Elevation B - Country shall have wood siding and brick standard as shown on the attached exhibits and Elevation C- Early California shall have stucco and brick standard as shown on the attached exhibits;
 - b. Each Versailles plan shall be constructed with at least one of the following requirements: 1) the house shall be constructed on a corner lot; 2) the plan shall include bedroom 2 converted to a den; and/or 3) the plan shall include a courtyard feature to encourage the use of the front yard;
 - 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. Twelve color palette options shall be offered for each elevation.

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 (P96-083) on file at the Planning Division.
5. The Planning Director's Special Permit shall expire two years from date of issue, on September 21, 2001.
6. Air Quality Mitigation: The applicant shall comply with the Natomas Crossing 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 15-gallon size trees specified in Table 4 - Roadway Master Plan Matrix in the Natomas Crossing PUD Guidelines. (Road J in the matrix is now known as Innovator Drive.) The tree species shown in the matrix is *Gleditsia tricanthos* and the trees shall be spaced 25 feet 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 15-gallon size trees, 25 to 30 feet on center. These side street trees shall be selected from the North Natomas Development Guidelines Plant Species List, page 22 and 23. 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 and street side yard landscaping materials, including accent trees, specimen and foundation shrubs, ground cover planted 12 inch on center with decorative bark, and turf, shall be provided, in addition to the street trees. Plant materials shall be primarily selected from the plant list in the North Natomas Development Guidelines page 22 through 27. All planting selections should consider appropriate location, ultimate size, pruning needs, and water usage to reduce greenwaste production and improve efficient water use. All planting shall conform to City standards for sight line requirements at intersections and

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.

APPROVED ON: September 21, 1999

PREPARED BY:

Carol Shearly
Carol Shearly, Associate Planner

APPROVED BY:

Scot Mende
Scot Mende, Senior Planner

Attachments:

Vicinity Map
Exhibit 1: Site Plan
Exhibit 2: Setback Exhibit
Exhibit 3: Landscaping Exhibit
Exhibit 4: Versailles - Floor Plan and Elevations
Exhibit 5: Horizon - Floor Plan and Elevations
Exhibit 6: Greenwood - Floor Plan and Elevations
Exhibit 7: Natomas Crossing Design Review Committee Approval Letter

