



AGENDA

July 14, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**

5.1. Minutes of June 23, 2022

5.2. SVSP PCL CG-20 – Torrente in Sierra Vista, 4178 Market St, File # PL22-0125

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 44 single-family dwelling units in the CG-20 subdivision of the Sierra Vista Specific Plan. The homes will consist of two (2) plan types with three (3) elevations each.

Applicant: Matt Gustus, Anthem Properties

Property Owner: Anthem United Torrente Homes LP

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-seven (27) conditions of approval.

6. **REQUESTS/PRESENTATIONS**

6.1. WRSP PCL W-33 – Village Westpark Parking Reduction, 2300 Pleasant Grove Bl, File # PL22-0135

REQUEST

The project is a request for an Administrative Permit for a parking reduction to allow an additional 8% reduction based on the existing and proposed mix of uses within the Village Westpark center.

Applicant/Property Owner: Juli Hilton, Creekview Investments, LLC

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

7. **COMMISSIONER / STAFF REPORT**

7.1. Election of the Planning Commission Chair

7.2. Election of the Planning Commission Vice-Chair

7.3. Election of the Design Committee Chair

7.4. Election of the Design Committee Alternate

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of June 23, 2022

Contact: Mackenzie Harrison, msharrison@roseville.ca.us, (916) 774-5332

Meeting Date: 7/14/2022

Item #: 5.1.

ATTACHMENTS:

Description

Minutes of June 23, 2022



DRAFT MINUTES

June 23, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

Chair Jensen called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Covington, Haggenjos, Prior, Martin, Jensen

Absent: Caporusso

3. PLEDGE OF ALLEGIANCE

Chair Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Jensen opened the Public Comment period. Hearing none, Chair Jensen closed the Public Comment Period.

5. CONSENT CALENDAR

5.1. Minutes of May 12, 2022

5.2. INFILL PCL 107 – Fourth Street DRRS, 330 Fourth St, File # PL22-0043

REQUEST

The applicant requests a Design Review Permit for a Residential Subdivision to allow the construction of a 1,195 square-foot second primary unit on the Medium-Density parcel.

Motion by Commissioner Prior, seconded by Commissioner Brashears, to approve the Consent Calendar.

Roll call vote:

Ayes: Prior, Covington, Haggenjos, Brashears, Martin, Jensen

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL JM-41 and JM-30 – General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Subdivision Map, 4850 Upland Dr, File # PL21-0368

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, and Rezone to adjust the boundary between Community Commercial (CC) Parcel JM-41 and High Density Residential (HDR) Parcel JM-30. The project will convert 0.44 acres from HDR to CC land use. The request also includes a Development Agreement Amendment to reflect the land use change and a Tentative Subdivision Map to subdivide Parcels JM-41 and JM-30 into 12 lots.

Associate Planner, Shelby Maples, presented the staff report.

Commissioner Discussion

Chair Jensen asked whether or not the future access points to the commercial property (JM-41) are vested with this action, or if they are conceptual at this time and will ultimately be determined at the time a development application is processed. Staff confirmed that driveway locations will be evaluated with future applications and are not a part of tonight's project.

Chair Jensen opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Chad Roberts, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing none, Chair Jensen closed the public comment period and Public Hearing.

Motion by Vice-Chair Martin, seconded by Commissioner Brashears, to:

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the third amendment to the Mourier and Computer Deductions Development Agreement; and
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-one (71) conditions of approval.

Roll call vote:

Ayes: Covington, Martin, Brashears, Prior, Haggenjos, Jensen

Noes: None

The Motion passed.

6.2. NERSP PCL 25 – Sutter MOB 7, 7 Medical Pz, File # PL 22-0061

REQUEST

The applicant requests approval of a Design Review Permit to construct a four-story medical office building and a Conditional Use Permit for a new Graduate Medical Education (GME) program proposed at the Sutter Roseville Medical Center campus. The medical office building (MOB 7) is proposed as a two-phase project, Phase 1 will consist of a four-story building (85,000 square feet) and Phase 2 will add a two-story addition to the main four-story building. The MOB 7 includes improvements to the existing site, a new accessible drop off zone, accessible parking stalls immediately in front of the building, surface parking stalls, a raised pedestrian crosswalk between the parking garage and the MOB 7, and a private outdoor patio area for students and faculty of the GME program. The GME program will occupy the entire first floor of the MOB 7 for classroom instruction and a simulation center.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discussion

Chair Jensen asked the City Attorney, Michelle Sheidenberger, for clarification about adopting the negative declaration for the MOB 7 project, while the same document has been appealed in relation with the Parking Garage Expansion project. The City Attorney informed the commission that their action on the negative declaration is independent of any future action by the City Council on the appeal. While the two projects use the same environmental document, they are being processed and considered independently. Any action on one of the projects does not impact an action on the second project.

Chair Jensen opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Dan Conwell, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing none, Chair Jensen closed the public comment period and Public Hearing.

Commissioner Discussion

Vice-Chair Martin asked about the phase two portion, the two story addition and if it is being approved tonight. Staff confirmed that both phases are part of this action. Commissioner Haggenjos indicated he reviewed the negative declaration and is in agreement with how the Planning Department is recommending to proceed.

Motion by Commissioner Prior, seconded by Commissioner Covington to:

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration;
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval.

Roll call vote:

Ayes: Haggenjos, Prior, Brashears, Martin, Covington, Jensen

Noes: None

The Motion passed

7. COMMISSIONER / STAFF REPORT

Staff Report:

- The Sutter Parking Garage Expansion project was appealed and staff will wait until after the appeal period for the MOB 7 project to determine a Council date for the appeal.
- On July 6th, there are three projects going to City Council that were approved by the Planning Commission, including the Housing Element Land Use Policy, the Westpark Storage Specific Plan Amendment and the Zoning Ordinance Update.
- There will be meetings on both Commission dates in July. At the July 14th meeting the Commission will select a Chair and Vice-Chair for the next year, as well as a new Design Committee representative and alternate.
- Planning Manager Greg Bitter informed the Commission that tonight was the end of Commissioner Caporusso's eight year term on the Planning Commission. Staff and the Commission expressed thanks for Commissioner Caporusso's commitment to the City.

8. ADJOURNMENT

Motion by Commissioner Haggenjos, seconded by Commissioner Brashears, to adjourn the meeting. The Motion passed unanimously at 6:58 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: SVSP PCL CG-20 – Torrente in Sierra Vista, 4178 Market St, File # PL22-0125
Contact: Escarlet Mar, emar@roseville.ca.us, (916) 774-5247

Meeting Date: 7/14/2022
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Plans

Exhibit B CG-20 Small Lot Residential Development Standards (RSDS)

ITEM 5.2: Design Review for Residential Subdivision – 4178 Market Street – SVSP PCL CG-20 – Torrente in Sierra Vista – File#PL22-0125

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 44 single-family dwelling units in the CG-20 subdivision of the Sierra Vista Specific Plan. The homes will consist of two (2) plan types with three (3) elevations each.

