

**ITEM V-B:** **TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL – WRSP FIDDYMENT RANCH VILLAGE F-17 RESUBDIVISION – FILE #2008PL-021 (SUB-000118, & DRP-000251)**

**REQUEST**

The applicant requests approval of a Tentative Subdivision Map to revise interior parcel boundaries for 75 residential small lots in West Roseville Specific Plan (WRSP) Fiddyment Ranch Village F-17. The applicant also requests approval of a Design Review Permit for Residential Subdivision to establish development standards for the house plans proposed for the 75 lots. Village F-17 was approved in 2005 for development of 131 homes on a unique Z-lot configuration (SUBD 04-23). With this present application, the developer seeks to expand the range of floor plans offered in Village F-17 by reconfiguring 75 of the Z-lots located in the northern portion of the subdivision to a conventional rectangular shape to accommodate conventional small lot homes.

Applicant – Steve Hicks, Signature Properties  
Property Owner – Signature Properties

**SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- B. Approve the Tentative Subdivision Map subject to the six (6) conditions listed below;
- C. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and
- D. Approve the Design Review Permit for Residential Subdivision subject to the five (5) conditions listed below.

**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**

Fiddyment Ranch Village F-17 is located on the northeast corner of Blue Oaks Boulevard and Orchard View Road, and is bounded on the north and east by open space parcels (Figure 1). Village F-17 is designated as Medium Density Residential and is zoned Small Lot Residential/ Development Standards District (RS/DS). In 2005 the Planning Commission approved plans to develop Village F-17 with 131 two-story houses using a Z-lot configuration, where lots that are wide in front alternate with lots that are wide in the rear (Attachment 1). Those house plans included two floor plans with garages at the front, and two floor plans with garages at the rear and a 50 foot long driveway along the side yard (Attachment 2). Approved concurrently with the Tentative Map was a Design Review Permit for Residential Subdivision (DRRS) to establish unique development standards for Village F-17.

Figure 1: Aerial Photo



### **EVALUATION – TENTATIVE SUBDIVISION MAP**

Signature Properties proposes to revise the interior side boundaries on 75 of the existing 131 lots in Village F-17 by doing a merger and resubdivision as depicted on the Phased Tentative Subdivision Map (Exhibit A). The existing configuration of the recorded map comprises pairs of lots sharing a Z-line side boundary such that one lot is 36 feet wide in front and 44 feet wide in the rear; the other lot is 44 feet wide in front and 36 feet wide in the rear (Attachment 2). The configuration now being proposed for these 75 lots will replace the Z-line with a straight line and make the lots 40 feet wide from front to rear. The Tentative Map indicates two phases with 59 lots in Phase 1 and 16 lots in Phase 2. The southern 56 lots adjacent to Blue Oaks Boulevard will retain the Z-lot configuration (see Figure 1).

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

The Phased Tentative Subdivision Map indicates the 75 reconfigured lots will be a minimum 3,200 square feet (4,000 square feet on corner lots). All lots are oriented with frontage on public streets, with Lots 12-19 on Orchard View Road, opposite High Density Residential parcel F-23.

All public improvements (streets, utilities, storm drains, etc.) in Village F-17 have already been constructed and accepted by the City, and the right-of-ways have been dedicated. The public improvements will remain in their existing state and will not be affected by this map. Wet and dry utilities are already stubbed to each lot. In most cases, the existing locations of utility stubs and other facilities remain acceptable for the new lot configurations; however, if any relocation of utility stubs or other facilities is needed, it will be done at the developer's expense (Tentative Map Condition #6).

**2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.**

The size, configuration and design of the 75 lots are consistent with the City's policies and the WRSP RS/DS standards, as modified by the requested Design Review Permit for Residential Subdivision (DRP-000251). The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of single-family detached houses. As depicted on the plans and subject to the conditions of approval, the 75 reconfigured lots can be used and built upon.

**3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.**

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the WRSP EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on the parcels proposed by the Phased Tentative Subdivision Map.

**EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION**

Signature Properties proposes to broaden the range of house sizes offered in Village F-17 by adding three conventional small-lot floor plans (1,307 to 1,759 sq. ft.) to the four Z-lot floor plans (1,912 to 2,240 sq. ft.) to already being developed. As was previously approved for the existing Z-lot product type, the applicant seeks to establish unique development standards for the conventional small-lot product, shown below in **bold italics**.

Figure 2: Deviations from RS/DS Standards

	WRSP RS/DS	Existing Z-Lots	Proposed Small-Lots
Area, Interior Lot	4,275 sq. ft.	3,200 sq. ft.	<b>3,200 sq. ft.</b>
Area, Corner Lot	4,710 sq. ft.	4,000 sq. ft.	<b>4,000 sq. ft.</b>
Width, Interior Lot	45 ft.	36 ft.	<b>40 ft.</b>
Width, Corner Lot	50 ft.	44 ft.	<b>44 ft.</b>
Front Setback			
Single Story	10 ft.	10 ft.	<b>10 ft.</b>
Second Story	15 ft.	10 ft.	<b>10 ft.</b>
Garage Door	18 ft.	18 ft.	<b>18 ft.</b>
Side Setback			
Interior Lot	5 ft.	4 ft.	<b>3½ ft.</b>
Corner, street side	12½ ft.	10 ft.	<b>10 ft.</b>
Rear Setback	10 ft.	4 ft. min., 8 ft. typical	<b>8 ft. minimum</b>
Usable Open Space	700 sq. ft.	300 sq. ft.	<b>300 sq. ft.</b>
Height Limit	35 ft.	35 ft.	<b>35 ft.</b>

The WRSP provides for the establishment of unique development standards in place of the Small Lot Residential standards upon approval of a Design Review Permit for Residential Subdivision (DRRS) that is based on a review of the product type. The applicant has provided Design Criteria (Exhibit B) that will guide the development of these 75 lots with the proposed product type (Exhibits C - K).