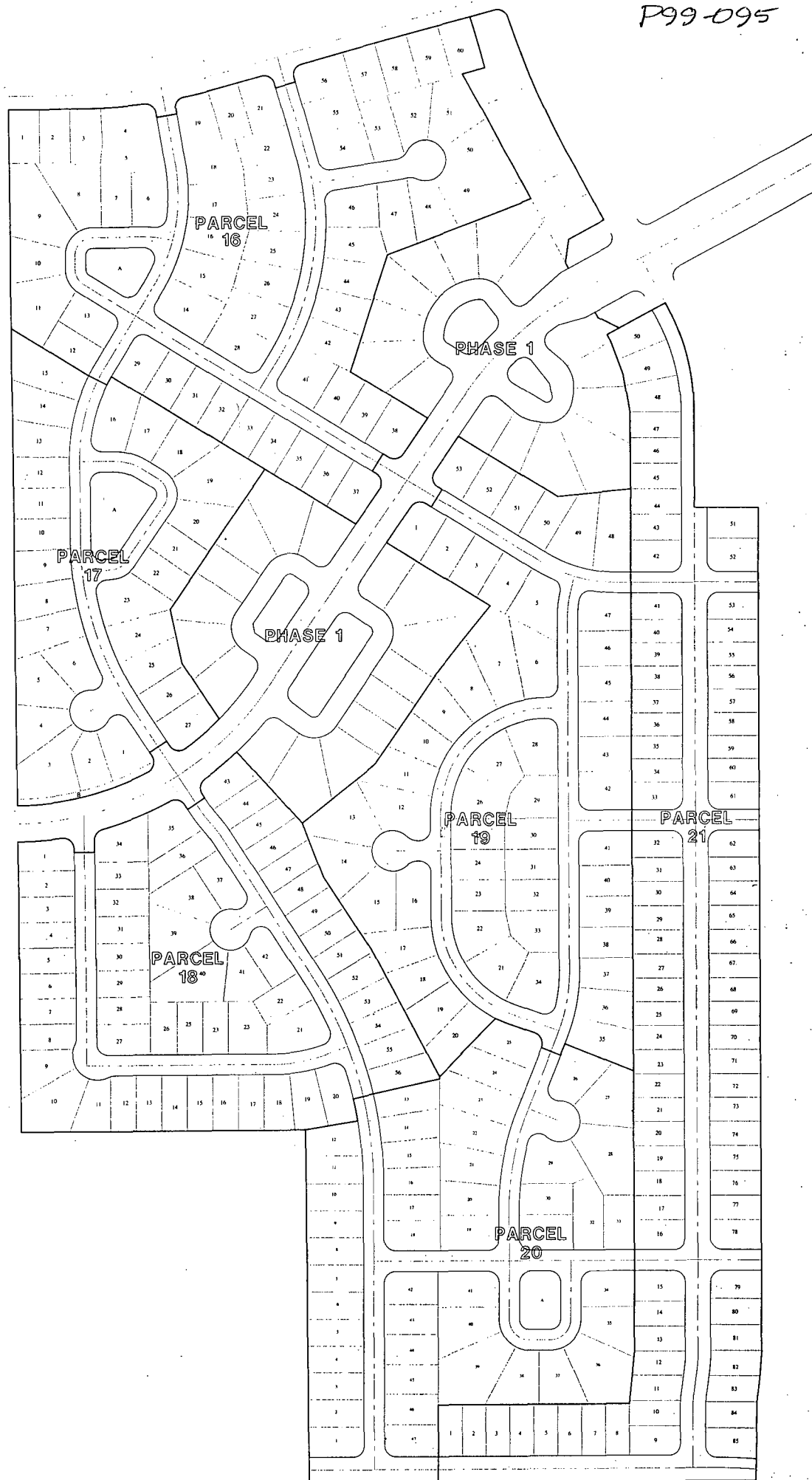
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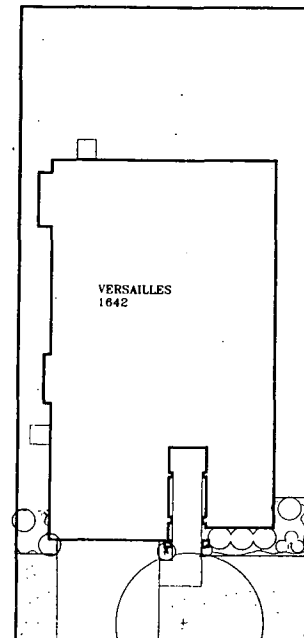
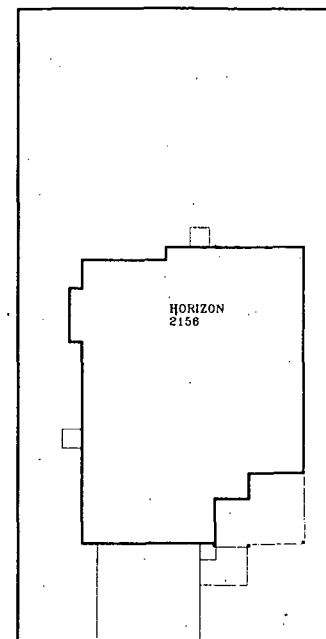
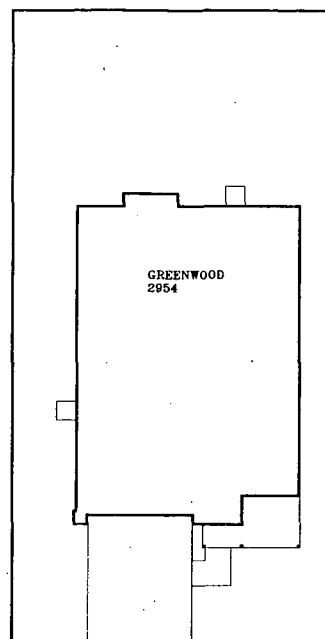
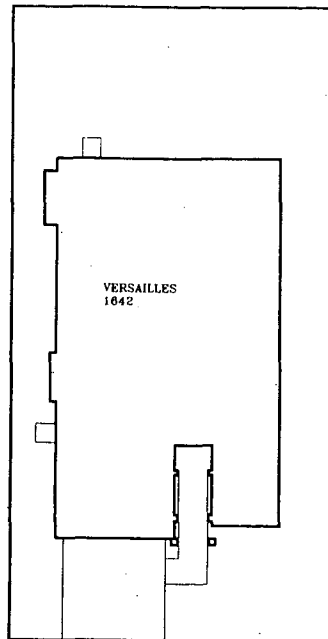
cc: Applicant

