

**ITEM 5.2:** Design Review Permit for Residential Subdivision – 3000 N Hayden Parkway – WRSP PCL F-11B – Cyrene at Fiddymment DRRS – File #PL20-0184

**REQUEST**

The applicant requests approval of a Design Review Permit for Residential Subdivision to modify development standards and establish unit designs for 152 single-family homes in the Cyrene at Fiddymment Ranch subdivision (Parcel F-11B of the West Roseville Specific Plan). The homes will consist of four (4) two-story plan types ranging in size from 1,368 to 1,589 square feet.

Applicant – Justin Pasternak, JMP Design LLC  
Property Owner – Clifton Taylor, JEN California 15 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 Permit for Residential Subdivision 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 F-11B within the Fiddymment Ranch area of the West Roseville Specific Plan (WRSP). The site is triangular in shape and is bounded by roadways on all three sides, with Pruet Drive to the east, Holt Parkway to the south, and North Hayden Parkway to the west (see Figure 1). The site has a land use designation of Medium Density Residential at a density of 9.4 units per acre (MDR-9.4) and a zoning designation of Small Lot Residential with modified WRSP Development Standards (RS/DS).

On April 23, 2015, the Planning Commission approved a Tentative Subdivision Map (file #PL14-0625) to allow the creation of 586 medium density single-family lots on Parcels F-6C, F-8B and F-11B. The subject property, Parcel F-11B, was allocated 152 of the MDR units. A copy of the approved Tentative Subdivision Map for Parcel F-11B is included as Attachment 1. A Design Review for Residential Subdivision (DRRS) was approved concurrent with the Tentative Subdivision Map that allowed for modified RS/DS standards with smaller lot sizes (2,450 square feet for an interior lot and 3,020 square feet for a corner lot), reduced

**Figure 1: Project Location**



setbacks, and reduced usable rear yard space in order to achieve the required MDR density. The objective of the DRRS approval was to allow the establishment of the small lot tentative subdivision map, set the anticipated level of architectural quality, and to approve the modified RS/DS standards. A condition of approval was added to the project stating that a new DRRS would be required prior to issuance of building permits for construction of the homes to revisit the proposed architecture and make adjustments based on current market conditions.

The current project request is for a DRRS to evaluate the unit designs for 152 single-family homes on parcel F-11B. The request includes modified development standards to reduce the minimum interior side yard setback from 4 feet to 3.25 feet and to reduce the minimum rear yard setback from 5 feet to 4.5 feet.

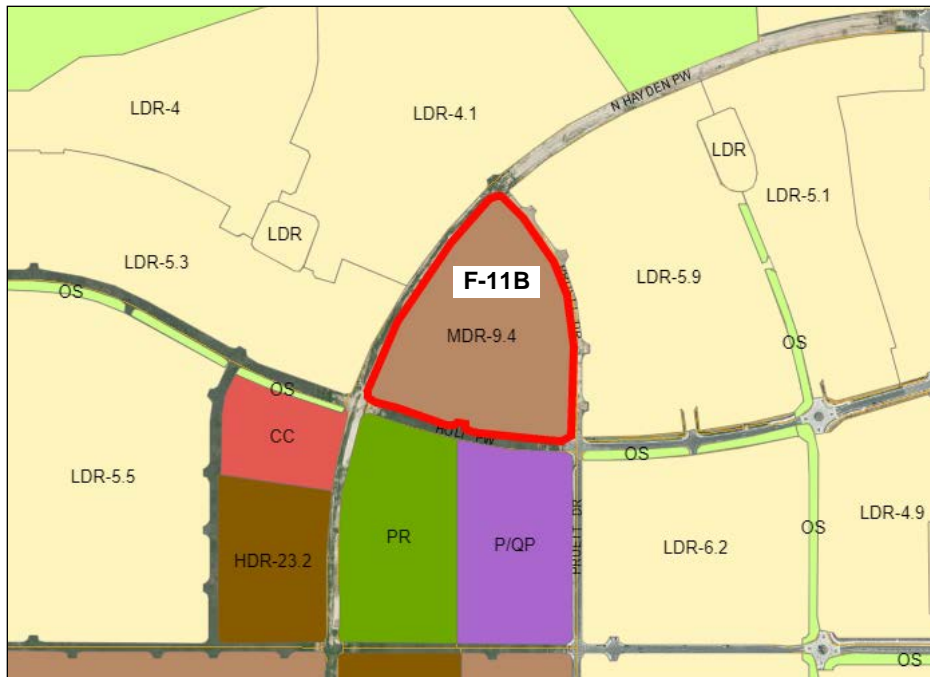
## SITE INFORMATION

**Location:** 3000 N. Hayden Parkway, WRSP Parcel F-11B

**Total Size:** 17.90 acres

**Topography and Setting:** The project site has been rough graded into a relatively flat condition in preparation for development of the subdivision. The site is triangular in shape and has street frontage on all three sides. Surrounding land uses include a low density residential parcel to the east that is currently under construction, a future single-family residential subdivision to the west, and an elementary school site and park parcel to the south (see Figure 2 below).

