

ITEM IV-B: TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL – WRSP FIDDYMENT RANCH VILLAGE F-17– 2009PL-095 (SUB-000139, DRP-000315, & DRP-000317)

REQUEST

Signature Properties requests approval of a Tentative Subdivision Map to revise the interior parcel boundaries of 35 lots within Fiddyment Ranch Parcel F-17. The revisions would eliminate the “Z lot” configuration on 35 lots and create conventional lot lines. Signature Properties also requests design review approval to modify the approved architectural design of the houses on 57 of the undeveloped lots within Parcel F-17.

DR Horton, a potential builder of 53 lots within the subdivision, also requests design review approval (under separate application) for house plans to be constructed on the lots controlled by DR Horton.

Applicants: Steve Hicks, Signature Properties (SUB-000139 & DRP-000315)
Mike Meyer, Western Pacific Housing (DRP-000317)
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 nineteen (19) conditions listed below;
- C. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision for DRP-000315;
- D. Approve the Design Review Permit for Residential Subdivision for DRP-000315 subject to the nine (9) conditions listed below;
- E. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision for DRP-000317; and
- F. Approve the Design Review Permit for Residential Subdivision for DRP-000317 subject to the nine (9) conditions listed below.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicants have reviewed and are 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. The subject site is bounded on the north and east by open space parcels, vacant land slated for high density residential uses to the west, and to the south (across Blue Oaks) existing single family residences (Figure 1). Village F-17 has a land use designation of Medium Density Residential (MDR) and is zoned Small Lot Residential with Development Standards (RS/DS). The subject site is partially developed with 21 single family homes. The remaining 110 RS/DS lots are undeveloped.

In 2005, the Planning Commission approved a tentative subdivision map and development standards through the design review for residential subdivision (DRRS) entitlement allowing the development of 131 two-story homes on Village F-17 (SUBD 04-23 and DRRS 04-01). The tentative map provided for a “zipper lot” (Z lot) configuration, which is where lots that are wide in front alternate with lots that are wide in the rear. Twenty-one homes were constructed using this design.

In 2008, in order to provide a wider array of floor plans marketed towards first time home buyers and smaller families, Signature opted to resubdivide the rear 75 lots to remove the Z-lot configuration and replace it with conventional lot lines to accommodate three new floor plans. With that approval, the development standards and architectural design were modified through a DRRS to allow the new products. These changes were approved by the Planning Commission on May 8, 2008 under SUB-000118 and DRP-000251.

Due to changes in the market, Signature has chosen not to construct the product approved for the Z lots and instead proposes to remove the remaining 35 Z lot lines from F-17 and replace them with conventional lots lines. Specifically, Signature would like to modify the architectural design approved in 2008 for the northern 75 lots to be used on Lots 1-34, 91-105, and 124-131. DR Horton is in the process of purchasing 53 lots within the subdivision and proposes to modify the architectural design for Lots 39, 40, 53-82, 85-90, 106-111, and 115-123. Both Signature and DR Horton propose to modify the existing development standards on the remaining 110 vacant lots to accommodate their proposed product types.

Figure 1: Land Use & Zoning



EVALUATION – TENTATIVE SUBDIVISION MAP

Signature Properties proposes to revise the interior side boundaries on 35 of the existing 131 lots in Village F-17 through a merger and re-subdivision as depicted on the Tentative Subdivision Map (Exhibit A). This change will remove the internal Z lot line configuration and replace it with conventional lot lines to provide for standard rectangular lots. Currently, the Z lot line configuration provides for alternating front and rear widths of 36 feet wide in front and 44 feet wide in the rear followed by a front width of 44 feet and 36 feet in the rear.

The proposed tentative map will provide for minimum standard of 40 foot wide lots (corner lots will be 44 feet wide) by 80 feet deep for a minimum of a 3200 square foot lot. The revised development standards are shown in Exhibit B and a summary is provided in Table 1 on page 5. The summary indicates that the only change from the 2008 approval is a reduction in the side yard setback from 3.5 feet to 3.25 feet to accommodate the single-story floor plan. All two-story plans throughout the subdivision will have a minimum side yard setback of 3.5 feet consistent with the 2008 approval.

