



ITEM 5.2: SVSP PCL WB-41 – 3301 Pleasant Grove Bl. – Verrado II DRRS– PL22-0159

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision (DRRS) to construct 63 homes within the Sierra Vista Specific Plan, Parcel WB-41. The request will establish unit designs for three (3) home plans that include three (3) elevation styles each.

Applicant- Inna Miller, Beazer Homes Holdings LLC
Owner- Westpark SV 400, LLC

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 a Residential Subdivision subject to twenty-seven (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 project site is located on parcel WB-41 in the Sierra Vista Specific Plan (SVSP) area, location. 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 SVSP was approved by the City in May of 2010 and established the land use designations and zoning standards for the specific plan area. The subject parcel, WB-41, was initially intended to be developed as a neighborhood-serving retail center. However, WB-41 was changed from a Community Commercial (CC) land use and zoning designation to a MDR land use and RS/DS zoning designation as part of the SVSP PCL WB-41 rezone project (File #PL21-0161). The project included a Tentative Subdivision Map for 63 lots on Parcel WB-41, which was approved by the Planning Commission on December 16, 2021. The accompanying General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment were approved by the City Council in February 2022. A copy of the approved tentative map is included as Attachment 1. Parcels with MDR land use designations are required to obtain approval of a Design Review Permit for a Residential Subdivision (DRRS) to evaluate home designs prior to submitting building permits for approval.

The current request is for a DRRS to evaluate the unit designs for 63 single-family homes on parcel WB-41 in the SVSP. The request includes three (3) home plans with three (3) elevation styles each. No modification to the approved development standards is requested.

SITE INFORMATION

Location: 3301 Pleasant Grove Bl

Total Size: 10.12 acres

Topography and Setting: The project site has been rough graded and is generally flat. Surrounding land uses include existing single-family residential to the east and south, future high density residential to the north of Pleasant Grove Bl., and agricultural land in Placer County (outside of City limits) to the west of Santucci Bl.

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 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.***

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Sierra Vista Specific Plan (SVSP). The applicant proposes to apply the development standards as they exist in Exhibit E-1 of the SVSP Westpark Development Agreement (Attachment 2). The typical lot size in WB-41 is 45 feet wide by 88 feet long. This creates a typical lot area of 3,960 square feet, which exceeds the 3,000 square foot minimum lot area for RS/DS lots with attached sidewalk in the SVSP. No deviation from any setback or lot coverage requirements are requested by the project. Adherence to these standards will ensure the homes are harmonious with others in the plan area. To further ensure compatibility 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 A.

Plan Types: The project includes three (3) plan types, with one (1) one-story plan and two (2) two-story plans, ranging in size from 1,907 square feet to 2,477 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. The three plans have a similar layout, with a covered front entry adjacent to the garage. All plans include a two-car garage to provide the required parking.

Table 1: Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms	Orientation
1 – one-story	1,907	3	Front Entry
2—two-story	2,226	3/4 (loft option)	Front Entry
3—two-story	2,477	4/5 (loft option)	Front Entry

Streetscape: Each plan type features three (3) possible architectural styles, including “Spanish Colonial”, “Urban Lifestyle”, and “Prairie” styles. Each of the architectural styles will have three (3) color schemes to provide variation for each style. 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 rear or side elevation facing a public street, which includes Pleasant Grove Bl., Santucci Bl., Daylight Dr., and roadways interior to the subdivision. The architecture proposed for WB-41 creates a varied streetscape with visual interest, as shown in Figure 2.

Figure 2: Typical Streetscape



Colors and Materials: As mentioned in the Streetscape section, the project features three architectural styles for each unit plan. The color palate for the project includes earth and natural tones, with coordinating tile roof materials and stone accents (Exhibit B). The unit designs include a range of decorative embellishments on the front elevations, including tile accents, horizontal siding, decorative window grids, and stone veneer. The creative use of high quality, durable materials is consistent with the CDG.

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 Design Committee hearing was published on September 9, 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 WB-41 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 on May 5, 2010.

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 a Residential Subdivision – 3301 Pleasant Grove Bl. –SVSP PCL WB-41 Verrado II DRRS PL22-0159** subject to twenty-seven (27) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #

PL22-0159

1. The development standards, unit designs and landscape plans for **SVSP PCL WB-41 – Verrado II** are approved as described in Exhibits A–, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for **SVSP PCL WB-41 (File #PL21-0161), which is December 16, 2023**. Prior to said expiration date, the applicant may apply for an

extension of time, provided this approval does not extend the expiration beyond **December 16, 2024**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

3. The landscape plan shall comply with the Landscape Guidelines the 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 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) or the Sierra Vista Specific Plan. 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 Sierra Vista 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)

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. Approved WB-41 Tentative Subdivision Map (PL21-0161)
2. Applicable Development Standards

Exhibits

- A. Elevations and Streetscape
- B. Colors and Materials
- C. Landscaping Exhibit

<p>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.</p>
