

ITEM 5.3: **Design Review For Residential Subdivision – 3442 Westbrook Boulevard - CSP PCL C-22 – Winding Creek Village 22 DRRS – File #PL22-0155**

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 82 homes within Creekview Phase 3, MDR Village C-22. The request will establish unit designs for four home plans that include three elevation styles each.

Applicant/Owner – Red Gabriel, Meritage Homes

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-six (26) 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 C-22 in the Winding Creek area of the Creekview Specific Plan (CSP), east of Westbrook Bl. and south of Celebrate Dr. The parcel has a land use designation of Medium Density Residential (MDR) and a zoning designation of Small Lot Residential with Development Standards (RS/DS).

The CSP was approved by the City on September 19, 2012 and established the land use designations and zoning standards for the specific plan area. The Creekview Specific Plan anticipates a total of 2,011 housing units. Parcel C-22 was approved by the Planning Commission on July 22, 2021 (File #PL20-0201). A copy of the approved Tentative Subdivision Map, which shows the 82 single-family lots for C-22, is included as Attachment 1. Parcels with MDR land use designations are required to attain approval of a Design Review Permit for Residential Subdivision (DRRS) to evaluate home designs before submitting building permits for approval.

The current project request is for a DRRS to evaluate the unit designs for 82 single-family homes on parcel C-22. The request includes four proposed home plans with three elevation styles each. No modification to the approved development standards is requested.

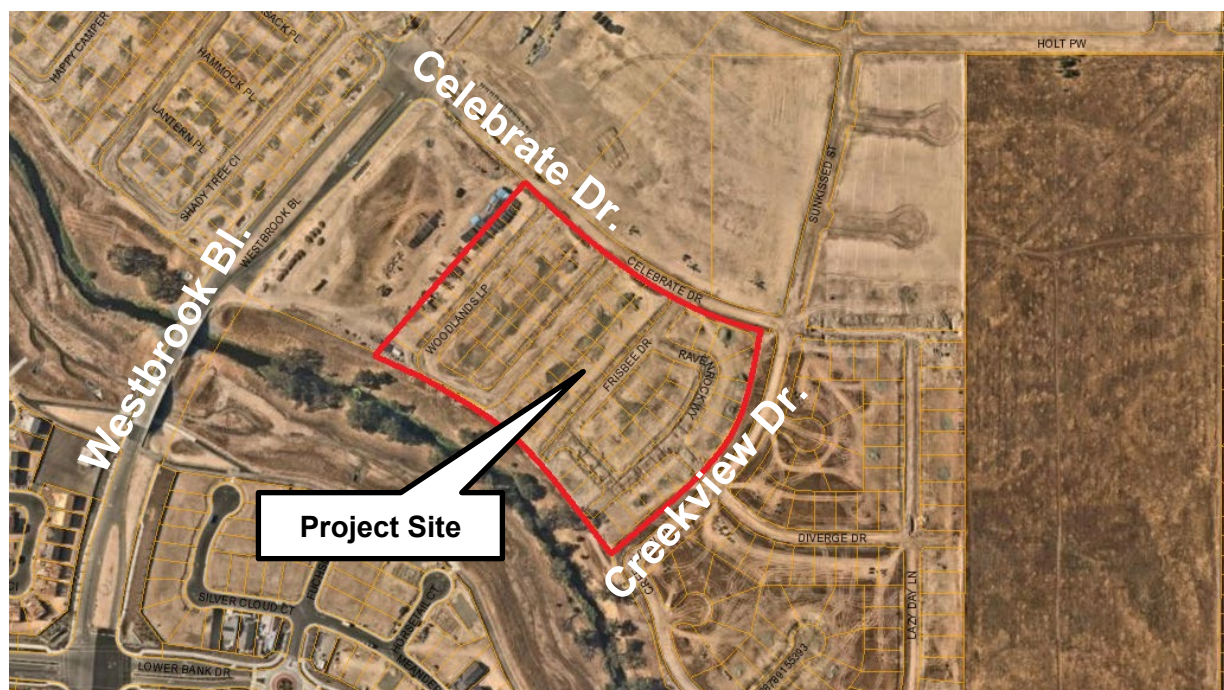
SITE INFORMATION

Address: 3442 Westbrook Bl.

