

ITEM IV-B: **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION – 4051 SOLAIRE DRIVE
– SVSP PCL WB-25—WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – PL16-0262**

REQUEST

The applicant requests approval of a Design Review Permit For A Residential Subdivision (DRRS) to allow the construction of 100 homes with varying plan types and elevations.

Applicant – Mike Meyer, D.R.Horton CA2, Inc.

Owner – Rusty Ameter, D.R. Horton CA3, Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Design Review Permit for a Residential Subdivision and
- B. Approve the DRRS subject to twenty-three (23) 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 has a land use designation of MDR 7.2 and a zoning designation of RS/DS. The site is located within the Sierra Vista Specific Plan (SVSP), which was approved on May 20, 2010 (File #2007PL-044). An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. The SVSP land uses were later amended in the project area by the Westbrook project (approved in June 2012, File 2011PL-043). The project is in Westbrook Phase 1, which is the area to the east of Westbrook Boulevard. As shown in Figure 1, the Phase 1 portion of Westbrook is being actively developed.

Figure 1: Project Location



Generally, design review for medium density residential homes takes place concurrently with the processing of the tentative subdivision map for the area. However, in this case the property owner intended to sell the subdivision to a home builder, and requested permission to process the map separately. The subdivision map for this property was approved by the Planning Commission on February 13, 2014 (File PL13-0108), with a condition of approval noting that a DRRS would be required before homes could be constructed on Parcel WB-25. Approval of this project will fulfill that condition of approval.

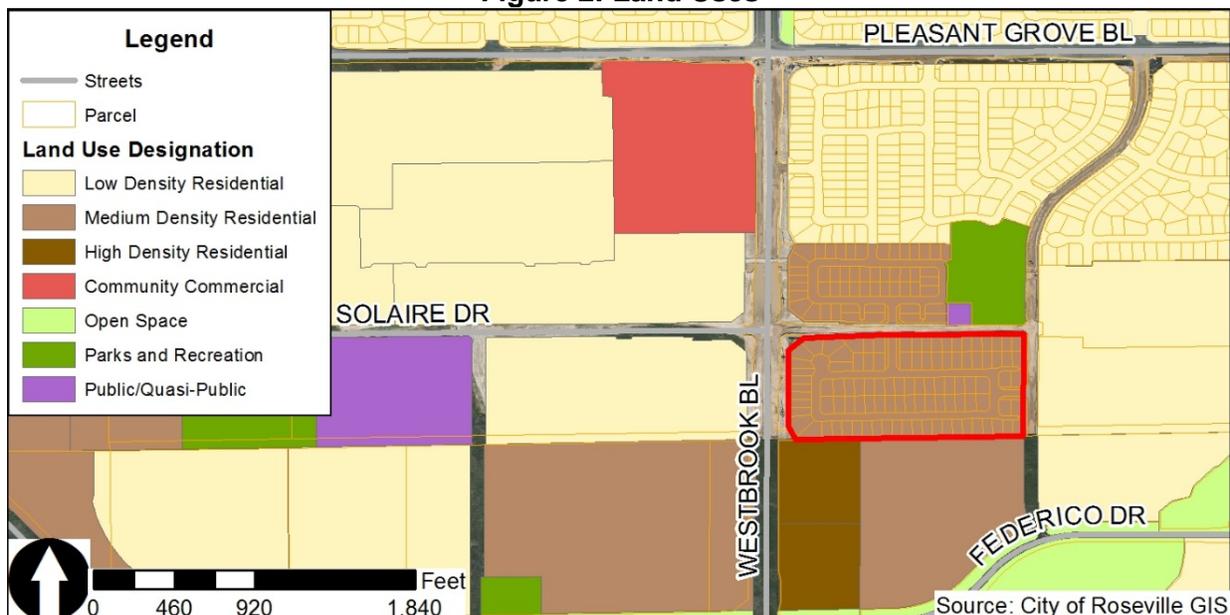
SITE INFORMATION

Location: 4051 Solaire Drive

Total Size: 14.28 acres

Topography and Setting: The site and surrounding area has been rough-graded into a relatively flat condition in preparation for development of the subdivision. Though Figure 1 shows mostly bare earth, the photo (taken in 2015) does not reflect current conditions, which includes residential development and more completion of roadways and infrastructure. As shown in Figure 2, surrounding land uses are low density residential to the east and west, a future park and site and water well to the north, future medium density residential to the north and south, and future high density residential to the south. A site designated community commercial is located to the northwest, across Westbrook Boulevard.

