

ITEM IV-D: MAJOR PROJECT PERMIT MODIFICATION AND TENTATIVE SUBDIVISION MAP – 10001 DIAMOND CREEK BL – NRSP PCL EV-1 – FILE #2012PL-052 (MPP-000038 & SUB-000159)

REQUEST

The applicant requests approval of a Major Project Permit Modification and Tentative Subdivision Map to merge and re-subdivide 36 existing residential lots in Eskaton Village, and create 25 new lots for the purpose of constructing single family homes.

Applicant – Rich Radoycis, Psomas
Property Owner – Paul Eblen, Lakemont Village Roseville LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Major Project Permit Modification;
- B. Approve the Major Project Permit Modification subject to the three (3) conditions of approval;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- D. Approve the Tentative Subdivision Map subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The project site is located within the North Roseville Specific Plan (NRSP) at 10001 Diamond Creek Boulevard, at the northwest corner of the Blue Oaks Boulevard/Diamond Creek Boulevard intersection. The subject site totals approximately 52.2 acres and has a land use and zoning designation of Community Commercial (CC) and Community Commercial/Special Area Overlay (CC/SA).

On May 12, 2005, the Planning Commission approved entitlements (including a Major Project Permit and Tentative Subdivision Map) allowing development of Eskaton Village Roseville (an age restricted community) to be constructed in four phases.

To date, infrastructure improvements for the first three phases of the project have been completed. The Village Center containing a bistro, indoor pool, assisted living/memory care facility, and fitness center are constructed. In addition, 175 single family residential lots are fully improved and 113 homes are occupied. Recently however, market conditions have changed and homebuyers are showing more interest in larger single family homes than previously anticipated. To respond to the market, the developer requests approval of a Major Project Permit Modification (MPPMOD) and Tentative Subdivision Map to reconfigure portions of the residential development to accommodate larger floor plans.

Figure 1: Vicinity Map



EVALUATION

The evaluation section of this report includes an analysis of the proposed modifications to the existing Stage 1 MPP (site layout) for the single family residential portion of the project and an analysis of the proposed Tentative Subdivision Map. The proposed changes will reduce the number of units in Phase 3 by 11 (from 95 to 84) by merging 36 existing parcels and creating 25 new larger lots.

Currently, the project is being constructed in accordance with the previously approved MPP and Tentative Map; therefore, the following analysis is intended to focus on the areas of change. The current MPPMOD request has been analyzed for consistency with the goals and policies of the General Plan, the Zoning Ordinance, Community Design Guidelines, the North Roseville Specific Plan, and the approved development plans for the project. The proposed changes to the Tentative Map have also been analyzed for consistency with these same documents as well as the Subdivision Ordinance and the Subdivision Map Act.

Major Project Permit Modification

The approved MPP Stage One site plan for the project is provided as Attachment 2, while the proposed site plan for the current request is provided as Exhibit A. As seen on these two plans, the major difference between the two is the reduction in the total number of residential units and the proposed changes to the lot configuration.

The original project was approved with 300 single family homes intended to provide a unique design (small lots, “age in place” features, low maintenance yards, etc.) that would cater to the needs of older homeowners or “empty nesters”. Four standard floor plans (Plans 1-4) were approved for the development, consisting of 2 bed/2 bath units ranging in size from 1,163 – 1,645 square feet. The project was originally designed with the majority of lots designated for units with the smallest floor plan (Plan 1); and as opposed to most single family subdivisions, the lots were configured such that the builder could not switch unit plans from one lot to another. At this time, based on market conditions, the applicant wishes to

reconfigure 36 parcels resulting in 25 new lots that can accommodate larger floor plans (Plans 2-4) (see Attachment 3).

As proposed, the parcel configuration will be slightly altered. However, the project layout will be substantially consistent with the original design and unit orientation, as homes will continue to front onto the private streets and alleyways. In addition, staff does not find any issues with changing the unit mix, as the elevations were previously approved and currently exist within the neighborhood (see Attachment 4). With the proposed changes, the project will continue to provide a cohesive architectural theme throughout the neighborhood and will not impact any of the existing landscaping, street or alley way dimensions. Furthermore, the proposed changes to the MPP will not impact the development standards approved for the site (i.e. setbacks, lot coverage, design guidelines, etc.) or infrastructure improvements.

With the exception of the number of units, the project will retain the major design concepts approved in 2005. The architecture of the homes will remain the same and the overall project design originally approved by the Planning Commission will not change. The proposed project modifications have been designed to comply with the requirements of the previously approved MPP, the NRSP, as well as the City Community Design Guidelines. As such, staff recommends approval of the modifications to the previously approved MPP.

