

ITEM 6.2: **Administrative Variance – 1010 Main Street – INFILL PCL 13 - Oakleaf Estates Variance– File #PL26-0369**

REQUEST

The project is a request for an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates subdivision located on Atkins Court. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Applicant – Erika Madden, Fieldstone Communities, LLC
Property Owner – Lendco LLC

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Administrative Variance subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Administrative Variances are typically approved at staff level by the Planning Manager unless a written request for a public hearing is received during the 10-day public noticing period for the project. This is a public notice that is mailed to property owners and residents within a 300-foot radius of the project site. In response to the public notice for the project, a written request for a public hearing was received by two neighboring property owners: Ryan Yokom and Asia Almirol. Both homeowners reside in the neighboring subdivision of Porter & Main, which is located west of the new Oakleaf Subdivision. Their primary concern is the existing stormwater runoff and drainage issues that the Porter & Main homes experience. The residents have not identified any issue with the variance request itself. Additional comments were received during the public notice period, but no other commenters requested a hearing. The public comments received are further expanded on in the Public Comment section of this report below.

Staff informed all commenters that the project was only pertaining to lot coverage and front yard setback variance for two lots, and that the drainage issues on the neighboring subdivision are not a part of the required findings for the project. The homeowners understood but did not want to withdraw their hearing request. The required findings are listed in the Evaluation section of this staff report along with staff's evaluation of the project in relation to each finding.

BACKGROUND

The subject property is located at 1010 Main Street, on Parcel 13 of the City's Infill area, as shown in Figure 1 below. On September 12, 2024, the Planning Commission approved the Tentative Subdivision Map and Tree Permit (File #PL23-0198) to subdivide 17 residential lots and remove one-hundred ten (110) native oak trees.

The 4.25-acre project site has a General Plan land use designation of Low Density Residential (LDR-4) and a zoning designation of Single-Family Residential (R1). Surrounding uses include single-family

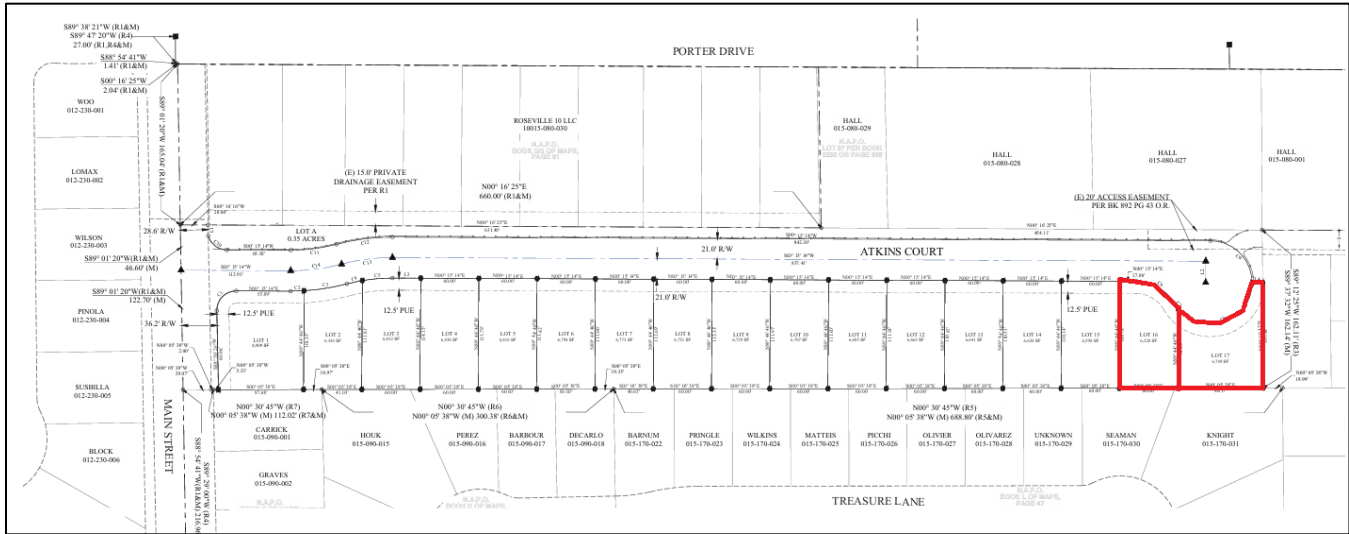
dwelling units to the north, west, and east, and single-family dwelling units to the south across Main Street.

