

DEL PASO NUEVO NEIGHBORHOOD (RESIDENTIAL)

**Site Plan and Design Review
Guidelines Checklist**

Applicant's Name: _____ **Phone:** _____

Project Address: _____ **Email:** _____

Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if meets guideline and indicate in the comments how the guideline is met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.

SECTION 1: RESIDENTIAL NEIGHBORHOOD DESIGN

A. SUBDIVISION DESIGN

1. STREET PATTERN

A regular street pattern which creates a network of multiple routes and points of ingress and egress is encouraged. Blocks longer than 800 feet should be prohibited, and homes should front or side onto collector streets. Walled and isolated enclaves are discouraged.

Comments / Deviations:

Staff Comments:

2. OPEN SPACES

Parks, open spaces, and other civic uses should be located and designed as neighborhood focal points.

Comments / Deviations:

Staff Comments:

3. CUL DE SACS

Cul de sacs should provide pedestrian connections for access to adjacent parks, pathways, open spaces, or streets. Use of "dead-end" cul de sacs with no physical outlet should be limited.

Comments / Deviations:

Staff Comments:

4. TRANSIT ACCESSIBILITY

Neighborhood design should consider access to transit. Circulation patterns should consider areas of access and provide strong linkages for residents to access transit stops.

Comments / Deviations:

Staff Comments:

B. RESIDENTIAL DEVELOPMENTS

Gated communities should not interfere with circulation patterns, should be set back from adjacent thoroughfare, and should provide minimum 8 units per acre. Refer to the City’s Gated community Ordinance for specific design criteria.

Comments / Deviations:

Staff Comments:

SECTION 2: RESIDENTIAL ARCHITECTURAL CHARACTER

A. RESIDENTIAL EXTERIOR MATERIALS

1. VARIATION

Variety in the architecture of the neighborhood is strongly encouraged. Variation in building facades may be achieved through a variety of materials along each street such as stucco, wood siding, stone and brick. Street elevations should be broken up with architectural features such as reveals, recesses, and trims.

Comments / Deviations:

Staff Comments:

2. QUALITY OF MATERIALS

In general, high quality materials are encouraged, and pre-fabricated inexpensive materials are discouraged.

Comments / Deviations:

Staff Comments:

3. MATERIAL CHANGES

No material change is allowed at outside corners. Material changes must occur at reverse corners or must return on the sidewall to the privacy fence. In no case should this return be less than 4 feet.

Comments / Deviations:

Staff Comments:

B. RESIDENTIAL MODEL VARIATIONS

1. GENERAL

In order to prevent the appearance of homebuilder villages and promote the sense of a whole community, each homebuilder must develop as much variety in design and material as possible within each village. See guidelines for design criteria based on number of homes.

Comments / Deviations:

Staff Comments:

2. STYLES

A consistent “style” for a group of homes should be avoided. For example, a “unit” with similar materials and architectural style throughout will not be allowed.

Comments / Deviations:

Staff Comments:

3. ELEVATIONS

Elevations should differ in porch treatments, window design, surface materials, roofing materials, and bay treatments. No identical model and elevation type will be allowed side by side.

Comments / Deviations:

Staff Comments:

4. ROOFING AND SIDING

Roofing material must vary in type, such as cedar shake, tile and composition shingles. At least two different primary roofing and siding materials are required on the front façade. Similar materials with different colors will not be allowed.

Comments / Deviations:

Staff Comments:

C. RESIDENTIAL CONSTRUCTION MATERIALS

The material palette for a project should reflect the materials commonly found and used in the region. Details and accents that appear “tacked on” are discouraged. Conversely, the creative blend of traditional historic materials and today’s technologically advanced building materials and systems is encouraged.

Comments / Deviations:

Staff Comments:

D. RESIDENTIAL ROOF FORMS AND MATERIALS

1. GENERAL

To ensure consistent quality of architecture, roof masses should be representative of the design and scale of the balance of the building.

