

**ITEM 5.2: MAJOR PROJECT PERMIT STAGE 2 – 570 ROSEVILLE PARKWAY – NIPA PCL CO-3
– PL22-0081**

REQUEST

The applicant requests a Major Project Permit Stage 2 to evaluate the proposed architecture and development standards for the Trails at Valley Oak subdivision on Parcel CO-3 within the Hewlett Packard Campus Oaks Master Plan area.

Applicant/Owner – Cassie Kuehnau, The New Home Company

SUMMARY RECOMMENDATION

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

1. Adopt two (2) findings of fact and approve the Major Project Permit Stage 2 subject to 27 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.

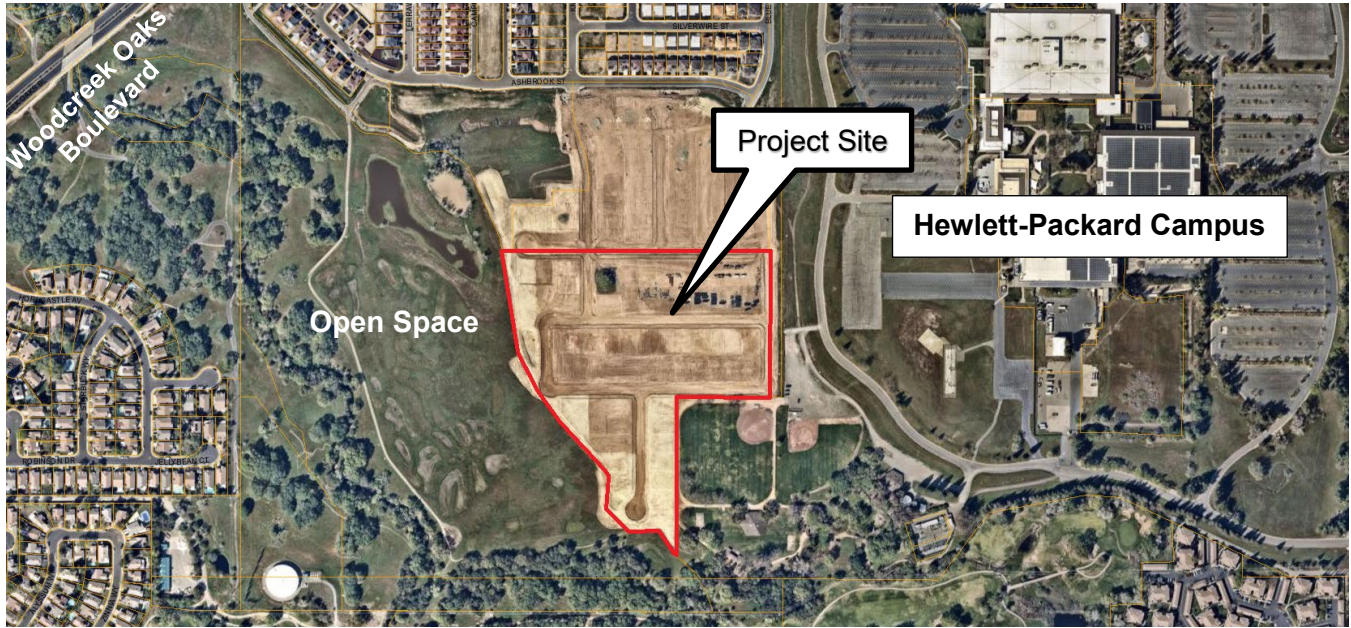
BACKGROUND

The proposed project is located on Parcel CO-3 within the Campus Oaks portion of the Hewlett Packard Campus Oaks Master Plan Area (Master Plan). The 15.88-acre site has a land use designation of Low-Density Residential at 3.8 units/acre (LDR-3.8) and a zoning designation of Single Family Residential/Development Standard Overlay (R1/DS). The property is bounded to the north by LDR parcel CO-2, to the west by Open Space parcel OS-93, to the south by a baseball field associated with the Hewlett Packard Campus, and to the east by future Hewlett Packard Greenway Park on parcels CO-64 and HP-2. The site has been rough graded and is currently undeveloped.

The Master Plan, adopted in 2015 (File #PL14-0373), consists of a mix of residential, commercial, and office uses within an undeveloped portion of the former Hewlett Packard campus, formerly designated for light industrial uses. The Master Plan is the guiding document for future development of the plan area. Subsequent to the adoption of the Master Plan, the Campus Oaks Design Standards and Guidelines document was adopted (File #PL15-0340). The document ensures that the area is developed in a manner consistent with the character envisioned in the Master Plan. Much of the Campus Oaks area is either under construction or has been rough graded.

