

M99-005

GATEWAY WEST PUD GUIDELINES  
AMENDMENTS RELATED TO LOT COVERAGE  
(NORTH NATOMAS)

REQUEST:

- A. Environmental Determination: **Categorical Exemption**  
(Section 15302)
- B. **Gateway West Planned Unit Development (PUD) Guidelines Amendment** to establish a maximum lot coverage of up to 45%, and as much as 48% in some cases, in the Single Family and Single Family - Alternative- PUD residential zones (R-1-PUD & R-1-A-PUD) for the entire PUD. (*Staff initiated.*)

Located between I-5 on the east, and El Centro Road and the West Drainage Canal on the west, south of Del Paso Road, north of San Juan Road.

Assessor's Parcel Number: 225-0140-027,028,029,&0310-015,016,017

Council District 1

<b>APPLICANT:</b>	N/A - (Staff Initiated)
<b>OWNERS:</b>	Gateway West LLC c/o River West Inv. 7700 College Town Dr., Suite 215 Sacramento, CA 95826
<b>APPLICATION FILED:</b>	N/A (Staff Initiated)
<b>STAFF CONTACT:</b>	Don Lockhart, Associate Planner, 264-7584

**SUMMARY:** The Planning Commission approved a PUD Guidelines Amendment for Villages #5, #7 & #8, regarding lot coverage last January 21 (P98-129). That action was in response to an application filed by Beazer Homes, specifically for the Villages that they are developing. Staff has initiated this PUD Guidelines Amendment in order to establish uniform development standards throughout the Gateway West PUD. There have been no new issues presented in this matter. The January 21, 1999 staff report is attached as background information.

**RECOMMENDATION:** Staff recommends approval of the Gateway West Planned Unit Development (PUD) Guidelines Amendments as proposed by staff. Planning staff have worked together extensively to craft a solution which increases the allowance of lot coverage to 45%, and as much as 48% in some cases, subject to the allowances discussed in the attached January 21, 1999 staff report.

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

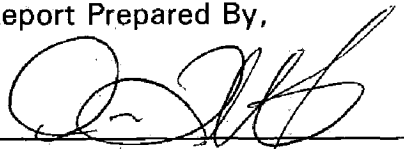
**RECOMMENDATION:** Staff recommends approval of the proposed PUD Guidelines Amendment for the following reasons:

- o the project is consistent with the General Plan land use designations;
- o the project is consistent with the 1994 North Natomas Community Plan land use designations;
- 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.

Staff recommends the Planning Commission take the following actions:

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

Report Prepared By,



Don Lockhart, Associate Planner

Report Reviewed By,



Scot Mende, Senior Planner

Attachments

- |              |  |
|--------------|--|
| Attachment 1 | Notice of Decision & Findings of Fact      |
| Exhibit 1A   | Proposed PUD Guidelines Amendment Language |
| Attachment 2 | January 21, 1999 Staff Report (P98-129)    |

**NOTICE OF DECISION AND FINDINGS OF FACT  
FOR GATEWAY WEST PUD GUIDELINES AMENDMENT  
LOCATED BETWEEN I-5 ON THE EAST, AND EL CENTRO ROAD AND THE WEST  
DRAINAGE CANAL ON THE WEST, SOUTH OF DEL PASO ROAD, NORTH OF SAN JUAN  
ROAD, SACRAMENTO, CA.**

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(P98-129) (APN: Assessor's Parcel Number: 225-0140-027,028,029,&0310-015,016,017)

At the regular meeting of April 8, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Approved the Environmental Determination: Exemption (Section 15061 (b)(3));**
- B. **Approved the PUD Guidelines Amendments for the Gateway West PUD, related to lot coverage.**

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

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**FINDINGS OF FACT**

- A. **Environmental Determination:** The Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
- B. **PUD Guidelines Amendment:** The PUD Guidelines Amendments related to front garage setbacks is **approved** based upon the following findings of fact:
  - 1. The PUD Guidelines Amendment conforms to the General Plan and the 1994 North Natomas Community Plan;
  - 2. The PUD Guidelines Amendment meets the purposes and criteria stated in the City Zoning Ordinance Sections 8A and 8B in that the PUD facilitates mixed residential uses designed to assure that new development is healthy and of long lasting benefit to the North Natomas community and the City; and
  - 3. The PUD Guidelines Amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development, and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD insures that development will be well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.
- C. **PUD Guidelines Amendment:** The PUD Guidelines Amendments related to lot coverage is **approved** based upon the following findings of fact:
  - 1. The PUD Guidelines Amendment conforms to the General Plan and the 1994 North Natomas Community Plan;

- 2. The PUD Guidelines Amendment meets the purposes and criteria stated in the City Zoning Ordinance Sections 8A and 8B in that the PUD facilitates mixed residential uses designed to assure that new development is healthy and of long lasting benefit to the North Natomas community and the City; and
- 3. The PUD Guidelines Amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development, and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD insures that development will be well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.

**Section 1**

Language attached as Exhibit 1-A shall be inserted into the Gateway West PUD Guidelines in Section III-C-1(e), on page 51 for garage front setbacks, and into the Gateway West PUD Guidelines Section III-C, on page 51 new Section 3 for Lot Coverage, for the entire Gateway West PUD.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

DATE: \_\_\_\_\_

M99-005

Exhibit 1-A Gateway West PUD Guidelines Amendment Language

Modify the title of Section III-C to C. Setbacks, Building Orientation, and Lot Coverage;

Add to the end of Section III-C in the Gateway West PUD the following language:

3. Lot Coverage -

a) If a proposed subdivision in the R-1-PUD and R-1A-PUD zones complies with all of the following, the subdivision may be reviewed and approved at the Planning Director's Special Permit (PDSP) level:

- o The lot coverage for a single story home does not exceed 45 percent or the lot coverage of a two story home does not exceed 40 percent, given the following allowances / incentives:

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

- Covered porches in the front or street side do not count toward the maximum lot coverage;
  - Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage; and
  - At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- o A maximum of 50 percent of the lots within the PDSP area (i.e., subdivision, village) may exceed 40 percent lot coverage.
  - o A maximum of 10 percent of the lots with the PDSP area may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures
  - o No more than 2 homes exceeding the lot coverage shall be located in a row along the street.
  - o **Findings:** Staff must be able to make the following findings regarding the proposed subdivision:

- 
- higher quality building materials and design are provided;
  - high quality, enhanced landscaping materials are provided; and
  - each lot that exceeds the 40 percent lot coverage shall be within 880 feet of open space.
- b) If the proposed subdivision does not meet the lot coverage regulation stated in a) above, the applicant shall submit an application for a Special Permit from the Planning Commission (instead of the Planning Director) in which case, the Commission has the discretion to grant higher lot coverages.

Attch. 2

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM # 11  
JANUARY 21, 1999  
PAGE 1

P98-129

**GATEWAY WEST PUD GUIDELINES  
AMENDMENTS RELATED TO LOT COVERAGE,  
AND GARAGE FRONT SETBACKS (NORTH  
NATOMAS)**

REQUEST:

- A. Environmental Determination: **Categorical Exemption (Section 15302)**
- B. **Gateway West Planned Unit Development (PUD) Guidelines Amendment** to increase the required garage front setback to 20' for the entire PUD. *(Staff initiated.)*
- C. **Gateway West Planned Unit Development (PUD) Guidelines Amendment** for Villages #5, #7 and #8 to establish a maximum lot coverage of 50% excluding porches, in the Single Family and Single Family - Alternative- PUD residential zones (R-1 & R-1-A). *(Applicant initiated.)*

Located between I-5 on the east, and El Centro Road and the West Drainage Canal on the west, south of Del Paso Road, north of San Juan Road.