Applicant – Matt Gustus, Anthem Properties
Property Owner – Anthem United Torrente Homes LP

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-seven (27) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

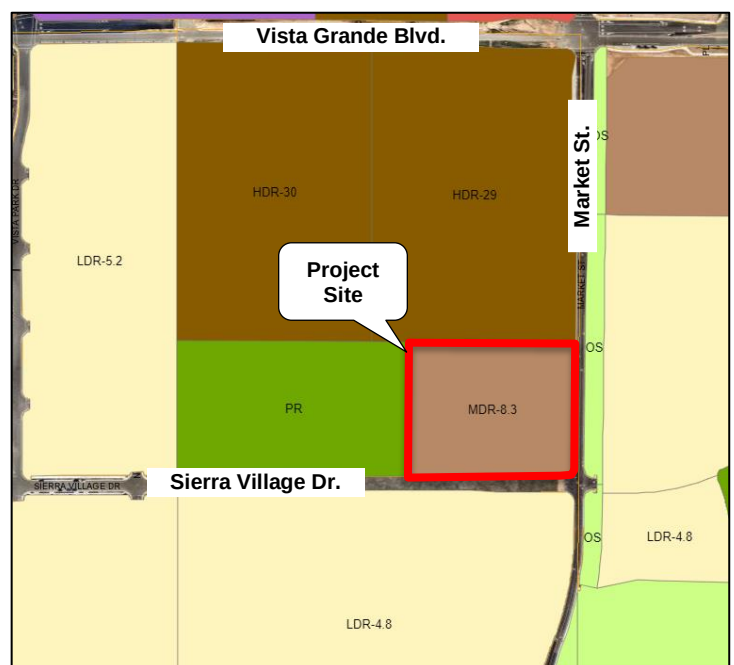
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is within the Sierra Vista Specific Plan (SVSP) on parcel CG-20. The SVSP was adopted on May 5, 2010 and amended in 2012 to include the Westbrook land use amendments. The SVSP includes approximately 2,075-acres of developable land located west of Fiddymont Road and north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program adopted with the SVSP. Additionally, Development Agreements for the SVSP were recorded between the property owners and the City which outline development obligations within the plan area.

The parcel has a land use designation of Medium-Density Residential (MDR-8.3) and a zoning designation of Small Lot Residential with Development Standards (RS/DS). The project site is bounded by a vacant high density residential parcel to the north, Market Street to the east, Sierra Village Drive to the south, and a vacant parcel slated for a future park to the west (Figure 1). The current project request is for a Design Review Permit for a Residential Subdivision to modify the development standards and establish unit designs for the subdivision.

Figure 1: Project Location



SITE INFORMATION

Address: 4178 Market Street

Total Size: 5.34 acres

Topography and Setting: The project site is currently undeveloped consisting of native and non-native annual weeds and grasses. Surrounding land uses include high density residential to the north, a paseo and low density residential (grading underway) to the east, low density residential to the south, and a future park to the west.

EVALUATION

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060(I), the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

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

The project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the SVSP. The proposed architectural designs and floor plans used for Parcel CG-20 are consistent with the architectural design found in other nearby residential subdivisions within the SVSP. For example, the recently approved DF-20 subdivision proposed similar home layouts and building elevations as the proposed project. DF-20 included a Farmhouse, Modern Prairie, and French Country architectural style for each plan type. Similarly, CG-20 proposes two (2) plan types with three (3) possible architectural styles: Farmhouse, Prairie, and Spanish. The same exterior elements used in the DF-20 subdivision for the farmhouse and prairie style include stucco coatings, window trims, board and batten siding, and stone and brick veneer are proposed in the CG-20 subdivision.

Plan Types: The project includes two (2) plan types, plan type six is proposed to be 1,840 square feet and plan type seven is proposed to be 2,050 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. Both plan types are proposed as two-story buildings with a two-car garage and a porch in the front elevation. The office/flex area, kitchen, dining room, and great room are all proposed on the first floor and all the bedrooms are proposed on the second floor of each plan. Additionally, each plan type offers an optional covered patio in the rear. All plans include a standard two-car garage to provide the required parking.

Table 1: Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms	Orientation
Plan six	1,840 square feet	3 bedrooms	Front Entry
Plan seven	2,050 square feet	4 bedrooms	Front Entry

Color and Materials: Each plan type features three (3) possible architectural styles: Plan type six features Spanish, Farmhouse and Prairie styles, while plan type seven features Farmhouse, Prairie, and Monterey styles. Each of the architectural styles have at least three (3) possible color schemes to provide variation between architectural styles. Both the California Prairie and the Farmhouse have four (4) possible color schemes. In total, the subdivision will include 14 different color combinations. The unit designs include a range of decorative embellishments on the front elevations including shutters, board and batten styling on the Farmhouse elevations, a barrel tile roof on the Spanish home plans, decorative window grids, veneer accents on the Prairie home plans, and decorative kickers and window grids on the Monterey home plans. Materials used include stacked stone veneer wainscoting, concrete tile roofs, window grids, and accents at the gable ends where appropriate.

Streetscape: With each of the floor plans offering three (3) distinct architecture styles, building projections, and front porches, the project will provide visual interest in the streetscape as shown in Figure 2.

Consistent with the CDG, architectural treatment would be applied to all elevations of the buildings (e.g. decorative window trim). Enhanced rear and side elevation designs would be applied when the rear and side elevations face a public street to avoid large areas of flat, blank wall, and lack of treatment. Enhancements to the lots facing a public street include window grid and trim, and board and batten siding.

Figure 2: Typical Streetscape (View from Public Street)



Landscape: The proposed landscape includes a mix of groundcovers, shrubs of varying heights, and shade and accent trees in the front yard. The selected landscape would provide a mix of colors and textures which would complement the streetscape and is consistent with the SVSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELO).

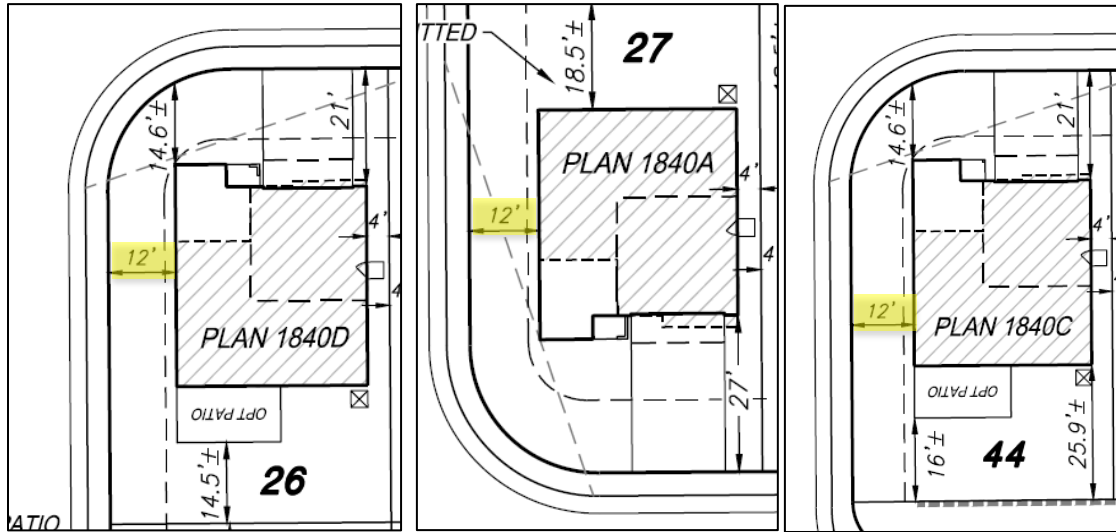
Development Standards: The project request includes modifications to the development standards that were previously approved with the Tentative Subdivision Map and Development Agreement Amendment (File #PL20-0248) in 2021. The proposed changes from the previously approved development standards are outlined in Table 2, with the proposed changes in the third column.

Similar to other subdivisions in the City with RS/DS development standards, the applicant proposes to amend the side yard setback from 5-feet to a 4-feet. The side yard setback would allow the developer to expand the footprint of the dwellings, while still providing a similar side yard setback found in other subdivisions. By allowing the reduced side yard setback the homes will always feature more living space at the front of the home which provides windows and activity on the first story of the home and along the street.

In addition to the side yard setback changes, the applicant proposes to modify the 2nd story wall separation requirement from 10-feet to 8-feet. The reduction is a result of the side yard setback modification. Similar to the side yard setback reduction the 2nd story separation reduction would allow for a large building footprint to be built on the lots. The 2nd story separation would be consistent with other subdivisions in the City which have also reduced the side yard setback from 5-feet to 4-feet.

