

ITEM 5.2: Design Review for Residential Subdivision – INFILL PCL 107 – Fourth Street DRRS – File # PL22-0043

REQUEST

The applicant requests a Design Review Permit for a Residential Subdivision to allow the construction of a 1,195 square-foot second primary unit on the Medium-Density parcel.

Applicant – Joe Spencer, Laura Miller Design
Owner – Wes Cambron, Allstate Renovations

SUMMARY RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-three (23) 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 107 within the City's Infill area, on the northeast corner of Fourth Street and D Street. The parcel has a land use designation of Medium-Density Residential at 8.1 units/acre (MDR-8.1) and a zoning designation of Two-Family Residential (R2). The property is lot 10 within the R.F. & E.A. Theiles subdivision, which was filed on May 5, 1906. County Assessor's parcel records show that lot 10 is made up of a portion of two former lots, which were once oriented toward D Street and were merged and resubdivided to front onto Fourth Street at some time prior to 1953. There is one existing single-family residence on the property, which was built in 1922. The applicant has also submitted plans for an Accessory Dwelling Unit on the southeast corner of the parcel, which is not subject to design review.

The current project request is for a Design Review Permit for a Residential Subdivision to allow the construction of a 1,195 square-foot second primary unit on the Medium-Density parcel. The applicant also proposes to remodel the exterior and expand the footprint by 141 sf for the existing home on-site.

SITE INFORMATION

Address: 330 Fourth Street

Total Size: .19 acres

Topography and Setting: The project site is developed with an existing single-family home and is generally flat. Surrounding land uses are Medium-Density Residential development. The Johnson Memorial Pool is across D Street 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 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.***

Site Plan: This project is subject to the development standards of the City's Zoning Ordinance and the City's Community Design Guidelines (CDG). The project applies the R2 development standards and does not propose any modification to the existing standards. The standards are included for reference as Attachment 1 and used to evaluate the project in Table 1 below. The setback distances of the existing home on-site are not proposed to be changed with the project, so only the new primary unit was evaluated for consistency with the development standards and was found to be consistent.

Table 1: Applicable R2 Development Standards

Criteria	Zoning Ordinance Standard	Proposed
Height	35' maximum	16'7"
Front Setback	15'	15'11"
Side Setback	5'	5'
Rear Setback	20'	20'
Parking	2 spaces for new primary unit	2 spaces
Lot Coverage	35%	27%

Utilities: The existing water and sewer connections to the site are routed from mains in the alley to the east and through the neighboring property at 320 Fourth Street. The service will need to be upsized in order to provide adequate utilities to the site. The current layout crossing a neighboring property without easement does not meet City standards. The City will therefore construct an extension of the sewer main and new lateral to serve the property from Fourth Street. The applicant will be required to construct the water and sewer service to the structures as stated in Conditions of Approval 11 and 12. The utility layout was not finalized before final submittal of Exhibit A, which incorrectly shows the lines crossing the neighboring property. This inconsistency will be corrected during building permit review.

Architecture, Color, and Materials: The applicant proposes home designs for the two units that are harmonious with one another as well as other buildings in the vicinity. The neighborhood is characterized by a mix of architectural styles. However, the most prominent style is the craftsman bungalow. The applicant proposes building elevations that include architectural details consistent with this style including horizontal lap siding, a low-pitch front-facing gable roof, window trim that matches the home trim, faux-cedar shake within the gable, and a front porch (Figure 2). Many of these same design elements are found in the two homes adjacent to the property to the north (107 D St.) and east (320 Fourth St.) as shown in Figure 3. The elevations also utilize colors consistent with the style and neighboring homes and durable materials.

Figure 2: Proposed Front Elevations 111 D St. (Left) and 330 Fourth St (Right)

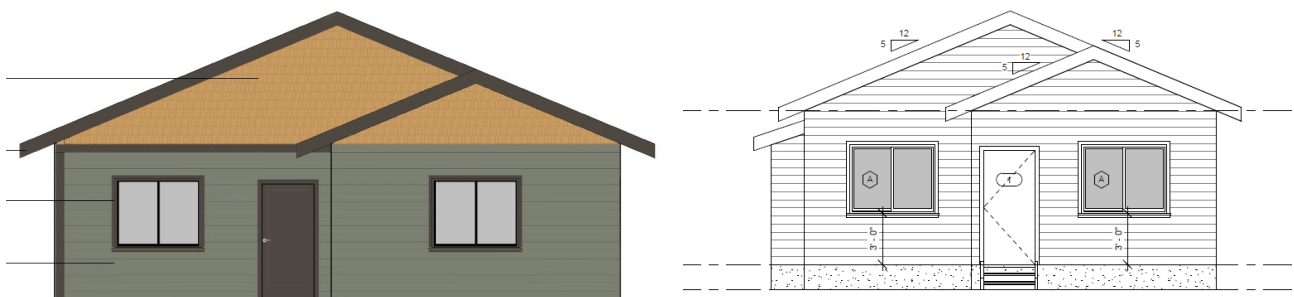


Figure 3: Surrounding Homes - 107 D St. (Left) and 320 Fourth St. (Right)



Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and shade and accent trees for the front, side, and rear yards. The selected landscape will provide a mix of colors and textures which will complement the streetscape and is consistent with the Community Design Guidelines and the City’s Water Efficient Landscape Ordinance (WELo). The applicant proposes to retain one mature citrus tree on-site as well as the existing elm trees within the planter adjacent to the right of way.

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 June 11th, and was distributed to all property owners within 300 feet of the project site. In response to the notice, a neighboring resident at 320 Fourth Street contacted staff concerning the existing utilities for 330 Fourth Street that run under the home at 320 Fourth Street and how those lines would be upgraded. Staff explained to the resident that a main extension will be constructed on Fourth Street and no work will need to be done on the neighboring property.

CONCLUSION

Staff has reviewed the development plans 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 environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 “New Construction or Conversion of Small Structures”, Section 15332, “In-Fill Development Projects”, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The project involves construction of one additional primary dwelling unit on an infill property within city limits that is no more than five (5) acres in size and is surrounded

by urban uses, and can be adequately serviced by all required utilities and public services. As such, no additional environmental document is required.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – INFILL PCL 107 – FOURTH STREET DRRS – FILE # PL22-0043** subject to twenty-three (23) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE # PL22-0043

1. The unit designs and landscape plans for **Fourth Street DRRS** are approved as described in **Exhibit A**, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on **June 23, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **June 23, 2025**. Effectuation of this DRRS shall occur with the residential Building Permit. (Planning)
3. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. 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)

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. Applicant to provide new driveway cut-out along D Street, remove and replace any sidewalk damaged during construction. (Engineering)
10. The applicant shall install new water service for the existing residence, new residence and the new ADU. The applicant will be responsible for the water install downstream of the meter box which will be installed in the planter strip. (Environmental Utilities)
11. The applicant shall install a new sewer service for the existing residence, new residence and new ADU, once the new sewer main, lateral and cleanout have been installed. (Environmental Utilities)
12. 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)
13. 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)
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)
17. The new meters must be located in the existing location. The service drop must be located in the same area of the meters. (Electric)

OTHER CONDITIONS OF APPROVAL

18. 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)
19. 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)
20. The address for this project shall be 330 Fourth St. The address for the proposed new residence shall be 111 D St. The address for the proposed ADU shall be 330 Fourth St. Unit A. (Business Services) (Business Services)
21. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
22. Fences and walls shall be consistent with the locations and treatments specified in the Zoning Ordinance. (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)

Attachments

1. Two-Family Residential Development Standards

Exhibits

- A. Plans

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.