Development Services - Building Division (2)
PUD Binder

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Exhibit 1
P99-095





Frontyards to be irrigated with automatic sprinklers. Install controller in garage. Use 4" pop-ups in lawns, 6" pop-ups in shrub beds, spray heads on sch 80 risers may be used where there is no foot traffic. Use anti-siphon valves and install a gate valve per local code upstream of manifold. Mainline to be sch 40, laterals to be class 200. Lawn circuit to be separate from shrub circuit. All material to be commercial grade. Adjust spray to minimize water on walks, fences, walls and drives. Set controllers to minimize run-off.

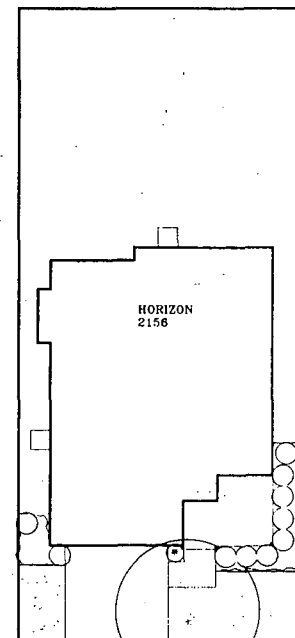
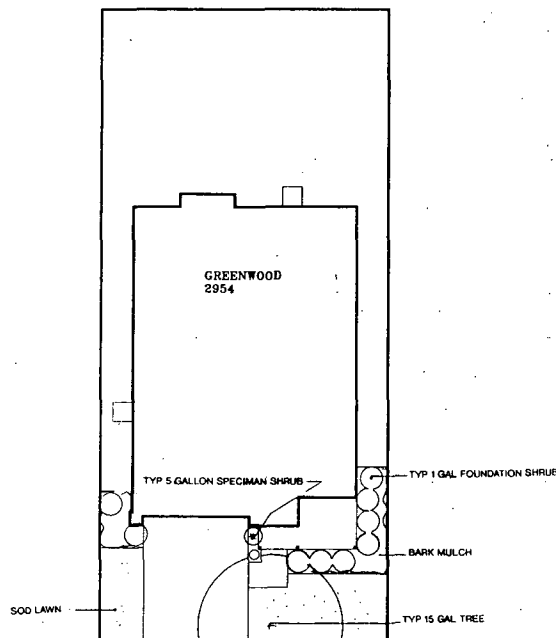