In addition to the side yard setback and the 2nd story wall separation reduction, the applicant proposes a slight alteration to lot 36 side yard setback. Lot 36 is located on the edge of the subdivision and adjacent to two (2) landscape lots. Lot 36 is designed with a slightly narrower rear yard compared to other lots in the subdivision. As a result of this design, the applicant proposes to amend the side yard setback from 5-feet minimum to 3.4-feet minimum to allow the proposed floor plans to fit on the lot.

Figure 3: Side Street Setback Reduction on lots 26, 27, and 44



Similar to the setback reduction to lot 36, the applicant proposes to reduce the street side setback from 12.5-feet to 12-feet. The side street setback reduction would allow either plan six or seven to fit on the lot and meet all the development standards. Only the corner lots (i.e., Lot 26, lot 27 & lot 44) would have a reduced site street setback as illustrated in Figure 3 above. To allow the side street setback reduction, the applicant will also be reducing the public utility easement (P.U.E) from 12.5-feet to 10-feet. Staff confirmed with Engineering and Roseville Electric Utility staff that the P.U.E reduction would be acceptable to reduce the P.U.E., no issues were raised by the departments. The applicant will work with staff to ensure the changes to the tentative map are made prior to the recordation of the final map.

Table 2: Proposed Development Standards

	Approved RS/DS Development Standards	Proposed RS/DS Development Standards	Changes
Setbacks (minimum)			
Front	14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/ roll-up garage door		No changes
Sides	5 ft. interior side; 12.5 ft. street side on corner	4 ft. interior side on lots 18-44; 3.4 ft. on lot 36 at east property line; 12 ft. street side on corner lots 26, 27, & 44	-1 ft. interior side -1.6 ft. on lot 36 -0.5 ft. street side on corner
Rear	10 ft. to 1 st story wall; 15 ft. to 2 nd story wall	10 ft. to 1 st story wall; 15 ft. to 2 nd story wall	No changes
Other Provisions			
Front Yard Stagger	None required, but optional per unit design		No changes
2 nd story wall separation	10 ft.	8 ft.	-2 ft.

Two-story unit mix	No limit		No changes
Stagger for 3 rd car garages	2 ft. between 3rd car bay and two-car garage		No changes

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on July 2, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

CONCLUSION

Staff has reviewed the development plans for Parcel CG-20 and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products located in the vicinity of the project. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan for which an EIR has been certified. The Sierra Vista Specific Plan EIR (SCH# 2008032115) was certified by the City of Roseville on May 5, 2010.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact as stated in the staff report and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – SVSP PCL CG-20 – TORRENTE IN SIERRA VISTA – FILE #PL22-0125** subject to twenty-seven (27) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #PL22-0125

1. The development standards, unit designs and landscape plans for **SVSP PCL CG-20** are approved as described in **Exhibits A–B**, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on **July 14, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 14, 2025**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C) and the Sierra Vista Parcel CG-20

Design Guidelines. This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Residential Code- CRC- based on the International Residential Code, California Green Building Standards Code-CGBSC, 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 Division for applicable Code editions). (Building)
9. 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. (Engineering)
10. 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)
11. 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)
12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
14. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

15. All electric metering shall be directly outside accessible. (Electric)
16. It is the responsibility of the developer to ensure 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

17. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
18. 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)
19. 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)
20. 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)
21. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
22. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
23. 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)
24. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
25. 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)
26. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)
27. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential

units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

EXHIBIT

- A. Plans
- B. CG-20 Small Lot Residential/Development Standards (RS/DS)

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

TORRENTE VILLAGE

ROSEVILLE, CALIFORNIA

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4-PLAN 6 FRONT ELEVATIONS	18-COLOR SCHEME 5
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6-PLAN 6 ELEVATION 'C'	20-COLOR SCHEME 7
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11-PLAN 7 ELEVATION 'C'	24-COLOR SCHEME 11
12-PLAN 7 ELEVATION 'D'	25-COLOR SCHEME 12
13-COLOR SCHEDULE	26-COLOR SCHEME 13
14-COLOR SCHEME 1	27-COLOR SCHEME 14



PLAN SIX | ELEVATION 'D' PRAIRIE

PLAN SEVEN | ELEVATION 'C' FARMHOUSE

PLAN SIX | ELEVATION 'A' SPANISH

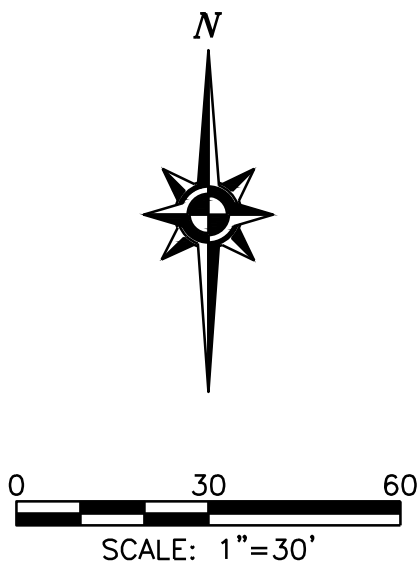
PLAN SEVEN | ELEVATION 'B' MONTEREY

STREET SCENE

TORRENTE VILAGE | ANTHEM UNITED
ROSEVILLE, CALIFORNIA



Torrente Phase 3				
LOT #	LOT SIZE (S.F.±)	GARAGE (L,R)	PLAN	ELEVATION
1	4,097	R	2052	D
2	3,710	L	1840	C
3	3,710	R	2052	B
4	3,710	L	1840	D
5	3,710	L	2052	C
6	3,881	L	1840	A
7	4,901	R	2052	D
8	6,296	L	1840	C
9	4,016	R	2052	B
10	3,717	R	1840	D
11	3,701	L	2052	C
12	3,684	R	1840	A
13	3,667	L	2052	D
14	3,650	R	1840	C
15	3,634	L	2052	B
16	3,617	R	1840	D
17	3,743	L	2052	C
18	3,549	R	1840	A
19	3,402	L	2052	D
20	3,402	R	1840	C
21	3,402	L	2052	B
22	3,402	R	1840	A
23	3,402	L	2052	D
24	3,402	R	1840	C
25	3,402	L	2052	B
26	3,946	L	1840	D
27	3,946	R	1840	A
28	3,402	R	2052	C
29	3,402	L	1840	D
30	3,402	R	2052	D
31	3,402	L	1840	A
32	3,402	R	2052	C
33	3,402	L	1840	D
34	3,402	R	2052	B
35	3,478	L	1840	C
36	3,374	R	1840	A
37	3,413	L	2052	D
38	3,420	R	1840	C
39	3,427	L	2052	B
40	3,434	R	1840	A
41	3,441	L	2052	C
42	3,449	R	1840	D
43	3,456	L	2052	B
44	4,019	L	1840	C



- LEGEND:
- 10'-12.5' PUE
 - MASONRY WALL
 - 31.2'± APPROXIMATE SETBACK DIMENSION
 - CLEAR VISION TRIANGLE

- SETBACK INFORMATION:
- FRONT: 12.5' MIN TO PORCH
14' MIN TO LIVING SPACE OR SIDE WALL OF GARAGE
18' MIN DRIVEWAY DEPTH WITH ROLL-UP GARAGE DOOR
- SIDE: 5' MIN INTERIOR
4' MIN ON LOTS 18-25, 28-35, & 36-43
3.5' MIN ON LOTS 26, 27, & 44
12.5' MIN STREET SIDE ON CORNER
- REAR: 10' MIN TO 1ST STORY WALL
15' MIN TO 2ND STORY WALL

