

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING NOVEMBER 9, 2006

Prepared by: Steve Lindbeck, Project Planner

ITEM IV-C: DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 3251 MARKET ST &

2351 PLEASANT GROVE BL - WRSP WESTPARK VILLAGES W-10B & W-11 LOT

COVERAGE - FILE #2006PL-165 (DRP-000142)

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish a development standard for Westpark Villages W-10B and W-11 to allow 40 percent lot coverage for one-and-one-half story house plans.

Applicant & Builder – Pat Hanafee, Centex Homes Property Owner – PL Roseville

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; and
- B. Approve the Design Review Permit for Residential Subdivision subject to the three (3) 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

West Roseville Specific Plan (WRSP) Villages W-10 and W-11 are adjacent to one another and located southwest of the Village Center and Pleasant Grove Boulevard (Attachment 1). On July 13, 2006 the Planning Commission approved a Tentative Map (SUBD 05-04) for Village W-10 to divide the 51.8 acre parcel into 245 single-family (R1/DS) lots in two phases. On July 27, 2006 the Commission approved a Tentative Map (SUBD 05-05) for Village W-11 to divide the 32.3 acre parcel into 129 single-family (R1/DS) lots.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

Centex Homes proposes to construct five house plans in Village W-10B and another five in Village W-11 (Exhibits A & B). The five plans for each village have been chosen to offer a range of house sizes with a variety of floor layouts and architectural types. Each village will have a one-story model and 3 two-story models, including a model with its garage attached to the rear and a long driveway along the side yard. Each village will also have a house plan that Centex refers to as a one-and-a-half story model.

The one-and-a-half story models are designed with a small floor area upstairs inside what would otherwise be attic space. On the W-10B model, the 571 square foot upstairs will contain two bedrooms and a bathroom (Exhibit A, Sheet A2.1). On the W-11 model, the 508 square foot upstairs will contain a bonus room or can be finished as a guest suite with a bathroom (Exhibit B, Sheet A2.1). For both one-and-a-half

story models, the roof form and overall height will be comparable to the one-story models in the same villages.

The WRSP development standards for R1/DS lots stipulate that a one-story house may not exceed 45 percent lot coverage, and a two-story house may not exceed 35 percent lot coverage. The zoning ordinance does not define a two-story house, but story is defined in the Uniform Building Code as the space "included between the upper surface of any floor and the upper surface of the floor next above." Consistent with the UBC definition, past practice has been to deem house plans with a first floor and a second floor as a two-story house.

Centex contends that its one-and-a-half story models are an intermediate form between the one-story and two-story models, thus should be allowed an intermediate lot coverage. Centex requests that the development standards for Villages W-10B and W-11 be modified to allow 40 percent lot coverage for its one-and-a-half story models.

Centex has provided floor plans and elevations for five models in Village W-10B and five models in Village W-11. The plans demonstrate that the one-and-a-half story Plan 2 provides more rooms and a larger floor area than the one-story Plan 1 while occupying a comparable building footprint. Furthermore, the upper floor area is contained within a roof that is similar in form and height to the one-story models. Also, the one-and-a-half story models seem noticeably less massive when compared to the two-story models, which feature two-story walls and upper windows on all four sides. The ten models are compared and summarized as follows:

		Village W-10B					Village W-11				
Plan	Story	Floor Area	Building Footprint	Height	Bed	Bath	Floor Area	Building Footprint	Height	Bed	Bath
1	1	2,137 sf	2,894 sf	23 ft	3	2	2,072 sf	2,669 sf	22 ft	3	2
2	1½	2,501 sf	2,793 sf	25 ft	4	3½	2,446 sf	2,700 sf	23 ft	4	3
3	2	2,795 sf	2,260 sf	26 ft	4	3	2,550 sf	2,009 sf	26 ft	4	2½
4	2	3,021 sf	2,265 sf	30 ft	5	4	2,787 sf	2,163 sf	28 ft	5	3
5	2	3,139 sf	2,274 sf	30 ft	6	4	2,982 sf	2,100 sf	29 ft	5	3

Village W-10B contains 96 lots ranging from 6,500 to 13,441 square feet (with 65 lots under 7,500 square feet). Plans 1, 3, & 4 can fit on all 96 lots. Plan 5 can fit on 82 lots (all but the 14 smallest lots). If held to the 35 percent rule governing two-story houses, Plan 2 can fit on only 22 lots. If granted an additional 5 percent by establishing 40 percent coverage for one-and-a-half stories, Plan 2 can fit on 55 lots.

Village W-11 contains 129 lots ranging from 6,000 to 14,642 square feet (with 76 lots under 7,000 square feet). Plans 1, 3 & 5 will fit on all 129 lots. Plan 4 will fit on 116 lots (all but the 13 smallest lots). If held to the 35 percent rule, Plan 2 can fit on only 36 lots. Given a 40 percent rule, Plan 2 can fit on 60 lots.

FINDINGS

The WRSP provides for the establishment of unique development standards upon approval of a Design Review Permit for Residential Subdivision (DRRS) that is based on a review of the product type. 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 plans indicate that the proposed one-and-a-half story models will be comparable in height and bulk with the one-story models, and be considerably less in height and bulk than two-story models. The conceptual unit allocation maps show that using the one-and-a-half story models with the other four models in each village can achieve a harmonious arrangement of buildings. The use of a model with rear garages adds variety to the streetscape with an occasional wide space between adjacent façades. About 60 percent of the houses in the neighborhood will be two-story. The different roofs using hip and gable forms also enhances neighborhood variety.

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

The plans indicate that Villages W-10B and W-11 will be developed consistent with the WRSP Design Guidelines. Staff feels that the range of house sizes, variety of house forms, and use of architectural styles will provide for a neighborhood with the desired quality and character intended by the WRSP.

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 two findings of fact as stated in the Staff Report for the Design Review Permit for Residential Subdivision – 3251 Market St & 2351 Pleasant Grove BI – WRSP Westpark Villages W-10B & W-11 Lot Coverage – File #2006PL-165 (DRP-000142);
- B. Approve the Design Review Permit for Residential Subdivision 3251 Market St & 2351 Pleasant Grove BI WRSP Westpark Villages W-10B & W-11 Lot Coverage File #2006PL-165 (DRP-000142) subject to the three (3) conditions listed below;

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION DRP-000142

- The 40 percent lot coverage for one-and-a-half story houses in WRSP Village W-10B shall be as described in Exhibit A, and for one-and-a-half story houses in Village W-11 shall be as described in Exhibit B, except as modified by these conditions of approval. (Planning)
- 2. 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 in design and architectural detail. (Planning)
- 3. This Design Review Permit for Residential Subdivision (DRRS) shall be effectuated within a period of two (2) years from the approval date and if not effectuated shall expire. Prior to said expiration, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than one (1) additional year. Effectuation for Village W-10B shall occur with the first residential Building Permit for a one-and-a-half story model in Village W-10B. Effectuation for Village W-11 shall occur with the first residential Building Permit for a one-and-a-half story model in Village W-11. (Planning)

ATTACHMENTS

1. Vicinity Map

EXHIBITS

- A. Village W-10B Plans & Elevations (Sheets LC1 and A1.1 through A5.3)
- B. Village W-11 Plans & Elevations (Sheets LC1 and A1.1 through A5.3)

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.