The two subject lots are at the end of the cul-de-sac on the future Atkins Road, as shown in Figure 2, bordered in red. The applicant requests an Administrative Variance to reduce the required front yard setback from 20 feet to 13 feet 6 inches for Lots 16 and 17 within the Oakleaf Estates. The request also includes increasing Lot 16's lot coverage by 1.5%. This would allow for 36.5% lot coverage, whereas the Zoning Ordinance standard is 35%.

Figure 1: Project Location



Figure 2: Impacted Lots



Per Section 19.74.020(B) of the Zoning Ordinance, approval of an Administrative Variance is required to allow deviations from setbacks up to 35 percent of the development standard. The lot coverage variance for Lot 16 would result in an 1.5% increase from the permitted 35% lot coverage. The proposed front yard setback for the two lots is 13 feet 6 inches. Since construction of the new single-family dwelling unit would encroach a maximum of 6 feet 6 inches into the required setback, resulting in a 35% encroachment, approval of an Administrative Variance is necessary for both of these actions. The proposed single-family residences would comply with all other development standards as indicated in Table 1 below.

Table 1: Applicable R1 Development Standards

Criteria	R1 Zoning Standard	Lot 16	Lot 17
Front Yard Setback	20'	13'-6"	13'-6"
Interior Side Setback	5'	5'	5'
Rear Yard Setback	20% of lot depth; need not exceed 20 ft; 10 ft minimum'	19'-6"	17'
Lot Coverage	35% for 2 story; 45% for 1 story%	36.5%	35%

EVALUATION – ADMINISTRATIVE VARIANCE

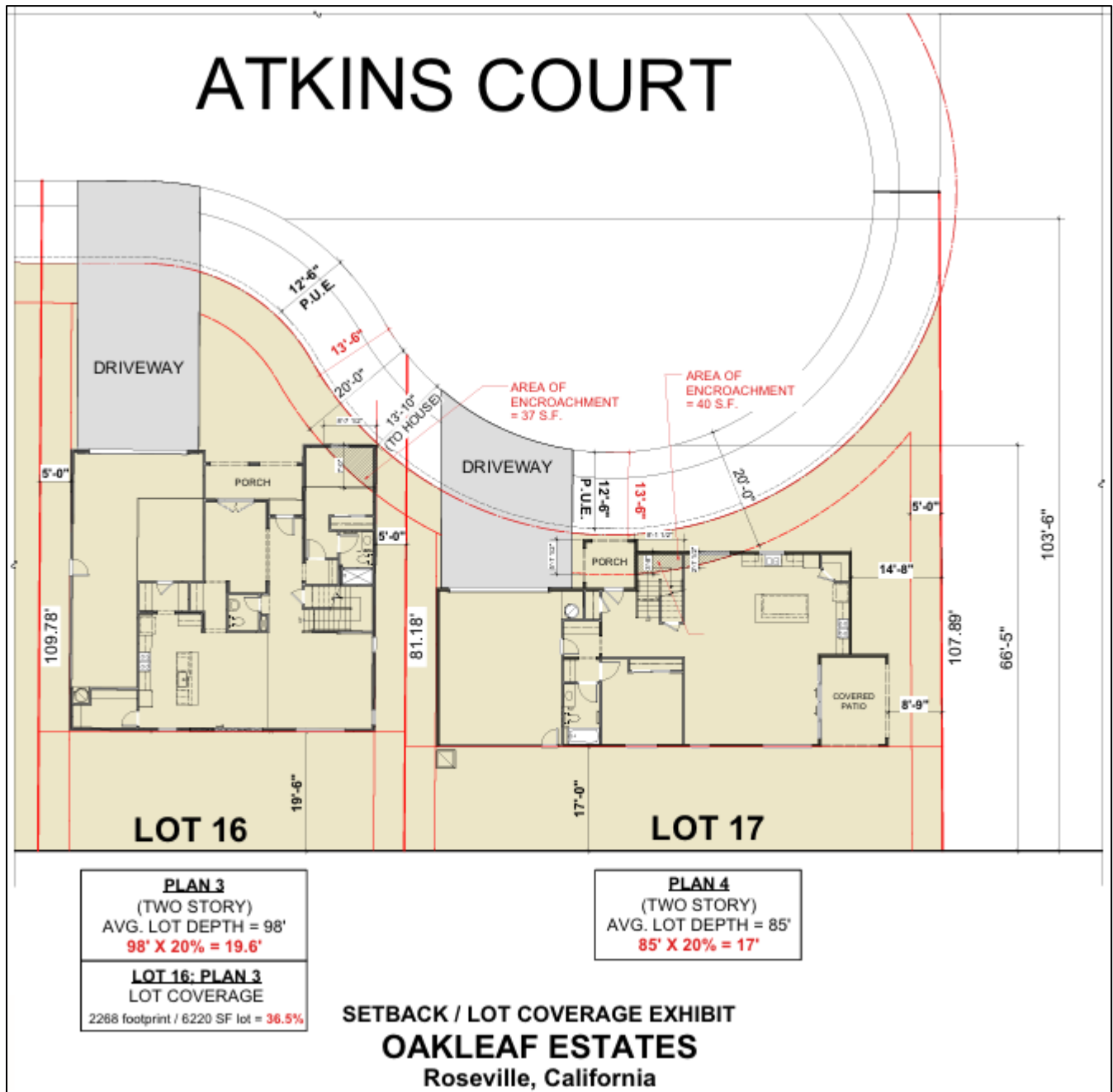
Section 19.78.060.G of the City's Zoning Ordinance provides the procedure for approval of an Administrative Variance. The applicable criteria are listed below in ***bold italics*** and are followed by an evaluation.

