

ITEM 6.1: **Design Review for Residential Subdivision – 1601 Vista Grande Boulevard – SVSP
PCL DF-20 – File #PL21-0347**

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 130 single-family dwelling units in the DF-20 subdivision of the Sierra Vista Specific Plan. The homes will consist of four (4) plan types ranging in size from 1,645 to 2,518 square feet.

Applicant – John Mourier Construction, Inc.
Property Owner – DF Properties

SUMMARY RECOMMENDATION

The Planning Division recommends 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 thirty (30) 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 within the Sierra Vista Specific Plan (SVSP). The SVSP was adopted on May 5, 2010 and amended in 2012 to include the Westbrook land use amendments. The SVSP includes approximately 2,075-acres of developable land located west of Fiddymont Road and north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program adopted in concurrence with the SVSP. In July 28, 2011, the Planning Commission adopted a Phased Large Lot Tentative Subdivision Map (File # 2007PL-044, SUB-000145) to subdivide the SVSP property into 150 large lots consistent with the land use plan, this included the subject Parcel DF-20. Subsequently thereafter, the Planning Commission's approval was appealed to City Council, and on October 5, 2011, the City Council voted to uphold the Planning Commission's approval of the Large Lot Tentative Subdivision Map. In July of 2015 (File #PL15-0192) a map extension was requested and approved. On November 12, 2020, the Planning Commission approved a Small Lot Tentative Subdivision Map to subdivide Parcel DF-20 into 103 single-family residential lots and the First Amendment of the Development Agreement (DA) between the City of Roseville and DF Properties, Inc. (PL20-0098).

The project site is located on parcel DF-20 in the SVSP. The project site is bounded by Vista Grande Boulevard to the north, Bramblewood Way to the east, and Market Street to the west. The parcel has a land use designation of Medium-Density Residential (MDR-8.2) and a zoning designation of Small Lot Residential with Development Standards (RS/DS).

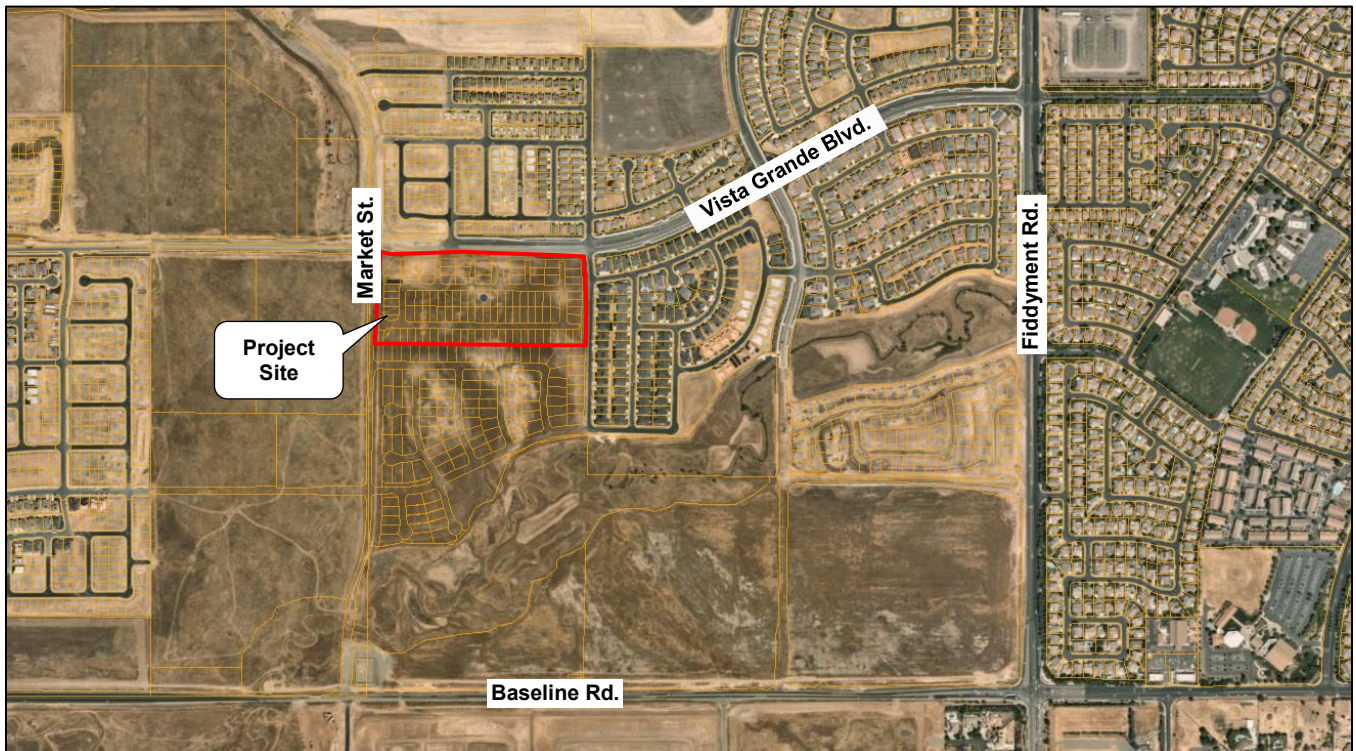
SITE INFORMATION

Address: 1601 Vista Grande Boulevard

Total Size: 14.5 acres

Topography and Setting: The project site is generally flat with annual grassland areas. Surrounding land uses include medium-density residential subdivisions to the north (currently under construction), low-density residential to the east, and future low-density residential and high-density residential planned to the south and west, respectively.

Figure 1: Project Location



Proposed Project

The project includes a request for a Design Review Permit for Residential Subdivision (DRRS) to evaluate home designs before submitting building permits for approval and modifications to the previously established RS/DS for Parcel DF-20.

