

**ITEM 5.2:**     **Design Review For Residential Subdivision – 1115 Saddle Creek Wy. – ARSP PCL AR-21, 25, 32, 33, 37 – Oakley at Amoruso Ranch DRRS – PL22-0274**

**REQUEST**

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 192 homes within the Amoruso Ranch Specific Plan, on parcels AR-21, AR-25, AR-32, AR-33, and AR-37. The request will establish unit designs for four (4) home plans with four (4) elevation styles each.

Applicant- Melanie Wallace, DR Horton  
Owner- Brookfield Sacramento Holdings, 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.

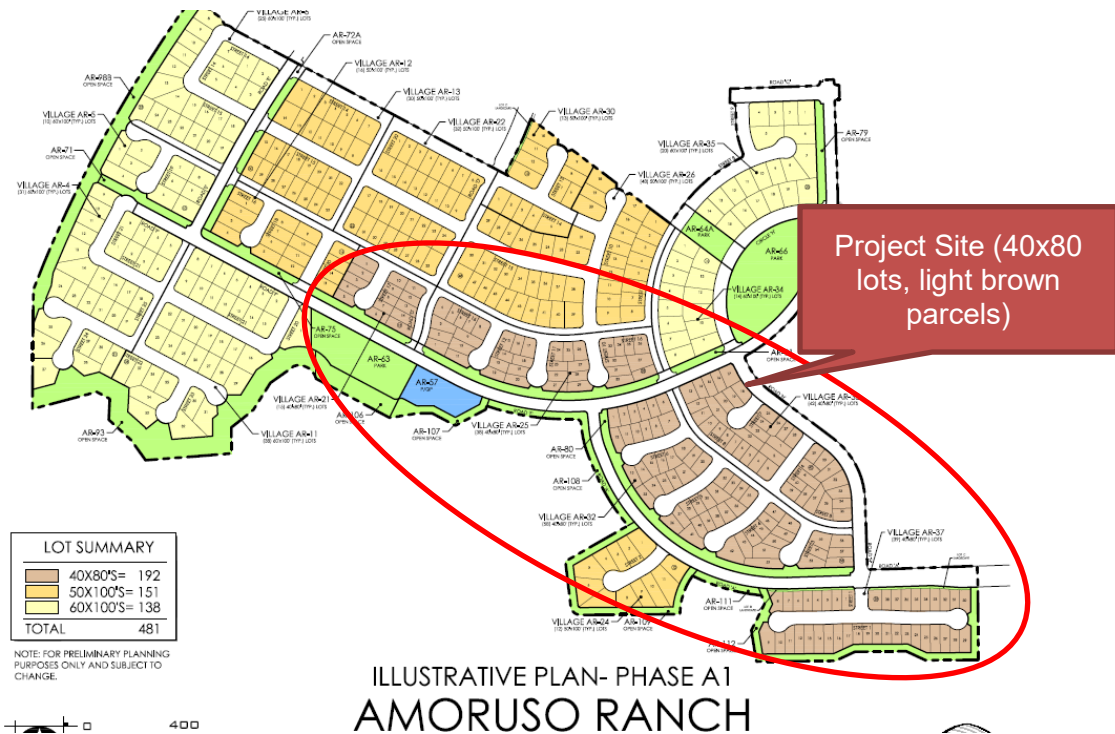
**BACKGROUND**

The Amoruso Ranch Specific Plan (ARSP) was approved by City Council in June 2016 to support the development of approximately 696 acres in the northwestern portion of the City, including 2,827 residential units, 51 acres of commercial, 17 acres of public/quasi-public, 22 acres of parks, 145 acres of open space, and 20 acres of urban reserve. An Environmental Impact Report (EIR) (SCH#2013102057) was certified at the time of Specific Plan adoption. Annexation of the ARSP area into the City of Roseville was approved by the Placer County Local Agency Formation Commission (LAFCO) on December 18, 2018.

An initial Tentative Large Lot Map which reflected the ARSP land use parcels was approved by the Planning Commission on January 10, 2019. However, during the coordination with the U.S. Army Corps of Engineers (USACE) for federal Clean Water Act (CWA) Section 404 permitting, the USACE required additional avoidance of wetland features that necessitated a modification of the land use plan. A General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone (RZ), two Development Agreement Amendments (DAA), and Tentative Large Lot Map Modification application (File #PL19-0312) was reviewed by the Planning Commission on February 27, 2020 and approved by City Council on April 1, 2020. No changes were made to the overall acreage of the ARSP or to the number of housing units. A second Amendment of the ARSP (File # PL21-0184), which included a GPA, SPZ, RZ, DAA, and large and small lot Tentative Subdivision Maps for 481 single-family residential lots (including 192 Medium Density Residential lots) was approved by City Council on May 11, 2022.

