

ITEM 4.1: Design Review Permit – 141 Birch Street – INFILL PCL 18 - 141 Birch Street Residential Project – File #PL24-0741

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of a 1,512-square-foot single-family dwelling unit and a 1500-square-foot duplex with associated parking and landscaping improvements.

Applicant – Sergey Brodskiy, Perfect Home Solutions, LLC
Owner – Perfect Home Solutions, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to twenty-five (25) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on Parcel 18 within the City's Infill area (see Figure 1). The property is ±0.14-acres and has an address of 141 Birch Street (APN 012-144-005-000). The project site is currently vacant with the exception of an accessory structure. The site is relatively flat as it has been graded in the past and currently is vegetated with native grasses. The frontage has been developed with a detached sidewalk and street trees.

The site has a zoning designation of Multi-Family Housing (R3) and a General Plan land use designation of Low Density Residential (LDR-6.8). Surrounding uses mostly include single-family homes to the northwest, south, and west. A multi-family project is located to the northeast across Birch Street.

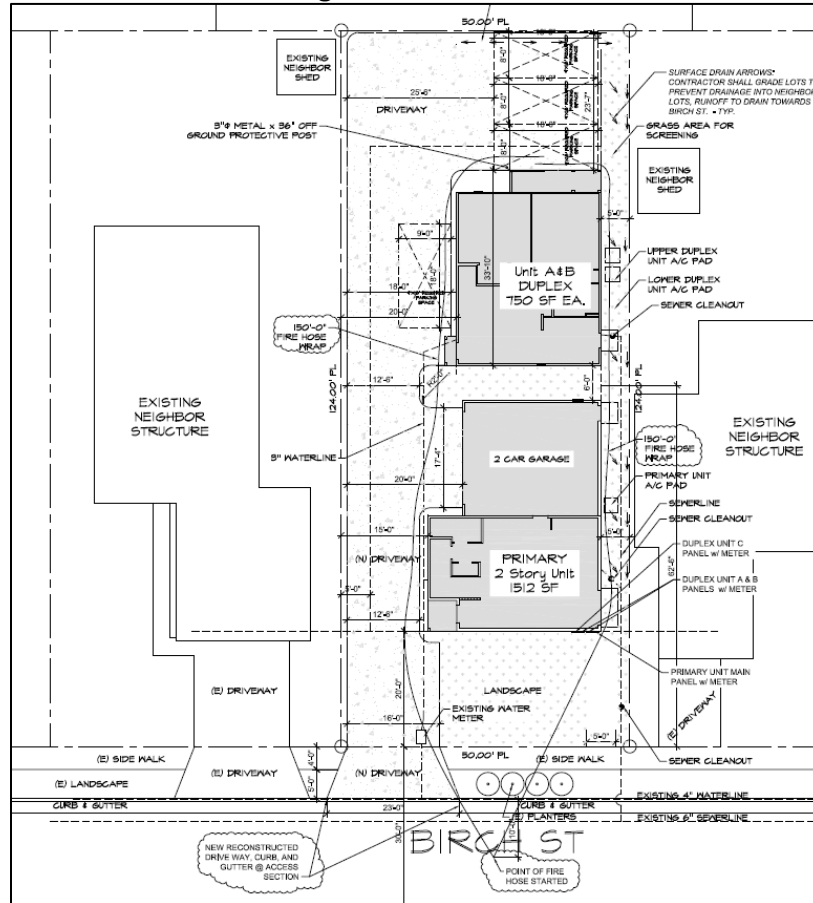
Pursuant to Chapter 19 of the Zoning Ordinance, a Design Review Permit is required for all new construction of multi-family residential, commercial, and industrial projects. The proposed project will



allow the construction of a single-family dwelling unit and a duplex with associated parking and

landscaping improvements (see Figure 2). The project includes a Design Review Permit to review the site design and building architecture.

Figure 2: Site Plan



EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance and the City's Community Design Guidelines (CDG). Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in *italicized, bold* text and are followed by an evaluation of the project in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.***

The project site is a standard interior lot located within the City's Infill area. The site is surrounded by existing residential lots with mostly single-family dwellings. As mentioned above, an existing multi-family development is located across Birch Street. The site is currently vacant with the exception of an existing accessory structure and sparse native grasslands. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. The site is generally leveled out and no significant grade changes occur on the site. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities.

- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of***

transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

Residential development standards are included within the Zoning Ordinance. The development standards include setbacks, residential density, and height standards. The following discussions provide an evaluation with respect to the applicable design guidelines in the Zoning Ordinance and the CDG.

