

# CITY OF ROSEVILLE PLANNING AND REDEVELOPMENT DEPARTMENT STAFF REPORT Design Committee March 16, 2006

Prepared by: Chris Dougherty, Assistant Planner

ITEM II-C: DESIGN REVIEW PERMIT – VILLEMONT POOLHOUSE 950 PLEASANT GROVE BL. – NCRSP PARCEL 18C, HIGHLAND RESERVE SOUTH –FILE# DRP-000097

# **REQUEST**

The applicant requests a Design Review Permit to construct a 2,800 square foot pool house within the Villemont Residential Condominium Project at 950 Pleasant Grove BL.

Applicant – Stephanie Johnston, Construction, Coordinator for Tim Lewis Communities

Owner –Tim Lewis Communities

# **SUMMARY RECOMMENDATION**

The Planning Department recommends that the Design Committee take the following actions:

- A. Adopt the four findings of fact
- B. Approve the Design Review Permit with the (83) conditions of approval

#### SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues with this request.

# **BACKGROUND**

The project site is located on the west side of Pleasant Grove Boulevard approximately ¼ mile south of Highway 65. The vacant 26.43 acre site is Parcel 18C of the North Central Roseville Specific Plan (NCRSP) and is flanked by a power line easement and Wal-Mart on the north, and Pleasant Grove Creek and residential neighborhoods on the south and west (Attachment 1).

On January 22, 2004 the Planning Commission approved 248 detached residences and the following entitlements: 1) a General Plan Amendment for NCRSP Parcel 18C from Business Professional (BP) to Medium Density Residential (MDR 9.4); 2) a Specific Plan Amendment for the parcel from BP to MDR; 3) a Rezone of the parcel from BP to R-3, Attached Housing District; 4) a Tentative Condominium Subdivision Map to create 248 individual residential units and a common parcel; 5) a Development Agreement Amendment; and 6) an Affordable Purchase Housing Development Agreement.

# SITE INFORMATION

Location: 950 Pleasant Grove Boulevard, North Central Roseville Specific Plan, Parcel 18C

Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Highland Reserve Neighborhood (31). Notice of this application was sent to board members of the Highland Reserve Neighborhood Association (HRNA). No response was received from any RCONA members.

Total Size: 26.43 acres

**Topography**: The site slopes generally to Pleasant Grove Creek along the southwest. The site has been graded for the condominium subdivision improvements and the site improvements are nearing completion. The pool house will not modify the existing grade pattern.

# **ADJACENT ZONING AND LANDUSE**

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Attached Housing, R-3	Medium Density Res., MDR 9.4	Under Construction
North	Light Industrial, M1/ Community Commercial, CC	Light Industrial Reserve, LI,/ Community Commercial, CC	Walmart
South	Open Space, OS/ Single Family Residential, R-1	Open Space, OS/ Low Density Residential, LDR 4.8	Creek/ Houses
East	CC	CC	Vacant
West	OS/ R-1	OS/ LDR 4.4	Creek/ Houses

# **EVALUATION**

The evaluation of the Design Review Permit to construct a pool house at the Villemont Condominiums has been based on the applicable development standards within the City's Zoning Ordinances and the design standards of the City's Community Design Guidelines.

#### Site Design and Parking:

- The project site is located at 950 Pleasant Grove Boulevard, North Central Roseville Specific Plan, Parcel 18C within the Villemont Condominium Project (Attachment 2)
- Parking for the pool house consists of six spaces including one space designed for handicap access. Additional parking is also provided in the overall project for each residential unit and guest parking. Given that the pool house is for residents it is not anticipated that more parking is needed.

#### Landscaping:

- The landscaping is consistent with the previously approved Villemont Condominium project. The landscaping plan includes multiple trees around the pool area as screening.
- Staff recommends that additional screening trees be provided along the south edge of the pool
  adjacent to the arbor (Exhibit B). Trees in this location will provide additional screening and
  privacy to the existing single family residences. These tees are provided for in condition 8a.
  The applicant is in agreement with this condition.