Total Size: 11.3 acres

Topography and Setting: The project site has been rough graded and is generally flat. Surrounding land uses include a future elementary school to the north, high-density residential parcel to the west, low-density residential subdivision to the east, and an open space parcel containing Pleasant Grove Creek to the south.

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.***

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Creekview Specific Plan (CSP). The applicant proposes to apply the development standards as they exist in the CSP. These standards are included as Attachment 2. The typical lot size in C-22 is 45 feet wide by 80 feet long. This creates a typical lot area of 3,600 square feet, which exceeds the 2,800 square foot minimum lot area for RS/DS lots in the CSP by almost 30 percent. No deviation from any setback or lot coverage requirements are requested with the project. Adherence to the CSP development standards will ensure the homes are harmonious with others in the plan area. To further ensure harmony with surrounding homes and the applicable design standards, the applicant submitted conceptual elevations showing architectural treatment and floor plans for the proposed units in Exhibit B.

Plan Types: The project includes four plan types, all of which are two-story, ranging in size from 1,651 square feet to 2,177 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. Each of the plans adheres to a similar layout with common area on the first floor and bedrooms on the second floor. The four plan types have similar orientation, with the front entry located within a

porch area on the front elevation, but the placement of living spaces are different in each plan, which creates variations in window placements. All plans include a two-car garage to provide the required parking.

Table 1: Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms	Orientation
Plan 3521	1,651 square feet	3 bedrooms	Front Entry
Plan 3522	1,823 square feet	3 bedrooms	Front Entry
Plan 3524	2,020 square feet	4 bedrooms	Front Entry
Plan 3526	2,177 square feet	4 bedrooms	Front Entry

Streetscape: Each of the four floor plans will be offered in one of three styles -- “Prairie”, “Farmhouse”, and “Contemporary Craftsman”. Building projections and varying roof forms are used to provide visual interest in the streetscape. Consistent with the Community Design Guidelines, architectural treatment will be applied to all elevations of the buildings including decorative trim. Enhanced architecture is provided for any side elevation facing a public street. This includes the rear elevations facing Creekview Drive, as the second story will be visible above the rear masonry wall. This applies to 23 of the homes within C-22 as depicted in Exhibit A. The enhancements provided on these elevations include decorative architectural details such as shutters and corbels that complement the architectural style. The architecture proposed for C-22 creates a varied streetscape with visual interest as shown in Figure 2.

Figure 2: Typical Streetscape (View from Public Street)



Color and Materials: Each plan type features three possible architectural styles; Prairie, Farmhouse, and Contemporary Craftsman. Each of the architectural styles have three possible color schemes, which provides a total of nine color combinations among the three styles. The unit designs include a range of decorative embellishments on the front elevation including lap siding on the prairie style, board and batten on the farmhouse style, and shutters on the craftsman style. Materials used include cement plaster siding, wood-like cement fiber paneling for batten and gables, and concrete tile roofing.

Landscape Plans: The applicant provided a set of preliminary landscape plans that show sample front and side yard planting layouts for each of the home plans (Exhibit C). The plans include street trees and low-water use shrubs for each yard that meet the intent of the Community Design Guidelines by providing shade and strengthening the pedestrian scale. The plans were also reviewed by the Environmental Utilities – Water Conservation department for compliance with the 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 August 26, 2022, 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 C-22 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 Creekview Specific Plan EIR (SCH #02008032017) was certified by the City of Roseville on September 19, 2012.

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 – CSP PCL C-22 – DRRS – FILE # PL22-0155** subject to twenty-six (26) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #

PL22-0155

1. The unit designs and landscape plans for **Creekview Village 22** are approved as described in **Exhibit A**, except as modified by these conditions of approval. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **September 8, 2022** and if not effectuated shall expire on **September 8, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 8, 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 the Creekview 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 Creekview Specific Plan EIR, 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)

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 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 Creekview Specific 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) 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. C-22 Tentative Subdivision Map
2. Creekview RS/DS Development Standards Table

Exhibits

- A. Enhanced Elevations
- B. Home Plans
- C. Landscape 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.