Comments / Deviations:

Staff Comments:

2. ROOF PITCHES

Slopes of pitched roofs should range between 4:12 and 9:12. Pitches exceeding this range may also be appropriate when used on a limited basis as architectural elements such as small tower, entry features, etc.

Comments / Deviations:

Staff Comments:

3. FORMS AND MASSES

Roof forms and masses should be representative of the overall design and scale of the balance of the building and appropriately detailed. Gabled, hipped, and shed roofs are encouraged.

Comments / Deviations:

Staff Comments:

4. ROOFLINES

Rooflines and forms should be consistent and continuous on a building elevation, appropriate to the building's architectural style.

Comments / Deviations:

Staff Comments:

5. OVERHANGS

Roof overhangs are encouraged when they are appropriate to the building's style, especially when used in arcades, verandas, or where they are specifically used to enhance passive solar design.

Comments / Deviations:

Staff Comments:

6. EXPOSED ELEMENTS

Exposed structural elements are acceptable when appropriately designed to coordinate with the building's design theme.

Comments / Deviations:

Staff Comments:

7. VARIATION

Individual units in a residential development should convey a feeling of individuality by having different roof material or color than adjacent units, except in higher density development.

Comments / Deviations:

Staff Comments:

8. MATERIALS

Extensively reflective or brightly colored materials are discouraged. Architectural grade composition dimensional shingles, tile, and high quality synthetic roofing materials are encouraged. Simulated clay tile and corrugated fiberglass or metal panels are discouraged.

Comments / Deviations:

Staff Comments:

E. RESIDENTIAL WALLS AND FACADES

1. VARIATION

Avoid unarticulated "blank" walls on buildings. Large surface expanses on walls should be articulated with varied reveal patterns, materials/texture/color changes, change in plane/direction or other means.

Comments / Deviations:

Staff Comments:

2. MATERIALS

Materials that are inherently low maintenance and give a feeling of permanence such as brick, stone and concrete are encouraged along the ground plane at pedestrian levels.

Comments / Deviations:

Staff Comments:

3. ARCHITECTURAL DETAILS

Exterior walls should include windows, trellises, arcades, canopies, roof overhangs, awnings, recessed or projected stories, balconies, reveals, wainscots, varied materials and other elements. Building facades should have a balance of solid and transparent surfaces.

Comments / Deviations:

Staff Comments:

4. INDIVIDUALITY

Individual units should have different wall material, texture, or color than an adjacent unit. This includes detached single family or multi-family units.

Comments / Deviations:

Staff Comments:

5. MATERIALS

The following materials are encouraged: cement/synthetic plaster (stucco), brick masonry and veneer, wood/composite siding, heavy timber construction used in trellises, overhangs, balconies, plinth blocks at building bases and corners in plaster, concrete, or cut stone. All wood materials must be properly detailed and finished (stained or painted). Corrugated fiberglass or metal panels, vinyl/sheet metal siding, plywood, hardboard, and dimensional lumber are discouraged.

Comments / Deviations:

Staff Comments:

F. RESIDENTIAL ACCENT MATERIALS

The following materials are encouraged: Brick masonry, man-made stone and natural stone, glazed ceramic or clay tiles, glass block (if appropriate to style), canvas and metal awnings, natural stone, terrazzo and terra cotta. Natural wood or simulated shingles or shakes except as an accent are discouraged.

Comments / Deviations:

Staff Comments:

G. RESIDENTIAL BUILDING OPENINGS

1. GENERAL

Openings should be articulated with paint, tile, shutters, awnings, plant shelves, or other appropriate architectural features. Windows flush with the adjacent wall pane without exterior casing are discouraged.

Comments / Deviations:

Staff Comments:

2. FAÇADE COMPOSITION

A consistent use of window style, size, and related trim or accents on a building on all sides is recommended. Small-scale square, circular or arched windows are permitted if appropriately used in conjunction with the other window and door openings. Windows/doors located above the first level should be stacked over those on the first level. Provide adequate space between windows and adjacent roofs or other openings.

