

Planning Department Staff Report Planning Commission Meeting

May 9, 2013

Prepared by: Wayne Wiley, Associate Planner

ITEM V-A:

TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 4251 BOB DOYLE DRIVE – WRSP WESTPARK VILLAGE W-26 – FILE # 2013PL-001 (SUB-000170 & DRP-000474)

REQUEST

The applicant requests approval of a Tentative Subdivision Map to divide Westpark Village W-26 into 132 single-family lots. The applicant also requests a Design Review Permit for a Residential Subdivision to construct 132 detached homes and establish unit designs and development standards for the subdivision.

Applicant – Greg Bardini, Morton & Pitalo, Inc.

Property Owner – Don Barnett, Lennar Homes of California

SUMMARY RECOMMENDATION

The Planning 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 fifty-seven (57) conditions of approval;
- C. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and
- D. Approve the Design Review Permit for Residential Subdivision subject to the seventy-three (73) conditions of approval.

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. In addition, staff contacted the president of the Westpark-Fiddyment Farms Neighborhood Association to help provide additional information to interested residents. To date, staff has not been contacted by any interested parties.

BACKGROUND

Village Center Parcel W-26 of the West Roseville Specific Plan (WRSP) is located on the south side of Bob Doyle Drive and west of Fiddyment Road (see Figure 1), in the northeast portion of the Village Center. The parcel is zoned Attached Housing/Development Standards (R3/DS) and has a Land Use designation of High Density Residential (HDR 17.6). The project site totals 10 acres and is surrounded by low density residential (Parcels W-2 and W-7), medium density residential (Parcels W-21 and W-22), and Community Commercial (CC) (Parcels W-32 and W-33) land uses.

In November of 2006, the Planning Commission approved a Design Review Permit to construct 165 condominium units and a Tentative Subdivision Map (Condominium Map) to subdivide the 10-acre site into two parcels with 165 condominium units within 26 buildings. Due to market conditions, these entitlements were never effectuated and expired on November 9, 2008.

At this time, the applicant proposes to develop the subject parcel with 132 detached single-family units. It is important to note, that the variation in unit types and number of units from the original approval is permitted per the WRSP provided the unit designs are consistent with the Village Center Design Guidelines and the cumulative increase/decrease in units does not exceed 20%. Accordingly, the proposed changes are considered a minor density adjustment and are permitted per the specific plan. As proposed, the applicant will develop two product types that will provide a variety of home options with varying floor plans and outdoor activity areas.



SITE INFORMATION

Location: 4251 Bob Doyle Drive, WRSP, Village Center Parcel W-26

Total Size: 10 acres

Topography: The subject parcel is comprised of relatively flat topography ranging from approximately 109 feet above mean sea level (msl) in the northern portion of the site to approximately 113 feet msl in the southern corner of the site. There are no native oak trees on the site.

EVALUATION – TENTATIVE SUBDIVISION MAP

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 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 WRSP, whichever is more restrictive, and the design standards of this Title.

<u>Parcel size, design, configuration, location, orientation and character</u>: The Tentative Map indicates the 132 residential lots will be sized and oriented for the two different product types (see Exhibit A). The design reflects the development pattern established by the WRSP for the Village Center and the existing lot configuration. All homes will have two car garages accessed via 20-foot wide mid-block private alleys.

<u>Circulation</u>: Direct access to the subdivision will be provided on Bob Doyle Drive, Village Center Drive, Village Plaza Drive, and Mayhill Drive. Individual units will be accessed via 20-foot wide private alleys and 14 guest parking spaces will be provided internal to the site with additional parking allowed on all public streets, with the exception of Bob Doyle Drive.

<u>Grading</u>: The site was previously rough graded and finish grading for this project will be minor. Retaining walls will not be used as grade differences between adjacent detached house pads are typically less than one foot. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

<u>Drainage</u>: The lots have been designed to drain toward the interior alleys (see Exhibit B). The drainage improvements proposed by this Tentative Map include curbs, drain inlets, and underground drain pipes. Engineering staff has reviewed the drainage plans, and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards and is consistent with the requirements of the WRSP.