Figure 2: Land Uses



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, 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 the applicable design guidelines.**

The sections which follow discuss the design of the proposal, wrapping up with the analysis of the Findings in a “Conclusion” section. The applicant has indicated that the SVSP development standards for RS/DS lots would apply to the proposed homes; these development standards are consistent with those found in the Development Agreement for this area (Development Agreement By and Between the

City of Roseville and Westpark S.V. 400, LLC, Relative to the Sierra Vista Specific Plan). The applicant has also submitted a design review submittal showing architectural treatment and floorplans (see Exhibit A), as well as a typical lot layout exhibit (see Exhibit B).

Plan Types: The project includes three plan types, all of which are two-story, with three different elevations each. All plans include a two-car garage. The smallest rear yard area will be approximately 1,400 square feet, which is twice the size of the required minimum usable open space according to the RS/DS development standards (see Exhibit C).

Table 1: Plan Type Features and Dimensions

Plan Type	Square Footage	Bedrooms
Plan 1975	1,974	3
Plan 2317	2,317	4
Plan 2328	2,328	4

Figure 3: Sample Streetscape



Streetscape/Color and Materials: Each of the three floor plans will be offered in one of three architectural styles—Farmhouse, Craftsman, and Italianate—and one of nine color palettes (see Exhibit A). An example streetscape is shown in Figure 3. The selected color palettes are generally natural or neutral tones, though one of the Farmhouse color palettes includes a rust red (shown in Figure 3). Visual interest on the homes’ façades are provided by the variation in materials and architecture. Instead of using bright colors, the selected palettes alternate paler and more saturated neutral tones on the varying wall planes and materials. The result is a visually interesting but cohesive streetscape.

For the sides and rear of the two-story homes, each elevation includes both a standard and an enhanced set of plans. The enhanced elevations will be used on street-facing elevations, which occurs on corner lots. Enhancement includes the addition of window trims and a mid-floor trim band. All of the elevations include gable trim.

Landscape: The applicant has included typical landscaping plans (Exhibit D) showing the proposed plant palette and layout. The proposal includes a mix of groundcovers, shrubs of varying heights, and accent trees for the front yard. The selected plants are all known to perform well in this area, and provide a mix of colors and textures which will complement the front of the homes.

Conclusion: The size and overall design of the project is compatible with the other developed and developing subdivisions in general area. The project is also consistent with the applicable design guidelines, as the design has included architectural treatments and details which will create street presence and character.

ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the SVSP on May 20, 2010, and the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration (SCH # 2008032115) was prepared and adopted on June 25, 2012 for the land use amendments for the Westbrook area, which tiered from the program-level EIR analysis prepared for the Specific Plan. City staff determined that the adopted infrastructure and financing plans are sufficient to support the proposed Project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report for the **DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION – 4051 SOLAIRE DRIVE – SVSP PCL WB-25—WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – PL16-0262**.
- B. Approve the **DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION – 4051 SOLAIRE DRIVE – SVSP PCL WB-25—WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – PL16-0262** subject to twenty-three (23) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **December 8, 2016** and if not effectuated shall expire on **December 8, 2018**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **December 8, 2019**. (Planning)
2. The project is approved as shown in Exhibits A – E and as conditioned or modified below. (Planning)

Prior To Issuance of Building Permits

3. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
4. 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, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - c) The landscape plan shall comply with the Landscape Guidelines for the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape ordinance. (Planning)
5. 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)
 6. 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)
 7. 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)
 8. 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)
 9. Two points of access are required for all phasing plans. (Fire)
 10. Testing of all fire systems shall be performed prior to the sales office can be opened for business. (Fire)
 11. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
 12. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
 13. 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

14. All electric metering shall be directly outside accessible. (Electric)
15. 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

16. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

17. 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)
18. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
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. 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)
22. 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)
23. 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)

Exhibits

- A. Elevations
- B. Typical Lot Layout
- C. RS/DS Development Standards
- D. Landscaping 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.