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.***

As noted above, the 35 reconfigured lots will be a minimum 3,200 square feet (4,000 square feet on corner lots), which would be consistent with what has been previously approved for the northern 75 lots within the F-17 subdivision. All lots are oriented with frontage on public streets.

All public improvements (streets, utilities, storm drains, etc.) in Village F-17 have been constructed and accepted by the City, and the rights-of-way 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. The various utility providers indicate that the existing locations of utility stubs and other facilities remain acceptable for the new lot configurations; however, any necessary relocation of utility stubs or other facilities would be at the developer's expense (SUB Condition #6 and DRRS Conditions #4 (Signature) and #5 (DR Horton). The applicants are in agreement with these conditions.

- 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 35 lots are consistent with the City's policies and the development standards approved for the northern 75 lots. 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 35 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 Tentative Subdivision Map.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

In 2008, Signature Properties chose to remove the Z lot configuration from the northern 75 lots in an effort to broaden the range of house sizes offered in Village F-17. Three conventional small lot floor plans ranging from 1,307 square feet to 1,759 square feet were added to the four Z-lot floor plans (1,912 square feet to 2,240 square feet) already being developed. Signature Properties now indicates that they no longer intend to construct the Z lot product and instead would like to modify the design approved in 2008 for the non-Z lots. These revised designs would be used on 57 of the 110 remaining lots. The proposed floor plans range in size from 1,266 square feet to 1,840 square feet and would be constructed on Lots 1-34, 91-105, and 124-131. The modifications include a one-story floor plan in place of a two-story floor plan, as well as changes to the rooflines of the remaining two-story plans.



Figure 2: Approved Elevations 2008



Figure 3: Proposed Elevations

The remaining 53 lots are in contract for purchase by DR Horton. DR Horton proposes to construct a product that is consistent with the development standards proposed by Signature Properties; however, the floor plans and architectural design differs. Therefore, DR Horton has submitted a separate application for a DRRS for consideration on Lots 39, 40, 53-82, 85-90, 106-111, and 115-123. All plans proposed are two stories and will range from 1,507 square feet to 2,115 square feet.



Figures 4 & 5: Proposed DR Horton Elevations

The WRSP and the Zoning Ordinance provide for the establishment of unique development standards in place of the Small Lot Residential standards upon approval of DRRS subject to review of the product type. The applicant has proposed development standards (Table 1 and Exhibit B) that will guide the development of the 110 lots with the product types shown in Exhibits C-E and G-I.

An overview of the approved Z lot development standards and the proposed development standards for the unimproved lots is provided in Table 1. The standards proposed for the conventional lots are consistent with those approved in 2008 for the northern 75 lots. The only exception is that the side setback for the single story floor plan is reduced from 3.5 feet to 3.25 feet to accommodate slightly wider floor plan. Incorporating a single story floor plan is beneficial to the neighborhood's appearance in that it provides for more variation in rooflines. This ultimately contributes to streetscape variation.

Table 1: RS/DS Standards for WRSP F-17

	<u>Z Lots</u> Pertains to Lots: 35-38, 41-52, 83, 84, 112-114	<u>Conventional Lots</u> Pertains to All Non-Z Lots (1-34, 39, 40, 53-82, 85-111, 115-131)
Area, Interior Lot:	3,200 s.f	3,200 s.f
Area, Corner Lot:	4,000 s.f	4,000 s.f
Width, Interior:	36 ft.	40 ft.
Width, Corner:	44 ft.	44 ft.
Setbacks (minimum)	See Chapter 19.22 of Zoning Ordinance for accessory structure setbacks	
Front Setback:	10 ft. to single story 10 ft. to second story 18 ft. to garage door	10 ft. to single story 10 ft. to second story 18 ft. to garage door
Side Setback:	4 ft. interior lot line 10 ft. street side on corner	3.5 ft. interior lot line (<i>3.25 ft. interior lot line for single story plan</i>) 10 ft. street side on corner
Rear Setback:	4 ft. min., 8 ft. typical 300 s.f useable space	8 ft. minimum 300 s.f useable space
Coverage limit:	None	None
Height:	35 ft.	35 ft.
<i>Supplemental Design Standards in the Residential Small Lot (RS) District</i>		
Separation Btwn 2-Story Elements	Minimum building separation of 6 feet between 2-story elements. Roof eaves will overhang approx 12 inches. A minimum separation of 6 feet is required btwn buildings where eaves or fascias are aligned.	Minimum building separation of 6 feet between 1 and 2-story elements. Same
2-Story Unit Mix	None	Within the Signature development (1-34, 91-105, and 124-131) all corner lots shall have either a Plan 1 or a Plan 3 plotted on it.

