

ITEM IV-B: DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 10091 CROCKER RANCH RD – NRSP CROCKER RANCH NORTH PHASES 3A & 3B – FILE #2008PL-039 (DRP-0000255)

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to allow modifications to the Small Lot Residential (RS) Development Standards and supplemental design standards for 102 lots within North Roseville Specific Plan (NRSP) Crocker Ranch North Phases 3A & 3B. Proposed modifications include eliminating the requirements for a front yard stagger, two-story mix, and separation between two-story unit elements. Additionally, in lieu of the useable rear yard open space requirements, the rear yard setback would be increased to 18 feet.

Applicant/Property Owner – John Mourier Construction

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 10 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

On March 14, 2002, the Planning Commission approved entitlements for Crocker Ranch North and Doctors Ranch within the North Roseville Specific Plan (NRSP), allowing for the creation of 934 single-family residential units. Crocker Ranch North Phases 3A & 3B are located in the far northwest corner of the NRSP at the intersection of Crocker Ranch Road and Sevilla Drive (Figure 1). The project site is designated as Low Density Residential and is zoned Small Lot Residential/Development Standards (RS/DS).

The project site is the last phase to be developed within the NRSP. John Mourier Construction (JMC) has submitted building permits for or begun construction on, 55 of the single-family homes within Crocker Ranch North Phase 3A. JMC has requested to modify the Development Standards (setbacks, useable rear yard) and RS Supplemental Design Standards (two-story mix, staggered front yard, etc.) for the remaining 29 lots within Phase 3A and the 73 lots within Phase 3B. The subdivision map has been approved and the lots have been created. As shown in Figure 1, the roadways and infrastructure are also in place. No changes to the approved subdivision map are requested; lot sizes will be unaffected by this request.

Figure 1: Aerial Photo



On March 19, 2008, City Council adopted the amended Community Design Guidelines that include design guidelines for Commercial, Industrial, and Multi-family projects and parcels with a residential land use designation of Medium Density Residential (7 – 12.9 units/acre) or higher. The design guidelines also apply to projects that request modifications to the RS Supplemental Design Standards. Since the applicant proposes to modify supplemental design standards, the project is subject to design review to ensure consistency with the Community Design Guidelines for Compact Residential projects.

On May 21, 2008, the City Council adopted modifications to the zoning ordinance to require design review for compact residential projects. The zoning ordinance modifications also allow the residential development standards to be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS). Previously, modifications to the development standards required approval of a Rezone. This application represents the first project processed under the City's newly created compact residential design review process.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION (DRRS)

As part of the DRRS submittal requirements, the applicant has submitted a Statement of Design Intent that describes the project's overall design concept, challenges and opportunities, and noteworthy design strategies (Attachment 1). This project is unique in that construction has begun on the Phase 3A and the new units will need to be complimentary with the existing architecture and landscaping. The roadways and lots have already been established, which limits the ability to make significant changes to the project layout.

JMC proposes to broaden the range of floor plans offered in Crocker Ranch North Phase 3 by adding additional two-story plans of larger size with enhanced architectural and landscape treatments as options for the remaining 102 lots. The applicant has submitted six floor plans, three of which are two-story plans (Exhibit A). Each plan includes three elevation options that evoke either a California mission/Spanish, craftsman, or French style. JMC has also submitted color options that include 26 unique exterior color schemes (Exhibit B). Each color scheme includes three colors per façade to be applied to the trim, body, entry door/shutters, and a fourth color to be applied as an accent/shadow color. Three different roof materials and stone material would be utilized throughout the subdivision based on the unit's style.

Development Standards

The applicant seeks to establish unique development standards for the remaining 102 lots within NRSP Crocker Ranch Phase 3A & 3B. The proposed deviations to the RS development standards are shown below in ***bold italics***.

Figure 2: Deviations from RS Development Standards

DEVELOPMENT FEATURE	RS ZONE REQUIREMENT	PROPOSED
Area, Interior Lot	4,500 s.f.	4,500 sf
Area, Corner Lot	5,500 s.f.	5,500 sf
Width, Interior Lot	45'	45'
Width, Corner Lot	55'	55'
Minimum Front Yard Setback	15' (20' or 18' with roll up door driveway depth)	15' (20' or 18' with roll up door driveway depth)
Minimum Side Yard Setback	5' – interior lot, 12.5' – street side of corner lot	5' – interior lot, 12.5' – street side of corner lot
Minimum Rear Yard Setback	15' with minimum useable open space	<i>18'</i>
Site Coverage	No maximum coverage identified	No maximum coverage identified
Useable Rear Yard Open Space	1,000 s.f. for first two bedrooms plus 200 s.f. for each additional bedroom	<i>No usable rear yard constraint</i>

The applicant proposes to eliminate the useable rear yard open space requirement. As shown above, the standard requirement for the rear yard open space increases as the number of bedrooms within the unit increase. JMC wishes to add plans with additional bedrooms. In order to maintain a more consistent rear yard setback between the existing and proposed plans, JMC is proposing to establish a standard rear yard setback of 18 feet. This standard has been approved in other developments within the City (e.g. Crocker Ranch North 4, Longmeadow). Staff feels that the 18 feet setback is appropriate for the development, will allow an adequate rear yard, and does not recommend any modifications.