Comments / Deviations:

Staff Comments:

3. FRAMING AND ACCENTS

Doors and associated surrounds and features should be designed to add interest to the entry of a residential building. Anodized/factory painted aluminum/steel frames, and painted, stained, or colored vinyl covered wood frames are encouraged for doors and windows. Architectural terra cotta pilasters, keystones or other strong delineation for openings is encouraged. Clear anodized/mill finished aluminum frames are discouraged.

Comments / Deviations:

Staff Comments:

4. GLAZING

Clear or very lightly tinted window glazing is preferred. Reflective glazing is prohibited.

Comments / Deviations:

Staff Comments:

5. SKYLIGHTS

Skylights should be appropriately detailed and should relate to the overall design concept in form location and color. White or frosted plastic skylight lenses are discouraged.

Comments / Deviations:

Staff Comments:

H. RESIDENTIAL TRANSITIONAL ARCHITECTURAL FEATURES

1. GENERAL

Architectural features that create semi-private, transitional spaces between buildings and street, such as porches, balconies, patios, staircases, and courtyards are highly encouraged. Architectural features should be fully integrated into the overall design.

Comments / Deviations:

Staff Comments:

2. ACCENTS

Decorative wrought iron or tubular metal should be utilized at railings, gates, etc. and should be painted in rich colors.

Comments / Deviations:

Staff Comments:

3. STAIRCASES

Stairway location and design should complement building form and design. Pre-fabricated metal stairs are discouraged. Stair treads should be covered with non-slip brick, tile, stone or other low maintenance materials.

Comments / Deviations:

Staff Comments:

4. LIGHTING

Exterior lighting should be designed to fully compliment a building's design character and materials should work in conjunction with the building's materials.

Comments / Deviations:

Staff Comments:

I. RESIDENTIAL UTILITIES AND SERVICE

1. REFUSE ENCLOSURES

Locate refuse container enclosure in rear and/or interior side yards or parking lot landscape areas while maintaining convenience for users and collection agencies. Collection areas and enclosures should be six feet in height and architecturally compatible with the overall design theme of adjacent buildings. Lattice or other roof structures should be incorporated into enclosures when possible.

Comments / Deviations:

Staff Comments:

2. BUILDING UTILITIES

Wall or window mounted heating/air conditioning units shall not be permitted. No roof-mounted equipment shall be permitted on residential units. Utility lines should be underground (where feasible).

Comments / Deviations:

Staff Comments:

3. LOADING, STORAGE, AND SERVICE FACILITIES

Loading, storage, and service facilities should be oriented away from public right-of-way, freeway, or adjacent residential uses and should be fully integrated into the building's design. Open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature is discouraged.

Comments / Deviations:

Staff Comments:

4. MECHANICAL EQUIPMENT

Mechanical equipment should be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.

Comments / Deviations:

Staff Comments:

J. RESIDENTIAL ENERGY CONSERVATION

All buildings are encouraged to incorporate energy-efficient technologies such as natural heating and cooling, as well as sun and wind exposure and orientation to provide the highest possible energy efficiency. Building and related structures should provide ample shade and air circulation in summer months. Use of thermal mass walls for natural heating in the winter is encouraged.

Comments / Deviations:

Staff Comments:

SECTION 3: RESIDENTIAL SETBACK AND ORIENTATION

A. GENERAL RESIDENTIAL GUIDELINES

1. CONTEXT

Residential buildings should have pedestrian access and visual orientation to the adjacent roadways and/or open spaces. Buildings should be oriented to create interesting and safe common spaces. Sound walls should be avoided.

Comments / Deviations:

Staff Comments:

2. CORNER LOTS

Special consideration should be given to corner lots as they have frontage on two streets. Both streets should be addressed and the orientation of the primary façade should take into account the location of entries on adjacent lots as well as adjacencies to open spaces or urban design features. The driveway may access either street but the minor street is preferred.

Comments / Deviations:

Staff Comments:

3. NORWOOD AVENUE

Special design considerations should be given to units on Norwood Avenue due to the level of traffic there.

Comments / Deviations:

Staff Comments:

4. SECONDARY RESIDENTIAL UNITS

Special design considerations regarding window placement and orientation should be considered for secondary residential units or "granny flats", to maximize privacy of adjacent properties.

