

ITEM 6.2: **Design Review For Residential Subdivision – 1701 Westbrook BL. – SVSP PCL FD-20A – Illumination at Solaire DRRS – PL20-0176**

REQUEST

The applicant requests approval of a Design Review for Residential Subdivision to modify development standards and establish unit designs for 110 single-family homes in the Illumination at Solaire subdivision (SVSP Parcel FD-20A)

Applicant – Karina Guerrieri, Tri Pointe Homes, Inc.
Owner – Solaire Community Builders, LLC.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) 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 the recommended conditions of approval.

BACKGROUND

The project site is located on parcel FD-20A within the Sierra Vista Specific Plan (SVSP), on the west side of Westbrook Bl., approximately 600 feet south of the intersection of Solaire Dr. and Westbrook Bl. The parcel has a land use designation of Medium Density Residential and a zoning designation of Small Lot Residential with modified Development Standards (RS/DS).

The SVSP was adopted in 2010 and amended in 2012 to include the Westbrook land use amendments. Subject large lot parcel FD-20A was created as part of the SVSP Federico project (File #PL17-0024), which included a General Plan Amendment, Development Agreement Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map. The tentative map for the Federico portion of the SVSP (including parcels FD-3, FD-4, FD-20 A and B, as well as FD-22 A and B) was approved by Planning Commission on November 9, 2017, with the remaining entitlements approved by City Council on December 20, 2017. A copy of the approved Tentative Subdivision Map, which shows the 110 single-family parcels for FD-20A, is included as Attachment 1 of this report. A condition of approval was added to the Tentative Subdivision Map stating that approval of a Design Review Permit for a Residential Subdivision (DRRS) would be required prior to any home construction on the lots for FD-20A to evaluate the proposed architecture.

The current project request is for a DRRS to evaluate the unit designs for 110 single-family homes on parcel FD-20A. The request includes modified development standards to reduce the side yard setback from five (5) to four (4) feet and to reduce the minimum usable outdoor space to 697 square feet. The modified development standards table is Exhibit C of this report.

SITE INFORMATION

Location: 1701 Westbrook Bl.

Total Size: 14.93 acres

Topography and Setting: The project site has been graded in preparation of site development. Surrounding land uses include a low density residential subdivision (currently under construction) to the north, future low density residential to the east of Westbrook Dr., a small future park to the west, and future medium density residential to the west and south.

Figure 1: Project Location



EVALUATION

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060(I), the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

- 1. The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with applicable design guidelines.***

This project is subject to the development standards of the City’s Zoning Ordinance, the City’s Community Design Guidelines (CDG), and the Sierra Vista Specific Plan (SVSP). The project is proposing modified development standards that would apply to the homes in the FD-20A subdivision. These standards are included in Exhibit D, and include a reduced side yard setback from five (5) feet to four (4) feet, and a reduced minimum usable open space area of 697 square feet in the rear yard. Additionally, the applicant submitted conceptual elevations showing architectural treatment and floor plans for the proposed units (Exhibits A and B).

Plan Types: The project includes three plan types, all of which are two-story, ranging in size from 1,788 square feet to 2,215 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. Plan 1 has a ground-floor living area with all bedrooms upstairs, and both Plans 2 and 3 offer one ground floor bedroom. The plans all include a small front porch or covered entry way, and have the option for a covered patio in the rear yard. All plans include a two-car garage and at least an 18-foot-long driveway to provide adequate space for vehicles to park within the driveway.

Table 1: Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms
Plan 1	1,788 square feet	3 bedrooms
Plan 2	2,058 square feet	4 bedrooms
Plan 3	2,215 square feet	4 bedrooms + loft

Streetscape: Each of the three floor plans will be offered in one of three styles -- “Transitional Ranch”, “Farmhouse”, and “Cottage”. Building projections and varying roof forms are used to provide visual interest in the streetscape. Consistent with the Community Design Guidelines, architectural treatment will be applied to all elevations of the buildings, including exterior shutters, decorative trim details on the windows, and enhanced siding. Window and garage door treatments will be styled to match the architectural character of the house.

Figure 2: Sample Elevations



Color and Materials: Each of the architectural styles have four color schemes consisting natural and neutral tones. The color book, Exhibit B, includes some color palates with pastel front doors in shades of green, pink, and blue to accent the homes. The unit designs include a range of decorative embellishments (i.e. shutters, corbels, and gables) and exterior finishes such as stucco and board and batten siding, creating a diverse streetscape that provides visual interest. The proposed colors and materials are included as Exhibit B.

Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and shade and accent trees for the front yard. The selected landscape will provide a mix and colors and textures which will complement the streetscape and is consistent with the SVSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELo).

Development Standards: The project request includes modified development standards to deviate from the RS/DS standards outlined in the SVSP and the Zoning Ordinance. These include a reduction in the side yard setback from five (5) feet to four (4) feet, which will allow two additional feet of width for the proposed homes. Additionally, the applicant is requesting a reduction of the minimum usable open space requirement of 700 square feet to 697 square feet, due to some shorter length (75 foot) lots where Plan 3 units (the largest plan) would be applied. The setback reduction is consistent with other DRRS approvals in the SVSP area, and the massing and varying wall planes of the building design reduce the visual impact of the reduced setback. The requested reduction in usable open space in rear yards is approximately 3 square feet, and the majority of lots within the subdivision will exceed the minimum standard.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Design Committee hearing was published on October 9, 2020, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Staff has reviewed the development plans for Parcel FD-20A and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products located in the vicinity of the project. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160-15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the SVSP on May 10, 2010 (SCH #2008032115). The Tentative Subdivision Map for the currently proposed project was evaluated with an Addendum to the SVSP EIR, which evaluated minor technical changes and additions necessary to describe the project. City staff determined that the adopted infrastructure and financing plans are sufficient to support the project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **Design Review for Residential Subdivision –1701 Westbrook Bl.– SVSP PCL FD-20 A – Illumination at Solaire DRRS– PL20-0176** subject to twenty-six (26) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #

PL20-0176

1. The development standards, unit designs, and landscape plans for SVSP FD-20A – Illumination at Solaire are approved as described in Exhibits A-C, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on **October 22, 2022**. Prior to the expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration date beyond **October 22, 2023**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for the SVSP and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. Lots with street-facing rear and side elevations shall be constructed with enhanced architectural details, consistent with Exhibit A. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. 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)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. Building permit plans shall comply with all applicable code requirements (California Residential Code based on the International Residential Code, 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 Americans with Disabilities Act – ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal of building permits (contact the Building Division for applicable Code editions). (Building)

9. 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)
10. 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)
11. 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)
12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
14. 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:

15. All electric metering shall be directly outside accessible. (Electric)
16. 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)

OTHER CONDITIONS OF APPROVAL:

17. 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)
18. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades, and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
19. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
20. All alley-loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
21. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
22. 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)

23. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (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)
26. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department.

Attachments

1. Tentative Subdivision Map

Exhibits

- A. Unit Elevations
- B. Plan Colors
- C. Development Standards Table

<p>Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission 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.</p>
