

# PLANNING & HOUSING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING SEPTEMBER 22, 2011

Prepared by: Gina La Torra, Associate Planner

ITEM V-A: DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION - 10090 CROCKER

RANCH ROAD - NRSP PCL DR-3 CROCKER RANCH DRRS - FILE #2007PL-067

(DRP-000394)

# **REQUEST**

The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to modify the development and design standards to allow a four foot side yard setback and substitute site coverage requirements with rear yard setback and usable open space requirements.

Applicant/Property Owner – John Mourier Construction (JMC)

# **SUMMARY RECOMMENDATION**

The Planning & Housing 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 four (4) conditions.

# **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**

The project site is located within Phase 3 of the North Roseville Specific Plan (NRSP) and is adjacent to the far north boundary of the NRSP and the City limits. The adjacent Placer County land currently has a land use of agriculture and is part of the Placer Ranch Specific Plan. The project site is located on one of the last residential parcels to be developed within Phase 3 of the NRSP (see Figure 1).

On February 14, 2008 the Planning Commission approved a Tentative Subdivision Map to create 155 single-family lots, and recommended approval to City Council on a Specific Plan Amendment to add 59 single-family units to the existing NRSP allocation, a Rezone to change the zoning of the subject site from Single-Family Residential (R1/DS) to Small-lot Residential (RS/DS), and a Development Agreement Amendment (DDA) to reflect the changes. City Council approved the NRSP amendment, Rezone and DDA on March 19, 2008. At the time JMC did not have floor plans prepared for the subdivision. Instead the project was approved with design guidelines and development standards to guide the future design of the homes. The previously approved design guidelines are provided as Exhibit D. During the building permit stage, the Planning Department will review the plans to ensure the design and development standards are adhered to.

On May 21, 2008, the City Council adopted modifications to the Zoning Ordinance that includes an exception to the design review process required for compact residential projects (Section 19.10.050). The exception allows the residential development standards to be modified, expanded, or eliminated through the approval of a DRRS. Previously, modifications to the development standards required approval of a Rezone.





The main purposes for residential side yard setbacks is to provide fire separation and to allow light and air between units, contributing to the single-family residential streetscape appearance. The building code standards relating to fire separation for single-family residential structures were reduced in the 2010 California Building Code. The new regulations allow for structures to have a three feet separation from the property line before additional fire prevention standards are required, whereas the previous code applied to structures less than five feet from the property line. JMC is requesting to reduce the side yard setback requirement to take advantage of the new building code. The effect of the reduced setback on the neighborhood appearance has been evaluated below.

JMC is also requesting to replace the site coverage requirement with a useable open space requirement to be more consistent with the current RS standards. The RS standards were modified in May 2010 after the existing RS standards were applied to this JMC project. There is no longer a site coverage requirement for RS lots as long as the useable open space requirement is met. Useable open space is defined as open areas adjacent to residential uses with the purpose of providing an outdoor area designed for outdoor living and recreation. A minimum depth of 10 feet measured perpendicular to the rear or side yard shall be maintained in order for an area to be considered for useable open space. Typically the useable open space area is located in the side and rear yard.

#### **EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION**

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.

John Mourier Construction (JMC) proposes to reduce the side yard setback to take advantage of the new building code that will allow for a larger home while not encroaching into the front or rear setbacks. JMC also proposes to eliminate the site coverage requirement and add a useable open space requirement to be more consistent with the current RS standards. The proposed modifications compared to the existing standards and the current RS standards are shown below.

Figure 2: Deviations from RS/DS Standards

DEVELOPMENT FEATURE	RS STANDARD	EXISTING	PROPOSED
Minimum Side Yard Setback	5' interior lot, 12.5'	5' interior lot, 12.5'	4' interior lot, 12.5'
	street side of corner lot	street side of corner lot	street side of corner lot
Minimum Rear Yard Setback	10' with minimum		10' with minimum
	useable open space of	10 ft for single-story, 15	useable open space of
	700 sq ft or 500 sq ft	ft for second-story	700 sq ft or 500 sq ft
	where a useable front	it for second-story	where a useable front
	porch is provided		porch is provided
Site Coverage	None	50%	None

As shown in Figure 2, the modifications will reduce the required side setback by one foot on each side of the home. JMC provided a streetscape showing the four foot setback and on a 45 foot wide lot, the reduction is minimal (see Exhibit B). With the elimination of site coverage, the structure may cover more of the lot, yet a useable open space will be maintained. JMC has provided a conceptual lotting exhibit showing setbacks and useable open space in the rear yard (see Exhibit C). The addition of the useable open space requirement will ensure the lots are developed more similar to other RS lots. The subdivision will still remain a single-family development with development standards and design guidelines.