Subdivision CO-3 was the last remaining unmapped residential subdivision in the plan area and the subdivision map was approved by the Planning Commission on August 12, 2021 (File# PL21-0070) (Figure 1). The current request is for a Major Project Permit Stage 2 to evaluate the proposed architecture and development standards for the subdivision, which will be known as the Trails at Valley Oak, on Parcel CO-3 within the Hewlett Packard Campus Oaks Master Plan area. Typically, design review is not required for Low-Density Residential Subdivisions. However, the request to modify the approved development standards requires approval of a MPP Stage 2.

Figure 1. Project Site



EVALUATION

MAJOR PROJECT PERMIT PROCESS

The intent of the Major Project Permit (MPP) process is to streamline the review of large development projects that could be constructed over a period of several years. The MPP process allows for the resolution of issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each stage:

- Stage 1: of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. The Planning Commission is the hearing authority for Stage 1 review and approval.
- Stage 2: of the MPP application process consists of the review of the detailed architecture and landscaping for the project. The Planning Commission is the hearing authority for Stage 2 review and approval.
- Stage 3: Stage 3 is an administrative review, approved by the Planning Manager, of the improvement plans and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The HPCO Master Plan was approved through the MPP Stage 1 process. Development of the individual parcels within the master plan area are evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1.

The findings for the MPP Stage 2 are as follows:

- 1. The architecture and landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and Phase 1 approval; and**
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.**

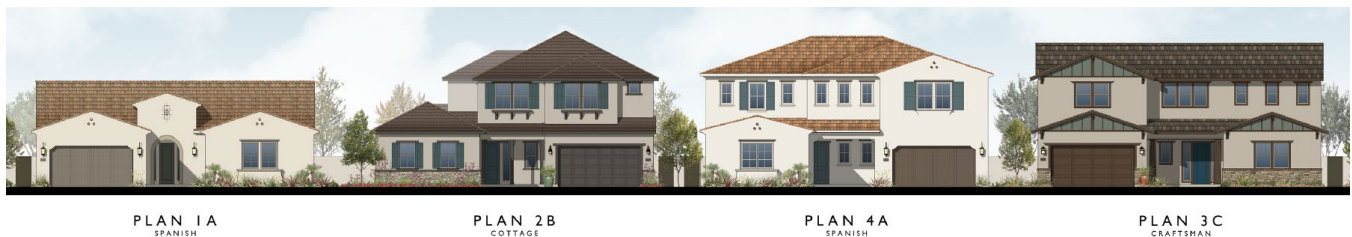
This application includes a MPP Stage 2 for development of Parcel CO-3 with a 62-unit single-family project. The Development Standards (DS) overlay district has been applied to all residential zones within Campus Oaks. The DS overlay allows the development standards (e.g., lot area, setbacks and building heights) to be modified from those specified by the underlying general zone districts. As stated in the Campus Oaks Design Guidelines Chapter 2.3, exact building types and development standards will be established through the Major Project Permit Stage 2 process for individual residential projects. A MPP Stage 2 evaluation is therefore requested to reduce the required front yard setback from 20 feet to 15 feet in the R1/DS zone as well as increase the allowable lot coverage ratio.

The Major Project Permit Stage 2 includes review of the architectural design and development standards for the subdivision. The project has been evaluated to establish consistency with the Master Plan and the Campus Oaks Design Standards and Guidelines.

Architecture and Residential Design

At 3.9 units/acre, Parcel CO-3 has the lowest unit density of any subdivision within the Campus Oaks Master Plan. The subdivision, which is located in the southernmost area of the master plan, was anticipated to contain larger homes on larger lots. It is bordered on the west by an Open Space parcel and on the east by the future Campus Oaks Park. The proposed elevations for these lots have three styles (Spanish, Cottage, and Craftsman) with colors and materials commonly associated with the style such as white stucco and gable vents for Spanish style, shutters and corbels for Cottage style, and extended rooflines with infilled gables for Craftsman style. In addition to the architectural details on the front elevation, the applicant proposes enhanced architecture on public-facing rear and side elevations (Exhibit C). These include lots located on corners as well as those that back-on or side-on to the multi-use trail along the western edge of the property. The proposed elevations conform to the Campus Oaks Design Standards and Guidelines as well as the Community Design Guidelines. The homes will provide a mix of colors and materials, include wall plane and roofline variation, and generally provide for an engaging and activated streetscape (Figure 2).

Figure 2: Typical Streetscape



Development Standards

The applicant proposes a high-end housing type with total living area for each plan ranging in size from a 3-bedroom home with 2,691 square feet to a 5-bedroom home with 4,410 square feet. The plans include high-end amenities such as a covered California Room in the rear yard and formal dining room. The applicant requests deviations from the Zoning Ordinance standards for the Single-Family Residential

(R1) zone. The proposed standards include deviations from the required front yard setback distance as well as the required lot coverage maximum as shown in Table 1. The reduction in the front yard setback will ensure each home plan fits on the lots within the subdivision. The rest of the subdivisions within the Campus Oaks Master Plan have a zoning designation of Residential Small Lot/Development Standards (RS/DS), which requires a 15-foot front yard setback. Allowing a deviation from 20-foot minimum to 15-foot will be consistent with other homes in the area and will bring the architectural detail of the front elevation to the forefront. Minimum driveway depth will remain at 20-ft so front-facing garages will be setback from the street. Side-facing third-car garages that are toward the front of the lot will have architectural detail such as windows and shutters to create an attractive streetscape. The rear yard setback is also proposed to be reduced on one lot (Lot 55) from 20 feet to 18 feet in order to accommodate an irregular lot shape adjacent to the multi-use trail.