The subject large lot parcels, AR-21, AR-25, AR-32, AR-33, and AR-37, constitute all of the Medium Density Residential (MDR) parcels that were approved as a part of the second amendment to the ARSP. The large lot parcels have a land use designation of MDR and a zoning designation of Residential Small Lot with Development Standards (RS/DS). A total of 192 MDR lots are included as a part of the Oakley at Amoruso development.

Figure 1: Project Location



The current project request is for a DRRS to evaluate the unit designs for 192 single-family homes on the MDR large lot parcels. The request includes four (4) proposed home plans, with four (4) elevation styles and four (4) color palates each. The proposed project will rely on the modified development standards that were approved with the second ARSP Amendment (File #PL21-0184).

## **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 Amoruso Ranch Specific Plan (ARSP). No changes to the currently approved development standards are proposed (Attachment 1). The typical lot size for the Oakley at

Amoruso MDR parcels is 40 feet wide by 80 feet long. This creates a typical lot area of 3,200 square feet, and the parcels are consistent with the modified development standards adopted with the second amendment to the ARSP (File #PL21-0184). No new deviations from any setback or lot coverage requirements are requested with the current project. Adherence to these standards will ensure the homes are harmonious with nearby development and the intent of the ARSP. Additionally, the applicant submitted conceptual elevations showing architectural treatment and floorplans for the proposed units, included in Exhibit A.

**Plan Types:** The project includes four (4) plan types, all of which are two-story, ranging in size from 1,378 square feet to 1,874 square feet. Table 1 identifies the square footage and the number of bedrooms for each plan type. Each of the plans adheres to a similar layout, with a common area on the ground floor and bedrooms on the second floor. All units are front-loaded, with a garage and front door entry located on the front of the home. Each unit includes a two-car garage to provide the required parking.

**Table 1: Plan Type Features and Dimensions**

Plan	Square Footage	Bedrooms
1378	1,378	3
1547	1,547	3
1678	1,678	4
1,874	1,874	5

**Streetscape:** Each plan type includes four (4) possible architectural styles, including “Farmhouse”, “Monterey”, “Craftsman”, and “West Coast” styles. Each of the architectural styles will have four (4) 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 CDG, architectural treatment will be applied to all elevations of the buildings, including decorative trim, gable treatments, and application of enhanced siding. Enhanced architectural features are required for any side or rear elevation facing a public street. This will include lots with rear and side elevations facing onto Road “A”, Road “F”, and the internal roadways within the project. The architecture proposed as a part of the Oakley at Amoruso development 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 four (4) architectural styles for each unit plan. The unit designs include a range of decorative embellishments on the front elevations, including board and batten siding, stone veneer, lap siding, and window trim consistent with the respective architecture theme. Materials include stacked stone veneer, concrete tile roofs, window grids, and accents at the gabled ends. The creative use of high quality, durable materials is consistent with the CDG.

## **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 October 14, 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 the Parcels AR-21, AR-25, AR-32, AR-33, and AR-37 and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products 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 Amoruso Ranch Specific Plan EIR (SCH # 2013102057) was certified on June 15, 2016.

## **RECOMMENDATION**

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

- A. Adopt the findings of fact as stated in the staff report and approve the **Design Review for Residential Subdivision – 1115 Saddle Creek Wy.– ARSP PCL AR-21, 25, 32, 33, and 37 – Oakley at Amoruso Ranch DRRS – PL22-0274** subject to twenty-seven (27) conditions of approval.

### **CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE**

**#PL22-0274**

1. The development standards, unit designs and landscape plans for **Oakley at Amoruso Ranch** are approved as described in Exhibits 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 **Oakley at Amoruso Ranch, which is March 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 **March 23, 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 Amoruso Ranch 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 Amoruso Ranch Environmental Impact Report 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 as specified in the Amoruso Ranch 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. (Engineering)
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 Amoruso Ranch 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. Project Development Standards (File #PL21-0184)

### **Exhibits**

- A. Elevations and Floorplans
- B. Colors and Materials
- C. Typical Landscape Plan

**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.