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; and***

2. The residential design is consistent with applicable design guidelines.

The project is subject to the development standards of the City’s Zoning Ordinance, the City’s Community Design Guidelines (CDG), and the SVSP. The proposed architectural designs and floor plans used for Parcel DF-20 are consistent with the architectural design found in several other nearby residential subdivisions with the SVSP. For example, the under construction medium-density residential subdivision to the north of the project site is similar in design to the proposed plans for DF-20. The same elements used in the nearby subdivision includes stucco coatings, window trims and shutters, board and batten siding, and stone and brick veneer.

Plan Types: The project includes four (4) plan types. The plan types range in size between 1,645 square feet and 2,518 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. Both of the single-story homes provide a similar interior layout with a long entry leading to the common area (i.e., the great and dining room) in the back and a two-car garage and an optional third-car garage in the front. Similar to the single-story homes, the two-story homes offer a similar layout on the first floor as well. Similarities in both the two-story homes include a porch, the dining and great room towards the back of the home, and a study room/bedroom 4 option and garage at the front of the home. All four (4) plan types have the same orientations, with the front entry located on the front elevation, which creates a break in the streetscape. All plans include a standard two-car garage to provide the required parking. Additionally, where the lot would accommodate it, homebuyers have the option of selecting a third-car garage for their floor plan.

Table 1: Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms	Orientation
Plan 1645	1,645 square feet	3 bedrooms	Front Entry
Plan 1834	1,834 square feet	4 bedrooms	Front Entry
Plan 2054	2,054 square feet	3 bedrooms (Bedroom 4 & 5 Opt.)	Front Entry
Plan 2518	2,518 square feet	3 bedrooms (Bedroom 4 & 5 Opt.)	Front Entry

Color and Materials: Each plan type features three (3) possible architectural styles; Farmhouse, Modern Prairie, and French Country. Each of the architectural styles have at least four (4) possible color schemes from which to choose from. The total number of color combinations to choose from within the subdivision is 14. The unit designs include a range of decorative embellishments on the front elevation including shutters on the French country style, board and batten on the farmhouse style, and a thin manufactured stone veneer on the modern prairie style. Materials used include stacked stone veneer bases and columns, timberline roof shingles, stone veneer, window grids, and accents at the gable ends where appropriate.

Streetscape: With each of the floor plans offering three (3) distinct architecture styles (Farmhouse, Modern Prairie, and French Country), building projects and varying roof forms would provide visual interest in the streetscape as shown in Figure 2. Further, three (3) of the four (4) plans include a front porch, furthering the visual interest in the streetscape.

Consistent with the CDG, architectural treatment would be applied to all elevations of the buildings (e.g. decorative window trim). Enhanced rear and side elevation designs would be applied when the rear and side elevations face a public street to avoid large areas of flat, blank wall, and lack of treatment. Enhancements to the lots facing a public street include window grid and trim, and board and batten.

Figure 2: Typical Streetscape (View from Public Street)



Landscape: The proposed landscape includes a mix of groundcovers, shrubs of varying heights, and shade and accent trees in the front yard. The selected landscape would provide a mix of colors and textures which would 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 modifications to the development standards that were previously approved with the Tentative Subdivision Map and Development Agreement Amendment (file #PL20-0098) in 2020. The proposed changes from the previously approved development standards are outlined in Table 2 below, with the changes in the third column.

	Approved RS/DS Development Standards	Proposed RS/DS Development Standards	Changes
Setbacks (minimum)			
Front	14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/ roll-up garage door	12.5 ft. to living space/porch; 18 ft. min. driveway depth w/ roll-up garage door	-1.5 ft. to living space/porch
Sides	5 ft. interior side; 12.5 ft. street side on corner	4 ft. interior side; 12.5 ft. street side on corner	-1 ft. interior side
Rear	10 ft. to 1 st story wall; 15 ft. to 2 nd story wall	10 ft. to 1 st story wall; 15 ft. to 2 nd story wall	No change

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. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)’s website. A notice of the public hearing was published in the Roseville Press Tribune on January 28, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

CONCLUSION

Staff has reviewed the development plans for Parcel DF-20 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 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 DF-20 – DRRS – FILE #PL21-0347** subject to thirty (30) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #PL21-0347

1. The development standards, unit designs and landscape plans for **Sierra Vista Specific Plan PCL DF-20** are approved as described in Exhibits A–B, except as modified by these conditions of approval. (Planning)
2. This permit shall be effectuated within a period of two (2) years from **February 10, 2022** and if not effectuated shall expire on **February 10, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 10, 2025**. 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 Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. 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)
6. Two story Unit Mix: No more than three (3) two story units may be located adjacent to one another regardless of street frontage. (Planning)
7. To provide variation along the streetscape, no two identical floor plan and elevation unit designs shall be located adjacent to one another. (Planning)
8. Pursuant to the City's Design Guidelines, standard wood fences shall be of redwood construction and painted or stained in an earth tone color. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. 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)
10. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)

11. 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)
12. 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)
13. 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)
14. 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)
15. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
16. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
17. 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:

18. All electric metering shall be directly outside accessible. (Electric)
19. 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

20. 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)
21. 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)
22. 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)

23. 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)
24. The developer is responsible for installing a Project Entry feature within the landscape corridor on the southeast corner of the intersection of Vista Grande Boulevard and Market Street. The Project Entry feature shall be shown on the Improvement Plans and shall be designed consistent with Section B.3 of the SVSP Design Guidelines. (Planning)
25. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
26. 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)
27. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
28. 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)
29. 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)
30. 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. (Building, Electric)

EXHIBIT

- A. Floor Plans and Elevations
- B. DF-20 Small Lot Residential/Development Standards (RS/DS)

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.