<u>Utilities</u>: Water, sewer, and electric facilities will be provided to the parcel from backbone infrastructure via connection on Mayhill Drive. On-site water service and sewer to each unit will be provided from stubs in the alleyways. Environmental Utilities and Roseville Electric have reviewed the plans and found them consistent with applicable improvement standards and associated Conditions of Approval.

<u>Easements</u>: The proposed lots will have side yard patios that encroach into the adjacent properties. As such, "right to use" reciprocal easements will be recorded, allowing for the side yard patios to encroach onto the adjacent properties. Dry utilities will be provided in the 10 foot PUE along all major roads. In addition, reciprocal access agreements will be recorded for all private alleys (see Condition #45).

Affordable Housing: Parcel W-26 is not identified as an affordable housing site and the developer's affordable housing obligation will be satisfied on other parcels as specified in the Development Agreement.

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 all of the lots within the subdivision are consistent with the WRSP R3/DS standards as modified by the DRRS for Village W-26 (DRP-000474). The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of the detached homes described in this application. As depicted on the Tentative Map and subject to the conditions of approval, all 132 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 Map.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

The WRSP Village Center Plan provides for the development of attached and detached housing of an urban nature with higher densities (7-20 units/acre) than found in the typical suburban setting. Streetscape design is used to create a vertical enclosure that defines comfortable public spaces,

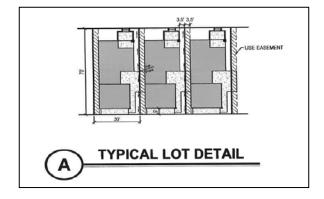
provides visual interest, and maintains a pedestrian scale for housing. The following Village Center HDR design principles and R3/DS standards are intended to achieve this:

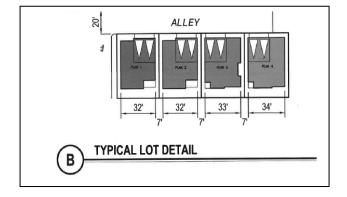
- Residential units facing the public street with 10 to15-foot front setbacks
- Entries/porches facing and moved forward toward the street
- Elevated pad grades above the adjacent sidewalk
- Garage access via rear alleys or auto courts
- Well articulated street façades incorporating building projections and recesses, bay windows, balconies, variety of roof forms and heights
- Architectural enhancements like decorative trim, shutters, columns, etc.
- Exterior finishes using multiple materials and textures to enhance architectural detail
- Unit variation to create distinction between individual units

Lennar Homes proposes to develop Village Center Parcel W-26 with 132 detached two-story single family homes on two blocks between Bob Doyle Drive and Mayhill Drive.

BOS DOYLE DRIVE TO THE TOTAL THE TOT

With this request, the applicant is proposing to blend two home product types into Village W-26 to provide a diverse and desirable unit mix. The first product (Product A) is a continuation of the recently approved product located in Villages W-22 & 25. The second home product (Product B) incorporates similar floor plans from the recently approved Diamond Creek community, but with new and distinct elevations consistent with the designs of other residential projects in the Village Center.





As noted in the tables below, the applicant has proposed deviations from the development standards called out in the WRSP to accommodate the detached homes. The WRSP allows flexibility to modify development standards through approval of a Design Review for Residential (DRRS). As proposed, the requested development standards slightly differ, but accommodate products that are consistent with the general vision and goals of the WRSP. The proposed development standards for both products are as follows.