Site Planning and Building Siting

The residential parcel is an existing 50’ by 125’ lot that was subdivided in 1906 as illustrated in the Roseville Heights Map (Attachment 1). The parcel is similar size and design as the surrounding parcels in the subdivision. A detached sidewalk and street trees exist along the front of the property. The use of the property will include one (1) single-family dwelling unit and one (1) duplex with six (6) off-street parking spaces, and landscaping improvements, which is consistent with the zoning district. All other applicable development standards for this zone will be met as shown in Table 1 below.

Table 1: R3 Development Standards

Criteria	R3 Zoning District Standard	Proposed	
Area, interior lot	6,000 sf	Existing 6,200 sf	Complies
Width, interior	60 feet	Existing 50 feet	Legal Nonconforming
Maximum number of primary dwelling units per lot	As provided by General Plan, but a minimum of 3 dwellings ⁽¹³⁾	Three (3) dwelling units	Complies
Front ⁽¹⁾⁽⁹⁾	20 ft minimum on all street frontages	20 ft	Complies
Sides ⁽¹⁾⁽⁹⁾	5 ft	5 ft	Complies
Rear ⁽¹⁾	20 ft	24 ft	Complies

⁽¹⁾ Up to two residential units are permitted in the R1 and RS zone districts provided the criteria of Section **19.10.030(G)** are met. Residential units may be attached or detached in the R1, RS, or R2 zone districts.

⁽⁹⁾ Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.

⁽¹³⁾ Parcels created through the exercise of the ministerial multi-family map provisions of Chapter 18.05 are limited to the number of units permitted by Government Code Section 66499.41, as may be amended from time to time, and are not permitted accessory dwelling units or junior accessory dwelling units.

Access to the site will be provided by a new reconstructed 16-foot-wide driveway along Birch Street. The driveway will allow ingress and egress into the site. The Zoning Ordinance parking requirement for Single-Family and Two-Family is two (2) spaces per dwelling unit. The project consists of a single-family dwelling unit and a duplex, resulting in a total off-street parking requirement of six (6) spaces. The single-family dwelling unit proposes an attached two-car garage and the four (4) spaces for the duplex will be provided along the rear of the property closest to the duplex. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Landscaping

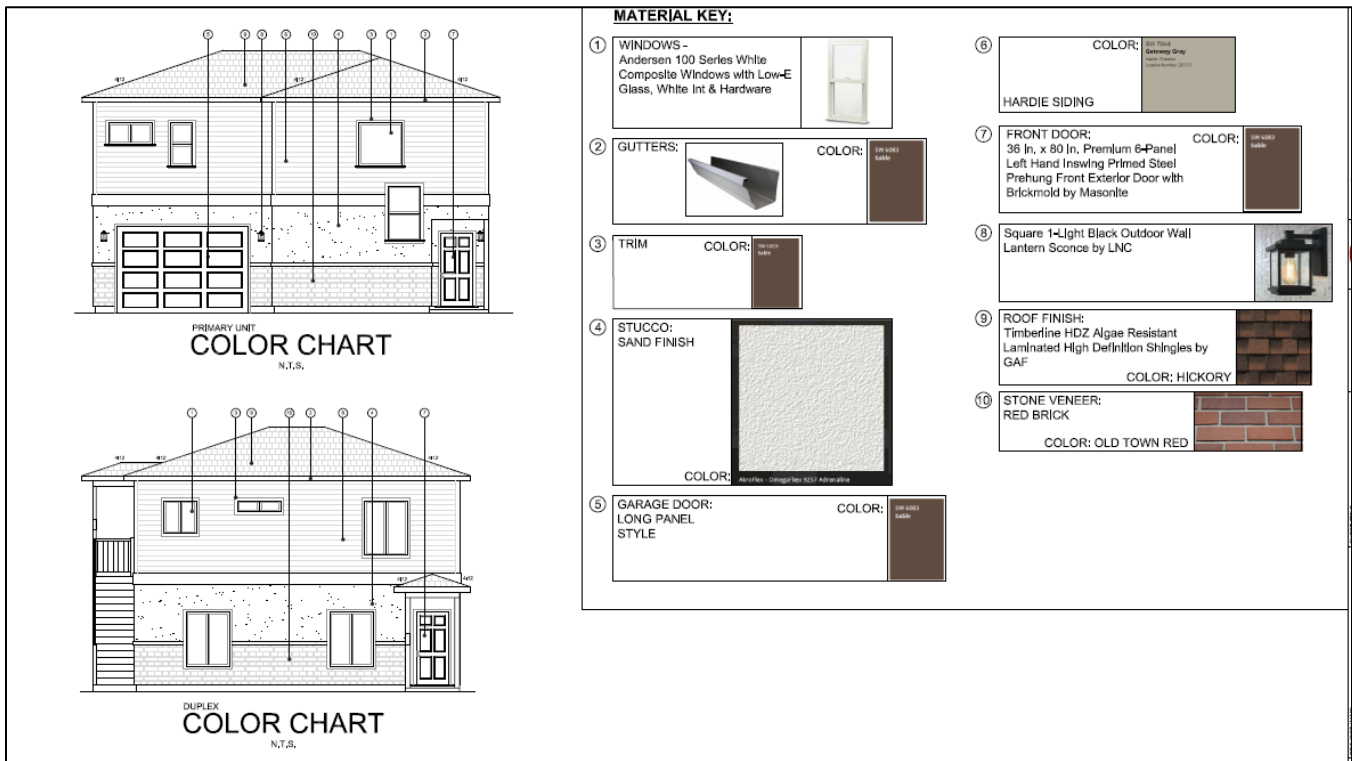
The Zoning Ordinance requires that all front yard and side yard setbacks be landscaped, irrigated and maintained with primarily low ground cover or turf. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. The site is proposed to include three (3) 36” box Chinese Pistache trees, 11 5-gallon Red Cape Myrtle shrubs, and a mixture of 1-gallon French Lavender and Society Garlic shrubs throughout the project site.