Table 1. Proposed Development Standards Deviations

R1 Development Standard	Required R1/DS	Proposed	Typical 7,150 sf Lot	Typical 8,146 sf Corner Lot
Front Yard Setback – All Plan Options	20 feet	15 feet	15 feet	15 feet
Lot Coverage – Plan 1 (1-story)	45%	50%	49.8%	43.7%
Lot Coverage – Plan 2 (2-Story)	35%	45%	38.2%	33.5%
Lot Coverage – Plan 3 (2-story)	35%	45%	43.2%	37.9%
Lot Coverage – Plan 4 (2-Story)	35%	45%	44.7%	39.2%

The applicant proposes an increase in the maximum lot coverage. The applicant has not provided final plot plan designs for each lot, so the lot coverage ratio was calculated for a typical minimum lot size within the subdivision, which is 7,150 square feet. This lot size accounts for approximately 58% of the lots within The Trails at Valley Oak. The remaining 42% of lots are larger and therefore the lot coverage ratio will ultimately be smaller for those lots. Table 1 shows the proposed typical lot coverage as well as the lot coverage for corner lots, which are larger and also common within the subdivision. The remaining lots are generally larger, with the maximum lot size being 12,182 square feet. The various lot areas are labeled on the final subdivision map, which is included as Attachment 1 for reference. The other subdivisions in the Campus Oaks Master Plan, which have a RS/DS zoning designation, do not have a lot coverage requirement, but rather a minimum usable open space of 500 square feet. Based on the minimum lot widths of 65 feet and required 20-foot rear yard setback, the minimum rear yard area within the Trails at Valley Oaks will be 1,300 square feet. Many of the plans allow for even more rear yard area than this with Plan 3 providing at least 2,300 square feet of usable open space in the rear yard on the minimum lot size. Therefore, despite the increase in lot coverage area, the lots will allow for an increase in the usable open space provided commensurate with the larger lot size within the subdivision. In addition to the open rear yard area, each plan includes a California Room on the rear of the home. These spaces are covered and semi-enclosed, so are counted toward lot coverage, but provide additional space for outdoor living with at least one side open to the elements.

Landscaping

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 Campus Oaks Master Plan Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELo). The applicant has not provided final landscape designs for the subdivision. However, the landscape design will be subject to Condition of Approval 3: "The landscape plan shall comply with the Landscape Guidelines for the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance."

Conclusion

The project has been designed in a manner consistent with the General Plan, Specific Plan, Community Design Guidelines, and Campus Oaks Master Plan including building designs which use a variety of materials, colors, and building forms and appropriate development standards. The site is appropriately designed, and will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

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. To date, no comments have been received. A public notice of the Planning Commission hearing was published on April 30, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) was prepared as part of the analysis for the Campus Oaks Master Plan project (Hewlett-Packard Campus Oaks Addendum), which was approved by City Council on August 5, 2015. The addendum is available for review at <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121>. This activity is within the scope of the Addendum to the HPMP EIR; therefore, pursuant to the California Environmental Quality Act, Sections 15168 and 15162, no further analysis is required. The project is subject to the mitigation measures identified in the Addendum.

RECOMMENDATION

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

1. Adopt two (2) findings of fact and Approve the **MAJOR PROJECT PERMIT STAGE 2 – NIPA PCL CO-3 – PL22-0081** subject to 27 conditions of approval.

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT STAGE 2 NIPA PCL CO-3 – THE TRAILS AT VALLEY OAK (FILE # PL22-0081)

1. The development standards and unit designs for **Campus Oaks Parcel CO-3** are approved as described in **Exhibit A-C**, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for **Campus Oaks Parcel CO-3, which is August 12, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 12, 2024**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)

4. The project shall comply with all required environmental mitigation identified in the Hewlett Packard Master Plan EIR. (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)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. 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)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. 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)
9. 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)
10. 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)
11. 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)
12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (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)

OTHER CONDITIONS OF APPROVAL

17. 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)
18. 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)
19. 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)
20. 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)
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. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
23. 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)
24. Fences and walls shall be consistent with the locations and treatments specified in the Campus Oaks Master Plan Design Guidelines. (Planning)
25. 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)
26. 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)
27. 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)

Attachments

1. Final Subdivision Map

Exhibits

- A. Development Standards
- B. Plans
- C. Enhanced 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.