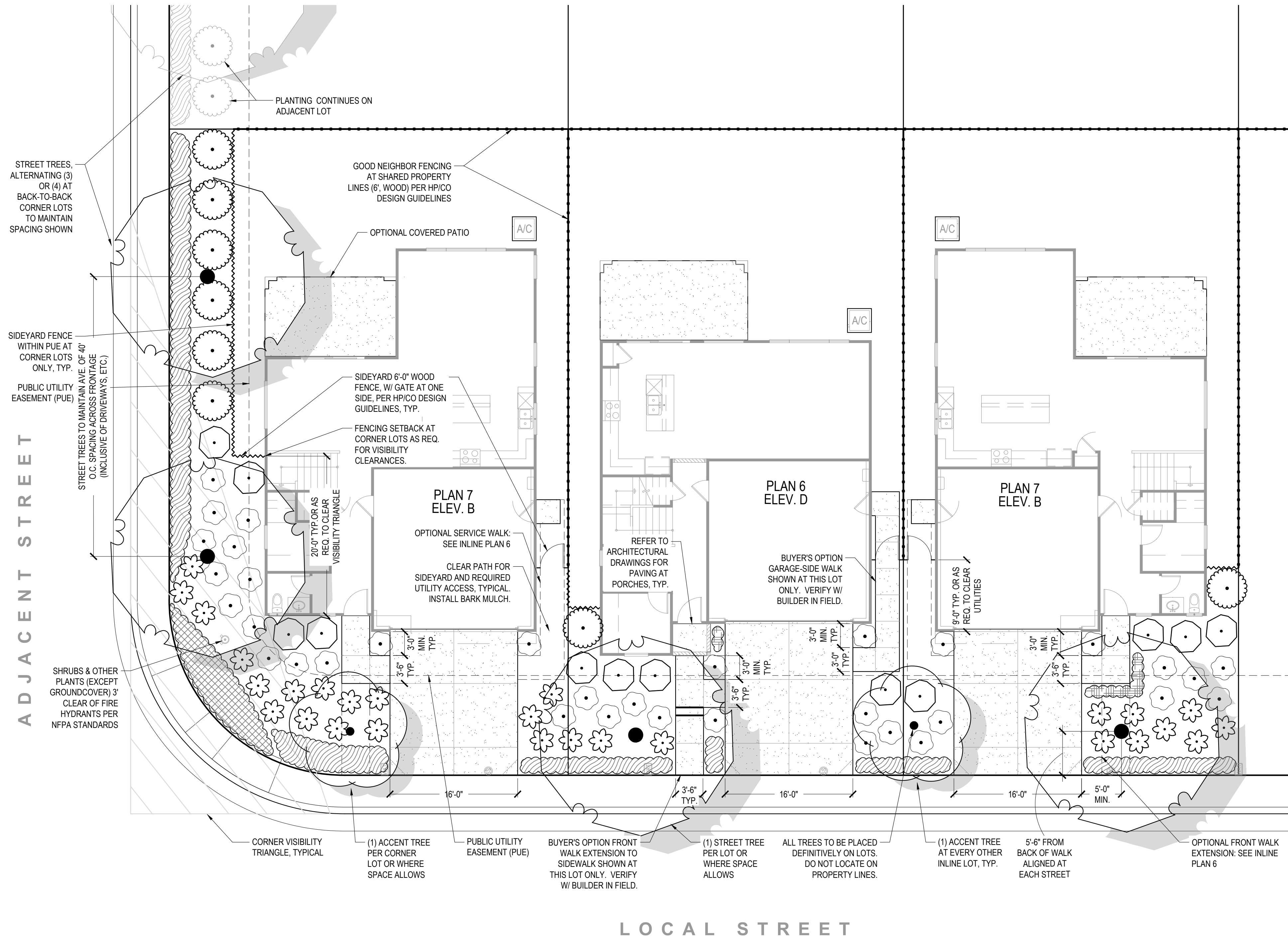
1 Pre-Plot Exhibit

Torrente Phase 3

City of Roseville
Scale 1"=30'

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 775-1189

California
June 15, 2022
18254.ANT



PRELIMINARY LANDSCAPE DESIGN STATEMENT

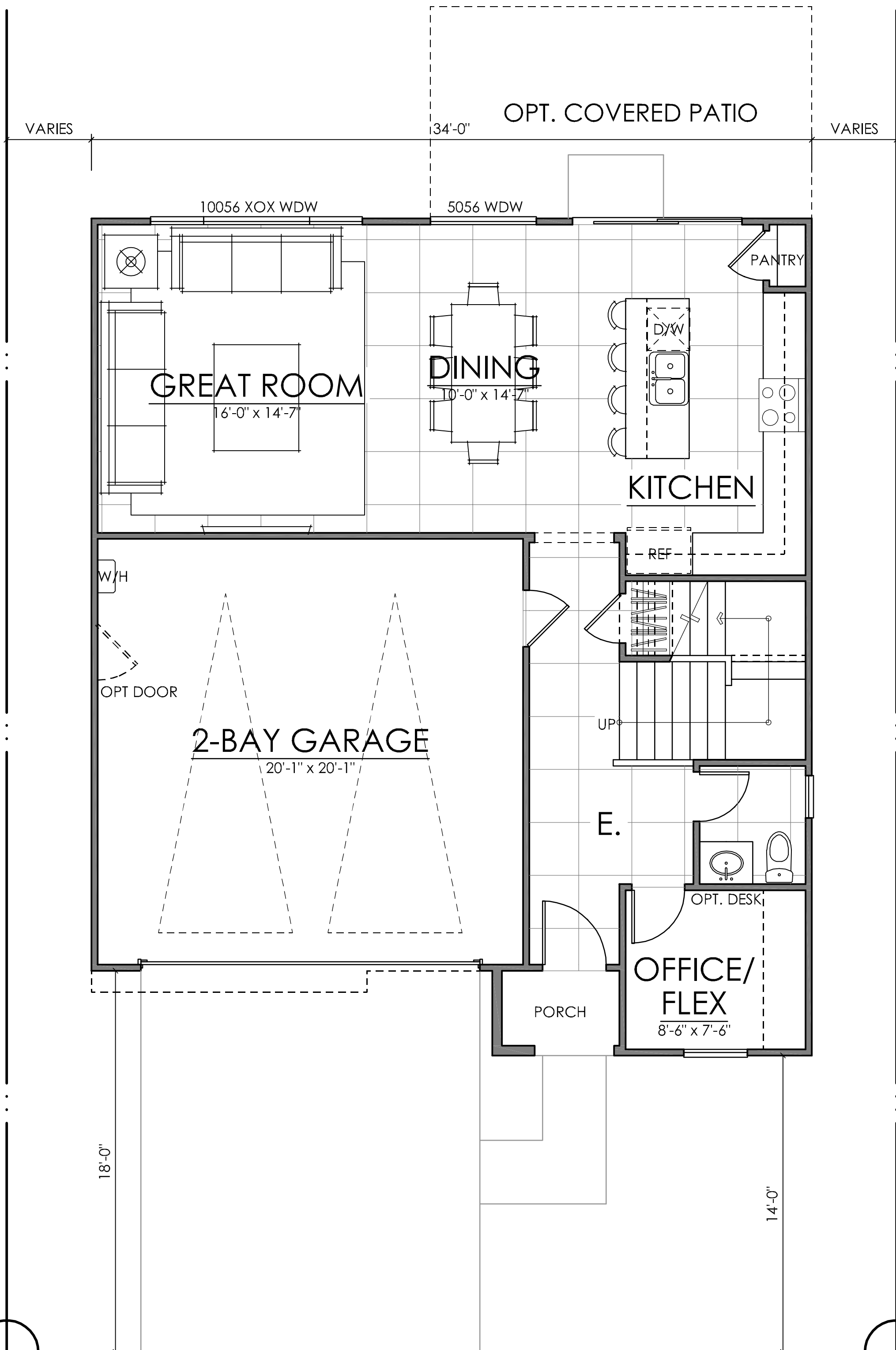
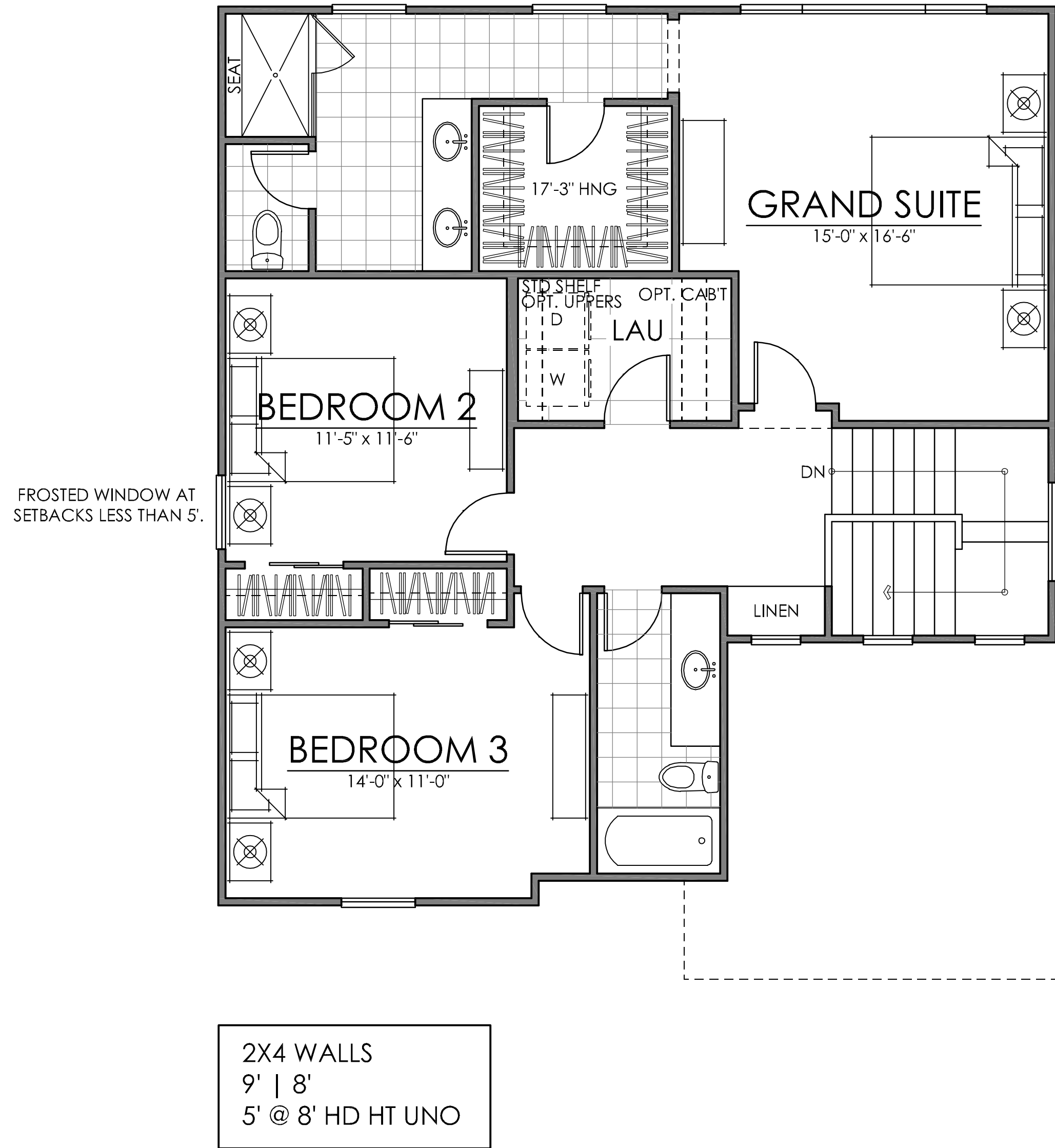
Torrente is a proposed community of single family residences. As part of an overall master-planned community, interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas of the project.

