Attachment 7: Rezoning

# ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM STANDARD SIGNLE-FAMILY PUD (R-1-PUD) ZONE, THE MULTI-FAMILY PUD (R-2B-PUD) ZONE AND THE AGRICULTURAL-OPEN SPACE PUD (A-OS-PUD) TO THE SINGLE-FAMILY ALTERNATIVE PUD (R-1A-PUD) ZONE. (NORTHWEST CORNER OF NATOMAS CENTRAL DRIVE AND KOS ISLAND AVENUE)(P08-066)(APN: 225-2270-019; 027)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit 4A, generally described, known, and referred to as Natomas Central Rezone located at the Northwest corner of Kos Island Avenue and Natomas Central Drive (APN: 225-2270-019; -027) and consisting of 8± acres of the Standard Single-Family PUD (R-1-PUD) zone, 2.9± acres of Multi-Family PUD (R-2B-PUD) zone and 2.3± acres of the Agriculture-Open Space PUD (A-OS-PUD) zone to the Single-Family Alternative PUD (R-1A-PUD) zone.

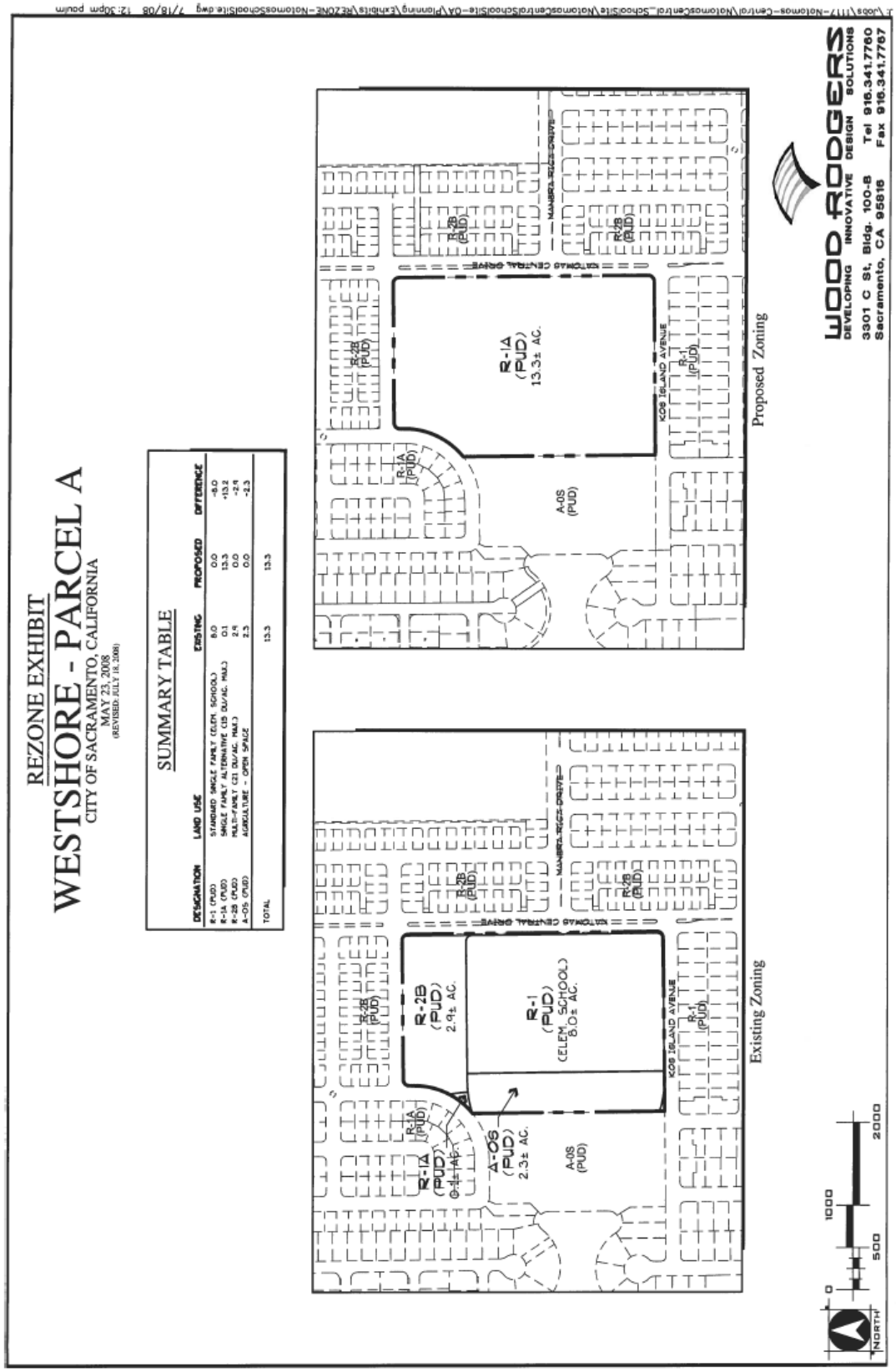
Section 2. Rezoning of the property shown in the attached Exhibit 4A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit 7A: Rezone

**Exhibit 7A: Rezone**



Attachment 8: PUD Schematic Plan Amendment

# RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVING A PUD SCHEMATIC PLAN AMENDMENT TO RE-DESIGNATE APPROXIMATELY 8 ACRES FROM ELEMENTARY SCHOOL AND APPROXIMATELY 2.3 ACRES OF PARK TO MEDIUM DENSITY RESIDENTIAL, LOCATED AT THE NORTHWEST CORNER OF KOS ISLAND AVENUE AND NATOMAS CENTRAL DRIVE (P08-066)(APN: 225-2270-019; -027)**

## BACKGROUND

A. On September 25, 2008, the City Planning Commission conducted a public hearing and forwarded the PUD Schematic Plan Amendment for the Natomas Central Rezone project to the City Council with no recommendation.

B. On November 6, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Sections 17.180.050 and 17.208.020, and received and considered evidence concerning the Natomas Central Rezone project.

C. The proposed PUD Schematic Plan Amendment conforms to policies of the General Plan and North Natomas Community Plan to provide adequate housing sites and opportunities for all households and to promote efficient development within a new growth area.

D. The PUD Schematic Plan Amendment will not be injurious to the public welfare, nor to other properties in the vicinity of the development in that the project is compatible with adjacent residential developments and the site will be developed according to the requirements of the PUD Guidelines.

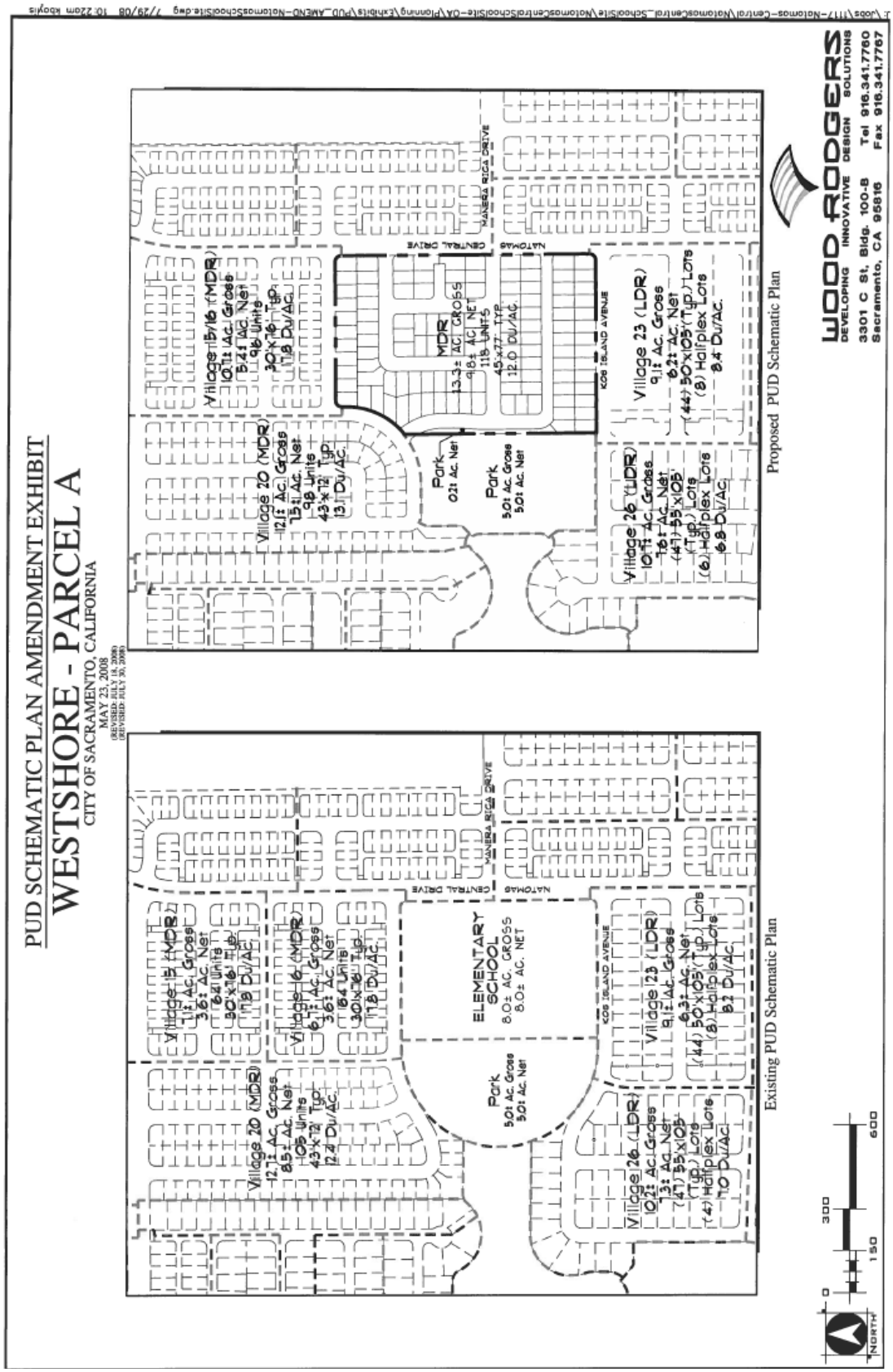
## BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council of the City of Sacramento, in accordance with the City Code, Chapter 17, resolves that the PUD Schematic Plan Amendment (as shown on the attached Exhibit 5A) is hereby approved.