RS Supplemental Design Standards

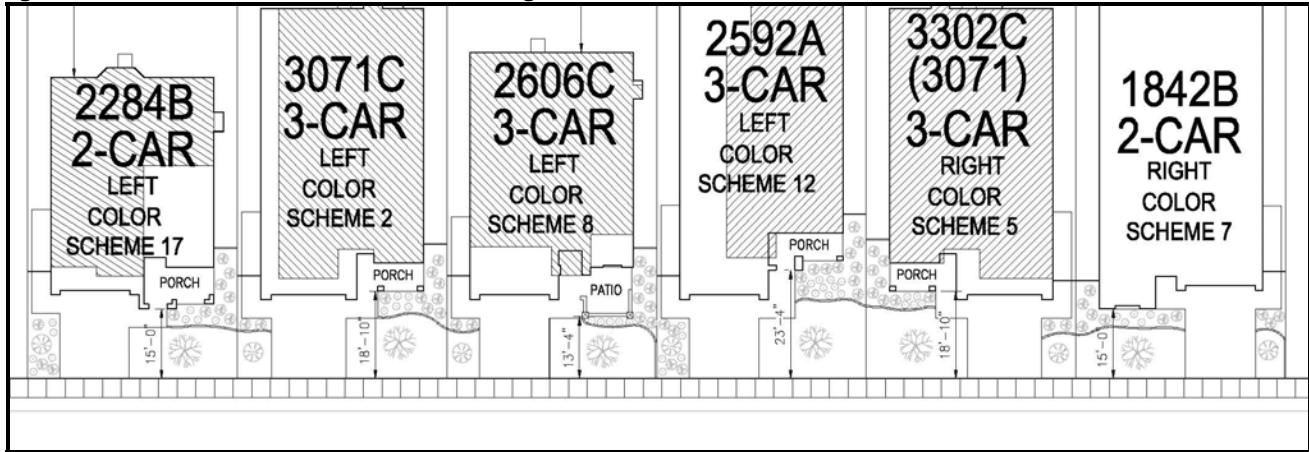
In addition to development standards, Supplemental Design Standards apply to RS districts. In summary, the supplemental design standards require a two-foot front yard stagger between adjacent units, a two-foot stagger for the third car bay and two car garage, no more than three two-story units in a row, and a minimum 20-foot separation between second story elements. The applicant has proposed modifications to the Supplemental Design Standards to allow for more plan options. In particular, the applicant is proposing to eliminate the front yard stagger and the two-story mix limitation, and reduce the separation between second story elements to a minimum of 10 feet. The proposed modifications are shown below in ***bold italics***.

Figure 3: Deviations from RS Supplemental Design Standards

RS Supplemental Design Standard	Existing	Proposed
Front Yard Stagger	Two feet between adjacent residential units	<i>None proposed</i>
Stagger for Third Car Garage	Two feet between third car bay and two car garage	Two feet between third car bay and two car garage
Two Story Mix	No more than three two-story units adjacent to one another	<i>No two-story mix requirement</i>
Separation Between Second Story Elements	20 feet minimum separation between second story elements of adjacent units	<i>10 feet minimum separation between second story elements of adjacent units</i>

Although JMC would eliminate the front yard stagger, the plan layouts are such that there will be the appearance of a front yard stagger. As shown in the following Figure 4, Plan 3 has a 15 foot front yard setback to the porch, whereas Plan 1 has a front yard setback of 18'-10" to the front porch, and Plan 2 has front patio space with a 13'- 4" front yard setback.

Figure 4: Front Yard Setback Variation/Plotting Exhibit



Staff feels that the variation in plans and the layout of each plan will create sufficient setback variation, which meets, or exceeds, the intent of the of the front yard stagger. No modifications to proposed design standard are recommended.

JMC would also eliminate the two-story mix and reduce the separation between the second story elements. In order to provide additional visual interest, which is the intent of the supplemental design standards, JMC has proposed additional design standards unique to the subject lots. The additional design standards are shown below.