Assessor's Parcel Number: 225-0140-027,028,029,&0310-015,016,017

Council District 1

<b>APPLICANT:</b>	<b>Beazer Homes c/o Stan Samiec 3009 Douglas Blvd. Ste. 150 Roseville, CA 95661 (916)773-4971</b>
<b>OWNERS:</b>	<b>Gateway West LLC c/o River West Inv. 2424 K St. # 200 Sacramento, CA 95816</b>
<b>APPLICATION FILED:</b>	<b>November 25, 1998</b>
<b>STAFF CONTACT:</b>	<b>Don Lockhart, Associate Planner, 264-7584</b>

**SUMMARY:** The PUD Guidelines Amendment for the garage setbacks is staff initiated. It is essentially a housekeeping exercise in response to a Public Works Dept. Issue Paper (Attachment 4), which was completed after the Gateway West PUD was established. The applicant objects to this amendment.

As the development process in North Natomas progresses, lot coverage has become an emerging point of concern. The PUD Guidelines Amendment for Lot Coverage has been requested by the applicant. Staff recommends that the Guidelines be amended with alternative language which addresses Lot Coverage. No definition of maximum lot coverage is provided in the currently adopted PUD Guidelines so the Zoning Ordinance regulation would prevail. In the R-1 and R-1A zones, the allowed maximum lot coverage is 40 percent. The applicant is seeking a PUD Guidelines Amendment to increase the permitted amount of lot coverage to a maximum of 50%, excluding porches. The consensus staff position which addresses this is more fully discussed in the staff report for P98-133 (Item 12 on this Agenda.)

**RECOMMENDATION:** The identification of the issue of lot coverage has prompted staff to reconsider the silence of the PUD Guidelines in this regard. Planning staff have worked together extensively to craft a compromise solution which increases the allowance of lot coverage to 45%, and as much as 48% in some cases, subject to the allowances discussed below. This is less than the applicant requested maximum of 50%. **Staff recommends approval of the Gateway West Planned Unit Development (PUD) Guidelines Amendments as proposed by staff.** The applicant, however, does not feel that the staff recommendation fully accommodates their request, accordingly this is a hearing item.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 DU/NA)
North Natomas Community Plan Designation:	Low Density; Medium Density
Existing Zoning:	R-1-PUD; R-1-A-PUD
Existing Land Use of Site:	Rough graded subdivision
Surrounding Land Use and Zoning:	
North:	Vacant; A-OS
South:	Vacant; A-PUD, MRD-20-PUD
East:	I-5 and vacant; TC-PUD and MRD-20-PUD
West:	Stadium Estates Mobile Home Community, West Main Drain, Single-family residential and vacant (County); A, F-PUD
Overall Gateway West PUD:	

Property Dimensions:	Irregular
Property Area:	368.8 ± gross acres
Number of Master Parcels:	30
Topography:	Flat
Street Improvements:	under construction
Utilities:	under construction
Garage Setbacks:	<u>Required:</u>
Front:	7' or less from back of curb or 19' or more from back of walk
	<u>Proposed:</u>
	20' from front property line

Applicant Lot Coverage Amendment:

Village #5

R-1A PUD	16.8 gross acres	<u>105</u> total lots	<u>56</u> lots @ 50' X 105'
8 DU/NA	13.2 net acres		<u>49</u> lots @ 45' X 105'

Village #7

R-1A PUD	12.1 gross acres	<u>79</u> total lots	<u>26</u> lots @ 50' X 105'
8.5 DU/NA	9.3 net acres		<u>53</u> lots @ 45' X 105'

Village #8

R-1 PUD	22.2 gross acres	<u>123</u> total lots	<u>83</u> lots @ 50' X 105'
7 DU/NA	16.6 net acres		<u>40</u> lots @ 45' X 105'

Lot Coverage: (Single family residential)

Zoning Ordinance	40% maximum on any lot
Applicant Request	50% maximum on any lot
Staff Recommendation	40% maximum on any lot * - 2 story 45% maximum * - 1 story up to 50% of lot count per PDSP 48% maximum * - 1 story up 10% of lot count per PDSP (* with PDSP allowances)

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

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

**BACKGROUND INFORMATION:** The Gateway West Planned Unit Development (PUD) was approved by City Council on August 26, 1997 (P96-106). It was subsequently amended for the northern portion on August 18, 1998 (P98-046). In particular, the PUD was amended to modify the land uses with a decrease in the range of project densities; a reduction in commercial acreage, and also further refine the "move-up" low density housing product which incorporates a detention basin/lake as an amenity feature. The Gateway West PUD's predominant land use is single-family residential, with Parks, Employment Center, Neighborhood Commercial, and High Density land uses included. There are 10 residential "Villages" approved -- both Low Density (3-10 DU/AC), and Medium Density (7-21 DU/AC). The applicant has requested consideration only of Villages #5, #7 and # 8, ( all three of which are south of Arena Blvd.) for the increase in lot coverage. Staff recommends that the PUD Guidelines be amended for the entire PUD, in order to continue to provide for an overall harmony of development.

**PROJECT DESCRIPTION:** These PUD amendments are twofold: Staff is requesting that the PUD Development Guidelines be amended to increase the front garage setback, in response to a request by Public Works staff. Staff also recommends an increase in the permitted lot coverage throughout the Gateway West PUD. The recommendation of staff is to ensure that homes with lot coverage which exceeds the Zoning Ordinance regulation provide amenities that offset the increase in lot coverage; including, provision of high

quality building materials and design to foster owner-occupied housing which is sustainable and valued; enhanced landscaping to soften the massing of the home, and close proximity to open space amenities to compensate for the decrease in yard space.

### **STAFF EVALUATION:**

#### **A. Policy Considerations**

The proposed Gateway West Planned Unit Development (PUD) Guidelines Amendments are consistent with numerous goals and policies set forth in the General Plan and the 1994 North Natomas Community Plan.

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

- Enhance and maintain the quality of life by adhering to high standards for project and plan evaluation, such as protection of the urban and natural environment, improved air quality, and quality design (p. Sec. 1-30)
- Approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments (p. Sec. 1-33)
- Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources (p. Sec 2-13)
- Provide appropriate residential opportunities to meet the City's required fair share of the region's housing needs (p. Sec 2-16)
- Provide housing opportunities in newly developing communities and in large mixed use developments in an effort to reduce travel time to and from employment centers (p. Sec 2-16)
- Meet new housing needs for all income groups (p. Sec 3-47)
- Provide affordable housing opportunities for all income household categories throughout the City (p. Sec. 2-12)
- Increase residential densities where possible as part of all community plan updates as a way of providing more affordable housing (p. 3-49)

- Encourage the use of planned unit developments (PUD's) to promote design amenities in large-scale housing projects (p. Sec. 3-51)
- Provide a mixture of housing types and styles throughout the City (p. Sec 3-51)

1994 North Natomas Community Plan: The project meets policies of the 1994 NNCP related to sustainable residential development. The use of a PUD allows specific design guidelines for specific sites.