Comments / Deviations:

Staff Comments:

5. PROJECTIONS AND BAYS

Projections of up to 3 feet (horizontal) will be allowed in the front yard setback. These projections must avoid visual competition with front porches or entries.

Comments / Deviations:

Staff Comments:

6. PORCHES

A porch will be required in a minimum of 50 percent of houses submitted as one subdivision (four or more) and should provide space for the primary entrance to the house to be covered by a roof. It is recommended that porches be raised 8 to 12 inches above adjacent grade. The porch can be integrated with second floor elements. Various roof supports are encouraged and cantilevered roofs are not allowed. The front door must be visible from the street.

Comments / Deviations:

Staff Comments:

7. ENTRIES

Models without porches must have strongly articulated entry features facing the street. Such features must clearly mark the entry and provide a minimum sheltered area at the front door. Its architectural elements must be proportioned and detailed to create a sense of permanence and strength. The front door must be clearly visible from the street.

Comments / Deviations:

Staff Comments:

8. GARAGES AND DRIVEWAYS

The two preferred garage and driveway orientations are a single-lane side drive to rear garage, and a modified front garage position. See design guidelines for specific criteria for these options. Other alternatives may be used that meet the Del Paso Nuevo setback and design guidelines.

Comments / Deviations:

Staff Comments:

9. DENSITY-SPECIFIC GUIDELINES

For setback and orientation guidelines for specific densities of housing refer to the design guidelines section 4.3 A-C.

Comments / Deviations:

Staff Comments:

B. RESIDENTIAL CIRCULATION AND PARKING

1. SURFACE PARKING LOTS

If required, surface parking lots should be located away from the adjacent roadways and to the rear of the buildings. Where parking must front the adjacent roadway, it should be limited to two bays (60 foot width) paralleling the roadway or single bays that back directly onto an adjacent driveway.

Comments / Deviations:

Staff Comments:

2. INTERNAL PARKING LOTS

If required, internal parking lots should provide multiple pedestrian linkages to adjacent properties. Walls or fences greater than 4 feet in height are discouraged around parking lots.

Comments / Deviations:

Staff Comments:

SECTION 4: RESIDENTIAL LANDSCAPING

A. RESIDENTIAL LANDSCAPE EASEMENTS

1. PLANTER STRIPS

Landscape planter strips are located between the street curb and sidewalk within the public roadway right-of-way and occur on major streets throughout the neighborhood. Planters should be planted with street trees and turf per the street tree matrix and should be irrigated automatically with pop-up heads.

Comments / Deviations:

Staff Comments:

2. ENTRY FEATURES

Landscape entry features should be planted adjacent to neighborhood entry signs around the perimeter of Paso Del Nuevo. These planting features shall be installed with the signage.

Comments / Deviations:

Staff Comments:

3. EASEMENTS

Landscape easements overlay the 12.5-foot public utility easements throughout Del Paso Nuevo and are located directly adjacent to the roadway. These easements are restricted setbacks that are to be planted with street trees and irrigated according to the street tree matrix.

Comments / Deviations:

Staff Comments:

B. RESIDENTIAL STREET TREE PLANTING

1. TREE PLACEMENT

- Street trees should be located between 4 and 6 feet from the sidewalk edge, except in the case of split sidewalk where trees will be planted at the center of the planter strip. Tree placement should be coordinated with streetlights, utilities, and entry drives. Sight lines at intersections and near signage should be preserved.

Comments / Deviations:

Staff Comments:

2. TREE TYPES

- Tree species within Public Utility Easement should be installed per the Streetscape Master Plan Matrix. Street trees should be a minimum of 15 gallon trees and should be staked against prevailing wind.

Comments / Deviations:

Staff Comments:

3. ACCENT TREES

- Accent trees should be located at key driveway entrances and intersections.

Comments / Deviations:

Staff Comments:

4. SOIL ANALYSIS

- Soil analysis is recommended to determine if surface drain lines or soil amendments are needed.