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 revised product types for Signature will consist of a single story plan and two two-story plans. DR Horton's product types will consist of three two-story floor plans. Each floor plan would have three

elevation options. Due to the smaller side setback associated with RS lots, efforts have been made to maintain neighbor privacy by limiting side windows to select first floor positions.

The proposed design complies with the CDG “priority shall” guidelines (window trim, enhanced front yard landscaping and better color diversity). Additionally, the proposed design is consistent with the design approved in 2008 for the northern 75 lots and is compatible with the 21 homes already constructed within the subdivision.

One of the modifications to the Signature lots was to simplify the roof lines. While the addition of the one-story floor plan will add to the roofline variation within the subdivision, staff requested additional design features to provide more visual interest and detail for each unit. For example, all garage doors will include decorative windows consistent with the 21 homes already constructed within the subdivision. Additional accent colors, shutters, and belly bands were added to the proposed design.

Signature’s Plans 1 and 3 have side entries. In addition to a few interior lots, the units with side entries will be used on all 20 corner lots, which contributes to the streetscape appearance by providing the appearance of two front elevations. Condition #7 (Signature) requires the brick, stone, or accent color used on the front of Plan 1 to be wrapped around to the right elevation when located on a corner lot. This additional design feature will further enhance the appearance of both the unit and the streetscape. The applicant is in agreement with this condition.

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

Consistent with the 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 scheme. 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.

CONCLUSION

Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Tentative Subdivision Map and Design Review Permits for Residential Subdivisions.

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 #2009PL-095 (SUB-000139);
- B. Approve the Tentative Subdivision Map – 1850 Blue Oaks Bl., WRSP Fiddymont Ranch Village F-17 Resubdivision – FILE #2009PL-095 (SUB-000139) subject to the nineteen (19) conditions listed below;

- C. Adopt the findings of fact as stated in the staff report for the Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Fiddymment Ranch Village F-17 Resubdivision – FILE #2009PL-095 (DRP-000315);
- D. Approve the Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Fiddymment Ranch Village F-17 Resubdivision – FILE #2009PL-095 (DRP-000315) subject to the nine (9) conditions listed below.
- E. Adopt the findings of fact as stated in the staff report for the Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Fiddymment Ranch Village F-17 Resubdivision – FILE #2009PL-095 (DRP-000317); and
- F. Approve the Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Fiddymment Ranch Village F-17 Resubdivision – FILE #2009PL-095 (DRP-000317) subject to the nine (9) conditions listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUB-000139

- 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, installation, 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)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

- 7. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 8. All existing corner monuments that have been set within City right of way will need to be removed by replacing the panel of concrete they are located in unless approved other wise by the Public Works Director. (Engineering)

9. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
10. All landscaping in areas containing electrical service equipment shall conform with the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching” (Electric)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

11. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
12. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville”. All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
13. The Final/Lot/Parcel/Parcel Map shall be submitted per, “The Digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
14. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

OTHER CONDITIONS OF APPROVAL

15. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. (Electric)
16. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
17. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant’s expense, to the satisfaction of the City. (Engineering)
18. 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. (Engineering)
19. The project shall comply with all applicable mitigation measures required by the West Roseville Specific Plan EIR (SCH# 2002082057) certified by the City of Roseville on February 4, 2004. (All Departments)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