Table 1: R3/DS Development Standards (HDR)

	Proposed – Product A	Proposed – Product B
Lot Area – interior	2,100 sq. ft. minimum	2,100 sq. ft. minimum
Lot Area – corner	2,550 sq. ft. minimum	2,450 sq. ft. minimum
Lot Width - interior	30' minimum	35' minimum
Lot Width - corner	35' minimum	45' minimum
Street Setback	10' minimum	10' minimum
Side Setback	3'6" interior (all units) 10' street side setback (corner lots)	3'6" interior (all units) 10' street side setback (corner lots)
Front Articulation Front Porches/Courtyards Stoops/Bay Windows Elevated Porch/Stoop	2' setback* N/A 4' max height	2' setback* N/A 4' max height
Off-Street Parking	Two car garages accessed via alley loaded parking	Two car garages accessed via alley loaded parking
Site Coverage	65% maximum	70% maximum
Height	35' maximum	35' maximum

^{*}The proposed development standards will only deviate from the WRSP regarding the allowable setback for front porches (permitting a two foot setback in place of a four foot setback). Staff finds the proposed deviation appropriate and further detail of the project design is described below.

Streetscape - Product A: Product A will consist of 30 two story homes designed with four separate architectural styles for each of the four floor plans, ranging in height between 30 to 35 feet (see Exhibit D). To further emphasize street articulation, the homes fronting on Village Plaza Drive and Village Center Drive will have staggered setbacks of 10 to 15 feet, consistent with the design intent of the Village Center Plan. The front porches will also be staggered from one another and will be set back two to five feet from the sidewalk.





Product B: The remaining 102 homes will also be designed with four distinct architectural styles consisting of Arts& Crafts, Cottage, Italian Villa and Colonial and will range in height between 30 to 35 feet. All homes adjacent to Bob Doyle Drive and Village Green Drive will be oriented towards the street and will have staggered setbacks to provide visual interest along the streetscape. The proposed unit designs include smaller front porches than the other product type, and will have patios on the rear/side yards of the homes to provide a more traditional small private patio space for residents.



As proposed, all interior lots on W-26 will face one another and front onto paseos. Special consideration was paid to the street side elevations and additional architectural enhancements will be included in the building design to maintain a strong streetscape. In addition, outdoor patios will be located on the street side elevations to provide for street forward architecture. The neighborhood will also include detached sidewalks, street trees, landscape trees at-grade, low shrubs and groundcover.

Color and Materials: Both product types are designed with four floor plans and four architectural styles (see Exhibit D). Each style has at least three distinct color schemes, for a total of forty-eight different street presentations per product type. Additionally, special attention was given to the architectural detailing and façade articulation on the front and street side elevations. As such, the unit designs provide a variety of decorative embellishments (i.e. shutters, corbels, gables), exterior finishes (i.e. stucco, lap siding, brick and stone), building projections, and varied roof forms, creating a diverse streetscape that provides visual interest. In addition, the color palettes, accent materials, and roofing materials for both home products will be compatible, while having some variation to distinguish between the two product types.

Plan Types - Product A: Product A will offer 3 – 4 bedroom units ranging in size from 1,179 to 1,665 square feet. Plans 1 and 3 will have front courtyards with courtyard walls to increase privacy. To further provide visibility, there will be portions of the walls that are constructed with open metal decorative railing. This design will offer both privacy and permeability to create usable private outdoor space at the front of the homes. The outdoor space of Plans 2 and 4 will slightly differ, with smaller courtyards at the front of the house. The smaller courtyards will have lower walls to complement the higher walls of the adjacent units, creating a pleasing aesthetic by animating the streetscape and paseos with higher and lower elements.

Product B: The four floor plans for Product B will consist of 3 – 4 bedroom units ranging in size from 1,844 to 2,282 square feet. Plans 1 and 2 will have front porches (measuring approximately 60 square feet) off of the family room, with four foot tall courtyard walls. Portions of the walls will be constructed with open metal decorative railing to provide some connectivity to the adjacent active public spaces and will be painted with the primary body color of the home. In addition, Plans 1 and 4 will include covered patios at the rear of the house ranging approximately 150 to 200 square feet.