**Residential:** Gateway West is proposed to be developed in a series of ten single-family residential tracts, for which the term "Village" has been coined, two of which are proposed for medium density. The NNCP holds that each neighborhood shall provide a variety of housing densities, types, and prices to enhance the neighborhood identity, serve the wide array of residents, and avoid monotony (p.13).

**Housing Variation:** To provide housing for the wide range of residents in the North Natomas community, residential developers shall provide a variety of housing types in each neighborhood. As a guideline to ensure a variety of housing types, the maximum percentage of any dominant housing type should be 85 percent and the minimum of any minor housing type should be 5 percent. Residential developers are encouraged to be innovative and responsive to the changing lifestyles of future residents and trends toward transit, tele-commuting, zero-emission vehicles, and others (p. 14).

## B. Entitlement Discussion

The staff initiated garage setback amendment is essentially a housekeeping exercise in response to a Public Works Dept. Issue Paper (Attachment 4) completed after the Gateway West PUD was established. In essence, the existing Guidelines conflict with the City Code requirement of the Zoning Ordinance. Public Works has expressed their intent to deny any variance requests from City Code in North Natomas. The applicant objects to this amendment, citing concerns that it further constricts the buildable area of the lots which have been created. Staff alerted the applicant of this policy change at the earliest opportunity in this entitlement process, and staff continues to support this change in the Guidelines. In response to the request of Planning staff quite some time ago, Public Works reviewed the implications of reducing front garage setbacks to less than 20'. In making the findings that this could not be supported, Public Works staff identified recent and current market trends towards larger vehicles, and typical human behavior in residential driveway usage, i.e., the tendency to leave more than ample room between the front bumper and the garage door. With the PUD Guidelines setback at 19', Public Works is concerned that a majority of vehicles would overlap onto the public sidewalk by 2 feet - give or take a few inches. This conflicts with the federal ADA requirement that the City provide a minimum of 3 feet of "minimum clear width of continuous passage". Planning

staff supports this amendment, as it may enhance the streetscape by calling for housing designs which de-emphasize the prominence of the garage on the front facade.

The related Planning Directors Special Permit (PDSP) (P98-130) is not a point of consideration for your Commission this evening, the following is provided as background information only. While preparing the PDSP application for Villages #5, #7 and #8, Beazer Homes discovered that the Plan 3, 1 story at 2119 square feet, would exceed the 40% maximum lot coverage for the 45' X 105' foot lots (Attachment 5). Staff suggested that the project either be redesigned to conform to the lot coverage cap, or that lot sizes be varied more greatly per block face to accommodate various building foot prints. To facilitate this second approach, staff had flexible language in the PUD Guidelines:

- A specific number of units is assigned to each parcel. As detailed plans are prepared and final subdivision maps are submitted, the actual number of units may vary from what is proposed by the Land Use Plan.

To achieve a diversity of housing types and creativity in architecture, densities and lot sizes may vary within substantial conformance for each village. As long as the overall Gateway West PUD unit count is not exceeded, given the approved map, then within each single-family residential village, lot densities may vary up to twenty (20) percent above or below the approved number of units; without obtaining a re-zone, a new tentative map, or amending these PUD Guidelines.

In all single-family villages, provided it is within the unit count and variation, substantial conformance shall include "wide-shallow" lots; "Z"-lots; "Zipper" lots, and Alley Lots... The Gateway West Design Review Committee may also include other lot types which add to the variety of housing within the community (such as mid-block duplexes, two lots of duplexes facing a single common driveway, etc.), (page 47).

Unfortunately, as a production house builder, Beazer had no discretion over the lotting configuration, in that they were purchasing "builder ready lots", so this latter approach was not available to them for the first Villages subject to final map acceptance. However, the opportunity for this approach may be used for Village #8, with the cooperation of the master developer of the Gateway West PUD - River West Investments. Beazer Homes has instead initiated this PUD Guidelines Amendment, specifically for the Villages which they have an interest in, as noted above.

The lot coverage breakdown is:

MODEL # (SQUARE FEET)	LOT COVERAGE LOT SIZE 45' X 105' (4725 SF)	LOT COVERAGE LOT SIZE 50' X 105' (5250 SF)
# 1 (1658)	35%	32%
#2 (1880)	40%	36%
#3 (2119)	45%	40%

The number of lots in question totals 307 - 165 @ 50' X 105' and 142 @ 45' X 105'. According to the table above, all three models would be able to be built on all lots. Models 1 and 2 would fit on all lots, and Model 3 would fit on a majority (53%) of the total lots.

Beazer would like to be able to develop all of their lots with one-story houses, and is requesting this amendment to maximize marketing flexibility, to allow each model to go on any lot. Staff is sensitive to the potential specter which may result from two-story structures on smaller lots, with houses seeming to loom over fence lines, and the resulting lessening of privacy. Also, staff is aware of the market trend towards larger single-story houses being more desirable among "empty nesters", dual-income-no-children (DINCs), and single head-of-household professionals, all of whom will likely be among the target market for Gateway West.

It should be noted that staff is also impressed with the quality of building materials proposed. It is a goal of the PUD to bring homes closer to the street while maintaining a comfortable street edge. However, the potential negative impact of "structure crowding" to the quality of the streetscape, and the related adverse impact to sustained, owner-occupied housing is a point of concern which speaks against allowing the blanket increase in lot coverage to 50%.

As discussed in the P98-133 staff report, Planning staff wants to allow a proposed subdivision to be reviewed at the Planning Director's Special Permit level, if:

- The lot coverage for a single story home does not exceed 45 percent or the lot coverage of a two story home does not exceed 40 percent, given the following allowances / incentives:

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

- Covered porches in the front or street side do not count toward the maximum lot coverage;

- Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage; and
  - At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- A maximum of 50 percent of the lots within the PDSP area may exceed 40 percent lot coverage provided that no more than 2 homes exceeding the lot coverage shall be located in a row along the street.
  - A maximum of 10 percent of the lots within the PDSP area may have lot coverage for single story homes not to exceed 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
  - **Findings:** Staff must be able to make the following findings regarding the proposed subdivision:
    - higher quality building materials and design are provided;
    - high quality, enhanced landscaping materials are provided; and
    - each lot that exceeds the 40 percent lot coverage shall be within 880 feet of open space.
  - If the proposed subdivision does not meet this lot coverage regulation, the applicant shall submit an application for a Special Permit from the Planning Commission (instead of the Planning Director) in which case the Commission has the discretion to grant higher lot coverages.

The applicant wishes to pursue the PDSP as proposed, which does not incorporate the above design incentives. As such, staff recommends denial of the applicants PUD Guidelines Amendment to increase lot coverage to a maximum of 50%. Staff recommends that the PUD Guidelines instead be amended to reflect the above noted Allowances/Incentives and Findings.

#### PROJECT REVIEW PROCESS:

##### B. Public/Neighborhood/Business Association Comments

The Gateway West Design Review Committee has submitted a letter of support for the increase in lot coverage to 50% (Attachment 5). This staff report was distributed to Natomas Community Association (NCA), Valley View Acres Community Association (VVA) and North Natomas Community Association (NNCA). The staff proposal PUD Guidelines amendment will be presented by the applicant to the Planning Committee of NCA on January 19<sup>th</sup>. Any written comments received after the report is published will

be given to the Planning Commission during the hearing. Public testimony may be presented during the Commission hearing.