#### Architecture:

 The architecture style and colors are consistent with the previously approved Villemont Condominium project. A color materials board will be available for the committee's review at the meeting of March 16<sup>th</sup>. The pool house architecture consists of stucco exterior walls with wrought iron and stone accents and concrete roof tiles. Staff does not recommend any changes.

#### **SUMMARY / CONCLUSION**

Given that the site design and the architecture of the Villemont pool house are consistent and conform to the previously approved condominium project. Staff believes that the proposed pool house is appropriate for Parcel 18C. Based on the evaluations above, staff believes that the Design Committee can make the required findings for approval.

# **ENVIRONMENTAL DETERMINATION**

The original site approval (SUBD 03-07) was for the Villemont Condominium Project. The proposed pool house was anticipated with the prior negative declaration. Therefore, the Planning & Redevelopment Director has determined that this project is consistent with the previous environmental documentation prepared for the Villemont Condominium Project. The Negative Declaration for the project was reviewed and adopted by the Planning Commission on January 22, 2004. No additional environmental review is necessary.

# **RECOMMENDATION**

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

- A. Adopt the four (4) findings of fact as listed below for the Design Review Permit Villemont Pool House 950 Pleasant Grove BL. NCRSP Parcel 18C, Highland Reserve South–FILE# DRP-000097:
  - 1. The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
  - The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
  - 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
  - 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.
- B. Approve the Design Review Permit Villemont Pool House 950 Pleasant Grove BL. NCRSP Parcel 18C, Highland Reserve South–FILE# DRP-000097 with the (83) conditions of approval.

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on November 17, 2007. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from June 17, 2007. (Planning & Redevelopment)
- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below. (Planning & Redevelopment)
- 3. 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)
- 4. 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)
- 5. The applicant 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)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 7. 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)
- 8. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning & Redevelopment)
  - a. Staff recommends two additional Deodora Cedars for pool screening shown on Exhibit B.
- 9. 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 & Redevelopment)
- 10. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning & Redevelopment)
- 11. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 12. A separate **Site Accessibility Plan** which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 13. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), 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 Department for applicable Code editions). (Building)

- 14. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 15. 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)
- 16. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 17. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
- 18. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
- 19. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
- 20. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 21. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1,500 gpm and the fire sprinkler system 500 gpm. (Fire)
- 22. Applicant shall provide a minimum of two (2) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 450 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
- 23. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 24. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
- 25. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard

surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)

- 26. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - a. one (1) set of improvement plans
  - b. load calculations
  - c. Electrical panel one-line drawings (Electric)
- 38. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Redevelopment & Police)
- 39. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
- 40. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
  - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning & Redevelopment, Environmental Utilities)
- 41. 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. (Engineering, Environmental Utilities, Electric)
- 42. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 43. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
  - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the

Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 46. 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)
- 50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 51. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 52. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 53. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 54. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 55. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 56. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 57. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
- 58. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)

- 59. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
- 60. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 61. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 62. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
- 63. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
- 64. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 65. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
  - a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
  - b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
  - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
  - d. A 100 % reliability factor. (Fire, Police)
- 66. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 67. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

- 68. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 69. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
- 70. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 71. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
  - a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
- 72. One <sup>3</sup>/<sub>4</sub>" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 73. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
- 74. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
- 75. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 76. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning & Redevelopment)
- 77. 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 & Redevelopment)
- 78. 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)
- 79. 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)

- 80. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 81. 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)
- 82. 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)
- 83. 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)

# **ATTACHMENTS**

- Vicinity Map
- 2. Villemont Condominium Project Site Plan

# **EXHIBITS**

- A. Site Plan
- B. Landscape Plan
- C. Floor Plan
- D. Building Elevation 1
- E. Building Elevation 2

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