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

Both buildings will be two-story in height. The single-family dwelling unit is approximately 1,512 square feet in size and the duplex is approximately 1,500 square feet. Both buildings are proposed with a hip style roof. The proposed overall building height will be approximately 25-feet, in compliance with the Zoning Ordinance standard of 45-feet. The building materials consist of stucco siding with stone veneer in an old town red color. The roof material is proposed as composition shingle in the hickory color.

The color palette includes a white, gray and sable color scheme. The sable color will be used on the trim and gutters, as well as the front door to add a soft break between the main white and gray color scheme. The red stone veneer, which will wrap around the bottom of the buildings will also provide a break between the stucco and siding (Figure 3). Overall, the building design and color scheme are compatible with the existing residential structures in the area.

Figure 3: Proposed Building Material & Color



4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and

are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

All trash bins will be screened and located behind a seven-foot-tall residential fence. Similar to the surrounding development, all trash bins will be wheeled on and off the property at designated trash pickup day throughout the week.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on September 6, 2024 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 "New Construction or Conversion of Small Structures", Section 15332, "In-Fill Development Projects", and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The project meets the criteria for a Section 15303 exemption because it involves the construction of one (1) single-family dwelling unit in a residential zone and a duplex which does not exceed more than four (4) units. Further, the project meets the criteria for a Section 15332 exemption because (a) the project is consistent with the zoning designation, (b) the project involves construction of a single-family dwelling unit and a duplex on an existing vacant infill property within city limits that is no more than five (5) acres in size and is surrounded by urban uses, (c) the project site is partially developed and has no value as habitat for endangered, rare or threatened species, (d) approval of the single-family dwelling unit and duplex will not result in any significant effects related to traffic, noise, air quality, or water quality, (d) the project can be adequately serviced by all required utilities and public services. Therefore, based on these findings no additional environmental review is required.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 141 BIRCH STREET – INFILL PCL 18 – 141 Birch Street Residential Project – FILE #PL24-0741** subject to twenty-five (25) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL24-0741

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **September 19, 2024** and if not effectuated shall expire on **September 19, 2026**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The unit designs and landscape plans for **141 Birch St. Residential Project** are approved as described in Exhibit A, except as modified by these conditions of approval. (Planning)
3. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project address for this project, and the primary residence, shall be 141 Birch St. The addresses for the duplex are 141 Birch St Unit A and 141 Birch St Unit B. (Business Services)

5. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C). This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (Planning)
6. A separate Building Permit will be required for each building/structure. The construction plans may include all buildings/structures if they are issued at the same time. (Building)
7. Single and two-dwellings with attached garage, shall comply with CRC table R302.1 (1) for non-sprinklered buildings or Table R302.1 (2) for dwellings and accessory buildings with automatic fire sprinklers protection. (Building)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
9. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
10. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
11. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
12. The applicant shall provide grading and/or encroachment permit plans prior to building permit. This permit will be issued by the Department of Development Services – Engineering Division prior to building permit issuance. (Engineering)
13. The applicant shall install a new driveway and gutter pan to replace the existing driveway cut. In addition, the applicant will be responsible to replace any cracked sections of sidewalk along the project frontage. (Engineering)
14. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
15. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
16. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

17. All electric metering shall be directly outside accessible. (Electric)
18. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
19. All electrical meters shall be placed on the unit adjacent to Birch Street. There will be one point of connection for electrical service. (Electric)
20. Developer will be responsible for all fees associated with Roseville Electric installing a new power pole and transformer. (Electric)

OTHER CONDITIONS OF APPROVAL

21. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
22. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
23. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
24. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
25. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

ATTACHMENT

1. Roseville Heights Final Map

EXHIBIT

- A. Plans

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.