DRP-000315 (Signature: Lots 1-34, 91-105, and 124-131)

1. The development standards for WRSP Fiddymont Ranch Village F-17 are as described in Exhibit B, except as modified by these conditions of approval. (Planning)
2. In the event that Lots 39, 40, 53-82, 85-90, 106-111, and 115-123 remain in Signature’s control, the architecture approved for the Signature Lots may be utilized on these 53 lots. (Planning)

3. These Design Review Permits for Residential Subdivision approvals shall expire on the same date as the Tentative Map for WRSP Fiddymment Ranch Village F-17, SUB-000139. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
4. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire, Planning)
5. The landscape plans shall comply with the Water Efficient Landscape Ordinance (Ordinance 4783). (Planning)
6. All garage doors shall incorporate decorative windows as indicated on Exhibits C-E. (Planning)
7. The decorative stone, brick, or accent color used on the front elevation of Plan 1 shall be wrapped around to the right elevation when located on any of Signature's corner Lots (1, 3, 11, 12, 20, 25, 26, 31, 32, 91, 97, 98, 105, 124, 131). (Planning)
8. Fences across side yards between two houses shall be located behind the front corner window of the houses. Between units, side yard fence shall be setback approximately 2-feet from the front elevation. On the street side of corner lots, the side yard fence shall be setback approximately 8-feet from the back of walk. Fence placement shall be coordinated with window locations. (Planning)
9. The project shall comply with all applicable mitigation measures required by the West Roseville Specific Plan EIR (SCH# 2002082057) certified by the City of Roseville on February 4, 2004. (All Departments)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

DRP-000317 (DR Horton: Lots 39, 40, 53-82, 85-90, 106-111, and 115-123)

1. The development standards for WRSP Fiddymment Ranch Village F-17 are as described in Exhibit B, except as modified by these conditions of approval. (Planning)
2. The rear elevations of the homes constructed on Lots 39 & 40 shall incorporate architectural details and features used on the adjacent Z lot homes to the satisfaction of the Planning Director to maintain a coordinated and uniform streetscape appearance from Blue Oaks Bl. (Planning)
3. In the event that Lots 39, 40, 53-82, 85-90, 106-111, and 115-123 remain in Signature's control, the architecture approved for the Signature Lots may be utilized on these 53 lots. (Planning)
4. These Design Review Permits for Residential Subdivision approvals shall expire on the same date as the Tentative Map for WRSP Fiddymment Ranch Village F-17, SUB-000139. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
5. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire, Planning)
6. The landscape plans shall comply with the Water Efficient Landscape Ordinance (Ordinance 4783). (Planning)
7. All garage doors shall incorporate decorative windows and the belly bands located on the side and rear elevations of each unit shall be painted to match the trim located around the windows and gable vents. (Planning)

8. Fences across side yards between two houses shall be located behind the front corner window of the houses. Between units, side yard fence shall be setback approximately 2-feet from the front elevation. On the street side of corner lots, the side yard fence shall be setback approximately 8-feet from the back of walk. Fence placement shall be coordinated with window locations. (Planning)
9. The project shall comply with all applicable mitigation measures required by the West Roseville Specific Plan EIR (SCH# 2002082057) certified by the City of Roseville on February 4, 2004. (All Departments)

ATTACHMENTS

1. Fiddymment F-17 Map Overview
2. Signature: Statement of Design Intent
3. DR Horton: Statement of Design Intent
4. Signature Lots: Colored Streetscape

EXHIBITS

- A. Tentative Subdivision Map
- B. DRRS Design Criteria
- C. Signature Plan 1 Elevations
- D. Signature Plan 2 Elevations
- E. Signature Plan 3 Elevations
- F. Signature Colors & Materials Board
- G. DR Horton Plan 1 Elevations
- H. DR Horton Plan 2 Elevations
- I. DR Horton Plan 3 Elevations
- J. DR Horton Color & Material Board
- K. Signature & DR Horton Landscape Plant List
- L. Signature Conceptual Landscape Plan & Typical Planting Plan
- M. DR Horton Typical Landscape Plan

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.