Within the landscape, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical grouping around a shared driveway. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. **Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability. Planting shall conform to the SIERRA VISTA Design Guidelines.**

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance. Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be "smart" (self-adjusting). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

PRELIMINARY PLANTING LEGEND

	ACCENT TREES SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT DOORS AND WALKS WHERE SPACE ALLOWS CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ERIOBOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE-FLOWERING CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL.	WUCOLS (L) WUCOLS (M) WUCOLS (M) WUCOLS (L) WUCOLS (M)
	STREET TREES SELECTED FOR HABIT AND SIZE WITHIN SOMEWHAT CONSTRAINED AREAS, AND TO PROVIDE BROAD CANOPY FOR SHADE PISTACIA X 'RED PUSH' / RED PUSH PISTACHE QUERCUS AGRIFOLIA / COAST LIVE OAK ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM	15 GAL. 15 GAL. 15 GAL.	WUCOLS (L) WUCOLS (VL) WUCOLS (M)
	LARGE/FOUNDATION SHRUBS (S1) LARGE EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA ELAEAGNUS X EBBINGEI 'COMPACTA' / EBBINGE'S SILVERBERRY LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER (VAR. AS AVAILABLE) OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE PRUNUS LAUROCEASUS 'OTTO LUYKEN' / LUYKENS LAUREL RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (L), SW EXPOSURES WUCOLS (L) WUCOLS (M) WUCOLS (L), SW EXPOSURES WUCOLS (M), N/E EXPOSURE WUCOLS (M), ALL EXPOSURES WUCOLS (M), SW EXPOSURES WUCOLS (M), N/E EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES
	VERTICAL SCREEN SHRUBS (S2) VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC. ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE HETEROMELES ARBUTIFOLIA / TOYON LIGUSTRUM TEXANUM 'COMPACTA' / TEXAS PRIVET PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (M), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (M) WUCOLS (L), N/E EXPOSURES WUCOLS (L), ALL EXPOSURES
	MIDGROUND SHRUBS (S3) MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (L) WUCOLS (M), SW EXPOSURE WUCOLS (L), SW EXPOSURE WUCOLS (M), SW EXPOSURE WUCOLS (L), ALL EXPOSURES WUCOLS (M), SW EXPOSURE WUCOLS (L), SW EXPOSURE WUCOLS (L) WUCOLS (M) WUCOLS (L), ALL EXPOSURES WUCOLS (L), SW EXPOSURE
	ACCENT SHRUBS/SUB-SHRUBS (S4) ACCENT PLANTS FOR SPECIAL INTEREST ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE DIETES VEGATA / FORTNIGHT LILY ERIGERON KARVINSKIANUS 'PROFUSION' / SANTA BARBARA DAISY PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS PHORMIUM X 'SHIRAZ' / SHIRAZ NEW ZEALAND FLAX SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	WUCOLS (M) WUCOLS (M), N/E EXPOSURE WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), SW EXPOSURE WUCOLS (M) WUCOLS (L)
	G1 GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE. ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	WUCOLS (L), ALL EXPOSURES WUCOLS (L) WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L) WUCOLS (L), ALL EXPOSURES WUCOLS (M)
	G2 SMALLER SCALE FLOWERING GROUNDCOVER NEAR FRONT DOORS AND WALKS CAREX DIVULSA / EUROPEAN GREY SEDGE HELICHRYSUM PETIOLARE 'VARIEGATUM' / VARIEGATED LICORICE PLANT ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE SUTERA CORDATA 'WHITE' / WHITE BACOPA TEUCRIUM CHAMAEDRY'S 'PROSTRATUM' / PROSTRATE GERMANDER TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE VINCA MINOR 'VARIEGATA' / VARIEGATED PERIWINKLE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	WUCOLS (M) WUCOLS (L) WUCOLS (M) WUCOLS (M) WUCOLS (L), ALL EXPOSURES WUCOLS (M) WUCOLS (M), N/E EXPOSURES ONLY
	G3 LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. ROSA X 'MEIDRIFORA' TM / CORAL DRIFT GROUNDCOVER ROSE ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL. 1 GAL.	WUCOLS (M), ALL EXPOSURES, 2' T X 3' W. WUCOLS (M), ALL EXPOSURES, 2' T X 3' W.