Exhibit 2
P99-095

NATOMAS CROSSING
TYPICAL LANDSCAPING

KIMBALL HILL HOMES
5402 GOVERNOR CIRCLE, STOCKTON, CA 95210

7/7/99

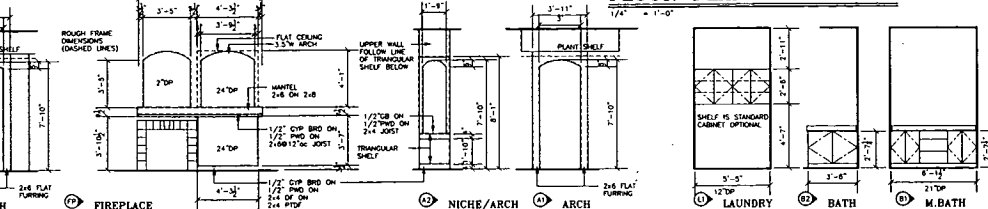
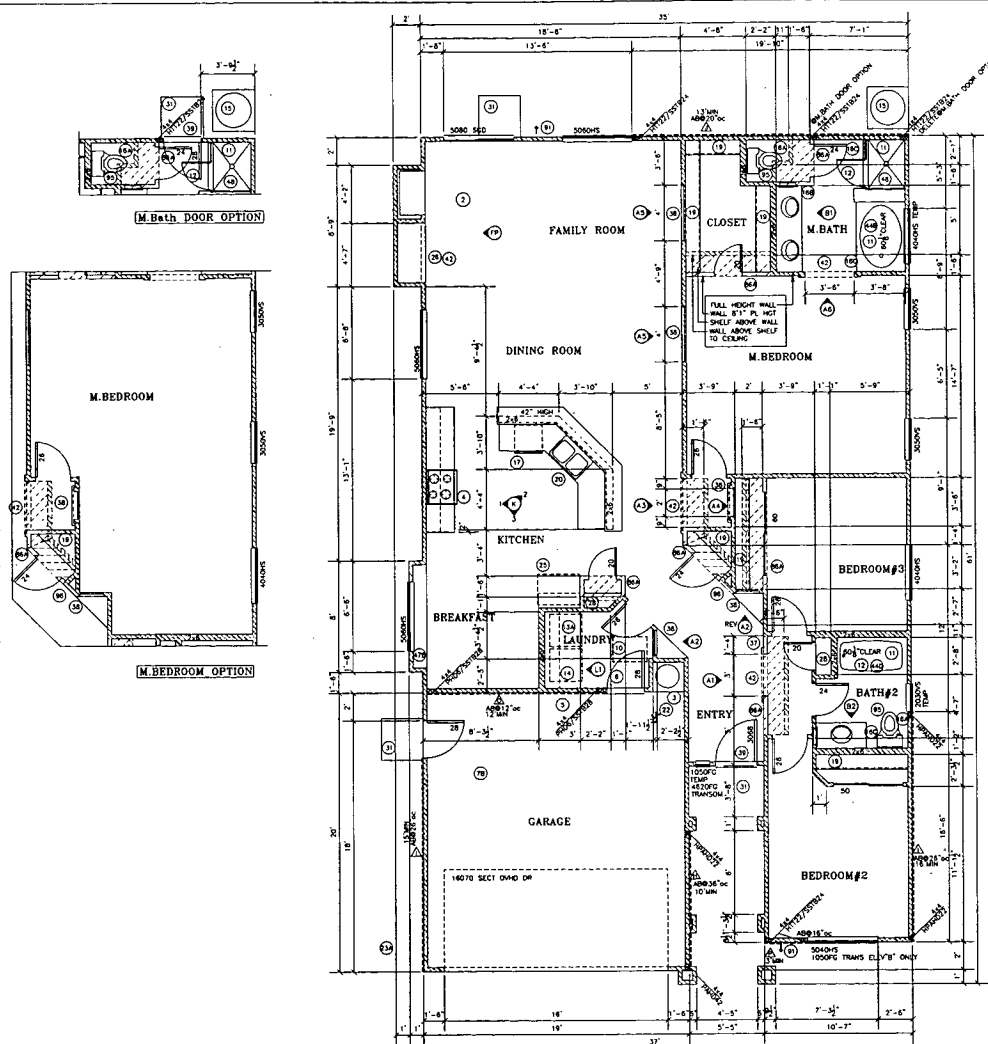
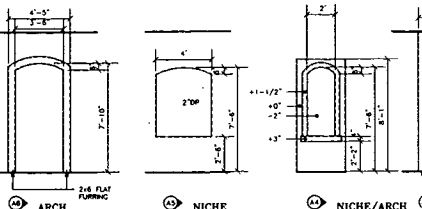
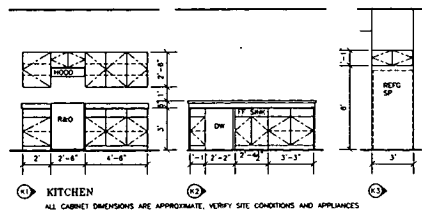
VALLEY