C. Summary of Agency Comments

Public Works staff comments are reflected in the proposed front garage setback amendment. Due to the planning policy nature of the issue of lot coverage and the fact that lot coverage does not impact driveway length or service provision, no other City department staff were asked to review the proposed PUD Guidelines amendments.

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

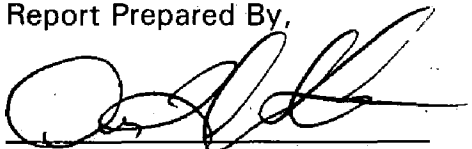
RECOMMENDATION: Staff recommends approval of the proposed PUD Guidelines Amendment for the following reasons:

- o the project is consistent with the General Plan land use designations;
- o the project is consistent with the 1994 North Natomas Community Plan land use designations;
- 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.

Staff recommends the Planning Commission take the following actions:

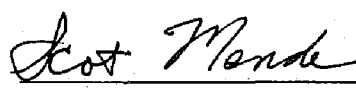
- A. Adopt the Notice of Decision approving the Environmental Determination: Exempt Section 15061(b)(3); and
- B. Adopt the attached Notice of Decision approving the PUD Guidelines Amendments (Attachment B).

Report Prepared By,



Don Lockhart, Associate Planner

Report Reviewed By,



Scot Mende, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Proposed PUD Guidelines Amendment Language
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Public Works Dept. Issue Paper - Garage Front Setbacks
Attachment 5	The Gateway West Design Review Committee letter
Attachment 6	Proposed House Model Elevations

## Attachment 1

**NOTICE OF DECISION AND FINDINGS OF FACT  
FOR GATEWAY WEST PUD GUIDELINES AMENDMENTS  
LOCATED BETWEEN I-5 ON THE EAST, AND EL CENTRO ROAD AND THE WEST  
DRAINAGE CANAL ON THE WEST, SOUTH OF DEL PASO ROAD, NORTH OF SAN JUAN  
ROAD, SACRAMENTO, CA.**

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(P98-129) (APN: Assessor's Parcel Number: 225-0140-027,028,029,&0310-015,016,017)

At the regular meeting of January 21, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Approved the Environmental Determination: Exemption (Section 15061 (b)(3));**
- B. **Approved the PUD Guidelines Amendments for the Gateway West PUD, related to front garage setbacks;**
- C. **Approved the PUD Guidelines Amendments for the Gateway West PUD, related to lot coverage.**

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

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**FINDINGS OF FACT**

- A. **Environmental Determination:** The Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
- B. **PUD Guidelines Amendment:** The PUD Guidelines Amendments related to front garage setbacks is **approved** based upon the following findings of fact:
  - 1. The PUD Guidelines Amendment conforms to the General Plan and the 1994 North Natomas Community Plan;
  - 2. The PUD Guidelines Amendment meets the purposes and criteria stated in the City Zoning Ordinance Sections 8A and 8B in that the PUD facilitates mixed residential uses designed to assure that new development is healthy and of long lasting benefit to the North Natomas community and the City; and
  - 3. The PUD Guidelines Amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development, and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD insures that development will be well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.

- C. PUD Guidelines Amendment: The PUD Guidelines Amendments related to lot coverage is approved based upon the following findings of fact:
1. The PUD Guidelines Amendment conforms to the General Plan and the 1994 North Natomas Community Plan;
  2. The PUD Guidelines Amendment meets the purposes and criteria stated in the City Zoning Ordinance Sections 8A and 8B in that the PUD facilitates mixed residential uses designed to assure that new development is healthy and of long lasting benefit to the North Natomas community and the City; and
  3. The PUD Guidelines Amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development, and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD insures that development will be well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.

**Section 1**

Language attached as Exhibit 1-A shall be inserted into the Gateway West PUD Guidelines in Section III-C-1(e), on page 51 for garage front setbacks, and into the Gateway West PUD Guidelines Section III-C, on page 51 new Section 3 for Lot Coverage.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

DATE: \_\_\_\_\_

P98-129

Exhibit 1-A Proposed PUD Guidelines Amendment Language

Proposed PUD Guidelines Amendment Language

Exhibit 1-A

Modify the title of Section III-C to C. Setbacks, Building Orientation, and Lot Coverage;

and

for Item III-C-1(e) replace: *"For front drives, the recommended minimum setback is 7'-0" or less from back of curb, or 19'-0" or more from back of walk"* with: ***"Garages shall be setback a minimum of 20' from front property line."***

and

Add to the end of Section III-C in the Gateway West PUD the following language:

3. Lot Coverage:

a) If a proposed subdivision in the R-1-PUD and R-1A-PUD zones complies with all of the following, the subdivision may be reviewed and approved at the Planning Director's Special Permit (PDSP) level:

- o The lot coverage for a single story home does not exceed 45 percent or the lot coverage of a two story home does not exceed 40 percent, given the following allowances / incentives:

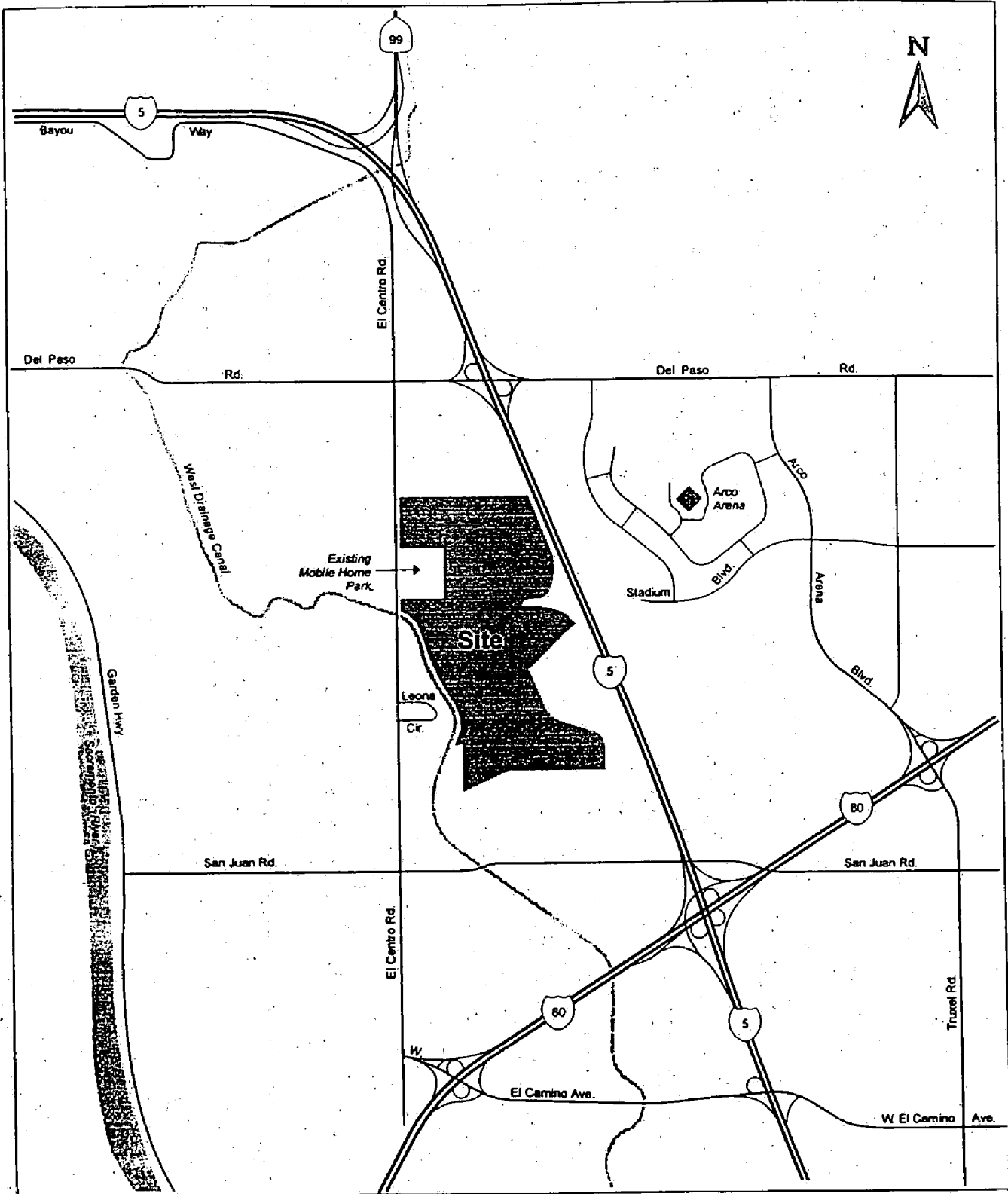
**Allowances/ Incentives:** The following shall count towards the maximum lot coverage as described:

- Covered porches in the front or street side do not count toward the maximum lot coverage;
  - Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage; and
  - At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- o A maximum of 50 percent of the lots within the PDSP area (i.e., subdivision, village) may exceed 40 percent lot coverage.
  - o A maximum of 10 percent of the lots with the PDSP area may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory

structures

- o No more than 2 homes exceeding the lot coverage shall be located in a row along the street.
- o **Findings:** Staff must be able to make the following findings regarding the proposed subdivision:
  - higher quality building materials and design are provided;
  - high quality, enhanced landscaping materials are provided; and
  - each lot that exceeds the 40 percent lot coverage shall be within 880 feet of open space.
- b) If the proposed subdivision does not meet the lot coverage regulation stated in a) above, the applicant shall submit an application for a Special Permit from the Planning Commission (instead of the Planning Director) in which case, the Commission has the discretion to grant higher lot coverages.

Attachment 2 Vicinity Map





## Attachment 4

## Public Works Dept. Issue Paper - Garage Front Setbacks

ITEM #7  
PAGE 24

Issues: Currently Public Works requires residential garages to be setback 20' from the property line. Planning has requested that Public Works reduce this setback to 18'. This issue paper evaluates the potential of vehicles parked in residential driveway blocking sidewalks due to the setback reduction.

Analysis: The existing standards for local residential street have a 2' utility easement behind the sidewalk. Thus a 20' setback from the property line to the garage would have an effective setback of 22' from the back of sidewalk. The updated street standards eliminate this 2' easement with the property line starting at the back of sidewalk. Thus a 20' setback from the property line to the garage would also have an effective setback of 20' from the back of sidewalk. Since utility easements are eliminated with the introduction of the new street standards, the effective setback is dropped from 22' to 20' without changing the setback requirement. If garage setbacks are reduced from 20' to 18' the effect setback would be changed from 22' to 18'. The 18' would be measured from the back of sidewalk to the garage.

Figure 1 displays the percentage of cars sold grouped by car length from 1980 to 1996. Between 1980 and 1991 the percentage of small cars sold (vehicle length of 11' to 14') were fairly stable around 51%. From 1992 to 1996 the percentage of small cars sold dropped to about 37%. This trend indicates that Americans are moving away from compact cars and are buying more mid to large size cars.

Figure 2 displays the popularity of light trucks, vans and sport utility vehicles. Approximately 44% of all vehicles sold in 1996 were light trucks, vans or sport utility vehicles. These vehicles' length range from 16' to 20'. Approximately 34% of the vehicles sold in 1996 were mid to large size cars and only 22% were small sized cars. Mid size cars vehicle lengths' range from 14'-20' while small cars vehicle lengths' range from 11' to 14'.

Table 1 displays the vehicle length of numerous different vehicles manufactured by four different dealers. Vehicle lengths range from 12.45' to 19.9'.

Conclusions: Assuming that a vehicle parked in a residential driveway does not have its bumper touching the garage door but instead parks approximately one foot from the garage door, if the garage had a setback of 18 feet than five vehicles from table 1 would encroach .08 to 2.9 feet into the sidewalk. One foot is not enough room for an individual to pass between the bumper of their vehicle and garage door. If a more realistic and less conservative distance of two feet were used with a garage setback of 18 feet than 15 vehicles from table 1 would encroach .2 to 3.9 feet into the sidewalk. Additionally, Figure 2 indicates that there is some percentage of mid-large size cars, trucks, SUV, and vans that would also block the sidewalk.

Federal law requires the City to provide 36" of 'minimum clear width of continuous passage' to comply with ADA standards. The reduction of garage setbacks from 20' to 18' would force to many vehicles parked in residential driveways to block the sidewalk and thus violate ADA standards and Federal law. Public Works cannot approve standards that will conflict with ADA standards, therefore Public Works will not support garage setback requirement from 20' to 18'.