FIRST FLOOR 828 SQ. FT.
SECOND FLOOR 1012 SQ. FT.
TOTAL LIVING 1840 SQ. FT.

PLAN SIX | 1840 SQ. FT.
CG-20 PLAN TORRENTE VILLAGE | ANTHEM UNITED
ROSEVILLE, CALIFORNIA

3
AUNC-2201

MATERIAL NOTES | SPANISH
-CONCRETE 'S' TILE ROOF
-STUCCO
-STYLE SPECIFIC GARAGE DOOR
-STYLE SPECIFIC ENTRY DOOR
-DECORATIVE WINDOW GRIDS



SCHEME 1

TORRENTE VILLAGE
ELEVATION A | SPANISH



Anthem
United
COLORS BY: KELLY-MOORE PAINTS

04.06.2022

elevationA-SPANISH

MATERIAL NOTES | FARMHOUSE
-CONCRETE FLAT TILE ROOF
-STUCCO
-BOARD & BAIT SIDING
-STYLE SPECIFIC GARAGE DOOR
-STYLE SPECIFIC ENTRY DOOR
-DECORATIVE SHUTTERS
-DECORATIVE WINDOW GRIDS



SCHEME 11

TORRENTE VILLAGE
ELEVATION C | FARMHOUSE



Anthem
United
COLORS BY: KELLY-MOORE PAINTS

04.06.2022

elevationC-FARMHOUSE

MATERIAL NOTES | PRAIRIE
-CONCRETE FLAT TILE ROOF
-STUCCO
-8" HORIZONTAL LAP SIDING
-STYLE SPECIFIC GARAGE DOOR
-STYLE SPECIFIC ENTRY DOOR
-VENEER ACCENTS
-DECORATIVE WINDOW GRIDS