**Table of Contents**:

Exhibit 8A: PUD Schematic Plan Amendment

**Exhibit 8A: PUD Schematic Plan Amendment**



Attachment 9: Project Approval

# RESOLUTION NO.

Adopted by the Sacramento City Council

## ADOPTING FINDINGS OF FACT AND APPROVING THE TENTATIVE MAP, SUBDIVISION MODIFICATIONS AND SPECIAL PERMIT FOR NATOMAS CENTRAL REZONE PROJECT (P08-066)

**BACKGROUND**

A. On September 25, 2008, the City Planning Commission conducted a public hearing and forwarded the tentative map, subdivision modification and special permit with conditions for the Natomas Central Rezone project to the City Council with no recommendation.

B. On November 6, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2) (publication, posting, mail 500 feet), and received and considered evidence concerning the Natomas Central Rezone project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Based on the verbal and documentary evidence received at the hearing on the Natomas Central Rezone project, the City Council approves the special permit, tentative map and associated subdivision modifications based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2: The City Council approves the Project entitlements based on the following findings of fact:

**E.** The **Tentative Map** to subdivide two parcels totaling approximately 13.3 acres into 118 single family parcels and one park parcel in the proposed Single-Family Alternative PUD (R-1A-PUD) zone is approved as shown in exhibit 6A based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the North Natomas Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

**F.** The **Subdivision Modifications** to the tentative map as shown in exhibit 6A is hereby approved based on the following findings of fact:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or

undesirable in the particular case to conform to the strict application of these regulations;

2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

4. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the city.

**H.** The **Special Permit** to construct alternative ownership housing in the Single-Family Alternative PUD (R-1A-PUD) zone is hereby approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that the proposed housing product is allowed in the Single Family Alternative PUD (R-1A-PUD) zone.

2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan and the North Natomas Community Plan.

3. The proposed use would not be detrimental to the public health, safety and welfare, nor result in a public nuisance in that the project is consistent with the Natomas Central PUD.

Section 3: The City Council approves the Project entitlements based on the following conditions of approval:

**E:** Tentative Map to subdivide two parcels totaling approximately 13.3-acres into 118 single family parcels and one park parcel in the proposed Single-Family Alternative PUD (R-1A-PUD) zone:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P08-066). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion

of the Development Engineering Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

**DEVELOPMENT ENGINEERING:**

General

E1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.

E2.The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

E3. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

E4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P08-066).

E5. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Traffic Engineering after consultation with the U.S. Postal Service.

E6. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Engineering Services Division, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Streets

E7. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Traffic Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Engineering Services Division.

E8. Dedicate and construct all internal subdivision streets to a City Standard 53' residential cross-section with the exception of the portion of Street B not adjacent to the Park site and Street D which will be constructed to a City Standard 41' residential cross-section.

E9. Street D shall be ended with a radius and the sidewalk shall be looped around and connected ensuring a continuous path of travel.

E10. Street B Adjacent to the park will have attached sidewalk on the park side to better accommodate parking and improve circulation.

E11. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and the Fire Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Traffic Engineering Division and the Fire Department. Certain exceptions may be considered by the Traffic Engineering Division and the Fire Department on a case-by-case basis.

E12. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Traffic Engineering.

E13. Developer is required to install permanent street signs to the satisfaction of the Traffic Engineering.

**PRIVATE/PUBLIC UTILITIES:**

Sacramento Municipal Utilities District

E14. Dedicate a Public Utility Easement (PUE) for underground facilities and above ground appurtenances adjacent to all street right-of-ways.

E15. PUE size/location conditions shall be coordinated acceptable to satisfaction of SMUD and on Final Map, prior to said map approval of or to issue of any permit.

Sacramento Area Sewer District

E16. Connection to the District's sewer system shall be required to the satisfaction of the District. District design standards apply to sewer construction

E17. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on the parcel shall have a separate connection to a private on-site sewer line or District public sewer line.

E18. The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for project to the District, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the District's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "shed-shift" basis unless approved by the District in advance and in compliance with District Design Standards.

E19. In order to obtain sewer service, construction of District sewer infrastructure will be required.

E20. Sewer easements may be required. All sewer easements shall be dedicated to the District in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right of ways and easements dedicated to the District.

**CITY UTILITIES:**

E21. Prior to the submittal of improvement plans, prepare a project specific water study for review and approval by the Department of Utilities. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the

Department of Utilities (DOU) for the pressure boundary conditions to be used in the water study.

E22. A minimum of two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

E23. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Manera Rica Drive, Street A, Street B, Street C & Street D. The construction shall be to the satisfaction of the DOU and Sacramento Area Sewer District.

E24. All water connections shall comply with the City of Sacramento's Cross connection Control Policy.

E25. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the DOU.

E26. If required, construct water tap, meter and RP for Park Lot A. The construction shall be to the satisfaction of DOU and the Parks Department.

E27. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks or the back of curb where no sidewalk is constructed.

E28. Place a 2-inch (minimum) Sch. 40 PVC sleeve under the sidewalks for each single-family lot along all streets with separated curb and sidewalk (if any) for irrigation of the landscape planter. Sleeves shall be placed prior to construction of sidewalks.

E29. Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the Department of Utilities (DOU). The 10-year and 100-year HGL=s for this study shall be calculated using the City's SWMM model. The drainage study shall be developed using the Master Drainage Plans for Natomas Central. Drain inlets shall be 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.

E30. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

E31. Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to the existing Detention Basin 8-B.

E32. Public streets and/or private streets with public maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets. PUE's for dry utilities shall not be located within the 25 foot wide AC section.

E33. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the DOU.

E34. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

E35. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.

E36. If required by the DOU, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page___)."

E37. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage which crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities (DOU). If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

E38. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

E39. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility (Basin 8-B), only source control measures are required. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

E40. This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative

E41. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

E42. All existing easements and all existing right-of-ways shall be shown on the Final Map

**PPDD:** Parks

E43. The proposed project is included within the boundaries of the Natomas Central Planned Unit Development, PUD (P04-173). The applicant for this project has an obligation to meet/ or provide proof that all of the applicable conditions for the Natomas Central project have been met prior to the issuance of building permits. These obligations include but are not limited to compliance with City Code, Title 16, 16.64 Park Dedication/In Lieu Fees, Title 18, 18.44 Park Development Impact Fee and annexation to Community Facilities District 2002-02, Neighborhood Park Maintenance CFD.

**FIRE**

E44. All turning radii for fire access shall be designed as 35' inside and 55' outside.

E45. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

E46. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3

E47. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

E48. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.

E49. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

E50. Drain lines shall be placed at roadway centerline, water line shall be placed 7' north or west of roadway centerline and sewer line 7' south or east of roadway centerline.

E51. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Parcel Map or issuance of Building Permits, which ever is first. Applicants should contact the Fee Quote desk at 876-6100 for sewer impact fee information.

E52. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

E53. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. Quimby fees based on residential lot count are being monitored for the Natomas Central PUD by Department of Parks

and Recreation, Park Planning and Development Services, and shall be compared against Master Parcel Map unit count for consistency with estimated parkland dedication and in lieu fees due for the entire PUD.

2 Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $569,556. This is based on 117 single family units at $4,868 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

**H.** The **Special Permit** to construct alternative ownership housing in the Single-Family Alternative PUD (R-1A-PUD) zone:

Planning

H1. The applicant shall obtain all necessary building permits prior to commencing construction.

H2. The project shall substantially conform to the plans submitted and shown as Exhibits 9C-9I attached to this resolution unless otherwise conditioned below. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

H3. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

H4. The same houseplan may not be placed on the two adjacent lots on the same side of the street. Houseplan 392 has the additional placement restriction that it may not be placed on the nearest two lots across the street from itself (Houseplan 392 must not front itself).

H5. Front architectural materials and features (such as belly bands or wainscoats) must be wrapped around the side elevation by at least 36 inches.

H6. All mechanical equipment must be screened to prevent viewing from the street.

H7. All electrical cabinets, vents, downspouts, gutters, flashing, mechanical disconnects, etc. must be painted the color of the building to which it is attached.

H8. Houses on lots 1, 12, 31, 40, 49, 54, 57, 60, 63, 79, 90, 104 and 118 shall have enhanced right elevations. Houses on lots 11, 32, 42, 47, 56, 59, 62, 65, 66, 77, 91 and 105 shall have enhanced left elevations: Enhanced elevations shall comply with the following:

- All second story windows and first story windows not behind the sideyard fence must have window grids.
- If present, belly bands must extend across the elevation and wrap at least3 feet onto the rear elevation.
- Wainscoats must extend across the elevation to the sideyard fence.
- Lap siding on plan 394, left elevation C shall be wrapped 36 inches past the second story window closest to the front of the house. Lap siding on plan 394, right elevation C shall extend to the center point between the two windows on the second story.
- House plan 2490 may not be used on lots requiring enhanced side elevations.