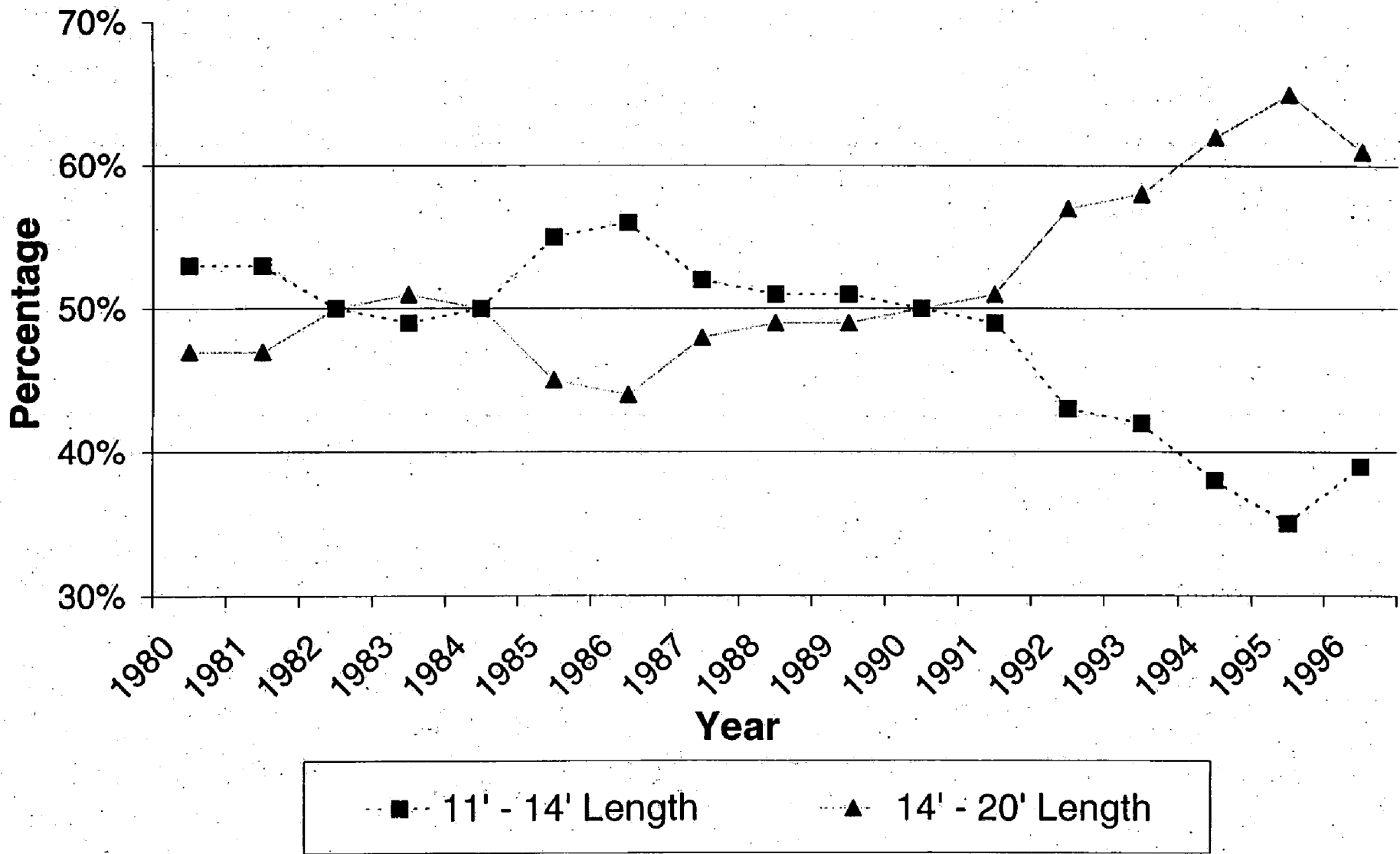
Table 1

Manufacture	Make	Vehicle Length (feet)
Buick	Skylark Century Regal LeSabre	15.71 16.22 16.35 16.73
Chevy	Monte Carlo Coup Sadden Prism Cavalier Blazer Astrow Malibu Yukon Silhouette Venture Van Full size Van 9-10 passenger van	12.45 13.67 14.58 15.03 15.08 15.82 16.2 16.63 16.83 17.42 18.23 19.9
Oldsmobile	Achieva Cutlass LSS Regency Aurora	15.66 16.7 16.7 16.8 17.12
Pontiac	Sunfire Grand Am Grand Prix Bonneville	15.16 15.58 16.38 17.08

\*All information comes from the 1998 General Motor's fleet guide

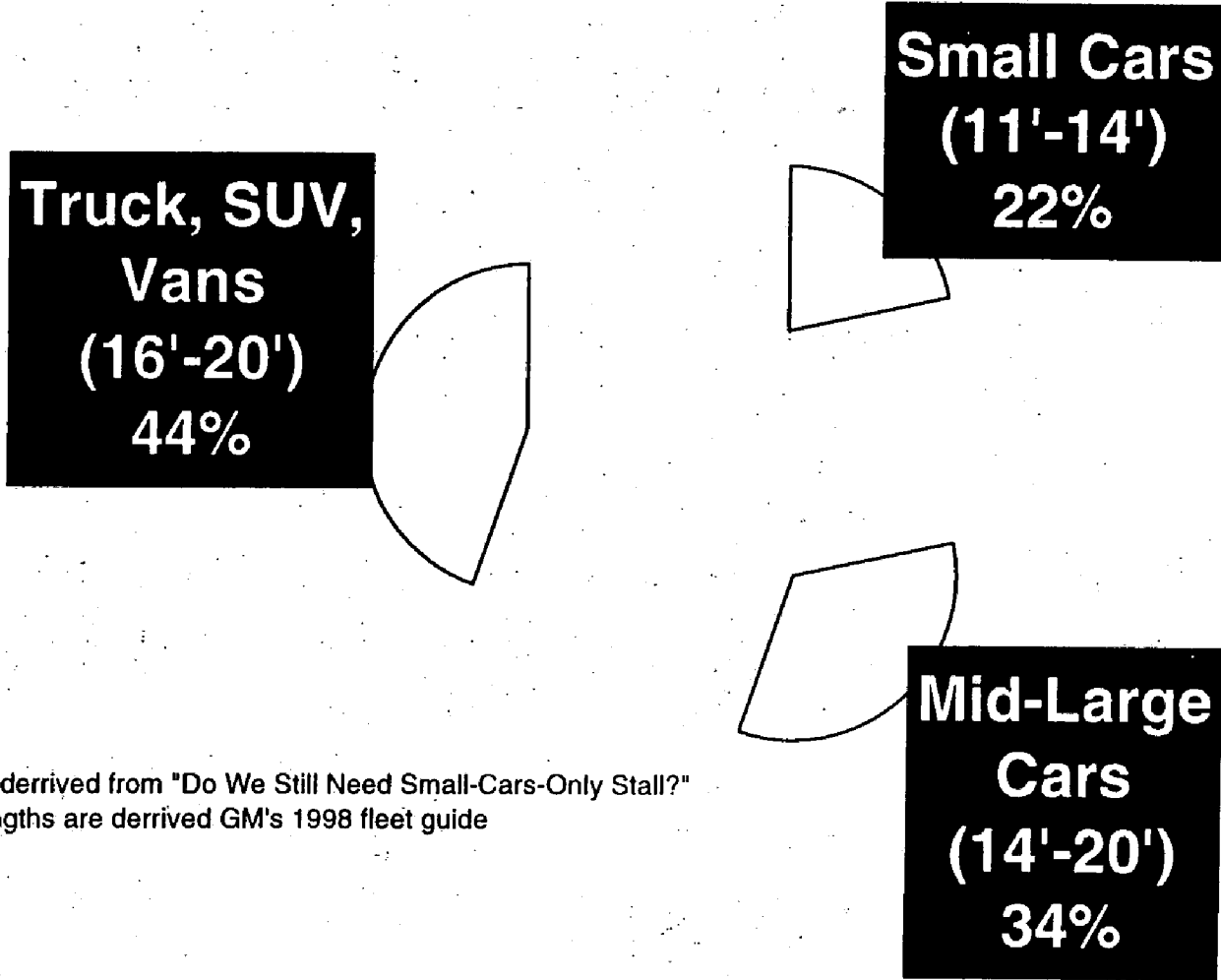
# Figure 1

## Percentage of Cars Sold by Car Length



## Figure 2 1996 Car and Light Vehicle Sales

**Truck, SUV,  
Vans  
(16'-20')  
44%**



Vehicle Type	Length Range	Percentage
Truck, SUV, Vans	16'-20'	44%
Small Cars	11'-14'	22%
Mid-Large Cars	14'-20'	34%

**Small Cars  
(11'-14')  
22%**

**Mid-Large  
Cars  
(14'-20')  
34%**

\* car lengths are derived from "Do We Still Need Small-Cars-Only Stall?"

