

ITEM 5.5: Design Review For Residential Subdivision – 1381 Lower Bank Road – CVSP PCL C-23 & C-24 - Winding Creek DRRS – PL20-0187

REQUEST

The applicant requests a Design Review for Residential Subdivision to modify development standards and establish architectural design for 120 single-family homes in the Winding Creek South subdivision (villages C-23 and C-24) within the Creekview Specific Plan.

Applicant – Michael Allen, D.R. Horton
Owner – Anthem United Creekview Developments, LIM

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-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 the recommended conditions of approval.

BACKGROUND

The project site is located on the west side of Westbrook Boulevard north of Blue Oaks Boulevard, within the Creekview Specific Plan (CSP) on Parcels C-23 and C-24 (Figure 1). These parcels have a land use designation of Medium Density Residential (MDR) and a zoning designation of Small Lot Residential/Development Standards (RS/DS).

The CSP was approved by City Council on September 19, 2012, and established the land use designations and zoning for the specific plan area. With approval of the specific plan a Development Agreement was negotiated between the landowners and the City that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to development of the plan area over a 30 year period.

On February 28, 2013, the Planning Commission approved a Large Lot Tentative Subdivision Map to divide the site into 53 large lots consistent with the adopted land use plan (2007PL-059). On January 28, 2016, the Planning Commission approved a Specific Plan Amendment, Small Lot Tentative Subdivision Map, Design Review for Residential Subdivision (DRRS), and Tree Permit to allow development consistent with the approved large lot map and to transfer residential units between the specific plan large lots (PL14-0522). Minor acreage adjustments to the large lots and unit transfers within those lots were included with these approvals. On April 2, 2018 the Planning Manager approved an extension of the Tentative Subdivision Map, DRRS, and Tree Permit for six (6) years expiring on January 28, 2024. On October 10, 2019 the planning commission approved modifications to both the large lot tentative map and the small lot tentative map.

A condition of approval was added to the Small Lot Tentative Subdivision Map stating that approval of a Design Review Permit for a Residential Subdivision (DRRS) would be required prior to issuance of building permits for construction of homes within CSP MDR Villages.

The current project includes a DRRS to evaluate the unit design for 120 single-family units on CSP Parcels C-23 and C-24.

SITE INFORMATION

Location: 1381 Lower Bank Road

Total Size: 16.25 acres

Topography and Setting: The project site has been graded in preparation of site development. The site is within the Creekview Specific Plan area which is currently under development. The site is surrounded by residentially zoned properties to the north, high density zoned properties to the south, open space to the west, and Westbrook Boulevard to the east.

Figure 1: Project Location



EVALUATION

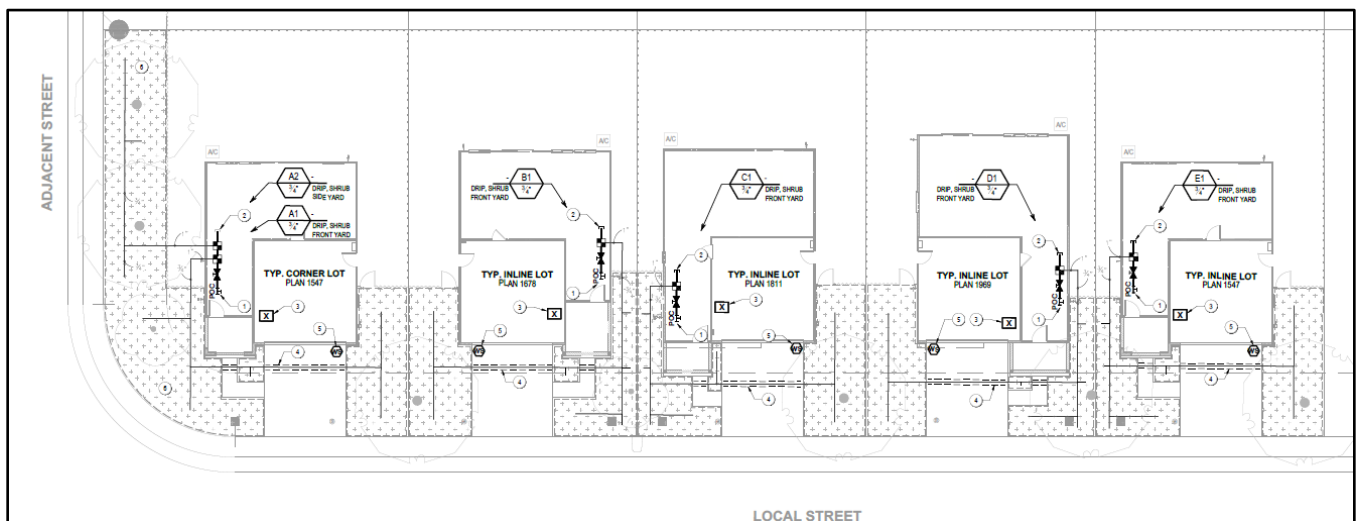
Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products 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 Creekview Specific Plan (CSP). As required by the CSP, the applicant has provided the proposed Architectural Plans, Landscape Plans, and Development Standards for the homes within the Winding Creek C-23 and C-24 subdivisions (Exhibits A-C). The development standards include a minimum lot size of 3,600 square feet for an interior lot and 4,250 square feet for a corner lot, which is consistent with the CSP RS/DS development standards and the recorded final map for Winding Creek C-23 & C-24. Additionally, the standards specify the locations of required architectural enhancements. The development standards are otherwise consistent with the Zoning Ordinance setback requirements. As shown on the site plans, these lots are adequate for development of the proposed units (Figure 2).

