

ITEM 6.2: Administrative Permit – 3736 Miners Ravine Drive – SRSP PCL 57 – Egov Addition – File #PL22-0031

REQUEST

The project is a request for an Administrative Permit to construct a 1,260 square foot addition to an existing single family residence. The addition will include 850 square feet of living space and 410 square feet of garage space.

Applicant – Eduard Egov
Property Owner – Eduard Egov & Yelena Viotti

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to five (5) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Pursuant to the City's Zoning Ordinance, residential additions exceeding 700 square feet in area require approval of an Administrative Permit (AP). Historically, requests for an AP have been approved by the Planning Manager unless a public hearing is requested. In this case, several property owners within the project vicinity requested a public hearing (Attachment 1). The concerns raised by the property owners were related to the size and height of the project.

The first iteration of the proposed project included a 1,635 square foot addition and a second 240 square foot garage. The project included a third story measuring approximately 31-feet in height. This version of the project complied with the development standards of the Stone Ridge Specific Plan (SRSP). However, based on the concerns and feedback raised by several nearby property owners, the applicant worked with Staff to revise the project to address many of these concerns. The total square footage has been reduced and the proposed third story addition has been eliminated.

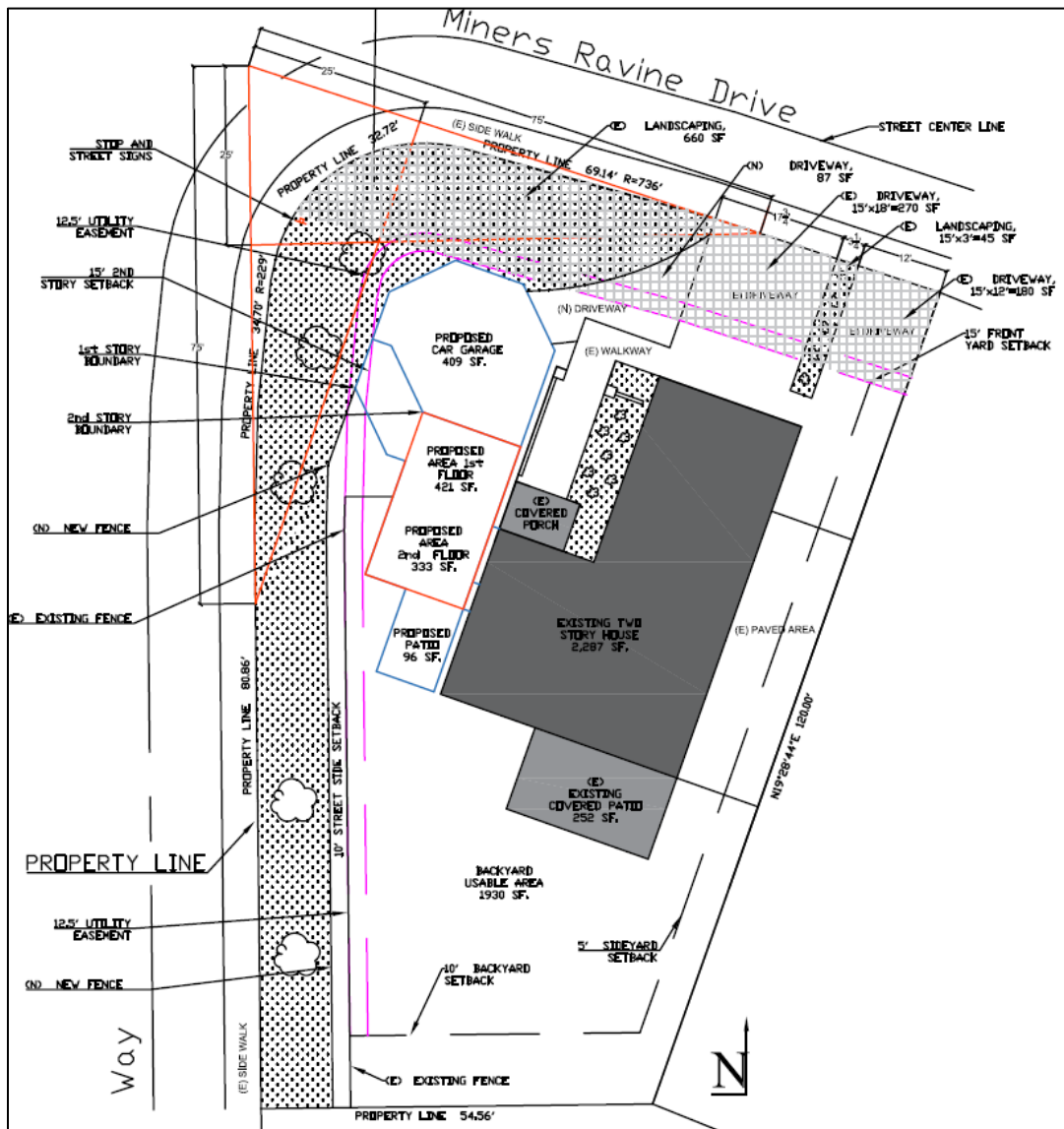
BACKGROUND

The project site is located at 3736 Miners Ravine Drive within the SRSP. Specifically, the lot is located at the northeastern corner of Giggs Way and Miners Ravine Drive (see Figure 1). The parcel is on a corner and is approximately 9,654 sf in size. The existing two-story home developed on the lot is 2,711 sf in size, which includes the existing two-car garage. The property has a zoning designation of Small Lot Residential/Development Standards (RS/DS) and a General Plan land use designation of Low Density Residential (LDR-5.1).