\*\*Light vehicle lengths are derived GM's 1998 fleet guide

Attachment 5

The Gateway West Design Review Committee Letter

## **GATEWAY WEST LLC**

2424 K Street, Suite 200  
Sacramento CA 95818  
phone 916/446-1115; fax 916/446-6478

December 2, 1998

Ms. Carol Shearly  
City of Sacramento  
1231 I Street, #300  
Sacramento, CA 95814

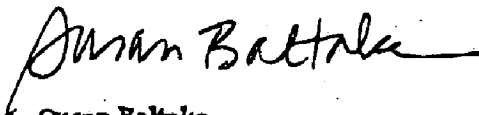
RE: Gateway West PUD Guidelines Amendment

Dear Carol:

This letter is written to endorse Beazer Homes' request to modify the maximum lot coverage to 50% for Villages 5, 7 and 8 within the Gateway West development. We believe the requested modification is consistent with the intent of the PUD Guidelines for Gateway West.

If there is anything we can do to help expedite the approval process, please let me know.

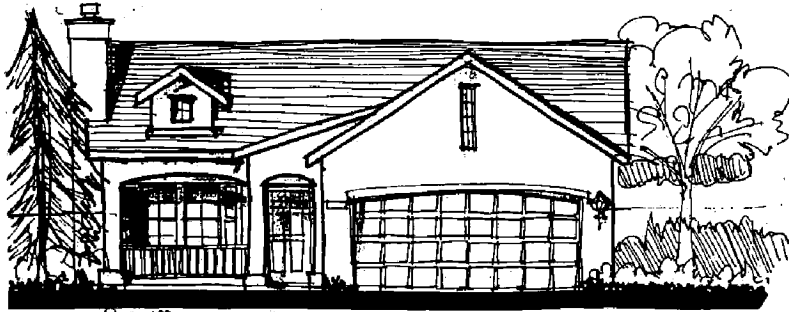
Sincerely,



Susan Baltake

**Attachment 6**

**Proposed House Model Elevations**



©BZ 1998

PLAN 1A  
WITH RAILING



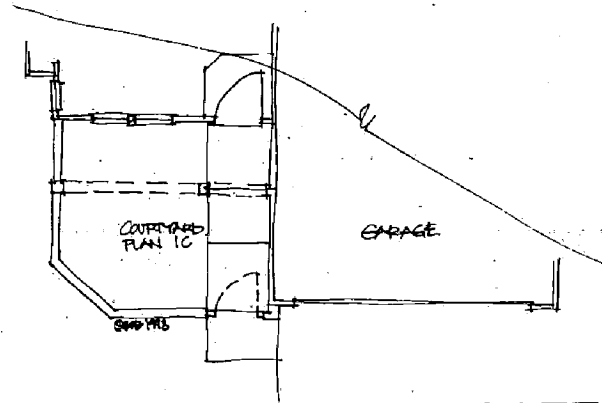
©BZ 1998

PLAN 1C  
WITH COURTYARD  
AND IRON GATE



©BZ 1998

PLAN 1B  
WITH RAILING  
AND BRICK ACCENT



©BZ 1998

GARAGE

P98-130. r-cvd 11-25-98

GATEWAY WEST  
NORTH NATOMAS, CALIFORNIA.  
BEAZER HOMES  
3000 DOUGLAS BLVD. SUITE 140  
ROSEVILLE, CALIFORNIA 95661  
(916) 778-358



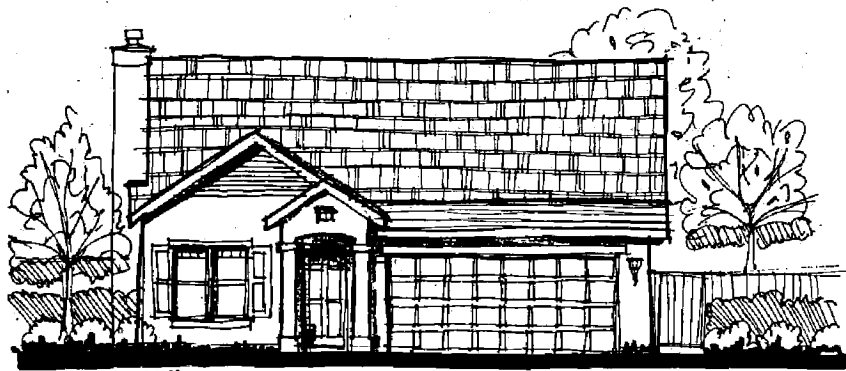
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PLAN 2A  
WITH STONE ACCENT



© 2008 MMB

PLAN 3C  
ALL GLASS



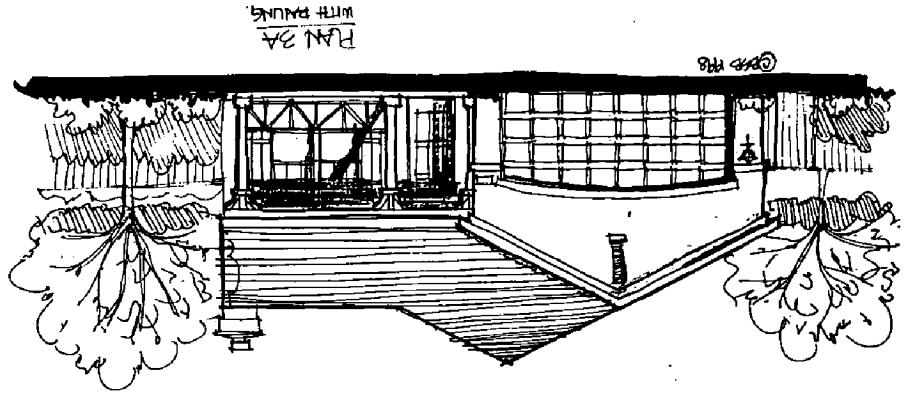
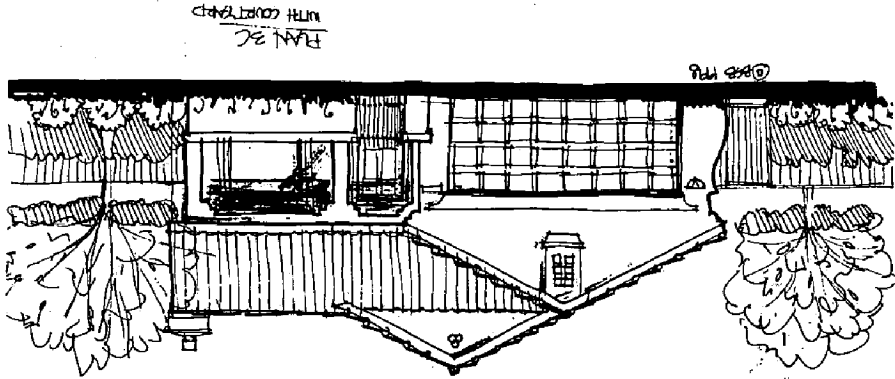
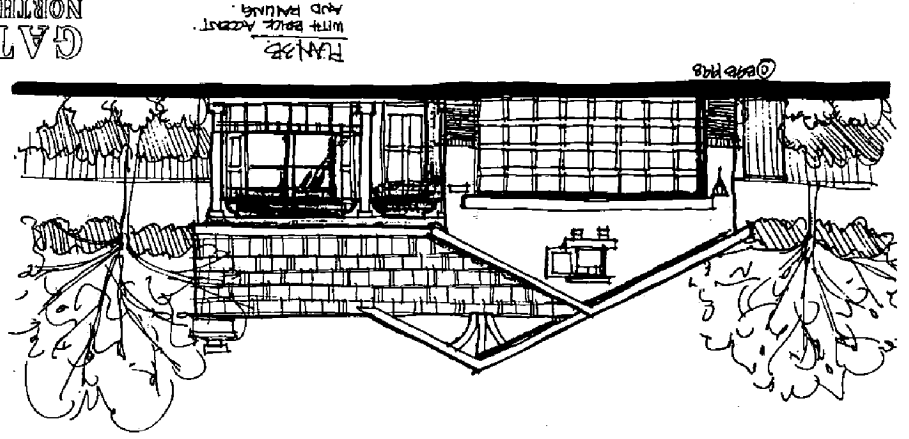
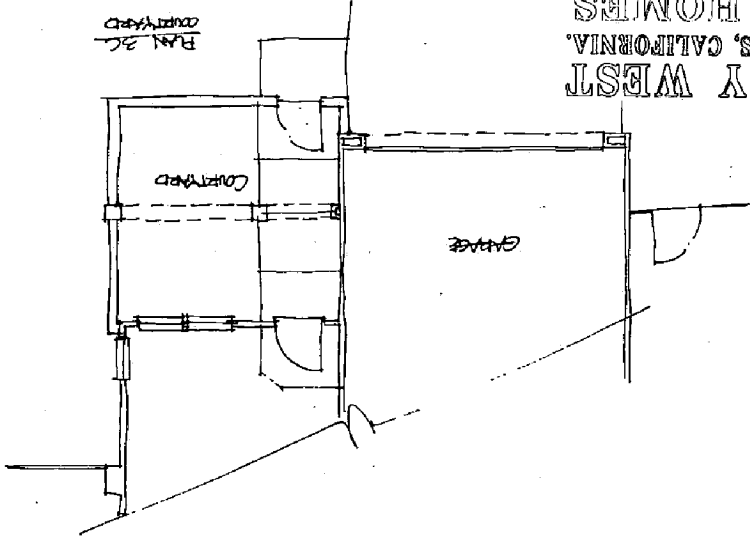
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PLAN 2B  
SIDING AT GABLE