**Figure 2: Land Use Map**



## EVALUATION AND FINDINGS

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 West Roseville Specific Plan (WRSP). The applicant is proposing to modify the development standards that would apply to the homes in the F-11B subdivision. The proposed standards are included as Exhibit A, and include a reduced interior side yard setback from 4 feet to 3.25 feet, and a reduced rear yard setback from 5 feet to 4.5 feet. Exhibit B identifies the setbacks for each individual lot within the subdivision. Exhibits C and D include conceptual elevations showing architectural treatment, floor plans, and color schemes.

**Plan Types:** The project includes four plan types, all of which are two-story, ranging in size from 1,368 square feet to 1,589 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. All plans consist of ground-floor living area with all bedrooms upstairs, with the exception of Plan 2, which also provides one bedroom on the ground floor. Plans 1 and 2 include a covered entry and Plans 3 and 4 included a covered porch, and all plans include a covered patio area at the rear. Each plan includes a two-car garage and at least an 18-foot-long driveway to provide adequate space for vehicles to park within the driveway. This meets the Zoning Ordinance parking requirement of two spaces per dwelling unit. The proposed plans are consistent with the intent of the original DRRS approval, which anticipated a “front-loaded” housing type, with a standard two-car garage and front door facing the street.

**Table 1: Plan Types and Dimensions**

<b>Plan</b>	<b>Square Footage</b>	<b>Bedrooms</b>
Plan 1	1,368	3
Plan 2	1,406	3
Plan 3	1,482	3
Plan 4	1,589	4

**Streetscape:** An example of the streetscape is shown in Figure 3. The homes are designed with a mix of craftsman and modern farmhouse features, including gable roofs with deep overhanging eaves, exposed rafter tails and braces, and multi-paned windows with a wide trim. Building projections and varying roof lines 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, and all windows, doors, and other wall openings will be trimmed. Enhanced window treatments such as decorative shutters will be applied to all public-facing elevations, which include the lots adjacent to the roadways and all street-facing elevations on corner lots. The garages will feature panelized windows to add further detail to the façade.

**Figure 3: Sample Streetscape**



**Color and Materials:** Each of the plan types have three color schemes consisting of white and gray tones. Board and batten siding and brick veneer is applied creatively to the elevations, which add texture and color variation to the façade. The unit designs include a range of decorative embellishments (i.e., shutters, corbels, and trellises) and exterior finishes (i.e., stucco, wood, and brick), creating a diverse streetscape that provides visual interest.

**Landscape:** The landscape plans are included as Exhibit E. 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 of colors and textures which will complement the streetscape. The landscape plan is consistent with the WRSP Landscape Guidelines and is conditioned to comply with the City’s Water Efficient Landscape Ordinance (WELO).

**Development Standards:** The proposed modifications to the RS/DS development standards include a reduction in the interior side yard setback from 4 feet to 3.25 feet and a reduction in the rear yard setback from 5 feet to 4.5 feet, in order to maximize the 43-foot-wide by 57-foot-long lots and provide for a front-loaded housing type. As identified in Exhibit B, a majority of the lots will include private side yard easements between the homes to provide greater usable space adjacent to the rear patios, to benefit the lots with the smaller setbacks. These easements will be recorded as part of the final map for the subdivision. The project will maintain the minimum usable open space requirement of 100 square feet and will provide a private fenced yard area around the easements. The massing and varying wall planes of the building design reduce the visual impact of the reduced setbacks, and a majority of the lots will exceed the requested side and rear yard setbacks.

## **CONCLUSION**

Staff has reviewed the development plans for the F-11B subdivision and found them to be consistent with the applicable standards and guidelines. In addition, the proposed size and overall design of the project is consistent with the intent of the prior DRRS approval and is compatible with existing 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 WRSP on February 4, 2004 (SCH # 2002082057). 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.

## **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. A notice of the public hearing was published on October 30, 2020 and distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

## **RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 3000 N. HAYDEN PARKWAY – WRSP PCL F-11B – CYRENE AT FIDDYMENT DRRS – FILE # PL20-0184** subject to twenty-five (25) conditions of approval.

## **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION (FILE # PL20-0184)**

1. The development standards, unit designs and landscape plans for **WRSP PCL F-11B – Cyrene at Fiddymment** are approved as shown in Exhibits A—E, except as modified by these conditions of approval. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **November 12, 2020** and if not effectuated shall expire on **November 12, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 12, 2023**.
3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR (SCH #2002082057, February 4, 2004), and shall include all applicable mitigation measures as notes on the plans. (All Departments)
4. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)
5. Lots with street-facing rear and side elevations (as identified on Exhibit B) shall be constructed with enhanced architectural details, consistent with Exhibit C. (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)
  - c) The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (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 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)

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. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

21. 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)
22. Fences and walls shall be consistent with the locations and treatments specified in the West Roseville Specific Plan Design Guidelines. (Planning)
23. 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)
24. 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)
25. 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. (Electric)

## **ATTACHMENTS**

1. Approved Tentative Subdivision Map (File #PL14-0625)

## **EXHIBITS**

- A. Modified RS/DS Development Standards
- B. Pre-Plot and Setback Exhibit
- C. Unit Elevations and Floor Plans
- D. Colors and Materials
- E. Preliminary Landscape Plan

**Note to Applicant and/or Developer:** Please contact 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.