SCHEME 9

TORRENTE VILLAGE
ELEVATION D | CALIFORNIA PRAIRIE



Anthem
United
COLORS BY: KELLY-MOORE PAINTS

04.06.2022

elevationD-PRAIRIE

06.22.22

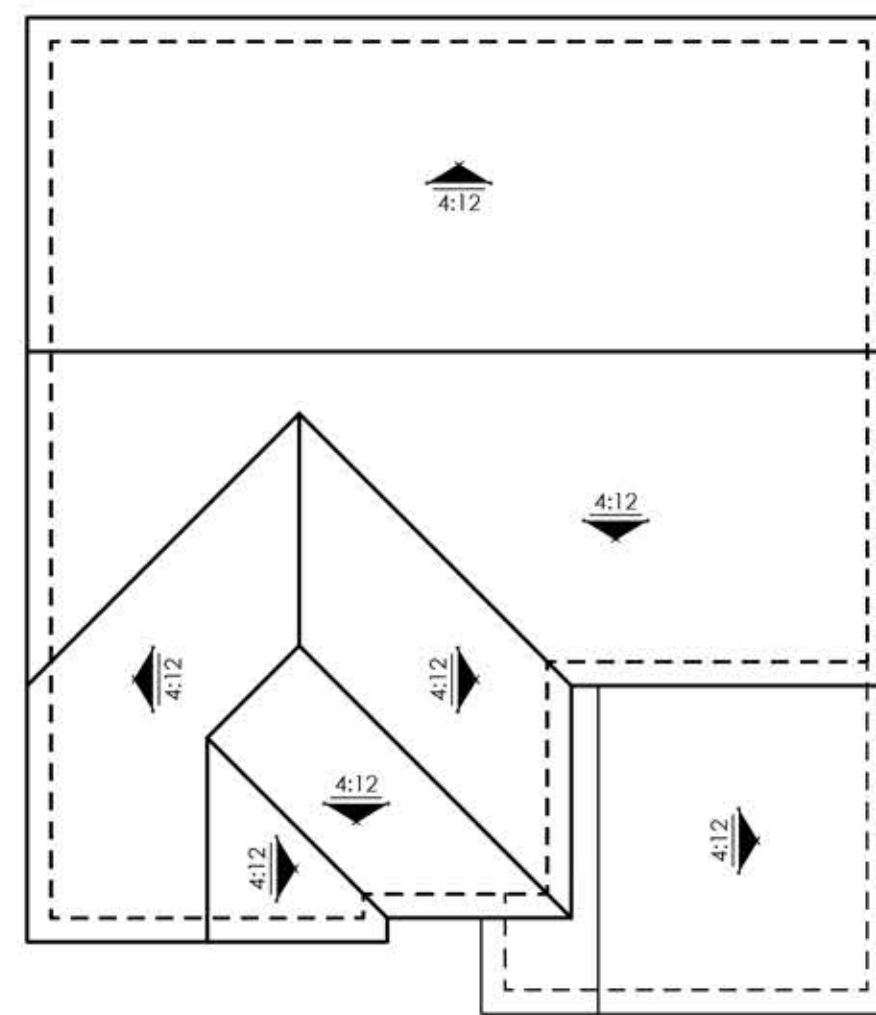
PLAN SIX CONCEPTUAL ELEVATIONS

4

CG-20 PLAN TORRENTE VILLAGE | ANTHEM UNITED
ROSEVILLE, CALIFORNIA

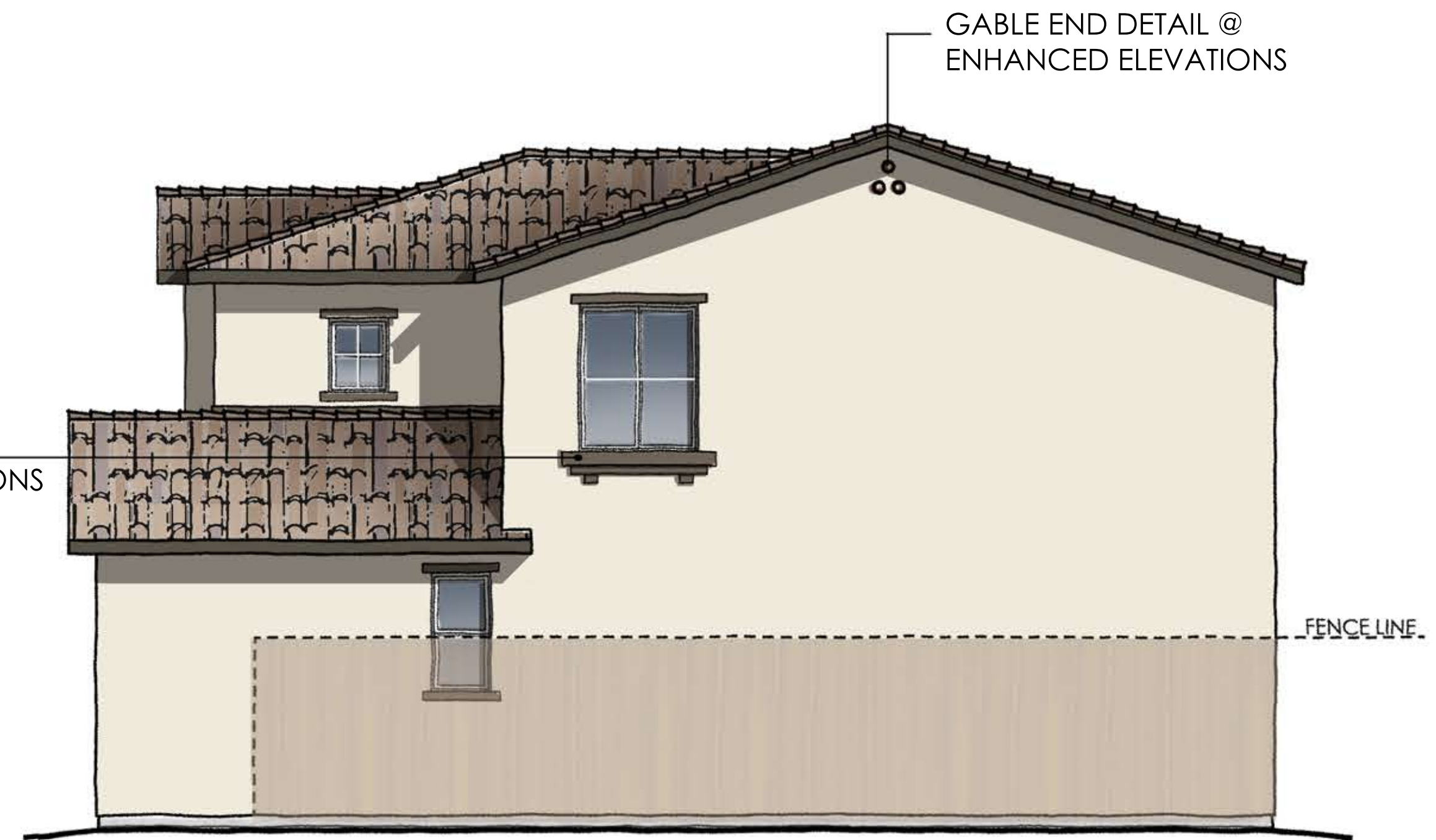
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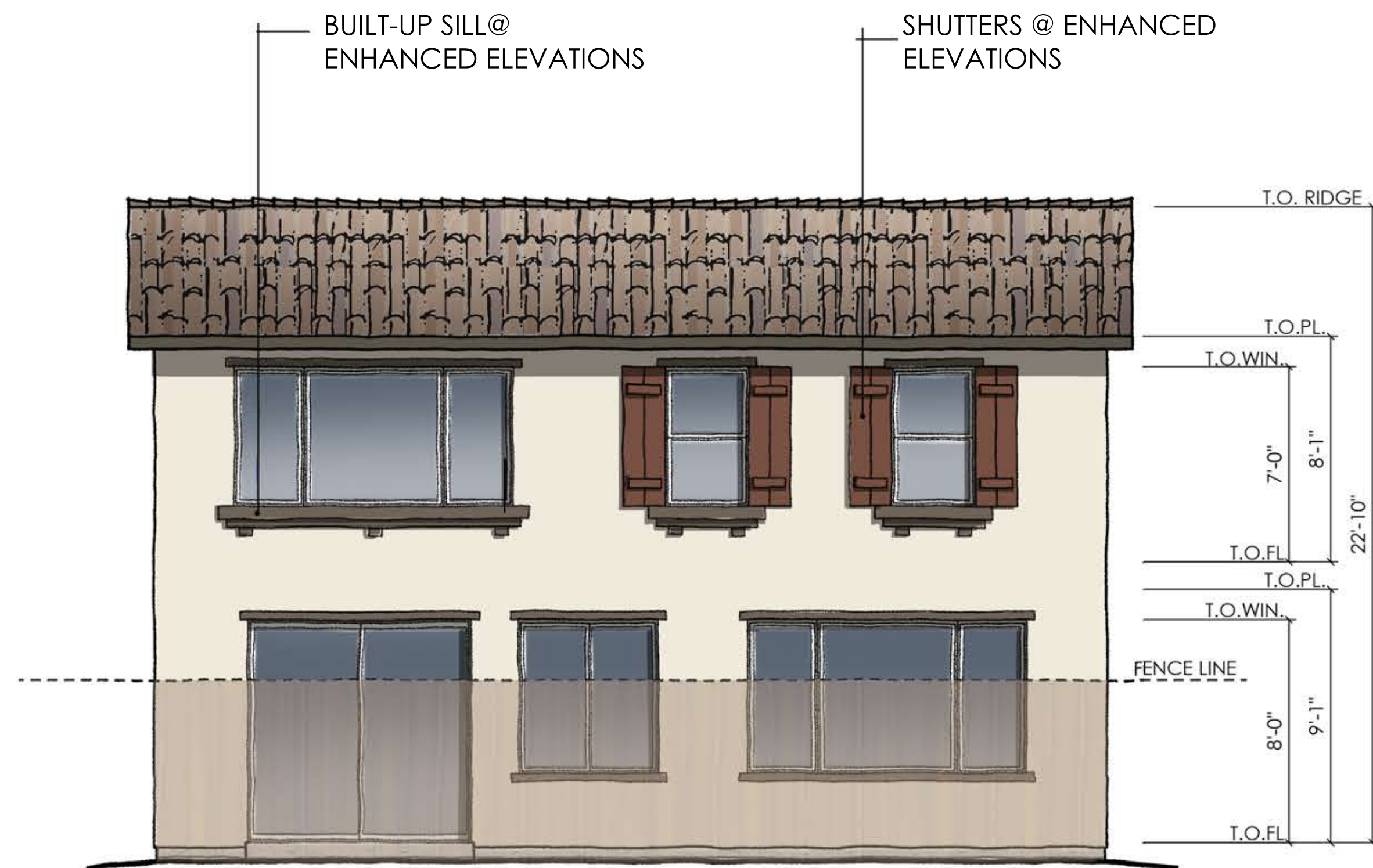
ROOF PLAN

SCALE: 1/8" = 1'-0"



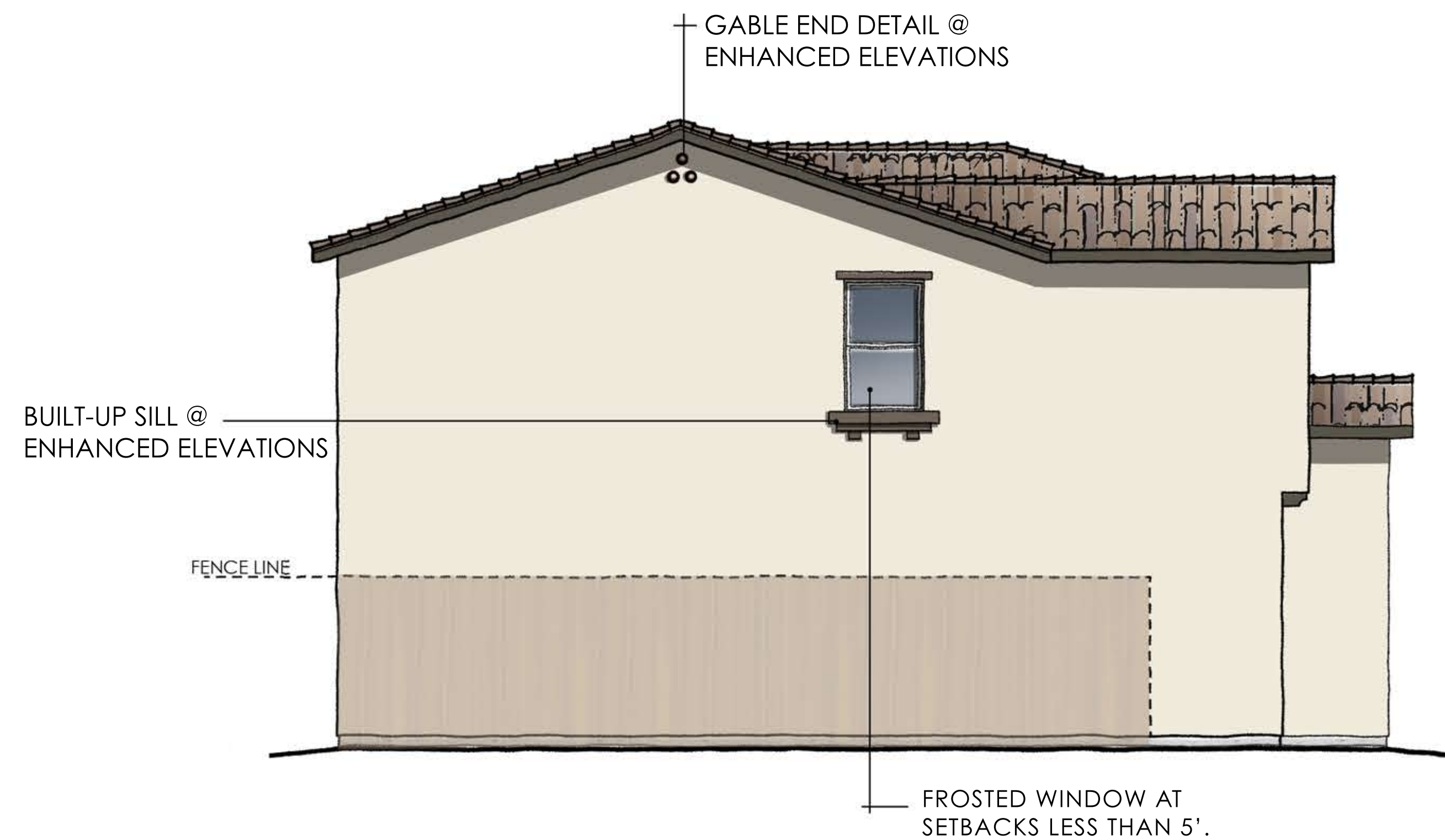
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