Page 130 rev 11-25-98

GATEWAY WEST  
NORTH NATOMAS, CALIFORNIA.  
BEAZER HOMES  
3009 DOUGLAS BLVD. SUITE 150  
ROSEVILLE, CALIFORNIA 95661  
(916) 773-369

GATEWAY WEST  
 NORTH NATOMAS, CALIFORNIA  
 BEAZER HOMES  
 3009 DOUGLAS BLVD., SUITE 100  
 ROSELILLE, CALIFORNIA 95831  
 (916) 773-388

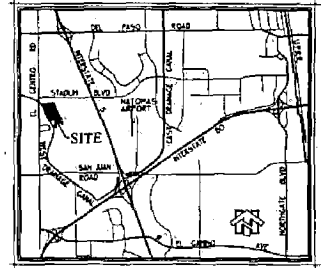
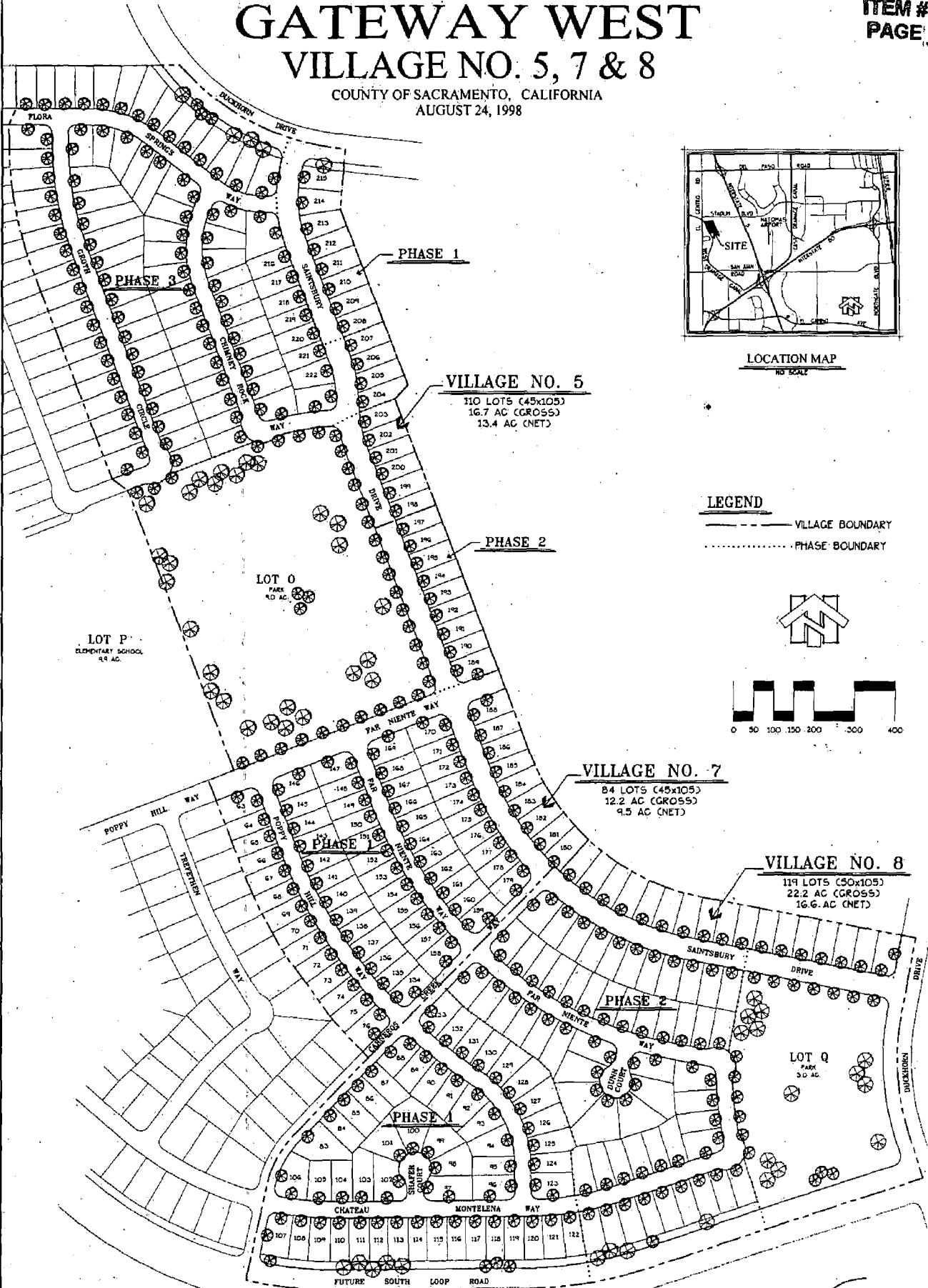


PA8-13D CVD 11.25.98

ILLUSTRATIVE MAP  
**GATEWAY WEST**  
**VILLAGE NO. 5, 7 & 8**

COUNTY OF SACRAMENTO, CALIFORNIA  
 AUGUST 24, 1998

ITEM # 7  
 PAGE 33



LOCATION MAP  
 NO SCALE

**LEGEND**

- VILLAGE BOUNDARY
- ..... PHASE BOUNDARY



HOMES  
**BEAZER**

P98-130  
 revd 11.25.98

**WOOD. RODGERS INC.**

1500 J STREET  
 SACRAMENTO  
 CALIFORNIA  
 95811  
 TEL: (916) 441-1111 FAX: (916) 441-1112