The current request is to construct a two-story addition totaling in 850 square feet of living space and a second 410 square foot garage on the northwestern side of the single-family dwelling unit (Figure 2). On the first floor, the applicant proposes a two-car garage, a storage room, and a game room/gym area. On the second floor, the applicant proposes a guest bedroom that would connect to the existing second floor of the house. The addition will allow the property owner to expand their bedroom count, create a recreation room and a second garage. Section 19.10.030 of the Zoning Ordinance states that additions to primary structures that exceed 700 square feet in area require the approval of an Administrative Permit.

Figure 2: Proposed Site Plan



EVALUATION

Section 19.78.060(A) of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in *italicized, bold* text and are followed by an evaluation in relation to each finding.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***

The land use designation of the subject property is Low Density Residential, with a density of 5.1 units per acre (LDR-5.1). The proposed project will not increase the number of units on the parcel and is therefore consistent with the designation. The General Plan does not contain any policies or programs specifically related to the location, size, and height of single-family residences or additions. Instead, the General Plan relies on the Development Standards contained in the Zoning Ordinance and the applicable specific plan (i.e., Stoneridge Specific Plan) to regulate the placement and design of residential structures. The project is consistent with the Stoneridge Specific Plan Development Standards and is therefore consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The subject property has a zoning designation of Small Lot Residential/Development Standards (RS/DS). Additions to single-family homes are permitted, provided they meet the development standards of the zone. The table below includes the applicable development standards of the RS/DS zoning district for the existing home and proposed addition. As shown in Table 1 below, the proposed addition complies with the RS/DS development standards.

Table 1: Applicable RS/DS Development Standards

Criteria	RS/DS Zoning District Standard	Existing	Proposed
Front setback	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth ⁽⁶⁾	43 ft to living space; 24 ft driveway depth	15 ft to wall of garage
Side setback	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor	12 ft interior; 21 ft street side on first & second floor	12 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor
Rear setback	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front porch is provided ⁽⁴⁾	40 ft with 1,930 sf of useable open space	Same
Height limits	35 ft	24 ft	Same
Lot coverage (primary buildings)	None ¹	2,711 sf	1,163

As mentioned above, the proposed addition will conform with all applicable standards and requirements of the Zoning Ordinance.

3. The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The subject property is 0.22 acres in size and located at the corner of Giggs Way and Miners Ravine Drive. Currently, there is sufficient space along the western property line for the property owner to expand their home. The applicant proposes to expand the existing residence by increasing the square footage of both the first and second floors. The expansion would create one of the larger homes in the area. There are three (3) custom homes at the end of Miners Ravine Court that are approximately 4,000 square feet

¹ The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.

in size. However, due to the custom home design of these lots, the homes are unique for the area. As such, the applicant reviewed other home elevations within the neighborhood that closely aligned with his design and found that by reducing the size of the proposed addition, his home would be more compatible with the neighborhood.

In addition to the first floor and second floor expansion, the applicant proposes to add a second garage along Miners Ravine Drive (see Figure 3 & 4). In an attempt to acknowledge the neighborhood aesthetic, the applicant designed this garage to be separated from the existing garage which helps to break up the mass of the garage doors and is similar to other properties along Miners Ravine Drive. The addition and the second car garage are compatible with the existing neighborhood and would not adversely affect or be materially detrimental to the health, safety, or welfare of the persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