All homes will have a secondary private outdoor area at the side yard. By utilizing reciprocal use easements, these side yards will get full benefit of the entire space, creating a functional room-sized courtyard. Accordingly, easements will be recorded for each properties' side yard. Due to the close proximity of all the homes located on W-26, special attention was paid to privacy issues between

adjacent properties. Accordingly, smaller windows at the side elevations have been incorporated into the design, restricting visibility of the adjacent property, while also allowing light to filter into the homes.

Parking: All units will have an attached two car garage at the rear with roll-up doors and decorative wall lights to illuminate the alleys (see Condition #7). As mentioned previously, 14 guest parking spaces will be located throughout the site and additional on street parking will be allowed on Village Center Drive, Village Green Drive, Village Plaza Drive, and Mayhill Drive.

Landscape: As shown on the Preliminary Landscape Plan (see Exhibit D), the subdivision will have a five foot wide landscape corridor along all main street frontages. The landscape strips will be planted with Little Leaf Linden and Japanese Pagoda trees and turf, consistent with the WRSP Design Guidelines and the Westpark Master Landscape Plans. In addition, the paseos will measure 15-20 feet wide and will consist of trees, shrubs, and groundcover.

FINDINGS

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the West Roseville Specific Plan (WRSP). Staff has reviewed the project for consistency with all applicable standards and found that the project, as proposed and conditioned, complies with the applicable guidelines. Zoning Ordinance Section 19.78.060.B stipulates that two (2) findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in **bold italics**.

- 1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.
- 2. The residential design is consistent with applicable design guidelines.

CONCLUSION

Staff has reviewed the development plans for W-26 and found them to be consistent with the applicable standards and guidelines. The proposed product designs are similar to other housing projects currently built within the Village Center. In addition, the proposed project will help achieve the desired goals of the Village Center by bringing buildings and activities closer to the sidewalk, along major arterials, which will emphasize the urban streetscape and create visual interest and activity along the pedestrian way. As discussed above and with the following conditions, staff finds that the required findings for approval can be supported.

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 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 4251 Bob Doyle Drive, WRSP Westpark Village W-26 File# 2013PL-001 (SUB-000170);
- B. Approve the Tentative Subdivision Map –4251 Bob Doyle Drive, WRSP Westpark Village W-26 File# 2013PL-001 (SUB-000170) subject to the fifty-seven (57) conditions listed below;

- C. Adopt the two (2) findings of fact as stated in the staff report for the Design Review Permit for Residential Subdivision – 4251 Bob Doyle Drive, WRSP Westpark Village W-26 – File# 2013PL-001 (DRP-000474); and
- D. Approve the Design Review Permit for Residential Subdivision 4251 Bob Doyle Drive, WRSP Westpark Village W-26 File# 2013PL-001 (DRP-000474) subject to the seventy-three (73) conditions listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUB-000170

- 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, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 5. The project shall comply with all applicable environmental mitigation measures identified in the West Roseville Specific Plan EIR. (Planning)

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

- 6. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the Master Landscape Plan for the Westplan Phase 1 & 2 area, the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
- 7. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.

- c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
- d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 8. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 9. 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)
- 10. 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)
- 11. The roadway frontages of Bob Doyle, Village Plaza, Mayhill, Village Center and Village Green Drive's shall be improved with a 5 ft. wide detached sidewalk. (Engineering)
- 12. All alley's shall be constructed with a face of curb to face of curb minimum dimension of 20 ft. (Engineering)
- 13. All utility cuts into existing City roads shall be backfilled per the standard TB-3 trench backfill detail and the roadway shall be slurry sealed as directed by the City Engineer. Due to the number of proposed cuts Mayhill Drive shall be slurry sealed between Village Center Drive and Village Plaza Drive. (Engineering)
- 14. All driveways for alley access shall be a modified A-7 type. (Engineering)
- 15. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville and Recorded at the County Recorders Office prior to acceptance of improvements, if a map has yet to be recorded. (Public Works)
- 16. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
- 17. Prior to the approval of the improvement plans, it will be the project proponents responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 18. Positive drainage shall be provided for all lots. Lots shall drain towards the alleyways and to the streets as shown on the approved Tentative Map. Prior to the approval of the improvement plans a grading plan and drainage study shall be prepared that demonstrates that positive drainage will be managed along with protection from 100-year storm flows. The drainage study shall demonstrate that all streets and alleyways conform to the maximum allowable inundation for surface flows. (Engineering)
- 19. All internal intersections shall be "bulbed" per City Standards. The bulbed curb returns shall be rolled curb with center pedestrian access ramps and shall be constructed of 8-inch thick concrete. (Engineering)