Comments / Deviations:

Staff Comments:

C. RESIDENTIAL UNDERSTORY AND GROUNDPLANE PLANTING

1. GROUNDPLANE LANDSCAPING

- Planter strips adjacent to "on-street" parking should be planted with durable turf and other planter strips should be planted with native and/or low water use ground covers and/or low shrubs.

Comments / Deviations:

Staff Comments:

2. SIGHTLINES

- When shrubs are used, they should be low height varieties that so not obscure views and/or access. Clear sightlines should be maintained at entry drives and intersections.

Comments / Deviations:

Staff Comments:

3. PATHWAYS

Multiple connections between right-of-way and adjacent parcels are encouraged.

Comments / Deviations:

Staff Comments:

4. WATER CONSERVATION

Water-conserving plant materials should be used where practical.

Comments / Deviations:

Staff Comments:

5. ACCENT MATERIALS

Decorative rocks, cobble, crushed rock, permanent wood chips or gravel are not to be used in lieu of ground cover material; however they may be used as accent material to stabilize drainage wales and channels.

Comments / Deviations:

Staff Comments:

D. RESIDENTIAL IRRIGATION

Water conserving irrigation techniques and equipment should be used throughout. Pop-up heads should be located and specified to prohibit over spray onto paved surfaces.

Comments / Deviations:

Staff Comments:

SECTION 5: RESIDENTIAL FENCING

A. FRONT YARD

1. GENERAL

Front yard fencing is discouraged. Front yard fences and side yard fences within the front yard setback shall be a maximum height of 3 feet. Front yard fences must be at least 25% open to provide visibility between the front yard and the public street. The top rail of the fence should be unbroken horizontally across the width of a lot.

Comments / Deviations:

Staff Comments:

2. MATERIALS

Fences should be mainly constructed of stained wood, masonry and/or metal. Other fencing materials must be consistent with the materials and architecture of the homes. In no case will chain link fencing be allowed.

Comments / Deviations:

Staff Comments:

B. REAR/SIDE YARD

1. GENERAL

- Rear/side yards should not exceed 6 feet in height. Those fences beginning 10 feet back from the front façade should not exceed 3 feet in height.

Comments / Deviations:

Staff Comments:

2. MATERIALS

- Fences should be mainly constructed of stained wood, masonry and/or metal. Other fencing materials must be consistent with the materials and architecture of the homes. In no case will chain link fencing be allowed.

Comments / Deviations:

Staff Comments:

SECTION 6: RESIDENTIAL SIGNAGE

A. RESIDENTIAL GENERAL GUIDELINES

1. QUALITY STANDARDS

- All signage should be constructed with high-quality materials, finishes, and fabrication, i.e. no plywood, PVC, etc. All signs and their supporting structures should be maintained in good condition and exposed hardware should be finished. Non-corrosive materials should be used on all exterior signs to prevent staining. All signs should be kept in a safe and attractive condition at all times.

Comments / Deviations:

Staff Comments:

2. NUMBER OF SIGNS

- The number and size of signs should be kept to a minimum. Only necessary signs should be implemented.

Comments / Deviations:

Staff Comments:

3. SIGN ILLUMINATION

- All signs and their illumination systems should utilize the minimum amount of energy necessary through the use of energy-saving design techniques, equipment, and materials. All exterior sign illumination should be consistent with the lighting program. Malfunctions should be replaced or remedied within 10 days.

Comments / Deviations:

Staff Comments:

4. COOPERATION WITH LANDSCAPE FEATURES

- Signs located in turf areas must include concrete mow strips, flush with the grade. Landscape irrigation equipment must be located to prevent spray onto signage.

Comments / Deviations:

Staff Comments:

B. RESIDENTIAL PROJECT ENTRY SIGNAGE

1. MATERIALS

Painted, polished, or brushed aluminum, porcelain enamel, fiberglass, brick, stone and ceramic tile are acceptable sign materials. No laminated materials allowed. No plastic signs with internal illumination permitted.