Figure 2: Typical Lot Layout and Landscaping



Plan Types: The project includes four two-story plan types ranging in size from 1,547 square feet to 1,968 square feet. The four plan types are shown in Table 1, below. Each unit includes a two-car garage with an 18-foot driveway.

Table 1: Proposed Floorplans

Plan	Square Footage	Bedrooms
Plan 1547	1,547 square feet	3 bedrooms
Plan 1678	1,678 square feet	4 bedrooms
Plan 1811	1,811 square feet	4 bedrooms
Plan 1969	1,969 square feet	4 bedrooms

Color and Materials: Each of the four floor plans will be offered in one of three styles, including Urban Spanish, Modern Farmhouse, and Contemporary Bungalow. Each of the architectural styles includes a color scheme consisting natural and neutral tones (Figure 3). The proposed materials and architectural details include stucco siding, posts with trim accents, front porches, gable roof forms, board-and-batten details, varied roof lines, tile vents, and decorative shutters. These materials and colors vary between the architectural styles. The proposed elevations with color schemes are included in the design booklet, which is included as Exhibit A.

Figure 3: Sample Elevations



Streetscape: Each of these architectural styles includes materials, massing, roof shapes and pitches, trim shapes and material, garage door style, and colors vary by style consistent with the theme of the style. The elevations include accent trim, window grids, and window trim. Enhanced elevations will be provided on the sides of lots where side or rear elevations face streets. The locations are shown in Exhibit D. Each plan includes a covered entry porch to break up the scale and mass of the homes along the street.

Landscape: The proposed landscaping includes a mix of groundcover, shrubs, and accent trees for the front yard. The plant selection will provide a mix colors and textures to enhance the streetscape. The landscaping is consistent with the CSP landscape guidelines and the City’s Water Efficient Landscape Ordinance (WELO).

Development Standards: The project includes development standards that allow for reduced lot sizes consistent with the approved specific plan. The proposed lot sizes are consistent with other recently approved subdivisions and with the approved small lot subdivision map for CSP Parcels C-23 and C-24. Aside from the lot size reductions, the proposed development standards mirror the Zoning Ordinance standards for the RD/DS zone.

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 Planning Commission hearing was published on October 30, 2020, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

The project is proposed in a developing area where design guidelines have been established. The proposed design is consistent with both the CSP Design Guidelines and City Design Guidelines. Staff supports approval of the proposed project as described in this staff report and as conditioned below.

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 CSP on September 19, 2012 (SCH #02008032017). The proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental document 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 –1381 Lower Bank Road – CVSP PCL C-23 & C-24 – Winding Creek DRRS– PL20-0187** subject to twenty-five (25) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUB FILE # PL20-0187

1. The development standards, unit designs and landscape plans for CVSP PCL C-23 & C-24 - Winding Creek are approved as described in Exhibits A, B, C, and D, 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**. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Creekview Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. Lots with street-facing rear and side elevations shall be constructed with enhanced architectural details, consistent with Exhibit A. (Planning)
5. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (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 the Creekview 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 Residential Code- CRC- 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 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. (Public Works)
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 Creekview 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)

Exhibits

- A. Architecture and Floorplans
- B. Landscape Plans
- C. Development Standards
- D. Enhancement Locations

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.