FLOOR PLAN NOTES

1. 3/4" FIREBOX
2. 40 GAL. LUMP LIGHTER
3. 1/2" DIA. 1/2" CHIMNEY
4. STRIPS FOR LUM. VENTS
5. 1-1/2" SEPARATION REED
6. FIBERGLASS CHIMNEY
7. 5/8" TYPE "K"
8. CIP BRD. 2x4x10x12
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SHEAR WALL SCHEDULE				
SYMBOL	TYPE	WALLING	ANCHOR BOLTS	COMMENTS
1	1/2" CIP/CM	5007.7-12	12" x 12"	UNLOCKED
2	3/8" CIP/CM	5006.6-12	8" x 8"	BLOCK ALL
3	3/8" CIP/CM	5004.4-12	4" x 4"	20"
4	3/8" CIP/CM	5003.3-12	2" x 2"	20"
5	3/8" CIP/CM	5002.2-12	2" x 2"	20"
6	1/2" CIP/CM	5001.1-12	2" x 2"	20"
7	1/2" CIP/CM	5000.0-12	2" x 2"	20"

ALL DIMENSIONS ARE APPROXIMATE. VERIFY SITE CONDITIONS AND APPLIANCES.



REVISIONS

1	
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1642

VERSAILLES

KIMBALL HILL HOMES

2038 TENNALINDE LANE, STOCKTON, CA 95210

(209)477-0641

THESE PLANS ARE FOR PERMIT PURPOSES AND DO NOT PURPORT TO REPRESENT ANY GUARANTEE OF ACCURACY OR COMPLETION. THE USER ASSUMES ALL LIABILITY FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER ASSUMES ALL LIABILITY FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES.

BLOOM Architectural Developments Incorporated

4427 Research Avenue

Stockton, CA 95210

(209)477-0641

REGISTERED ARCHITECT

STATE OF CALIFORNIA

1779

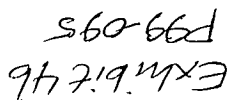
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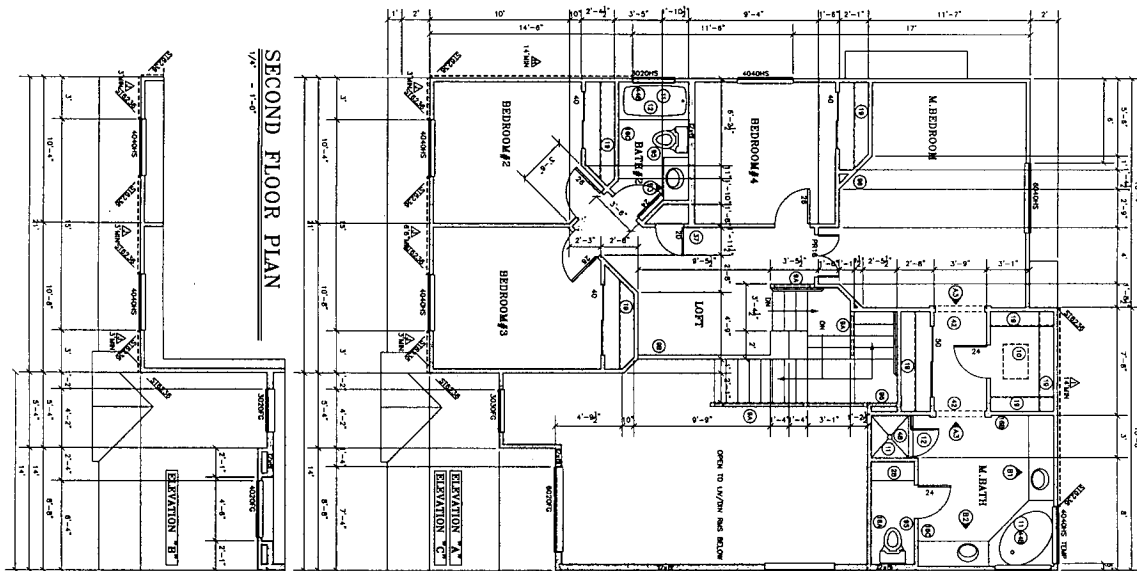