Comments / Deviations:

Staff Comments:

2. GRAPHICS

All graphics should be high quality materials that are computer cut, silk-screened or applied dimensional elements. Typography and layout designed by a professional graphic designer is encouraged,

Comments / Deviations:

Staff Comments:

3. LIGHT FIXTURES

Exposed light fixtures should be screened by plant materials or otherwise hidden from direct view.

Comments / Deviations:

Staff Comments:

C. MARKET SIGNAGE

Individual developments within Paso Del Nuevo are required to adhere to the standards regarding marketing/informational signage contained within the City of Sacramento sign ordinance.

Comments / Deviations:

Staff Comments:

SECTION 7: RESIDENTIAL LIGHTING

A. RESIDENTIAL GENERAL GUIDELINES

1. LIGHT SOURCES

Light sources with a white color within the color temperature range of 2700-4500 degrees Kelvin are encouraged. Golden, yellow, blue or reddish light sources should not be used. Blinking lights are not permitted. Light sources should be located and directed to minimize glare to adjacent uses.

Comments / Deviations:

Staff Comments:

2. DAYLIGHT HOURS

Light standards should look attractive during daylight hours.

Comments / Deviations:

Staff Comments:

3. ENERGY CONSERVATION

Energy saving devices such as solar sensors and timers should be utilized. Developers should contact SMUD new construction services staff to discuss methods to conserve energy.

Comments / Deviations:

Staff Comments:

B. RESIDENTIAL PARKING LOT LIGHTING

1. LIGHTING LEVELS

A minimum lighting level of 1.5 footcandles, as measures at the parking lot surface, should be maintained from one hour before dark until one hour after dark.

Comments / Deviations:

Staff Comments:

2. LIGHT STANDARDS

Light standards should be located to minimize glare to adjacent roadways and buildings. Light standards should complement the adjacent buildings and integrate with the adjacent roadway/walkway lighting. Light standards should be limited to a 16-foot maximum height. Light standards should be located in planters on grade where possible. Large concrete footings that exceed 12 inches above grade are discouraged.

Comments / Deviations:

Staff Comments:

C. RESIDENTIAL BUILDING LIGHTING

1. LIGHT SOURCES

Exterior building lighting should have concealed sources of illumination and maintain lighting levels consistent with the recognized standards of the lighting industry. Indirect wall lighting or "wall washing" is strongly encouraged rather than spot lighting from great distances. Light sources should be integrated into the building or concealed in the landscape as to hide the source at night and obscure the fixture in daylight.

Comments / Deviations:

Staff Comments:

2. LIGHT FIXTURES

Light fixtures should not project above the façade or roofline of the building.

Comments / Deviations:

Staff Comments:

D. RESIDENTIAL WALKWAY LIGHTING

1. LIGHT LEVELS

- A minimum of one-half (1/2) footcandle of light should be provided along walkways.

Comments / Deviations:

Staff Comments:

2. MOUNTED FIXTURES

- Pole mounted light fixtures should be mounted such that the center of the lamp is between 12 and 14 feet above the adjacent walkway. Lighting may be mounted in bollards, walls, or on low-level standards so long as they are complimentary to the adjacent appurtenances and vandal resistant.

Comments / Deviations:

Staff Comments:

3. COORDINATION

- Walkway lighting should be carefully coordinated with the surround lighting patterns.

Comments / Deviations:

Staff Comments:

E. RESIDENTIAL LANDSCAPE LIGHTING

1. SUPPLEMENTAL LIGHTING

- Landscape lighting should be used as a supplemental or accent lighting only and should not be used to meet minimum footcandle requirements for safety.

Comments / Deviations:

Staff Comments:

2. DAYLIGHT HOURS

- Light sources should be concealed and unobtrusive during daylight hours.

Comments / Deviations:

Staff Comments:

3. LIGHTING FIXTURES

- Upright fixtures should be shielded to prevent glare for pedestrians and vehicles. Vandal resistant fixtures should be utilized.

Comments / Deviations:

Staff Comments:

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's Signature: _____ **Date:** _____

Name of Planner: _____

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Counter Staff: _____