The application was submitted prior to adoption of the new Community Design Guidelines and design review process for compact residential development. Nevertheless, the project complies with the CDG “priority shall” guidelines (window trim, enhanced front yard landscaping and better color diversity).

Zoning Ordinance Section 19.78.060.I stipulates that two findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in ***bold italics*** and are followed by an evaluation.

***1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.***

The new product type will consist of three 2-story floor plans, each constructed in three exterior styles. Although reduced side setbacks are proposed, neighbor privacy is maintained by limiting side windows to select first floor positions. The three exterior styles use both hip roof and gable roof forms to enhance streetscape variety, and provide sunlight and air to each home and its rear yard. The design of Model 1759 provides for a low-walled entry court beside the front of the house to expand the outdoor living space, enhance the openness of the streetscape and result in more “eyes on the street”.

***2. The residential design is consistent with applicable design guidelines.***

Consistent with the CDG Compact Residential Design Guidelines: shutters used on front elevations and trim used on all elevations are consistent with the architectural styles of the houses; front yards are landscaped with trees, shrubs and ground cover/turf; and three color palettes are used for each model. Consistent with the WRSP Design Guidelines, separated sidewalks and street trees are located within the public right-of-way. Staff believes the applicant’s plans and design criteria will result in the desired quality and character intended by the applicable design guidelines.

**ENVIRONMENTAL DETERMINATION**

This project is exempt from environmental review per Section 15182 of the California Environmental Quality Act (CEQA) Guidelines as a residential project pursuant to a Specific Plan for which an EIR has been certified. The West Roseville Specific Plan EIR (SCH# 2002082057) was certified by the City of Roseville on February 4, 2004.

**RECOMMENDATION**

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Adopt the three findings of fact as stated in the Staff Report for the Tentative Subdivision Map – 1850 Blue Oaks Bl., WRSP Fiddymont Ranch Village F-17 Resubdivision – FILE #2008PL-021 (SUB-000118);
- B. Approve the Tentative Subdivision Map – 1850 Blue Oaks Bl., WRSP Fiddymont Ranch Village F-17 Resubdivision – FILE #2008PL-021 (SUB-000118) subject to the six (6) conditions listed below;
- C. Adopt the three findings of fact as stated in the Staff Report for the Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Fiddymont Ranch Village F-17 Resubdivision – FILE #2008PL-021 (DRP-000251); and

- D. Approve the Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Fiddymment Ranch Village F-17 Resubdivision – FILE #2008PL-021 (DRP-000251) subject to the five (5) conditions listed below.

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR  
RESIDENTIAL SUBDIVISION DRP-000251**

1. The development standards for WRSP Fiddymment Ranch Village F-17, Lots 1 through 19, 55 through 79, 87 through 109, and 124 through 131 shall be as described in Exhibit B, except as modified by these conditions of approval. (Planning)
2. The applicant shall submit a final version of development standards, revised to include the conditions of approval. (Planning)
3. Modifications to the house plans may be approved by the Planning & Redevelopment Director subject to review for consistency with the intent of the original plans to offer four-sided design and architectural detail. (Planning)
4. This Design Review Permit for Residential Subdivision approval shall expire on the same date as the Phased Tentative Map for WRSP Fiddymment Ranch Village F-17, SUB-000118. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

**CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUB-000118**

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan (WRSP) document, the Development Agreement by and between the City of Roseville and Roseville Fiddymment Land Venture, LLC, the Operations and Management Plan for WRSP and the Conditions of Approval previously approved for the subdivision of Parcel F-17 (SUBD 04-23) on May 26, 2005 shall be made part of the requirements of this subdivision. (Electric, Engineering, Environmental Utilities, Fire, Planning)
6. Any relocation or modification to existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Engineering, Environmental Utilities, Fire, Planning)

### **ATTACHMENTS**

1. Original Tentative Map Site Plan (SUBD 04-23)
2. Existing Z-lot configuration
3. Previous Conditions of Approval
4. Statement of Design Intent
5. Colored Streetscape (3 sheets)
6. Colored Elevations (18 sheets)

### **EXHIBITS**

- A. Tentative Subdivision Map
- B. DRRS Design Criteria
- C. Model 1307 Cottage Elevation
- D. Model 1307 Monterey Elevation
- E. Model 1307 Victorian Elevation
- F. Model 1556 Cottage Elevation
- G. Model 1556 Monterey Elevation
- H. Model 1556 Victorian Elevation
- I. Model 1759 Cottage Elevation
- J. Model 1759 Monterey Elevation
- K. Model 1759 Victorian Elevation
- L. Conceptual Model 1307 Landscape Plan
- M. Conceptual Model 1556 Landscape Plan
- N. Conceptual Model 1759 Landscape Plan
- O. Landscape Plant List
- P. Color Boards (not included in packet)

**Note to Applicant and/or Developer:** Please contact the Planning & Redevelopment Department 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 & Redevelopment Director at, or prior to, the public hearing.