The request will not amend the approved design guidelines, as provided in Exhibit D, and the findings for approval. The homes will be evaluated during the building permit stage to ensure the design guidelines have been incorporated and the treatment of the homes remains consistent within the subdivision. The subdivision will therefore be harmonious with other single-family developments in the vicinity.

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

Per Section 19.10.40 of the Zoning Ordinance, RS lots are subject to supplemental design standards. The subdivision was approved with modified design standards and design guidelines. Together the guidelines and standards provide a visual and descriptive framework to guide the future design of the homes to ensure a higher level of design is incorporated especially into the front façade/streetscape. The design standards and guidelines were found to be consistent with the Community Design Guidelines. JMC is not modifying the design guidelines or standards with this request, except to provide clarification on the front porch depth. The design standards are listed below with the clarification shown in strike-out.

Figure 3: CRN4 Design Standards

DESIGN FEATURE	CRN4 STANDARD	
	Single story element at intersection or enhanced treatment on street side with	
Corner Restriction	grid and trim at windows located on two story elements	
Street Facing Enhancements	Decorative railing @ porches, planter with landscaping in front of porches	
Front Porch	Minimum 6 ft depth for porch on two story homes	
	Minimum 2 building façade element breaks with varied depths on two story	
Front Façade	homes. Mixture of one and two story components.	
Exterior Building Material	Minimum 3 elevations per plan - one to be other than stucco	
	(one elevation to utilize cementious siding material on front elevation)	
Elevation Type	Alternate adjacent building elevations	
Garage	A minimum of a two car garage	
Garage Roll-up door	Doors to have windows appropriate to architecture	
Lots: 1, 8, 9, & 79	These lots to have a minimum 5 ft side yard setback from masonry wall	
	West side yard/property line shall have a 10 ft minimum setback for single story	
Lots: 63 and 64	portion of home & 15ft minimum setback for second story portion of home	

The minimum six foot front porch was intended to apply to both two-story and one-story homes, when a porch is provided. The modified design standards only clarify what was originally intended. No other modifications to the design standards are proposed. The proposed reduction to the side yard setback will not affect the design standards. Staff feels that the additional design guidelines and standards enhance the character of the development and even with the modifications to the setbacks and site coverage; the project will effectively meet the intent of the original approval. With the established design criteria, the project still complies with the Community Design Guidelines (CDG) "priority shalls" for compact residential developments (window trim, enhanced front yard landscaping and better color diversity). The architectural elements of the homes mentioned above will result in an attractive streetscape appearance that will offset the setback reduction.

# **ENVIRONMENTAL DETERMINATION**

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15182 as a residential project consistent with the 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 Housing Department.

# **RECOMMENDATION**

The Planning & Housing 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 – 10090 CROCKER RANCH ROAD – NRSP PCL DR-3 CROCKER RANCH DRRS – FILE #2007PL-067 (DRP-000394); and
- B. Approve the Design Review Permit for Residential Subdivision 10090 CROCKER RANCH ROAD NRSP PCL DR-3 CROCKER RANCH DRRS FILE #2007PL-067 (DRP-000394), subject to the five (5) conditions listed below.

# CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION DRP-000394

- 1. The development and design standards for NRSP CROCKER RANCH L-4 DR-3 are as listed in Exhibit A and Exhibit D, except as modified by these conditions of approval. (Planning)
- This permit shall be valid for a period of two (2) years from this date and shall expire on September 22, 2013. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than one year from September 22, 2013. (Planning)
- 3. The project is subject to previously approved conditions of approval for File#2007PL-067, Permit # **SUB-00096**. (Planning)
- 4. The residential buildings shall meet requirements for fire resistance at exterior walls per the Building Code table r302.1(1) and/or r302.1(2). Any projections/eaves will need to be one hour construction if less than 3 feet from property line. (Building)

#### **EXHIBITS**

- A. DRRS Development Standards
- B. Streetscape
- C. Conceptual Lotting Plan
- D. Design Guidelines

**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.