H9. Lots that are adjacent to Natomas Central Drive shall have an interior sideyard setback between 5 feet and 5 feet, 1 inch.

H10. Pedestrian access shall exist between Street D and Natomas Central Drive. There shall be landscaping along the access, but it shall not block views from lot 57, lot 62, Street D and Natomas Central Drive to the pedestrian access.

H11. Garage doors shall have windows on the top quarter panel in a style consistent with the elevation.

H12. House plan 2490 shall be amended to increase the percentage of side-elevation windows to the satisfaction of the Planning Director.

H13. Manera Rica Drive will be striped as a Class III bicycle route.

<u>Urban Forest Services</u>

H14. The street tree plan shall be amended to the satisfaction of Urban Forest Services.

H15. All trees in the City of Sacramento right of way are to be planted in a gradual mound 2” to 3” above the surrounding grade and mulched w/ wood chips, (playground fiber or coarser) approximately 3” deep. No turf groundcover or turf will be planted within 3’ of any tree trunk. Trees should be spaced every 25’ to 30’.

H16. All trees in the City of Sacramento right of way are to be irrigated on a non-turf station by a minimum of two pop-up heads w/ 4’ radius nozzles installed 40” to 50” from the trunk, other designs may be approved by City landscape architecture or UFS review.

H17. Each home fronting a street without a parkstrip planter shall have one street tree in their front yard. Trees shall be planted 4’ to 6’ from nearest pavement and 12’ to 14’ from main building structure.

H18. If turf is to be planted in a separated sidewalk planter concrete mow strips will be installed to provide a 6’x 10’ minimum turf free planter for each tree.

