

ITEM 6.1: Design Review for Residential Subdivision – SVSP PCL KT-21A, KT-21B – Sierra West DRRS – File # PL20-0241

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 287 single-family homes in the Sierra West subdivision (Parcel KT-21A, KT-21B of the Sierra Vista Specific Plan). The project includes a total of eight (8) plan types, ranging in size from 1,774 to 2,804 square feet.

Applicant – Rachel Corona, Lennar Homes
Owner – Sierra Vista Communities, 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-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 parcels KT-21A and KT-21B in the Sierra Vista Specific Plan (SVSP), bounded by Vista Grande Boulevard to the north, Silver Spruce Drive to the east, Sierra Village Drive to the south and Santucci Boulevard to the west. The two parcels have a land use designation of Medium Density Residential (MDR-7, MDR-7.2) and a zoning designation of Small Lot Residential with modified Development Standards (RS/DS).

The City of Roseville approved the Sierra Vista Specific Plan (SVSP) on May 5, 2010 and established the land use and zoning for properties within the specific plan area. A Tentative Subdivision Map was approved by the Planning Commission on December 10, 2015 (PL13-0096) to create 709 low-density single family residential lots, 454 medium-density residential lots, including a high-density residential parcel (KT-30), a school site, two parks, as well as fifty-three landscape and eight open space parcels. A copy of the approved Final Maps, which show the 287 single-family residential parcels for KT-21A and KT-21B, is included as Attachment 1. The small lot tentative map was administratively extended for six years in 2017 (PL17-0305).

A Design Review Permit for Residential Subdivision (DRRS) was approved with the original Tentative Map described above. The entitlement modified the development standards for KT-20, KT-21A, and KT-21B, as well as established the preliminary architectural designs for the medium-density residential parcels. However, the applicant of the Tentative Subdivision Map, KT Communities, did not intend to immediately build homes on the residential parcels and a requirement for a subsequent DRRS application was added to the project (Condition 4). The current project request is for a DRRS to evaluate the finalized floor plans and architectural designs that will be used to construct homes on Parcels KT-21A and KT-21B.

SITE INFORMATION

Address: 2521 Vista Grande Boulevard, Roseville, CA 95747

Total Size: 40.40 acres

Topography and Setting: The project site is undeveloped with a gently rolling topography. The surrounding land uses include the following large lot parcels: a medium-density residential parcel (MDR-8.1) to the north, an undeveloped elementary school (P/QP) and a park (PR) to the east, a commercial parcel (CC) to the south, and a medium-density residential parcel (MDR-6.8) to the west.

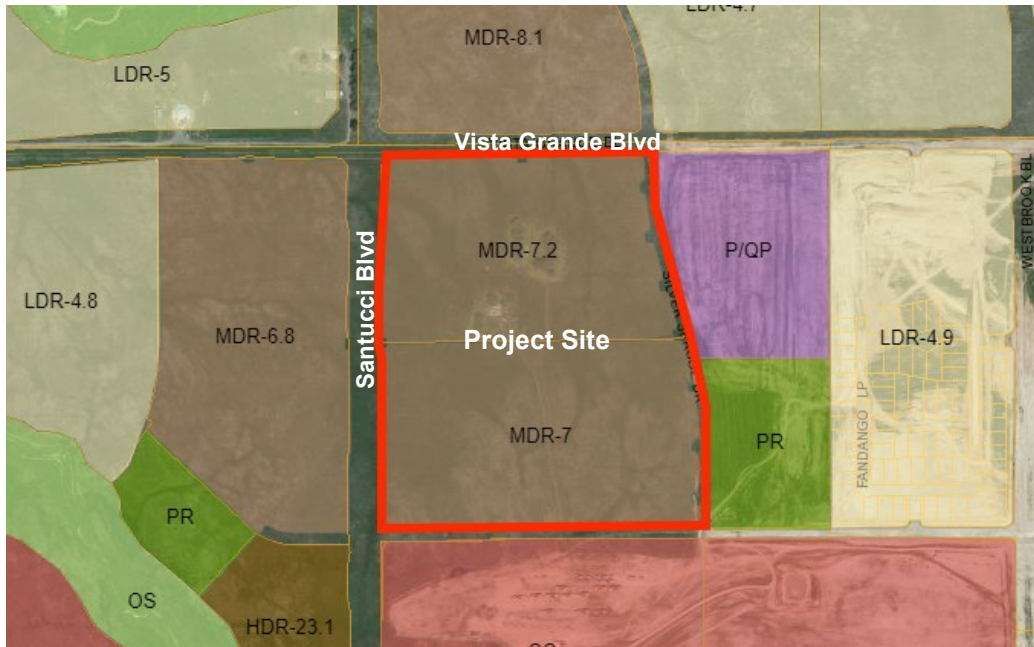


Figure 1. Project Location

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 the 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(l), 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.*