- 20. All driveways shall be designed and constructed per the City's standard Type D driveway. Driveways shall be located as shown on the tentative map or as approved by Engineering. (Engineering)
- 21. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

- 22. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Engineering)
- 23. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
- 24. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 25. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 26. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
- 27. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions.

- d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 28. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
- 29. 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 be installed on a maximum of 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. (Environmental Utilities)
- 30. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
- 31. All water, sewer, and recycled water stubbed to properties that are not being utilized shall be abandoned as part of this project. (Environmental Utilities)
- 32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 33. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
- 34. 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)
- 35. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 36. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
- 37. 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)

- 38. The location and design of the gas service shall be determined by PG&E. The design of 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)
- 39. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP:

- 40. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. Water, sewer and reclaimed easements will be dedicated as a public utility easement in their entirety. (Electric, Engineering, Environmental Utilities)
 - b. A 10 ft. private storm drain easement shall be dedicated between lots 124/125 & 8/9. (Engineering).
- 41. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 42. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 43. 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". A licensed Land Surveyor or appropriately licensed Civil Engineer shall prepare all legal descriptions.
 - a. Side yard lots with projecting patio's shall have side yard easements shown on the Final Map. (Environmental Utilities, Electric, Engineering)
- 44. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be approved concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
 - a. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping, alleys, and passeos. (Attorney)
 - c. Maintenance of fire suppressions system within the project will be the responsibility of the Homeowners Association. (Fire)
 - d. Maintenance of the irrigation system within the project will be the responsibility of the Homeowners Association. City's responsibility will end at the City right-of-way and meter at backflow assembly. (Environmental Utilities)
 - e. The common areas provide reciprocal access for the mutual benefit of all numbered parcels and all units. Parking shall be prohibited in the common areas. (Engineering, Planning)
 - f. All garages shall maintain a clear inside dimension of 18 feet by 18 feet for parking two vehicles. Garages shall not used for storage in any way that precludes inside parking for two vehicles. (Planning)

- g. Provisions for title to common areas to be held by the Home Owners Association for and on behalf of all Owners in the Project and for each Phase. (Attorney, Engineering, Fire, Environmental Utilities)
- h. The CC&R's shall be recorded following approval by the State Department of Real Estate. (Attorney, Engineering)
- i. No changes in the CC&R's shall be made without the approval of the City Attorney. (Attorney)
- j. Each phase of the project shall be annexed into the Homeowners Association upon the compliance of that phase with the requirements of the DRE. (Attorney, Engineering)
- 45. The City shall not approve the Final Map for recordation until either:
 - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
- 46. The street names shall be approved by the City of Roseville. (Engineering)
- 47. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 48. 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)
- 49. 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)
- 50. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
- 51. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL:

- 52. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
- 53. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 54. 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)
- 55. 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)

- 56. 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)
- 57. 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 shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION DRP-000474

- 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 **May 9, 2015**. 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 **May 9, 2015**. (Planning)
- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning)
- 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. One photocell light fixture shall be provided at the rear of each unit to provide light for the alleyway, to the satisfaction of the Planning Department. (Planning)
- 8. The project shall comply with all applicable residential mitigation measures outlined in the final EIR for the West Roseville Specific Plan. (Planning)