Figure 5: Additional RS Design Standards

Additional Design Standards
All windows, openings, and gable vents to receive trim appropriate to architecture
No more than four of the same unit plan types shall be located adjacent to one another
Minimum six (6) foot depth porch or patio included with all two-story units
Adjacent same unit plan types to alternate building elevations
All homes to be finished consistent with attached color and material board.
Adjacent building elevations shall alternate colors (i.e. Craftsman, Scheme 11; Spanish, Scheme 8; French Country, Scheme 23). Building elevations/color schemes with the same body color shall not be located adjacent to one another.
Garage doors to have windows appropriate to architecture
All homes landscaped consistent with attached concept landscape plans.
Additional landscape "pockets" shall be located at the front property line adjacent to the driveway on several lots within the development.

The additional design guidelines will ensure that adjacent units will have different facades and paint colors. Required front porches, windows in the garage doors, and front yard landscaping would enhance the "live-forward"/pedestrian streetscape. To add variation, three elevations with varied roof forms would be proposed for each unit plan type. Additionally, window trim would be applied around all windows. Landscape "pockets" will be located at the front of the property adjacent to the sidewalk intermittently through the development to add visual interest and break up the hardscape (see Exhibit C). Staff feels that the additional design standards will enhance the character of the development and effectively meet the intent of the original Supplemental Design Standards.

Findings

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 new product type will consist of three 2-story floor plans and three one-story floor plans, each constructed in three exterior styles with 26 different color schemes. The design closely resembles the other homes in the vicinity. JMC has proposed plans with front elevations similar to existing Phase 3A units, but has added additional architectural features such as an expanded color scheme and enhanced landscaping. The new product types are similar in height, bulk, size, and arrangement to homes in the vicinity.

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

The Community Design Guidelines for Compact Residential Developments include several “shall” guidelines that developments must adhere to. Additional “should” statements are recommendations and applicants are encouraged to incorporate into the development when appropriate. The complete list of guidelines is included as Attachment 2. The project is consistent with the following shall guidelines:

- The required number of parking spaces is provided as defined in the Zoning Ordinance;
- Architectural treatment is applied to all elevations. All exterior windows and doors are trimmed. The project also incorporates multiple colors and the trim color is carried to all elevations;
- Consistent with the architectural style, all openings incorporate trim or shutters;
- Landscaping has been used extensively throughout the project (see Exhibit C); and
- The landscape plans are consistent with the City’s Water Efficient Landscape Requirements (see Condition 6).

The applicant has also incorporated several other design components that are consistent with the design guidelines, such as useable front porches or patios spaces, and a mix of architectural styles and colors. As described in previous sections, staff believes the applicant’s plans and design criteria will result in the desired quality and character intended by the applicable design guidelines.

ENVIRONMENTAL DETERMINATION

This application is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines per Section 15182 as a residential project consistent with an approved specific plan. The Environmental Impact Report prepared for the North Roseville Specific Plan was certified by the City of Roseville on September 13, 2000 (SCH#1999061039) and is available for review at the Planning and Redevelopment Department during normal business hours.

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 –10091 Crocker Ranch Rd – NRSP Crocker Ranch N Phase 3A & 3B – FILE #2008PL-039 (DRP-000255); and
- B. Approve the Design Review Permit for Residential Subdivision – 110091 Crocker Ranch Rd – NRSP Crocker Ranch N Phase 3A & 3B – FILE #2008PL-039 (DRP-000255) subject to the 10 conditions listed below.

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION
2008PL-039 (DRP-000255)**

1. This design review permit for residential subdivision (DRRS) approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on June 26, 2010. 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 26, 2010.
2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning)
3. Unit elevations must vary between adjacent lots; no two unit elevations may be located on adjacent lots. At time of plot plan submittal, the applicant shall submit an exhibit (see Exhibit E for example) that shows the adjacent approved plots within the development and identifies setbacks, plan numbers, front yard landscaping and color schemes. (Planning)
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. 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)
6. The landscape plan shall comply with the North Roseville Specific Plan and the current City of Roseville Water Efficient Landscape Requirements in effect at permit issuance. (Planning)
7. 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)
8. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, 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 Department for applicable Code editions). (Building)
9. 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)
10. In no case shall any part of a residence encroach within the 12.5 foot front setback (P.U.E.). This includes, but is not limited to, footings, eaves, stoops, and overhangs. (Electric)

ATTACHMENTS

1. Statement of Design Intent
2. List of Community Design Guidelines for Compact Residential Developments

EXHIBITS

- A. Crocker Ranch North Phase 3A & 3B plans/elevations
- B. Color Copy of Color Boards (Color Boards not included in packet)

- C. Typical Landscape Plans
- D. DRRS Development & Design Standards
- E. Sample Plotting Exhibit

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.