- There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.***

The subject lots are located in an approved subdivision with a zoning designation of R1. The required front yard setback for the R1 zone is 20 feet. As mentioned above, the applicant is requesting the front setback variance to allow a setback of 13 feet 6 inches instead of the standard 20-feet.

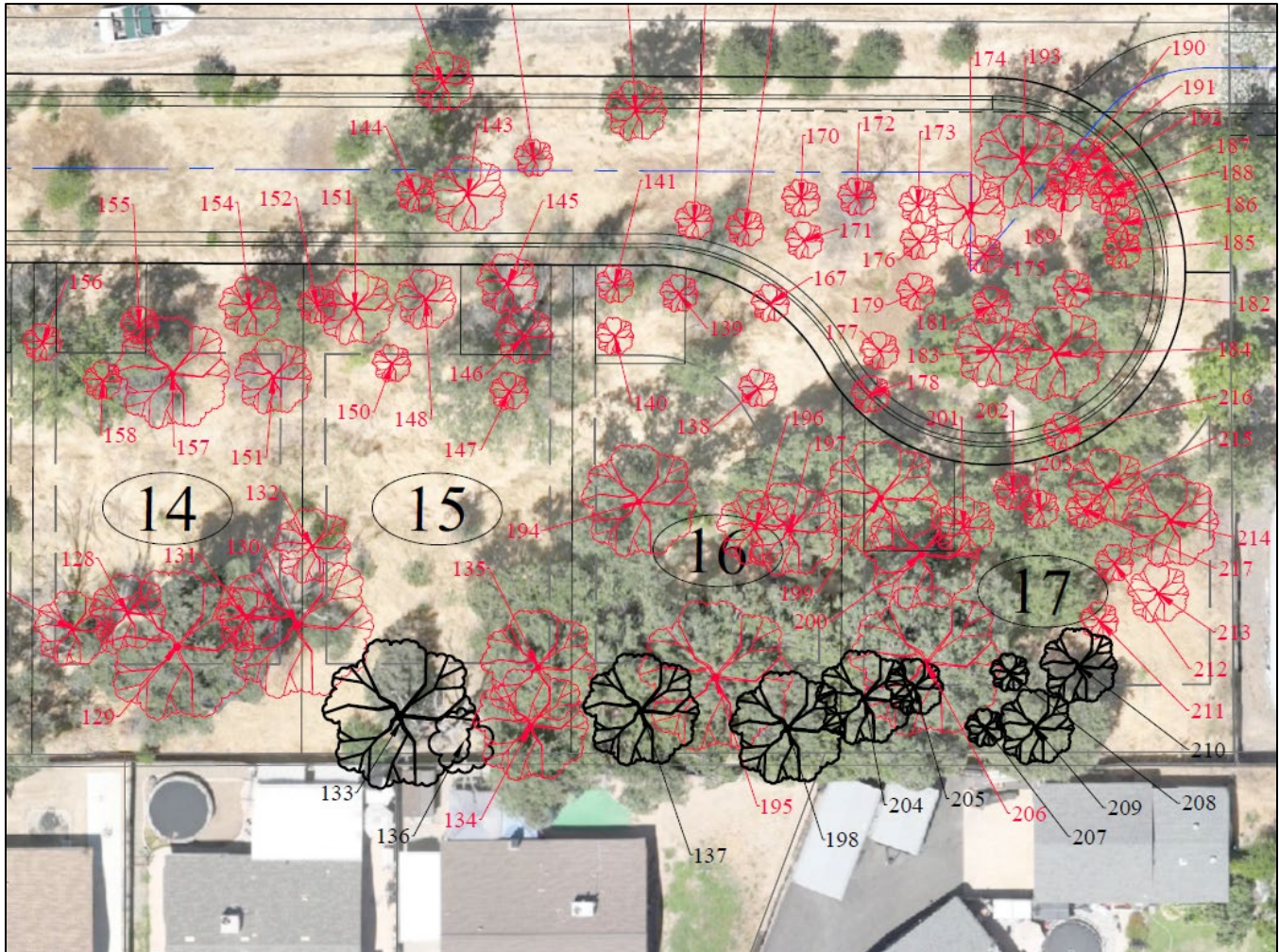
As shown in Figure 3 below, the applicant has provided the proposed layout of the two new single-family residences that would be developed on their respective lots. Lots 16 and 17 are located adjacent to the cul-de-sac bulb, resulting in an unusually shallow lot depth compared to other lots within the subdivision. This reduced lot depth significantly limits the available building envelope when the required 20-foot front yard setback is applied.