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49	1/2" GYP	1000	SQ YD	1.00	1000.00
50	1/2" GYP	1000	SQ YD	1.00	1000.00
51	1/2" GYP	1000	SQ YD	1.00	1000.00
52	1/2" GYP	1000	SQ YD	1.00	1000.00
53	1/2" GYP	1000	SQ YD	1.00	1000.00
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75	1/2" GYP	1000	SQ YD	1.00	1000.00
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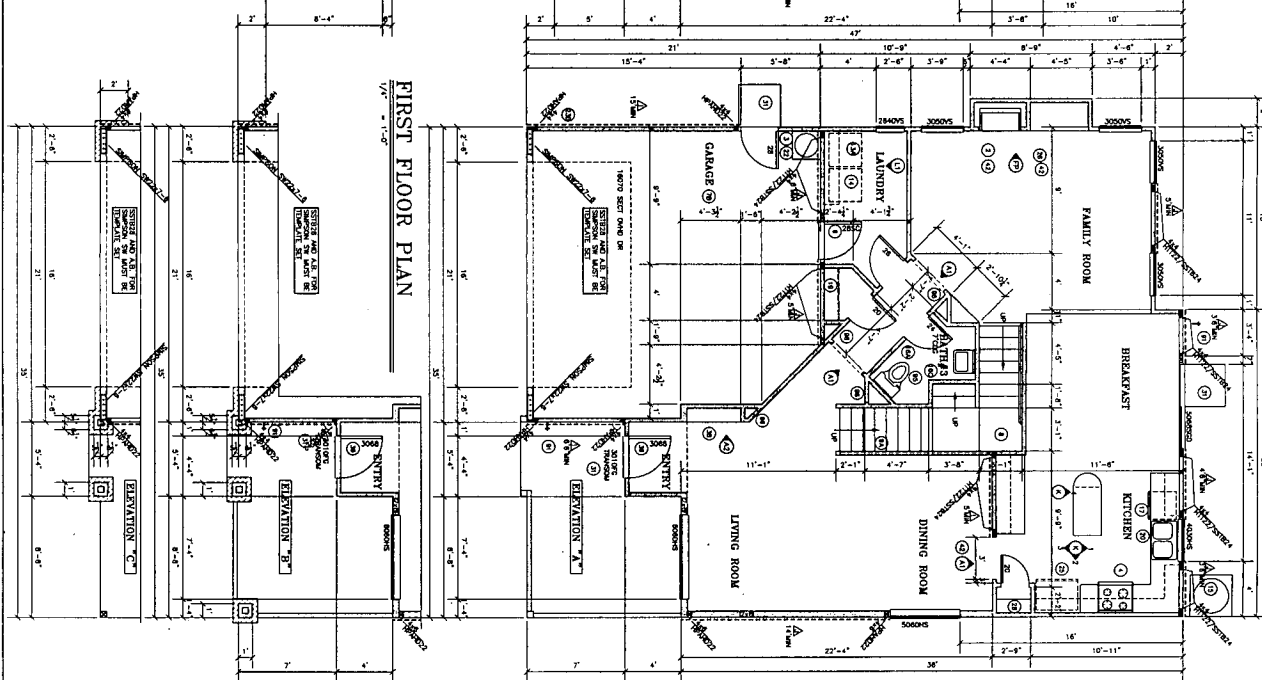
FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
5. ALL CEILING ARE 8'0" HIGH UNLESS NOTED OTHERWISE.
6. ALL FLOORS ARE 4" THICK CONCRETE UNLESS NOTED OTHERWISE.
7. ALL ROOFS ARE 2" THICK CONCRETE UNLESS NOTED OTHERWISE.
8. ALL STAIRS ARE 10'0" WIDE UNLESS NOTED OTHERWISE.
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SECOND FLOOR PLAN