The proposed architectural designs and floor plans for KT-21A and KT-21B use architectural elements similar to those found in several other nearby residential villages within the SVSP. These elements include stucco coatings, window trims and shutters, board and batten siding and stone and brick veneer.

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 applicant has submitted conceptual elevations that show the architectural treatment and floor plans for the proposed units (Exhibit B).

Plan Types: The project includes eight plan types, all of which are two-story, ranging in size from 1,774 square feet to 2,804 square feet. There are four types of plans for the parcels that are approximately 3,600 square feet (45 x 80 ft) and four types of plans for the parcels that are typically 4,000 sf (50 x 80 sf). Table 1 identifies the square footage and number of bedrooms for each plan type. The plans adhere to a similar layout with a common area on the first floor and bedrooms on the second floor. Several plans have lofts on the second floor. Some of the larger floor plans have an additional bedroom on the first floor. The plan types are all front-loaded garage entries and have a front door facing the public street. Optional features include patio covers and decks.

Table 1. Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms
Plan 1774	1,774 square feet	3 bedrooms
Plan 1945	1,945 square feet	3 bedrooms
Plan 2018	2,018 square feet	4 bedrooms
Plan 2190	2,190 square feet	4/5 bedrooms*
Plan 2307	2,307 square feet	4 bedrooms
Plan 2469	2,469 square feet	4 bedrooms
Plan 2704	2,704 square feet	4 bedrooms
Plan 2804	2,804 square feet	5 bedrooms

*loft can be converted to optional bedroom 5

Color and Materials: Each of the plans have three color schemes, which provides a total of twenty-four color combinations among the eight plans. The unit designs include a range of decorative embellishments, which include pot shelves, window grids and shutters, and accents at the gable end. Exterior finishes such as stucco, brick veneer and board and batten siding will help create a diverse and an attractive streetscape.

Streetscape: Three different styles (Spanish, Craftsman, Contemporary) are available for the four smaller floor plans. Three different styles (Spanish, European, Traditional) are available for the four larger floor plans. Variation in building projections, entryways, and roof forms are incorporated to create visually attractive streetscapes.

Consistent with the Community Design Guidelines, architectural treatment will be applied to all elevations of the buildings, including decorative trim. Enhanced rear and side elevation designs will be applied when the rear and side elevations face public streets to avoid large areas of flat, blank wall and lack of treatment. Elements in the enhanced designs include additional window shutters, grids or trim, board and batten material, and iron pot shelves.



Figure 1. Typical Streetscape for 3,600 sf Lots



Figure 2. Typical Streetscape for 4,000 sf Lots

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 SVSP Landscape Guidelines and the City’s Water Efficient Landscape Ordinance (WELo).

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 March 26, 2021, 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 KT-21A and KT-21B and has found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to

other housing products located near the project. As discussed above and with the following conditions, staff supports the 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 Sierra Vista Specific Plan EIR (SCH# 2008032115) was certified by the City of Roseville on May 5, 2010.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated in the staff report and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – SVSP PCL KT-21A, KT-21B – SIERRA WEST DRRS – FILE # PL20-0241** subject to twenty-five (25) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE # PL20-0241

1. The unit designs and landscape plans for **SIERRA VISTA SPECIFIC PLAN KT-21A and KT-21B** are approved as described in Exhibit B, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for KT-21A and KT-21B, **which is December 10, 2023 (PL17-0305)**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 10, 2026**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for Sierra Vista 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 Sierra Vista 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- CRC – 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 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)
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 Sierra Vista Specific Plan Design Guidelines. (Planning)
23. 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)
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)

Attachments

1. Approved Final Maps for KT-21A and KT-21B
2. Approved Development Standards (PL13-0096)

Exhibits

- A. Enhanced Elevations
- B. Plans

<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>