Figure 3: Variance Exhibit



Additionally, the applicant's intent is to preserve many of the native oak trees that are located within the rear of the lot. If the applicant is unable to obtain the front yard variance, many of the oak trees located within the rear of the lot would need to be removed. The oak trees provide privacy screening for the neighboring residents on Treasure Lane (see Figure 4).

Figure 4: Oak Trees



The Administrative Variance also requests an additional 1.5% allowable lot coverage for Lot 16. This 1.5% increase in lot coverage would allow the developer to construct one of their planned production homes instead of building a custom home for Lot 16.

Based on the orientation and shallow depth of the lot, and the intent to preserve the oak trees within the rear of the lot, staff has concluded that a reduction in the front yard setback and slight increase of lot coverage is warranted and there are special circumstances applicable to the property that allow this finding to be met.

2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.

As shown in Figure 3, the lots as designed will provide a large usable backyard that would preserve the existing oak trees on the lot. The encroachment on the front yard setback will not negatively impact the enjoyment or use of the property by the owners or neighbors. Staff has not identified any detrimental effects of this project upon the public health, safety, and welfare; or upon property or improvements in the vicinity of the project site. The variation in lot coverage and front yard setback is located outside of the clear vision

triangle and outside of any utility easements. Approval of the variance would not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements.

- 3. *The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.***

The proposed variance will consist of encroaching on the front yard setback and slight increase of lot coverage for a planned single-family residence within an approved subdivision, which is a permitted use in the R1 zoning district. Dwelling units that deviate from the applicable development standards are permitted with approval of an Administrative Variance. As such, the proposed variance does not allow a use that is not otherwise authorized by the regulations of the Zoning Ordinance. Based on the evaluation noted above, approval of the Administrative Variance will not grant any special privilege to the property not enjoyed by other properties in the vicinity that have identical zoning classifications.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website.

A notice of the proposed project was distributed to property owners within 300 feet of the project site and published on the RCONA website. The last day to request a hearing was July 10, 2026. A request for a public hearing was received from Ryan Yokom on July 4, 2026. An additional request from Asia Almirol was received on July 10, 2026. Both of their concerns were regarding existing drainage issues that they are experiencing on their lots within the Porter & Main subdivision, which was also developed by Fieldstone Communities. An additional comment was received regarding drainage concerns from Angelina Mikityuk, but a hearing was not requested.