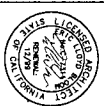


FIRST FLOOR PLAN



Jun 28 99

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BLOOM Architectural Developments Incorporated

4427 Emerald Street
Folsom, CA 95630
(916) 991-1053 FAX (916) 997-8011

KIMBALL HILL HOMES

2038 TENNALINDE LANE, STOCKTON, CA 95210
(209) 477-0641

2156

HORIZON

EXHIBIT 2
P99095

Exhibit 5b
P99-095

Architectural Drawings of Kimball Hill Homes

ELEVATION "A" (Left and Right): Front elevations showing the main facade with a central entrance, large windows, and a gabled roof. Scale: 1/4" = 1'-0".

ELEVATION "B" (Left and Right): Side elevations showing the profile of the house, including the garage and side windows. Scale: 1/4" = 1'-0".

ELEVATION "C" (Left and Right): Rear elevations showing the back of the house, including the rear porch and windows. Scale: 1/4" = 1'-0".

RIGHT ELEV. "A" and **RIGHT ELEV. "B"**: Detailed views of the right side of the house, showing the garage and side windows. Scale: 1/4" = 1'-0".

LEFT ELEV. "A" and **LEFT ELEV. "B"**: Detailed views of the left side of the house, showing the garage and side windows. Scale: 1/4" = 1'-0".

REAR YARD: A site plan showing the layout of the rear yard, including the location of the house, driveway, and landscaping. Scale: 1" = 1'-0".

ATTIC VENTILATION: A detailed view of the attic space, showing the location of ventilation fans and the layout of the roof structure. Scale: 1/4" = 1'-0".

EXTERIOR ELEVATIONS NOTES: A list of notes providing details for the exterior elevations, including materials, colors, and construction details.

2036 TENNAINDLE LANE, STOCKTON, CA 95210

KIMBALL HILL HOMES

2156 HORIZON

Architectural Firm: Bloom Architectural, Incorporated, 4875 KENNEDY AVENUE, STOCKTON, CA 95210. Phone: (209) 477-0641.

Scale: 1/4" = 1'-0"

Exhibit 66
P99-095

[illegible]

Exhibit 7

P99-095

NATOMAS CROSSING DESIGN REVIEW COMMITTEE

2150 River Plaza Drive, Suite 155
Sacramento, California 95833

August 30, 1999

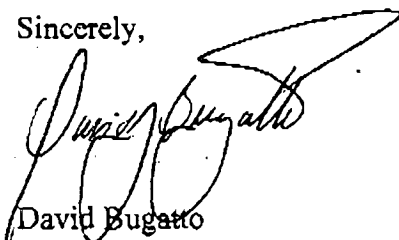
Carol Shearly
City of Sacramento
1231 I Street, Suite 300
Sacramento, CA 95814

RE: Natomas Crossing Design Review

Dear Carol:

The Natomas Crossing Design Review Committee has reviewed the Special Permit application completed and submitted to the City of Sacramento by Kimball Hill Homes. We believed the design elements proposed by Kimball Hill Homes for their housing units and associated landscaping are consistent with the Natomas Crossing PUD Guidelines. We have no comments or concerns with respect to their proposed development.

Sincerely,



David Bugatto
Chairman - Design Review Committee