Exhibit 9A: Tentative Map

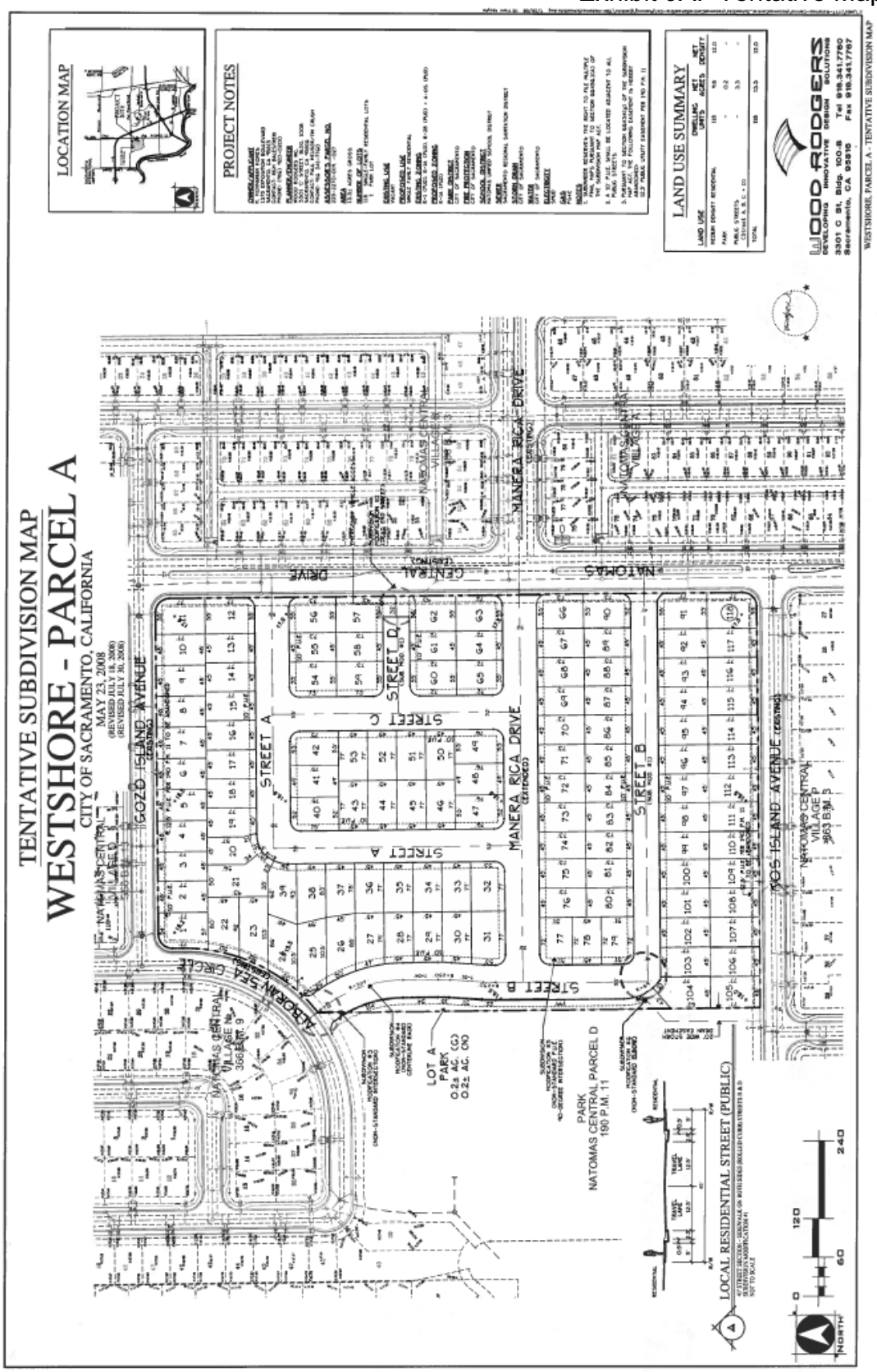


Exhibit 9B: Street B Non-Standard Elbow

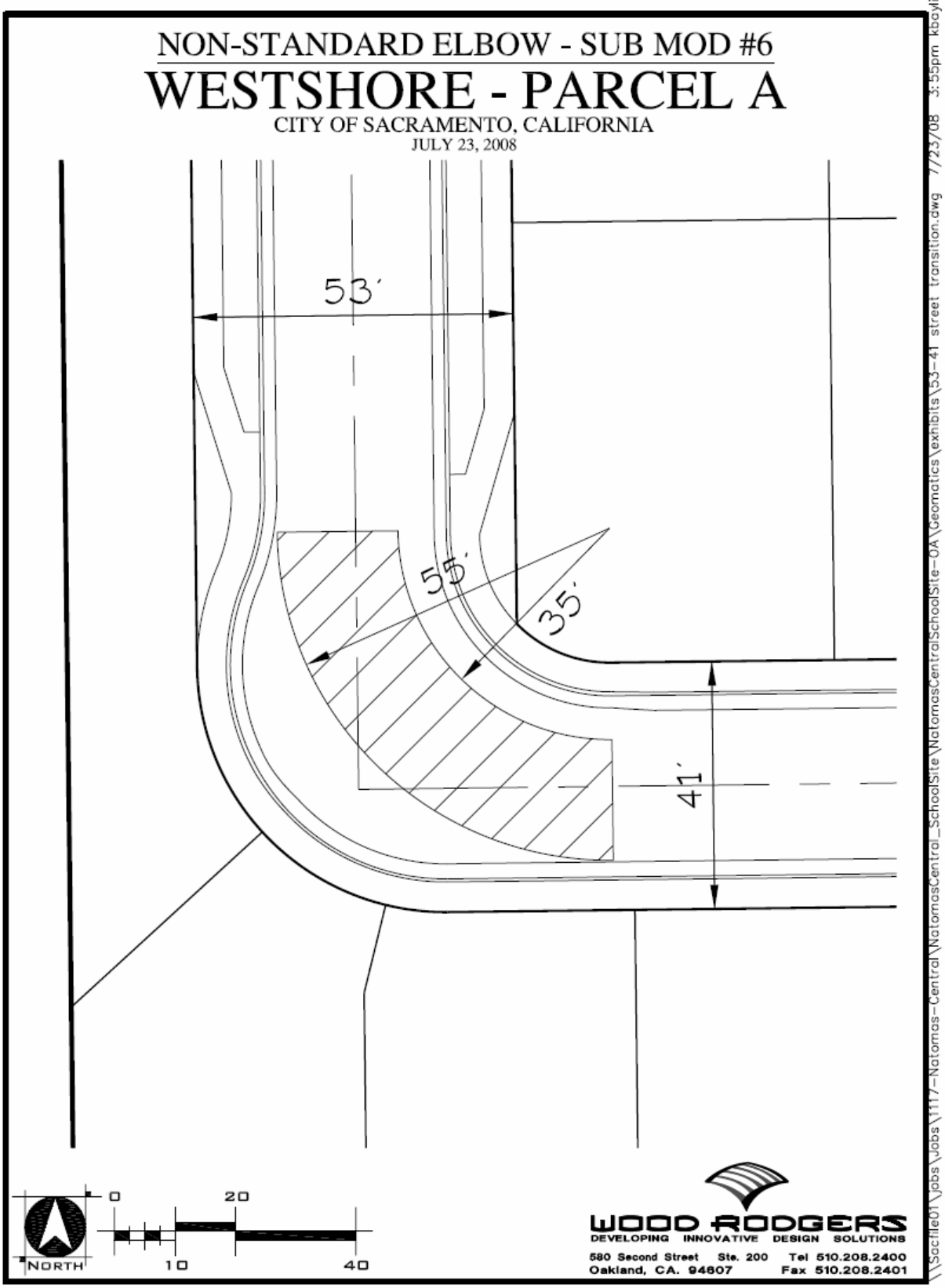


Exhibit 9C: House and Plot Plans for 392

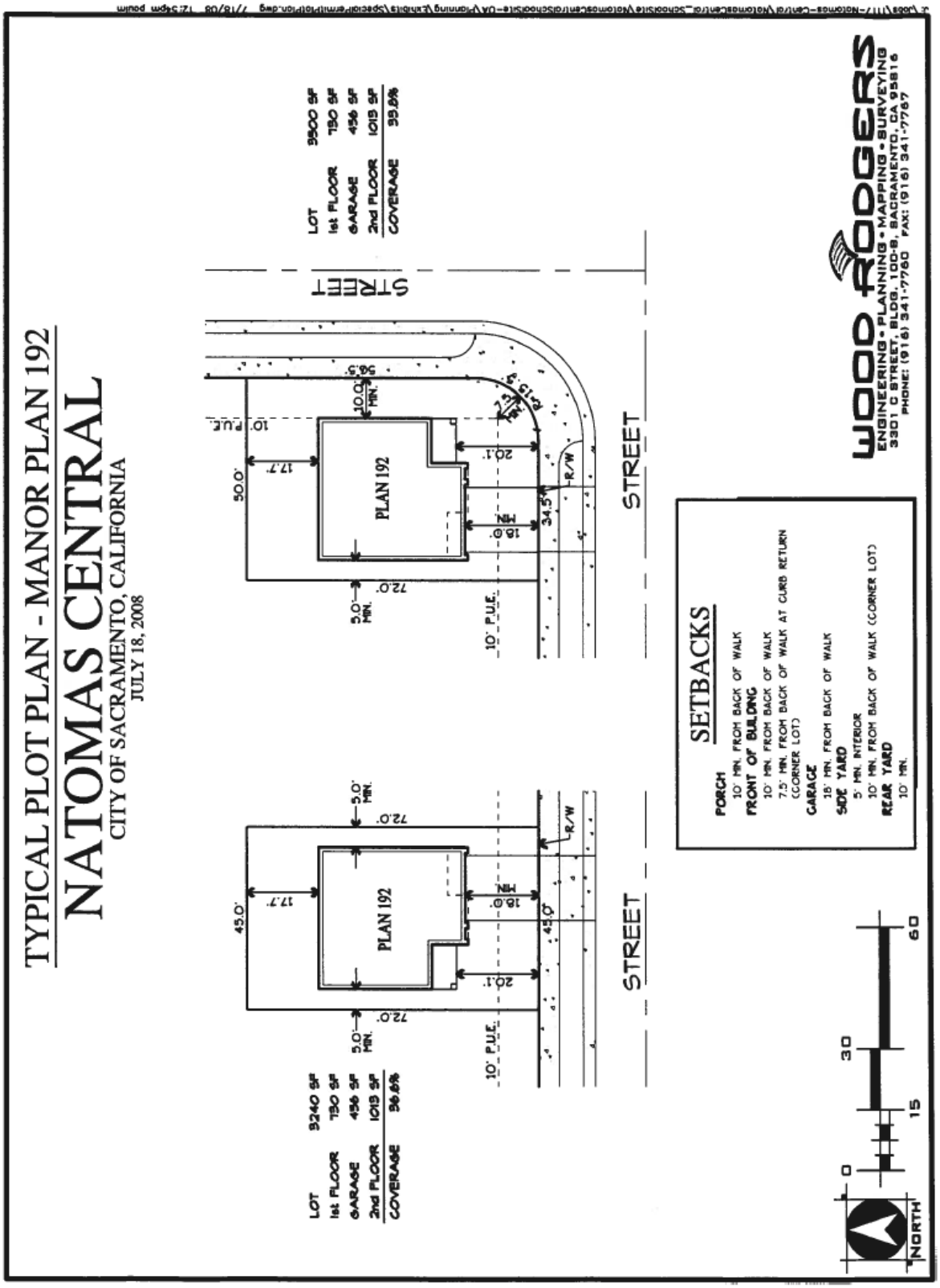
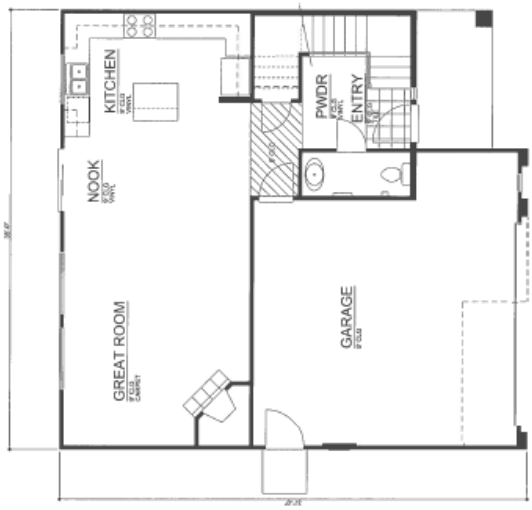
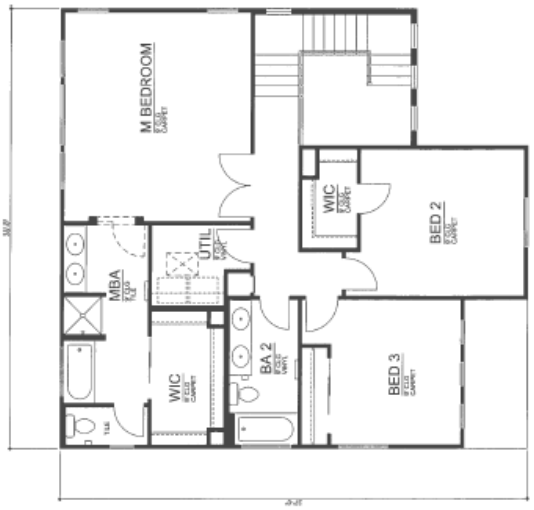


Exhibit 9C: House and Plot Plans for 392



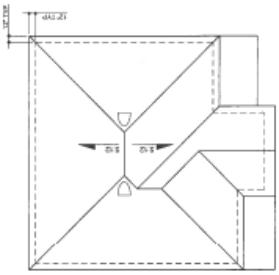

FIRST FLOOR PLAN



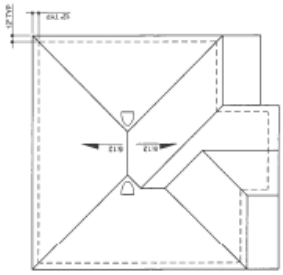

SECOND FLOOR PLAN

# PLAN 392 (1743 S.F.)

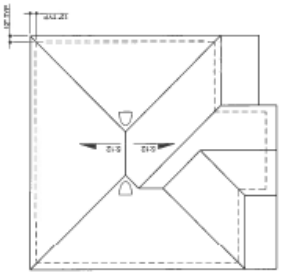
## MANOR II AT WESTSHORE



ROOF PLAN ELEV. 'A'

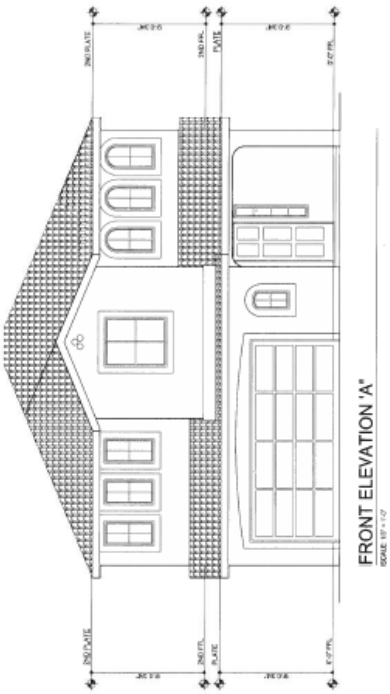


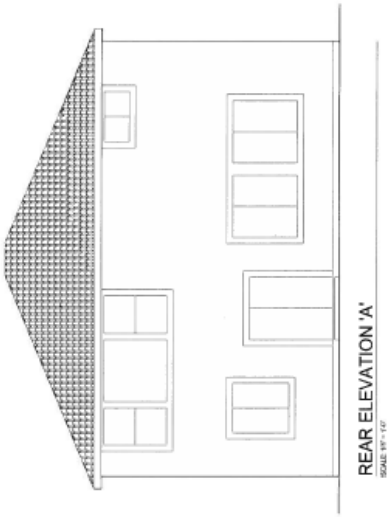
ROOF PLAN ELEV. 'B'



RCOF PLAN ELEV. 'C'

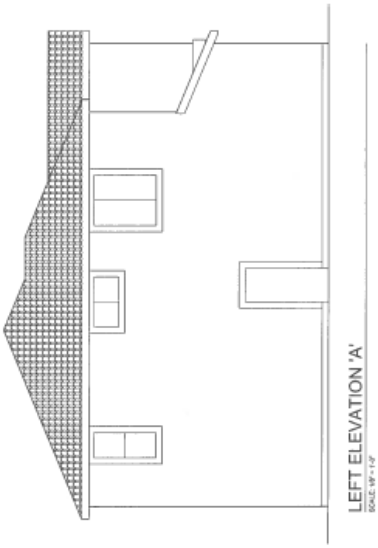
Exhibit 9C: House and Plot Plans for 392

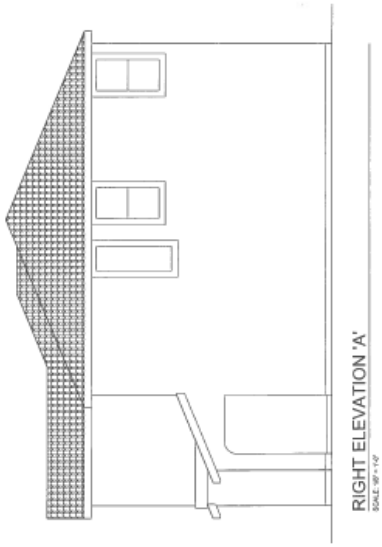



BUILDING MATERIALS:

1. CONCRETE TILE ROOFING
2. STUCCO OVER FOAM WINDOW & DOOR TRIM
3. 2X8 RED CEDAR SIDING
4. 2X8 RED CEDAR BOARDS
5. STEEL SECTIONAL GARAGE DOOR
6. RECESSED PANEL FRONT DOOR
7. 5" FASCIA GUTTER
8. WOOD FLAMESTYLE SHUTTERS




GORDON ROGERS
Architecture

# PLAN 392 (1743 S.F.)

## MANOR II AT WESTSHORE

KT Tournarian Homes

Exhibit 9C: House and Plot Plans for 392

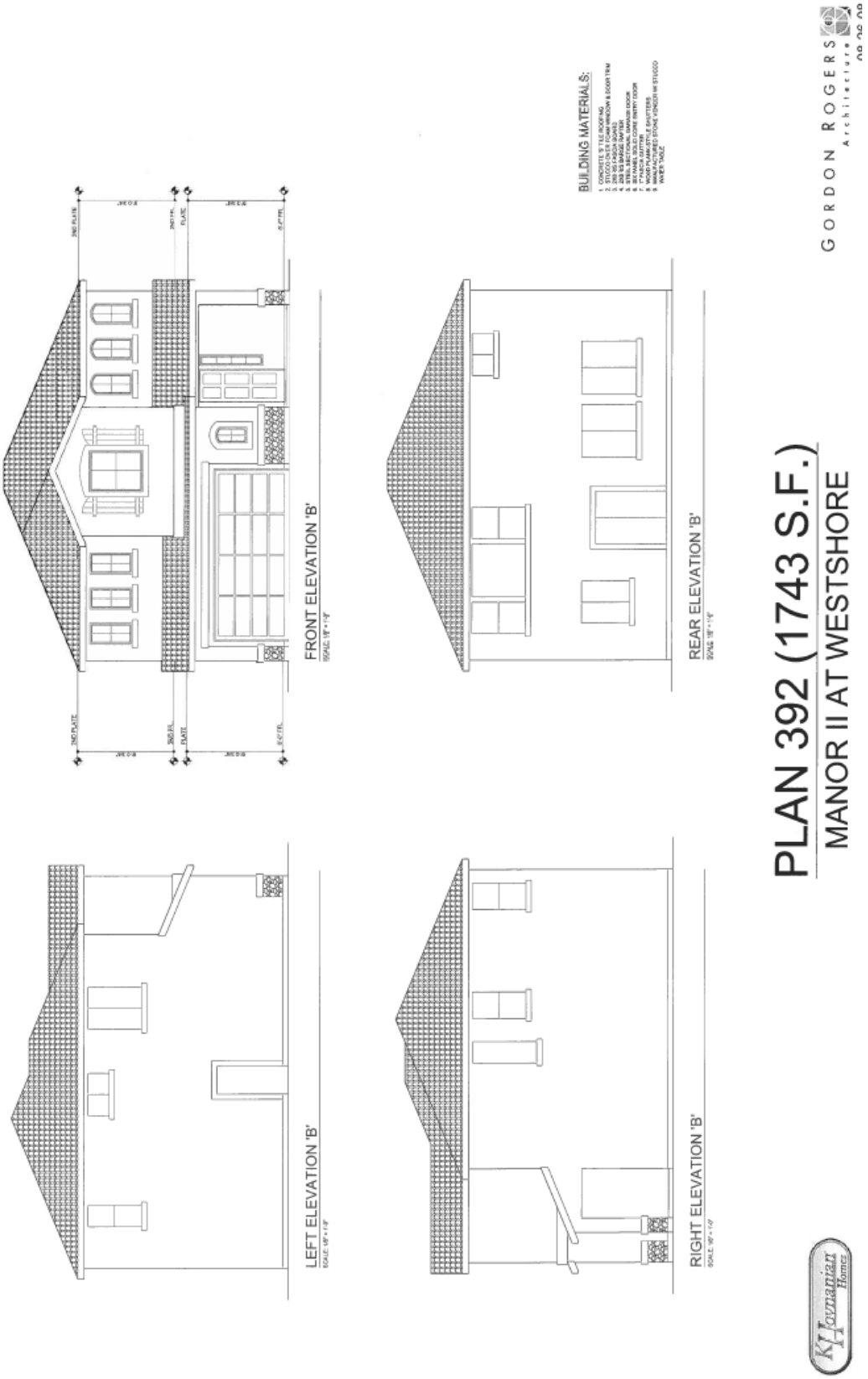
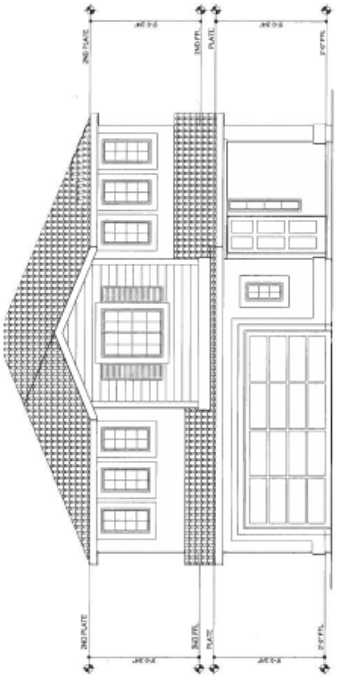
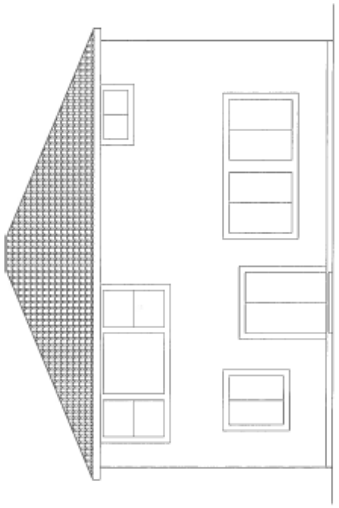
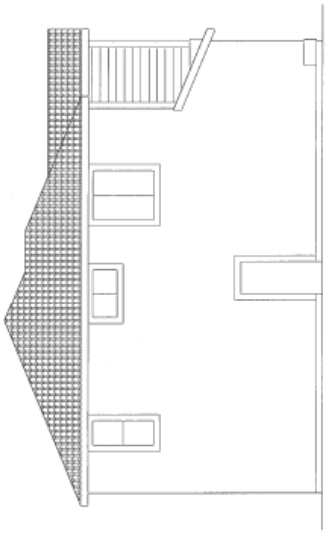


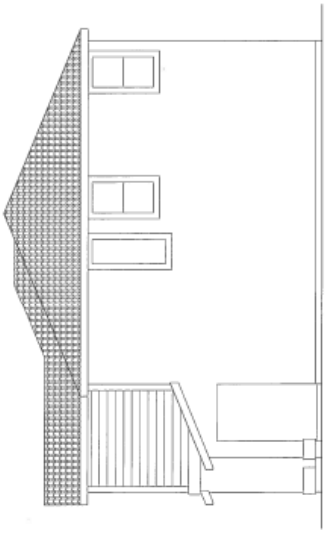
Exhibit 9C: House and Plot Plans for 392




BUILDING MATERIALS:




GORDON ROGERS Architecture

08-26-08

# PLAN 392 (1743 S.F.)

## MANOR II AT WESTSHORE

KHovnanian Homes

Exhibit 9D: House and Plot Plans for 393

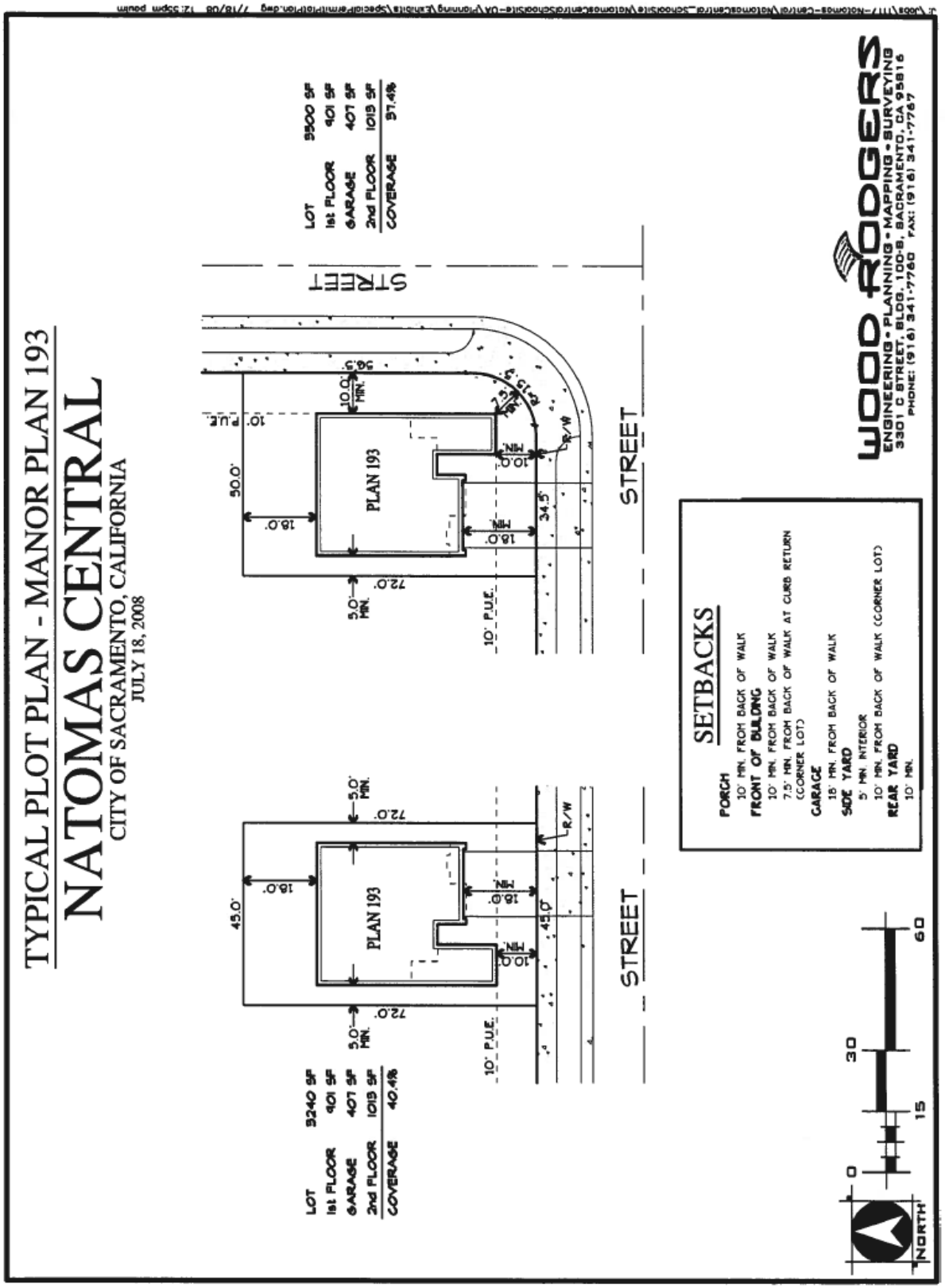
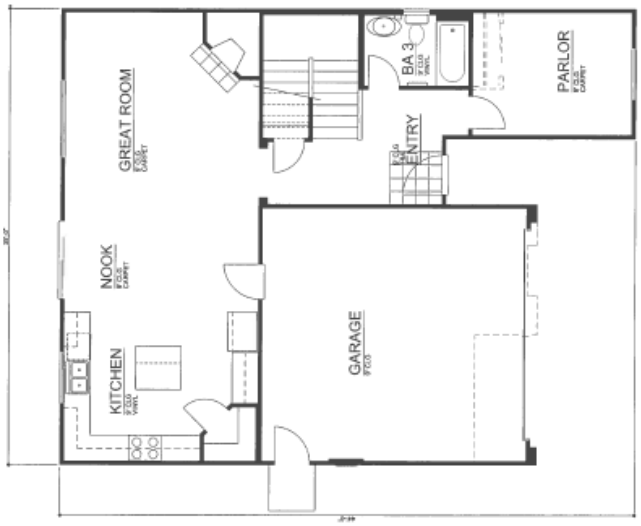


Exhibit 9D: House and Plot Plans for 393

GORDON ROGERS ARCHITECTURE 08-26-08



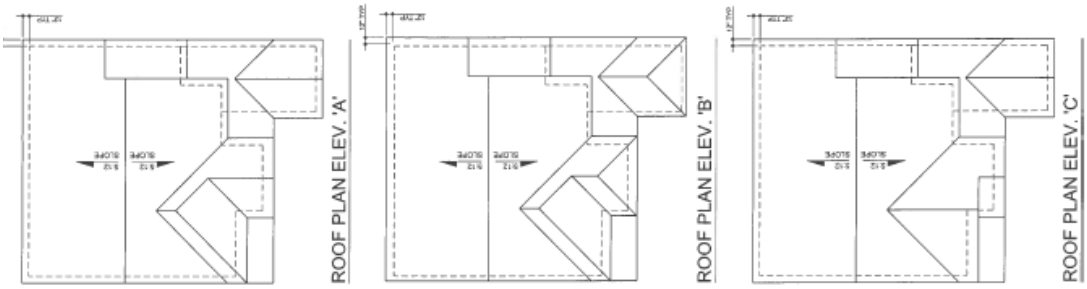

FIRST FLOOR PLAN

SECOND FLOOR PLAN

# PLAN 393 (1914 S.F.)

## MANOR II AT WESTSHORE

KT Koynanian Homes




ROOF PLAN ELEV. 'A' ROOF PLAN ELEV. 'B' ROOF PLAN ELEV. 'C'