A separate comment was received regarding oak tree removal at the Oakleaf Subdivision from Kathy DeCarlo, who resides on Treasure Lane, which is located east of the Oakleaf Subdivision. Her concern was regarding a removed tree located behind her residence that she was under the impression was to remain. Staff has since visited the site and confirmed that all trees to remain are protected in place.

A notice of the public hearing was published in the Roseville Press Tribune on August 20, 2026, and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website.

A summary of the actions and discussions with the commenters is below.

Porter & Main Drainage:

As mentioned above, City staff received a total of three public comments regarding the existing drainage concerns within the neighboring subdivision of Porter & Main. On July 15, 2026, three homeowners (Ryan Yokom, Angelina Mikityuk, and Brandon Harris) from Porter & Main met with City staff to discuss the hearing request and their drainage concerns. The concerns include rear yard pooling on their properties due to the adjacent intermittent wetland features.

Staff explained that with the infrastructure improvements already included in the approved Oakleaf Subdivision development, runoff from the approved Oakleaf Subdivision that currently flows through the drainage easement behind the homeowner's properties will be effectively captured within a channel and basin, piped, and will then outfall across Main Street. Staff explained that these infrastructure improvements included in the Oakleaf Subdivision development will significantly improve the total amount

of runoff impacting the homeowner's properties and the Main & Porter development overall. Furthermore, staff discussed the drainage issues with the Fieldstone Communities staff during a site visit with them on July 17, 2026 at the project site.

Both Fieldstone and City Staff are confident that between the remediation efforts that Fieldstone Communities conducted for the existing Porter & Main subdivision, and the improvements as part of the approved Oakleaf Subdivision, the drainage concerns of the residents on Porter & Main will be significantly improved.

Staff also tried to schedule a time to call or meet with Asia Almirol to discuss her concerns, but staff did not receive a response. However, from the email correspondence, Ms. Almirol confirmed that her concern was regarding the drainage on Porter & Main and not about the variance request.

Oak Trees:

On July 8, 2026, City staff was contacted by Kathy DeCarlo, who is located on Treasure Lane about an oak tree that she believes was removed behind her residence. After staff received Ms. DeCarlo's message, staff conducted two separate site visits to investigate, and both times we were accompanied by Fieldstone Communities staff and the certified arborist that was onsite during the tree removal for the project. The tree in question is known as Tree #74 within the Oakleaf Subdivision Arborist Report and on the map that was provided to the Planning Commission for review. Tree #74 is a multi-stemmed oak tree, with the stems varying between 2 inches to 3 inches in size. Tree #74 was tagged and identified to be preserved, and staff were able to confirm that the tree was still there.

After discussing with the certified arborist, staff's understanding is that the tree was adjacent to a variety of non-protected trees (fruit trees specifically), and those fruit trees provided a larger canopy and coverage than what protected Tree #74 provided. These non-protected trees were removed, and in addition, Tree #74 was pruned, which the developer is permitted to do. From staff's perspective, the developer fulfilled the tree preservation requirements that were approved by the Planning Commission, and the oak tree was accurately depicted on the plans and was preserved.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the original tentative subdivision map (File #PL23-0198). The document was released for a 30-day public comment period, which began on May 30, 2024 and ended June 30, 2024. The State Clearinghouse (SCH) Number was 2024051183. This project is required to adhere to all findings, conclusions and mitigation measures listed in the Mitigated Negative Declaration. No new impacts would occur as part of the proposed variance that wasn't previously identified and disclosed within the original IS/MND.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE VARIANCE – 1010 MAIN STREET – INFILL PCL 13 – OAKLEAF ESTATES VARIANCE – FILE #PL26-0369** subject to two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE VARIANCE – FILE #PL26-0173

1. The project is approved as shown in Exhibit A, and as conditioned below. (Planning)

2. This Administrative Variance approval shall be effectuated within a period of two (2) years from **August 27, 2026** and if not effectuated shall expire on **August 27, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

ATTACHMENT

1. Request for hearing (Ryan Yokom)
2. Request for hearing (Asia Almirol)
3. Public comment letter (Angelina Mikityuk)
4. Public comment letter (Kathy DeCarlo)

EXHIBIT

- A. Plans

Note to Applicant and/or Developer: Please contact 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.