Figure 3: Proposed North Elevation

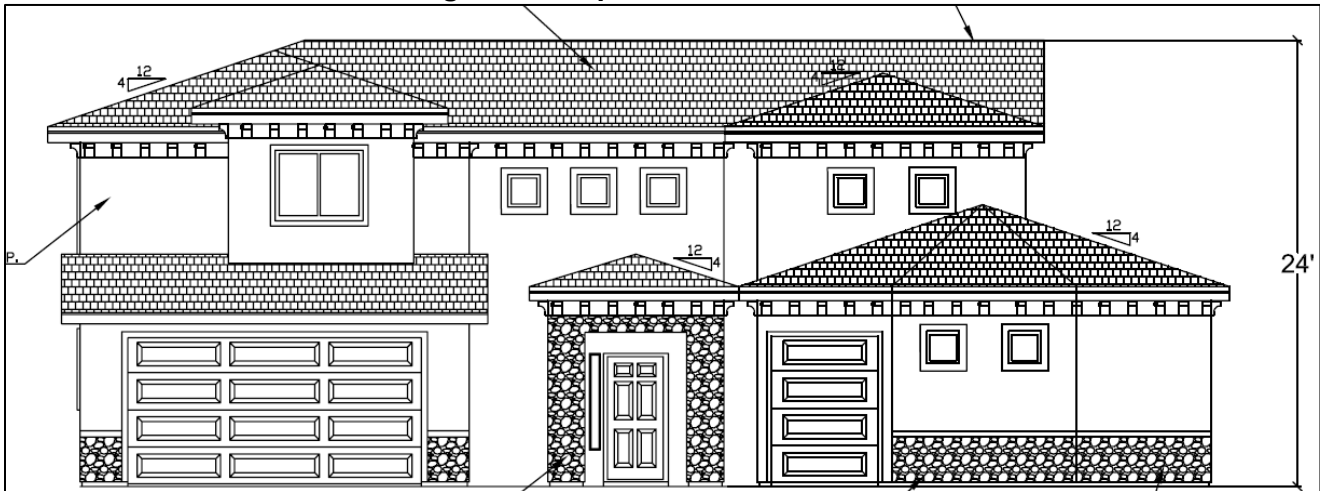
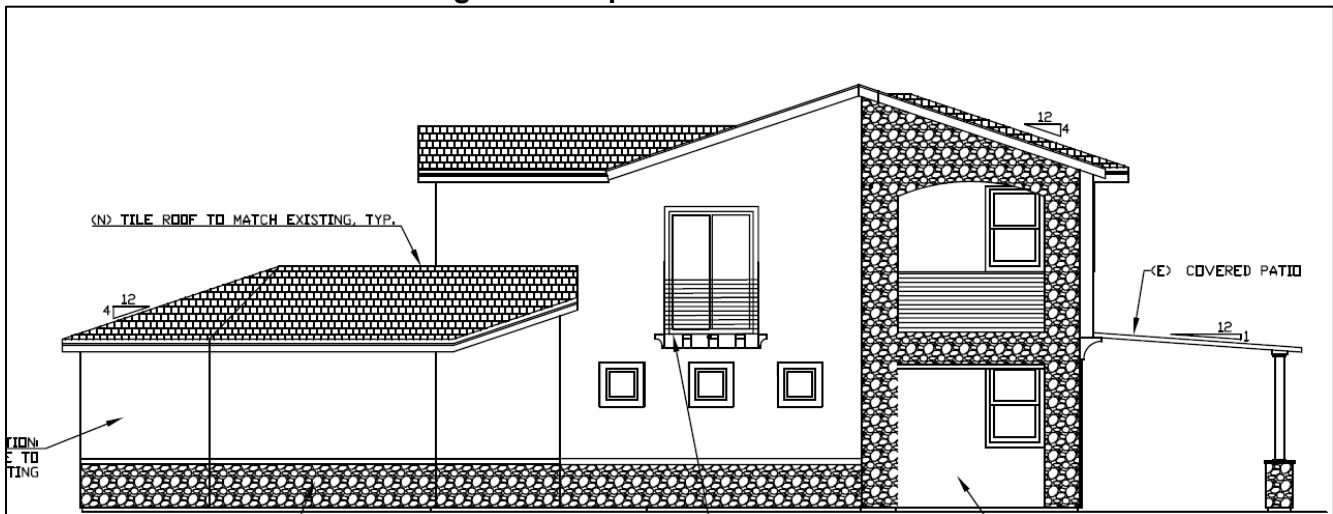


Figure 4: Proposed West Elevation



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. On May 19, 2022, a Notice of Intent to approve an Administrative Permit was distributed to property owners within 300 feet of the project. Five (5) requests for public hearing were received in response to the Notice of Intent. The neighbors' concerns were related to the size of the original addition, which included a third-story element. As a result of the

neighbors' concern, the applicant revised their plans and removed the third-story element. After working with the applicant on revising the scope of work, a hearing before the Planning Commission was scheduled.

A notice of the public hearing was published in the Roseville Press Tribune on July 30, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site. In addition, other property owners who requested a public hearing, but were outside the 300 foot mailing radius, were also sent notice of the hearing. Last the public hearing notice was posted on the RCONA website. No other comments have been received as of publication of this report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with these exemptions, the project is an expansion of an existing single-family home where the number of dwelling units on the property will not be increased.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 3736 Miners Ravine Drive – SRSP PCL 57 – EGOV ADDITION – FILE #PL22-0031** subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL22-0031

1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **August 11, 2022** and if not effectuated shall expire on **August 11, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 11, 2025**. (Planning)
3. A building permit must be issued by the City's Building Division prior to commencement of construction of the proposed addition. (Building)
4. Materials and colors for the proposed addition shall match the existing residence. (Planning)
5. The applicant shall not commence with any on-site improvements such time as grading plans have been submitted for review and are approved with a grading permit issued by the Department of Development Services – Engineering Division. (Engineering)

ATTACHMENT

1. Public comments

EXHIBIT

- A. Plans

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.