PRIOR TO BUILDING PERMITS:

- 9. All garages shall maintain a clear inside dimension of 18 feet by 18 feet for parking two vehicles. Garages shall not be used for storage in any way that precludes inside parking for two vehicles. The common areas provide reciprocal access for the mutual benefit of all numbered parcels and all single family dwelling units. (Engineering, Planning)
- 10. Parking stalls shall meet, or exceed, the following minimum standards:

- a. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 12. 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)
- 13. The Landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Parks & Planning)
- 14. 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)
- 15. 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)
- 16. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Building Code, Chapter 11A and 11B shall be submitted as part of the project Building Permit Plans. (Building)
- 17. Multiple Building Complexes. As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 18. 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)
- 19. 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. (Public Works)

- 20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 21. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 22. 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)
- 23. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

- 24. The roadway frontages of Bob Doyle, Village Plaza, Mayhill, Village Center and Village Green Drive's shall be improved with a 5 ft. wide detached sidewalk. (Engineering)
- 25. All alleys shall be constructed with a face of curb to face of curb minimum dimension of 20 ft. (Engineering)
- 26. All utility cuts into existing City roads shall be backfilled per the standard TB-3 trench backfill detail and the roadway shall be slurry sealed as directed by the City Engineer. Due to the number of proposed cuts Mayhill Drive shall be slurry sealed between Village Center Drive and Village Plaza Drive. (Engineering)
- 27. All driveways for alley access shall be a modified A-7 type. (Engineering)
- 28. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the

- City of Roseville and Recorded at the County Recorder's Office prior to acceptance of improvements, if a map has yet to be recorded. (Engineering)
- 29. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
- 30. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 31. Positive drainage shall be provided for all lots. Lots shall drain towards the alleyways and to the streets as shown on the approved Tentative Map. Prior to the approval of improvement plans a grading plan and drainage study shall be prepared that demonstrates that positive drainage will be managed along with protection from 100-year storm flows. The drainage study shall demonstrate that all streets and alleyways conform to the maximum allowable inundation for surface flows. (Engineering)
- 32. All internal intersections shall be "bulbed" per City Standards. The bulbed curb returns shall be rolled curb with center pedestrian access ramps and shall be constructed of 8-inch thick concrete. (Engineering)
- 33. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
- 34. All driveways shall be designed and constructed per the City's standard Type D driveway. Driveways shall be located as shown on the tentative map or as approved by Engineering. (Engineering)
- 35. The landscape plans shall include the landscaping of the traffic circle located on Wharton Lane. (Engineering)
- 36. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
- 37. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 38. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
- c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 39. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
- 40. All sewer mains are to have a manhole at each end. (Environmental Utilities)
- 41. Landscaped planters are to use recycled water for irrigation purposes. (Environmental Utilities)
- 42. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 43. 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)
- 44. 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)
- 45. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

- 46. 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, Environmental Utilities)
- 47. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements.

- 48. 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)
- 49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 50. Inspection of the potable water supply system on new residential 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)
- 51. This project falls within the West Roseville Specific Plan high density category of the Pleasant Grove Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 52. 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)
- 53. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 54. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 55. 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)
- 56. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 57. 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)
- 58. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

- 59. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 60. 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)
- 61. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 62. 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)
- 63. One ³/₄" 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)
- 64. 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)

OTHER CONDITIONS OF APPROVAL:

- 65. 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)
- 66. 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)
- 67. 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)
- 68. 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)
- 69. 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)
- 70. 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)

- 71. 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)
- 72. 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 (and holidays). 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)
- 73. 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)

Exhibits

- A. Tentative Subdivision Map
- B. Preliminary Grading Plan
- C. Preliminary Utility Plan
- D. Design Review for Residential Subdivision Packet (Site Plan, Plot Plan, Streetscape, Unit Elevations, Lot Layout, Floor Plans, Color Palettes & Landscape Plan)

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.