Exhibit 9D: House and Plot Plans for 393

Exhibit 9D: House and Plot Plans for 393

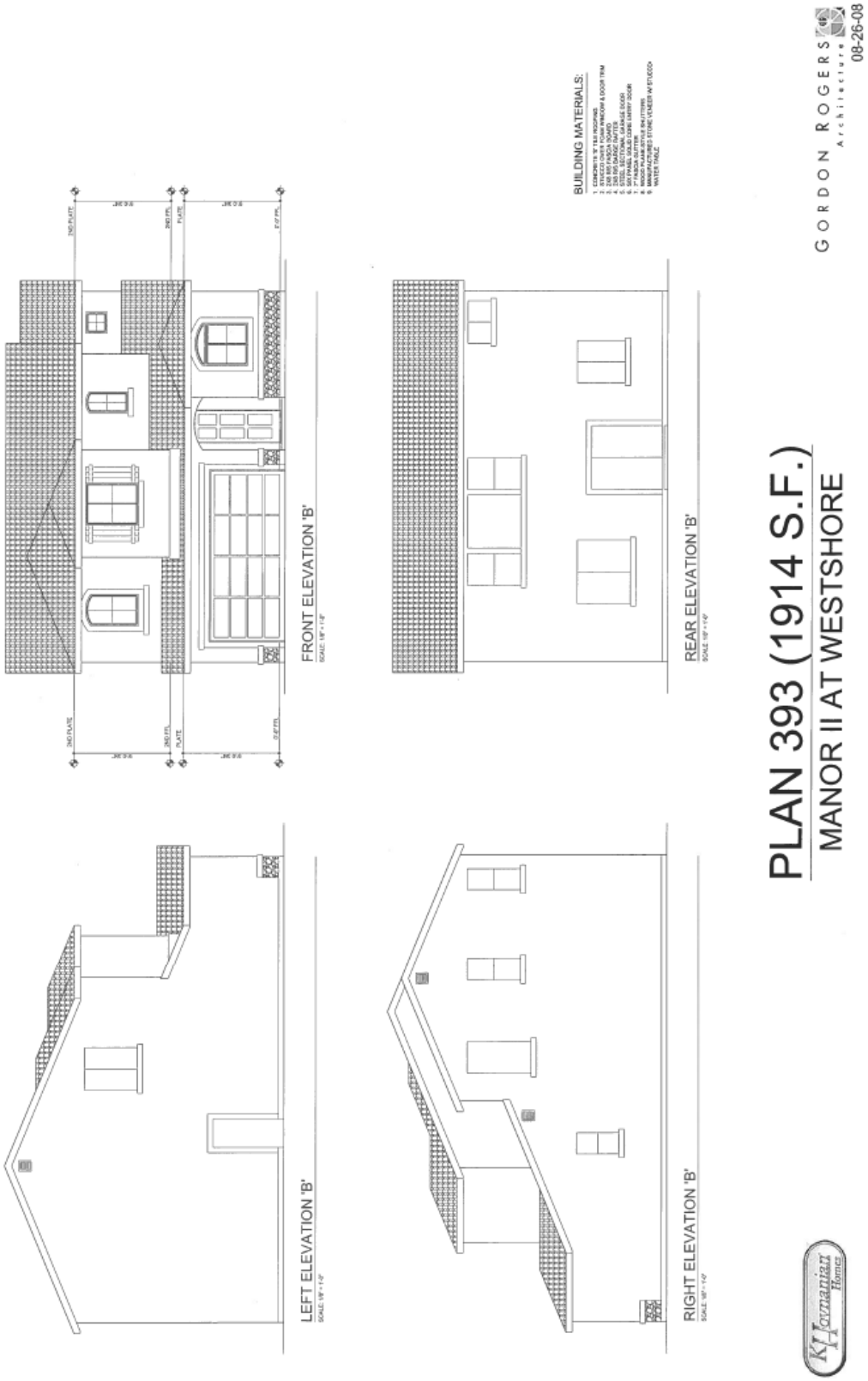


Exhibit 9D: House and Plot Plans for 393

Exhibit 9E: House and Plot Plans for 394

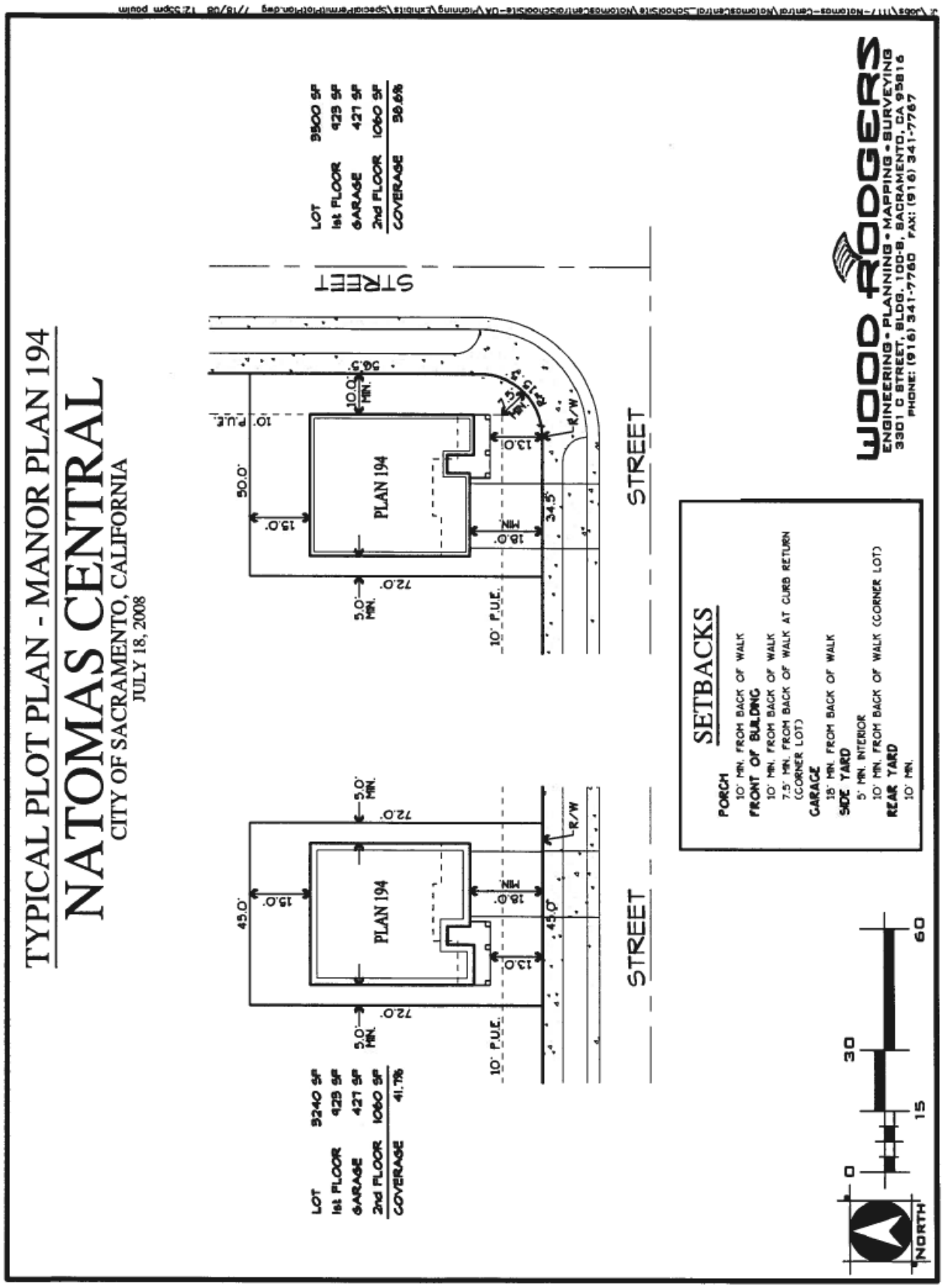
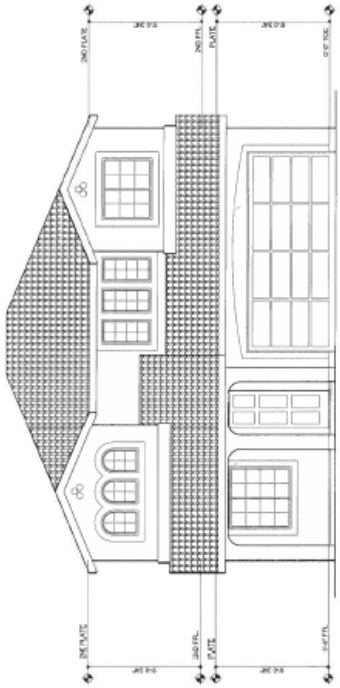
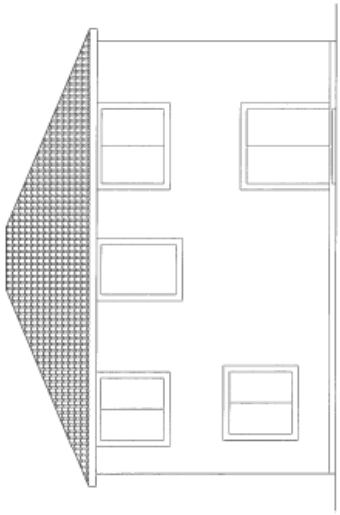


Exhibit 9E: House and Plot Plans for 394

Exhibit 9E: House and Plot Plans for 394



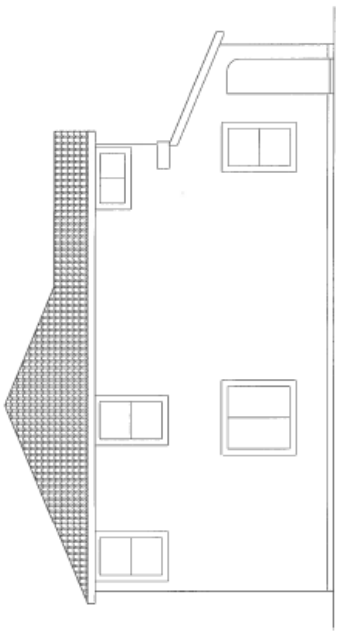
FRONT ELEVATION 'A'



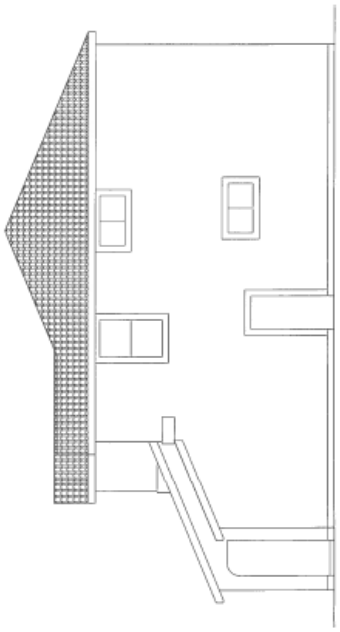
REAR ELEVATION 'A'

BUILDING MATERIALS:

1. CONCRETE "S" TILE ROOFING
2. STUCCO COLOR FOAM WINDOW & DOOR TRIM
3. 2x8 & 2x10 FASCIA BOARD
4. 2x8 RIB BARGE RAFTER
5. 2x8 RIB BARGE RAFTER
6. ENTRY METAL CANOPY OVER DOOR
7. 2x8 RIB BARGE RAFTER
8. FASCIA GUTTER
9. WOOD CANOPY OVER GARAGE DOOR
10. WOOD CANOPY OVER GARAGE DOOR



LEFT ELEVATION 'A'



RIGHT ELEVATION 'A'

GORDON ROGERS Architecture

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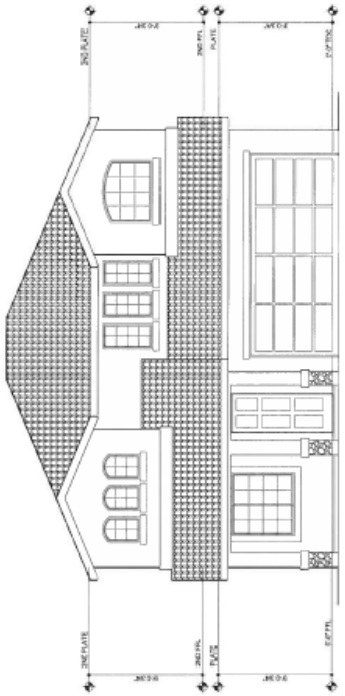
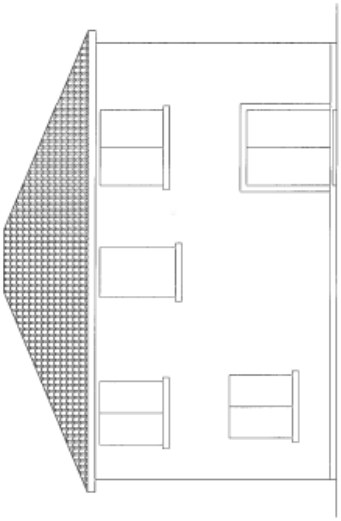
# PLAN 394 (1983 S.F.)

## MANOR II AT WESTSHORE

KT Lounanian Homes

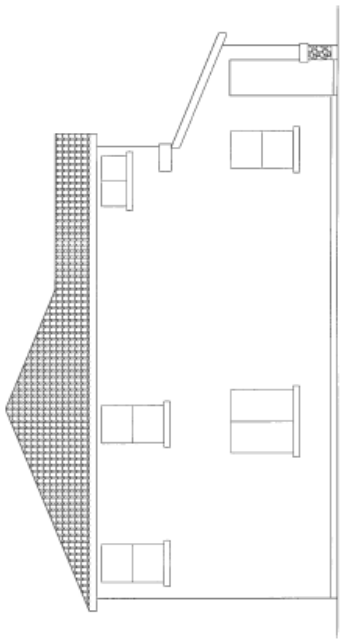
Exhibit 9E: House and Plot Plans for 394

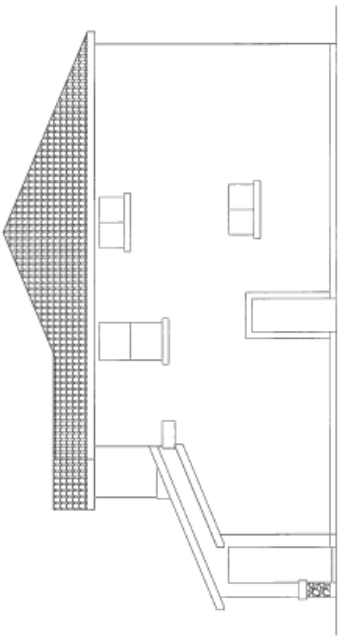



BUILDING MATERIALS:

1. CONCRETE 'S' TILE ROOFING
2. STUCCO ON S.P. FOAM WINDOW & DOOR TRIM
3. 2X6 EXTERIOR WALLS
4. 2X8 RAKE BARGE RAFTER
5. STEEL SECTIONAL GARAGE DOOR
6. STEEL SECTIONAL COACH DOOR
7. 5" FASCIA GUTTER
8. WROUGHT IRON ENTRY DOOR
9. MANUFACTURED STONE VENEER W/ STUCCO & WATER TABLE



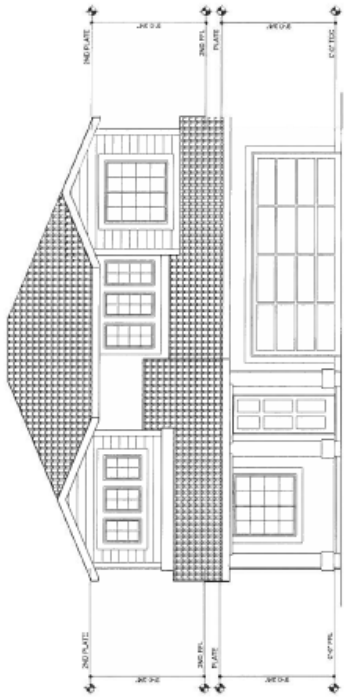

GORDON ROGERS
Architecture

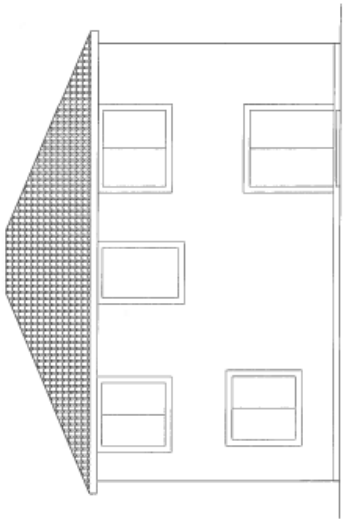
# PLAN 394 (1983 S.F.)

## MANOR II AT WESTSHORE

KJ Lonnquist Homes

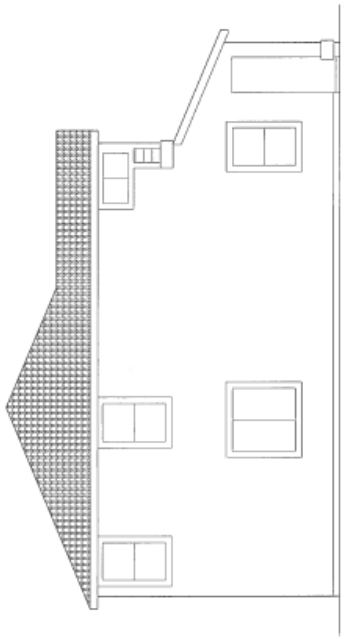
Exhibit 9E: House and Plot Plans for 394

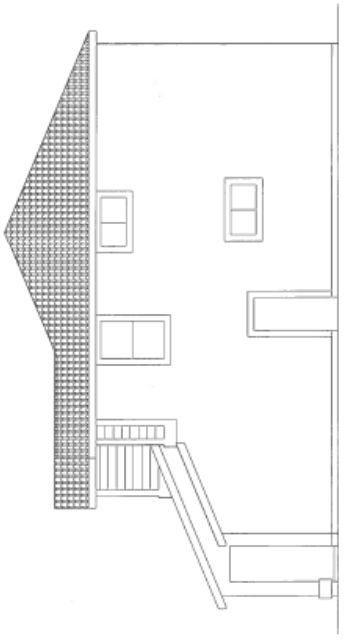



BUILDING MATERIALS:

1. CONCRETE 'S' TILE ROOFING
2. WOOD FLAMES AND JETTIES TRIM AT WINDOWS AND CORNERS
3. WOOD SHUTTERS
4. 2X8 FIS SAGGE RAFTER
5. STEEL SECTIONAL GARAGE DOOR
6. STEEL SECTIONAL ENTRY DOOR
7. 5" PLASTIC GUTTER
8. 5" PLASTIC DOWNSPOUTS
9. STUCCO FOAM AT BASE WITH 24" RETURN AT SIDE ELEVATIONS




GORDON ROGERS Architecture

08-26-08

# PLAN 394 (1983 S.F.)

## MANOR II AT WESTSHORE

KLovanian Homes

Exhibit 9F: House and Plot Plans for 395

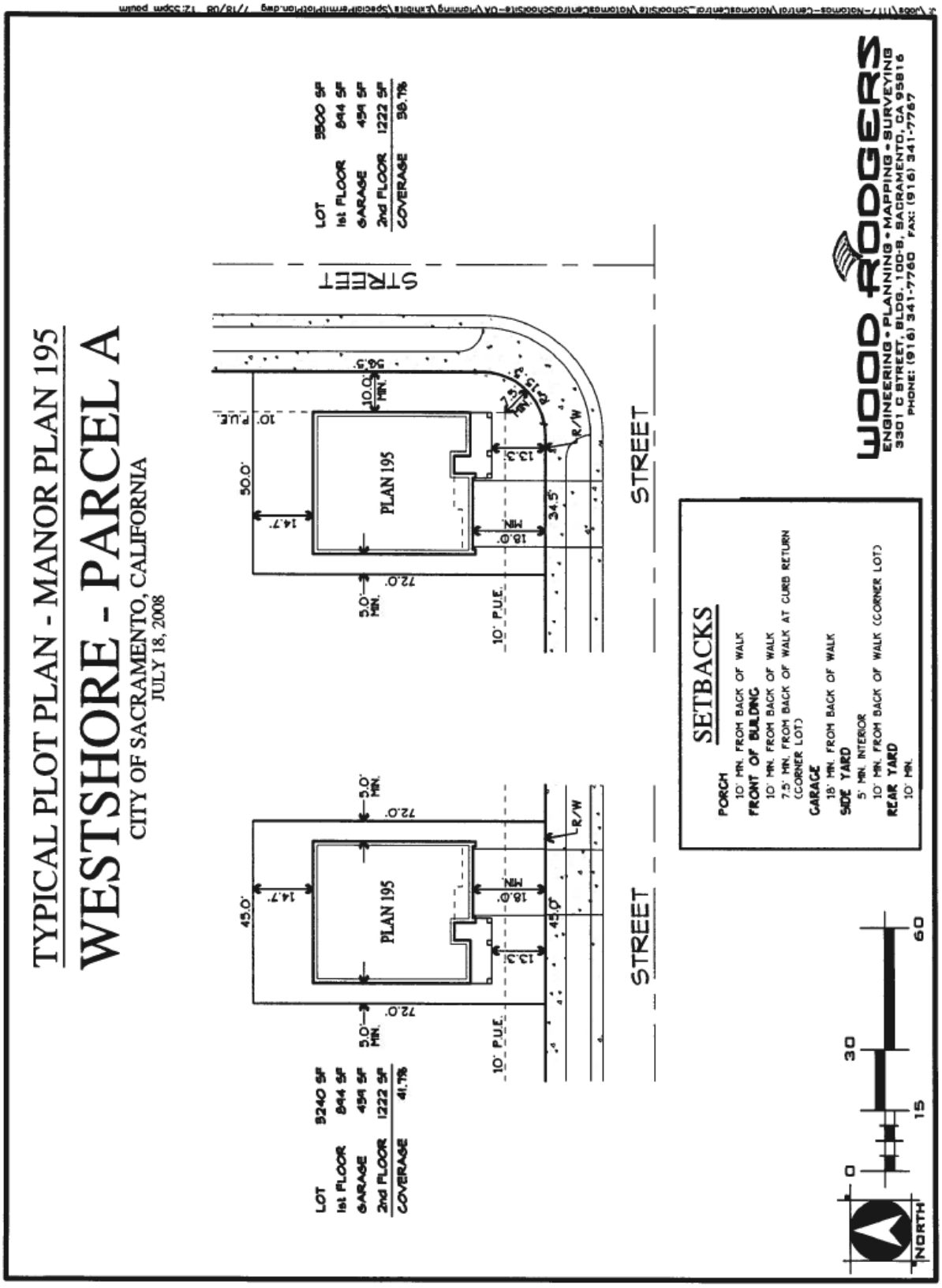


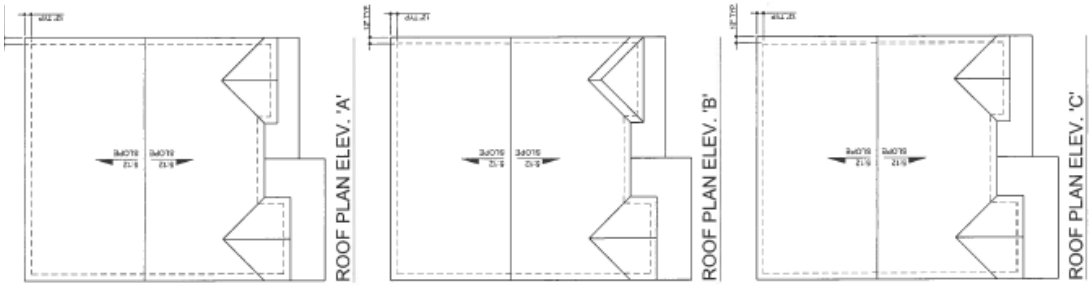
Exhibit 9F: House and Plot Plans for 395

FIRST FLOOR PLAN

SECOND FLOOR PLAN

# PLAN 395 (2116 S.F.)

## MANOR II AT WESTSHORE



ROOF PLAN ELEV. 'A' ROOF PLAN ELEV. 'B' ROOF PLAN ELEV. 'C'

Exhibit 9F: House and Plot Plans for 395

Exhibit 9F: House and Plot Plans for 395

Exhibit 9F: House and Plot Plans for 395