

**ITEM 5.2: Design Review For Residential Subdivision – WRSP PCL F-8B – Balboa DRRS – File # PL20-0206**

**REQUEST**

The applicant requests approval of a Design Review Permit for Residential Subdivision to modify development standards and establish unit designs for 127 single-family homes in the Balboa subdivision (Parcel F-8B of the West Roseville Specific Plan). The homes will consist of four (4) plan types ranging in size from 1,296 to 1,415 square feet.

Applicant – Amanda Hydo, DR Horton  
Owner – Clifton Taylor, JEN California 15

**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 parcel F-8B in the Fiddymont area within the West Roseville Specific Plan (WRSP), east of N. Hayden Pw. and north of Pleasant Grove Creek. The parcel has a land use designation of Medium Density Residential (MDR) and a zoning designation of Small Lot Residential with modified Development Standards (RS/DS).

The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. The Fiddymont portion was originally approved for development of 4,170 residential units in three phases (the proposed project lies within Phase 3), but subsequent projects increased the unit allocation to 5,868 residential units overall. Parcel F-8B was approved by the Planning Commission on April 23, 2015 (File #PL14-0625). A copy of the approved Tentative Subdivision Map, which shows the 127 single-family parcels for F-8B, is included as the first page of Exhibit B. Parcels with MDR land use designations are required to attain approval of a Design Review Permit for Residential Subdivision (DRRS) to evaluate home designs before submitting building permits for approval. A DRRS was approved with PL14-0625 for F-8B. However, the applicant advised staff at the time of approval that it would likely be several years before the MDR villages would be constructed; therefore the eventual builder of the villages would need to revisit the proposed architecture and make adjustments based on market conditions at that time.

The current project request is for a new DRRS to evaluate the unit designs for 127 single-family homes on parcel F-8B. The request includes modified development standards to allow porch encroachment into the side yard setback for parcels adjacent to the common open space parcel known as Lot A at the center of the project. The modified development standards table is included as Exhibit A of this report.

## SITE INFORMATION

**Address:** N/A

**Total Size:** 10.5 acres

**Topography and Setting:** The project site is undeveloped and generally flat. Surrounding land uses include an undeveloped elementary school to the north, a low density residential subdivision to the east, a high-density residential parcel to the west, and an open space parcel containing Pleasant Grove Creek to the 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 West Roseville Specific Plan (WRSP). The applicant proposes modified development standards that would apply to the homes in the F-8B subdivision. These standards are included in Exhibit A. The modification includes a reduction in the required setback for porches on

lots adjacent to landscape lot A. Additionally, the applicant submitted conceptual elevations showing architectural treatment and floor plans for the proposed units (Exhibit B).

**Plan Types:** The project includes four plan types, all of which are two-story, ranging in size from 1,296 square feet to 1,415 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. Each of the plans adheres to a similar layout with common area on the first floor and bedrooms on the second floor. The four plan types differ in their orientation. Plans 1306 and 1415 are side entries with porches on the long side elevation. Plans 1296 and 1387 contain porches and entries on the traditional entry elevation with a shorter width. The lots in the F-8B subdivision are arranged in an “i-court” configuration (8-pack or 6-pack) where garages will be accessed from a shared 24-foot private drive aisle easement. This arrangement creates lots in the center of each “pack” that orient toward a shared pedestrian pathway and lots at the ends of each pack that orient toward the adjacent street or landscape lot. The applicant has provided two plan types for each of these orientation types. All plans include a two-car garage from the private drive aisle to provide the required parking.

**Table 1: Plan Type Features and Dimensions**

| Plan      | Square Footage    | Bedrooms   | Orientation |
|-----------|-------------------|------------|-------------|
| Plan 1296 | 1,296 square feet | 3 bedrooms | Front Entry |
| Plan 1306 | 1,306 square feet | 3 bedrooms | Side Entry  |
| Plan 1387 | 1,387 square feet | 3 bedrooms | Front Entry |
| Plan 1415 | 1,415 square feet | 3 bedrooms | Side Entry  |

**Color and Materials:** Each of the architectural styles have three color schemes, which provides a total of twelve color combinations among the four styles. The unit designs include a range of decorative embellishments (i.e. corbels, and gables) and exterior finishes such as stucco and board and batten siding, creating a diverse streetscape that provides visual interest.

**Streetscape:** Each of the three floor plans will be offered in one of four styles -- “Craftsman”, “Farmhouse”, “Prairie”, and “Mission”. 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 decorative trim. Typically, the concern in elevation design is with rear or side elevations that face a public street and have not received the same attention to detail as the front elevation. This issue is minimized in the “i-court” lot arrangement because all rear elevations face toward a private drive aisle and elevations adjacent to a public street utilize a side entry orientation with architectural treatment. Therefore, the only non-entry elevations that face a public way are the non-entry elevations that face the common pedestrian path for the side entry homes at either end of a block. The applicant has provided enhancements on these elevations including protruding second stories and decorative siding that mimic the entry elevation. This creates a varied streetscape with visual interest as shown in Figures 2 and 3.

**Figure 2: Typical Streetscape (View from Public Street)**



**Figure 3: Typical Streetscape (View from Shared Pedestrian Path)**



**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 of colors and textures which will complement the streetscape and is consistent with the WRSP Landscape Guidelines and the City’s Water Efficient Landscape Ordinance (WELO). Landscaping outside private yards and patio areas will be installed and maintained by a Homeowners Association (HOA).

**Development Standards:** The project request includes minor modifications to the development standards that were approved with the original tentative map and DRRS (file #PL14-0625). The requested modification would allow porches on lots adjacent to the landscape paseo (Lot A) to encroach into the required side setback area.

Section 19.10.030.D.2 of the Zoning Ordinance provides a similar encroachment provision for front porches which allows covered, unenclosed projections attached to the primary structure to encroach up to six feet into any front yard setback. This provision has been in the Zoning Ordinance since it was adopted in 1996 to encourage use and activity within the front yard area of residential neighborhoods.

Due to the approved lotting pattern for Parcel F-8B, lots that face onto landscape lot A, are technically facing the side yard. The applicant requests a provision be added to the development standards which will allow porches to encroach into the required 3 foot side yard setback for parcels adjacent to lot A. The porches will encroach 1.5 feet into the required setback and will remain a minimum of 1.5 feet from the property line. Staff finds that the request is consistent with the applicable design guidelines and will be harmonious with surrounding buildings because it allows entry porches which add visual interest to the

homes. In addition the front porch will create an inviting entry way for these units along the landscape paseo and help to activate this area.

### **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 November 27th, 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 F-8B 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 categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan for which an EIR has been certified. The West Roseville Specific Plan EIR (SCH# 2002082057) was certified by the City of Roseville on February 4, 2004.

### **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 – WRSP PCL F-8B – BALBOA DRRS – FILE # PL20-0206** subject to twenty-five (25) conditions of approval.

#### **CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE # PL20-0206**

1. The development standards, unit designs and landscape plans for **WRSP PCL F-8B** are approved as described in **Exhibit A** and **Exhibit B**, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on **December 10, 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 **December 10, 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 West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

### **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

5. 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)
6. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
7. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Residential Code- based on the International Residential 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)
8. 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)
9. 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)
10. 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)
11. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
12. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
13. 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:**

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

16. 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)

17. 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)
18. 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)
19. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (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.

### **Exhibits**

- A. Development Standards Table
- B. Floor Plans and Elevations

**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.