TENTATIVE SUBDIVISION MAP

The applicant proposes to modify the existing Tentative Subdivision Map to accommodate the range of housing options currently offered within the Eskaton community. Staff has confirmed that the proposed changes to the map are substantially consistent with the intent of the original approval, do not change the findings upon which the approval was based, and do not have a substantial effect on property rights of landowners within the area. As such, the Tentative Subdivision Map analysis will primarily focus on the merger and subdivision of the subject parcels.

Figure 3: Tentative Subdivision Map



As shown in Figure 3, only a portion of the single family residential project will be impacted by the proposed changes. The proposed changes will slightly alter the originally approved subdivision layout and will result in 11 fewer lots.

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.***

The proposed Tentative Subdivision Map will not substantially alter the design, character, grading, location, or configuration of the lots, roads and improvements within the subdivision. All of the homes will be one story units and will fit on lots that are substantially consistent with the original Tentative Subdivision Map that was approved by the Planning Commission in 2005. Due to the establishment of new lots, the modified parcels were evaluated for conformance to the development standards of the applicable zoning designation and found to be consistent with the development standards for lot area and width. Additionally, the proposed map will remain consistent with the previously approved subdivision and the applicable City policies and standards.

- 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.***

As noted above, the size, configuration, and design of the proposed lots is consistent with the Major Project Permit previously approved for the property and with the applicable City policies and standards. No physical factors have changed since the original map approval and the proposed Tentative Subdivision Map will result in lots that can be 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 remain consistent with what has been anticipated by the NRSP EIR. The design of the subdivision will not modify the design of the sewer lines in the project area or the treatment capacity at the City's wastewater treatment plant and there remains adequate conveyance and capacity to accommodate the residential development on the newly configured lots proposed by the Tentative Map.

CONCLUSION

As discussed above, the proposed changes will not significantly impact the design of the project and will not result in a noticeable difference from its existing built condition. Staff has reviewed the project for consistency with the previously approved Major Project Permit and Tentative Subdivision Map, as well as the General Plan, North Roseville Specific Plan, and Community Design Guidelines and found the project to be consistent with these documents. As such, staff recommends approval of the MPPMOD and Tentative Subdivision Map.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15315 pertaining to minor land divisions and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed below for the MAJOR PROJECT PERMIT MODIFICATION – 10001 DIAMOND CREEK BL. – NRSP PCL EV-1 – FILE # 2012PL-052 (MPP-000038):
 - 1. *The proposed modification is substantially consistent with the intent of the original approval.*
 - 2. *The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the North Roseville Specific Plan.*
- B. Approve the MAJOR PROJECT PERMIT MODIFICATION – 10001 DIAMOND CREEK BL. – NRSP PCL EV-1 – FILE # 2012PL-052 (MPP-000038) - as shown in Exhibit A and subject to three (3) conditions of approval below.
- C. Adopt the three findings of fact as stated in the staff report for the TENTATIVE SUBDIVISION MAP – 10001 DIAMOND CREEK BL. – NRSP PCL EV-1 – FILE # 2012PL-052 (SUB-000159).
- D. Approve the TENTATIVE SUBDIVISION MAP – 10001 DIAMOND CREEK BL. – NRSP PCL EV-1 – FILE # 2012PL-052 (SUB-000159) as shown in Exhibit A and subject to the three (3) conditions of approval below.

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT MODIFICATION (MPP-000038)

- 1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
- 2. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **August 23, 2014**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
- 3. The Major Project Permit Modification (Stage 1) shall comply with the originally approved conditions of approval for Eskaton Village Roseville (MPP 04-03), except as modified by these conditions. (Planning)

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (SUB-000159)

- 1. The Tentative Subdivision Map is approved as shown in Exhibit A, and as conditioned or modified below. (Planning)
- 2. This map shall be valid for a period of two (2) years from this date and shall expire on **August 23, 2014**. 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 six years from **August 23, 2014**. (Planning)
- 3. This map is subject to the conditions of approval for the previously approved Eskaton Village Tentative Subdivision Map for Project # SUB 04-21. (Planning)

ATTACHMENTS

1. MPP 04-03 & SUB 04-21 Staff Report
2. Approved Site Plan
3. Existing / Proposed Unit Count Tables
4. Approved/Existing Elevations

EXHIBIT

- A. Site Plan/Tentative Map

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.