

**ITEM V-A:**      **ADMINISTRATIVE PERMIT, TENTATIVE SUBDIVISION MAP, TREE PERMIT AND DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL – WRSP FIDDYMENT RANCH VILLAGE F-17 – FILE #AP 04-84, SUBD 04-23, TP 04-50, & DRRS 04-01** (continued from May 12, 2005)

**REQUEST**

The applicant requests approval of plans to develop West Roseville Specific Plan Fiddymment Ranch Village F-17 with 131 medium density residential units. Project entitlements include: 1) a Design Review Permit for Residential Subdivision to establish design standards for the project; 2) a Tentative Subdivision Map to divide the 17.3 acre parcel into 131 residential lots; 3) a Tree Permit to remove 24 native oak trees on Parcel F-17 and 9 trees for construction of the off-site sewer main; and 4) an Administrative Permit to transfer four WRSP residential units from Village F-17 to Village F-16.

Applicant – Tim Denham, Wood Rodgers  
Property Owner – Signature Properties

**SUMMARY RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision;
- B. Approve the Design Review Permit for Residential Subdivision subject to the five (5) conditions listed below;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- D. Approve the Tentative Subdivision Map subject to the seventy-seven (77) conditions listed below;
- E. Adopt the two (2) findings of fact for the Tree Permit;
- F. Approve the Tree Permit subject to the twenty-two (22) conditions listed below;
- G. Adopt the three (3) findings of fact for the Administrative Permit; and
- H. Approve the Administrative Permit subject to the two (2) conditions listed below.

**SUMMARY OF OUTSTANDING ISSUES**

This item was discussed by the Planning Commission at its May 12, 2005 public hearing. The Commission expressed concerns that the project does not include on-site play areas and that houses adjacent to the single-loaded street do not face the street and open space parcel. The Commission continued the matter to May 26, 2005 to afford the applicant an opportunity to respond to the design concerns.

The applicant has submitted two new exhibits to address the Commission concerns. These exhibits and the May 12, 2005 staff report are attached to this report.

**DISCUSSION**

During the May 12, 2005 hearing, the Planning Commission expressed concern that the project design does not provide areas for children to play and neighbors to meet. The applicant pointed out that the medium density neighborhood is surrounded on two sides by open space and that two public parks would

be within walking distance. John Bayless of Signature Properties suggested exploring the use of landscape Lot C at the northwest corner of the parcel for some passive recreational amenity.

The Planning Commission also noted that the end lots adjacent to the single-loaded street and open space are oriented sideways to the street, and felt they should face the street and open space. Mr. Bayless explained that the unique building type relies on the z-lot pattern for an efficient layout and that turning the end houses to face the open space would lose units. Nevertheless, he agreed to also explore an alternate layout.

The applicant has submitted two exhibits to address the Planning Commission's concerns. Exhibit W shows Landscape Lot C with perimeter open fencing, a paved pedestrian access from the sidewalk, a bench overlooking the open space parcel, and low maintenance landscape with some native trees and a hydroseed grass mix. The City's Parks Maintenance requested the low maintenance landscape, as it was determined that such a landscape was consistent with the service district obligations. The City's Parks Maintenance staff was specifically opposed to the incorporation of turf within this area.

Exhibit X shows Village F-17 in context with the various existing and future recreational amenities that surround it. About 80 acres of open space preserve flanking Pleasant Grove Creek are adjacent to F-17 on the north and east. On the immediate north, open space Parcel F-83 contains a pistachio orchard. The West Plan indicates a community garden to be located in F-83, about an eighth-mile walk from F-17. The existing Fiddyment Road bridge will become part of the pedestrian-bike trail network, providing direct access to future pocket park F-52, about a quarter-mile walk from F-17. Veterans Park is about a quarter mile east on Blue Oaks Boulevard.

Exhibit W also shows six end lots turned to face the single-loaded street and open space. Two end lots are still shown as sideways to the open space, but the block dimensions preclude turning these houses without losing one lot on each block.

Staff has reviewed these exhibits and recommends the following Design Review Permit for Residential Subdivision conditions:

- Prior to the issuance of the first building permit, the applicant shall provide a revised fencing plan for review and approval by the Planning Director. Side-on fencing adjacent to the single-loaded street shall not enclose the house side and shall meet the setbacks of the front facing houses.
- The plans submitted for all lots adjacent to the single-loaded street on the north shall incorporate architectural enhancements to present a custom, high quality appearance to the public street. These enhancements may include wrap around porches, larger windows or bay windows, etc. The plans for these lots shall be approved by the Planning Director.

Staff also recommends the following Tentative Subdivision Map conditions:

- The Final Map shall use the revised end lot layout shown conceptually on Exhibit W.
- The Improvement Plans shall include construction of Lot C as shown conceptually on Exhibit W.
- The maintenance of Lot C shall be included in the Fiddyment Ranch CSD for the landscape corridors.

## **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 Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# DRRS 04-01;

- B. Approve the Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# DRRS 04-01 subject to the conditions stated above and the five (5) conditions listed in the May 12, 2005 staff report;
- C. Adopt the three findings of fact as stated in the Staff Report for the Tentative Subdivision Map – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# SUBD 04-23;
- D. Approve the Tentative Subdivision Map – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# SUBD 04-23 subject to the conditions stated above and the seventy-seven (77) conditions listed in the May 12, 2005 staff report;
- E. Adopt the two findings of fact as stated below for the Tree Permit – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# TP 04-50;
  - 1. *Approval of the Tree Permit will not be detrimental to the public health, safety, or welfare and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance; and*
  - 2. *Measures have been incorporated in the project or permit to mitigate impacts to remaining trees and to provide replacement for trees removed.*
- F. Approve the Tree Permit – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# TP 04-50 subject to the twenty-two (22) conditions listed below.
- G. Adopt the three findings of fact as stated in the Staff Report for the Administrative Permit to transfer unit allocation – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# AP 04-84; and
- H. Approve the Administrative Permit to transfer unit allocation – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# AP 04-84 subject to the two (2) conditions listed below.

**Attachment:** Planning Commission Staff Report, attachments and exhibits of May 12, 2005

**Exhibits:**

W, Landscape Lot C and revised lotting  
X, Surrounding Park map