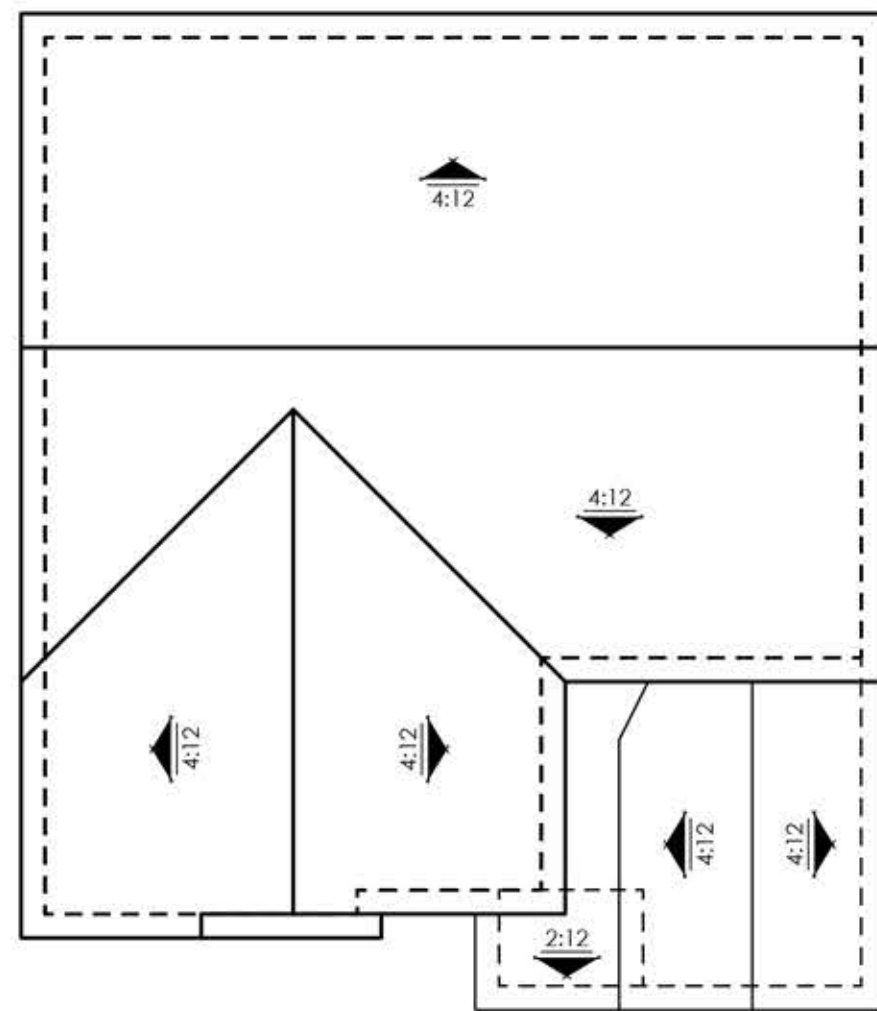
REAR ELEVATION

SCALE: 1/4" = 1'-0"



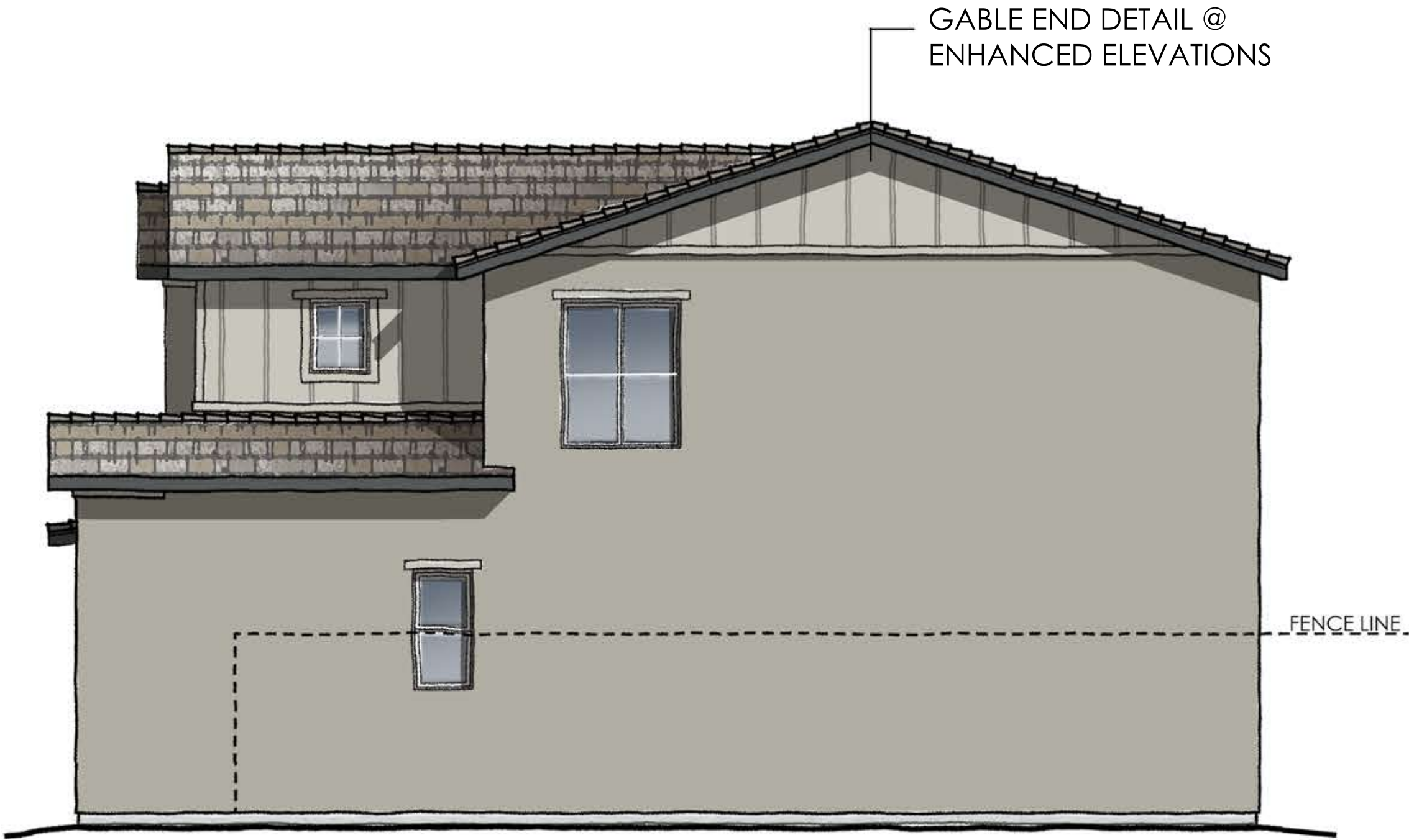
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



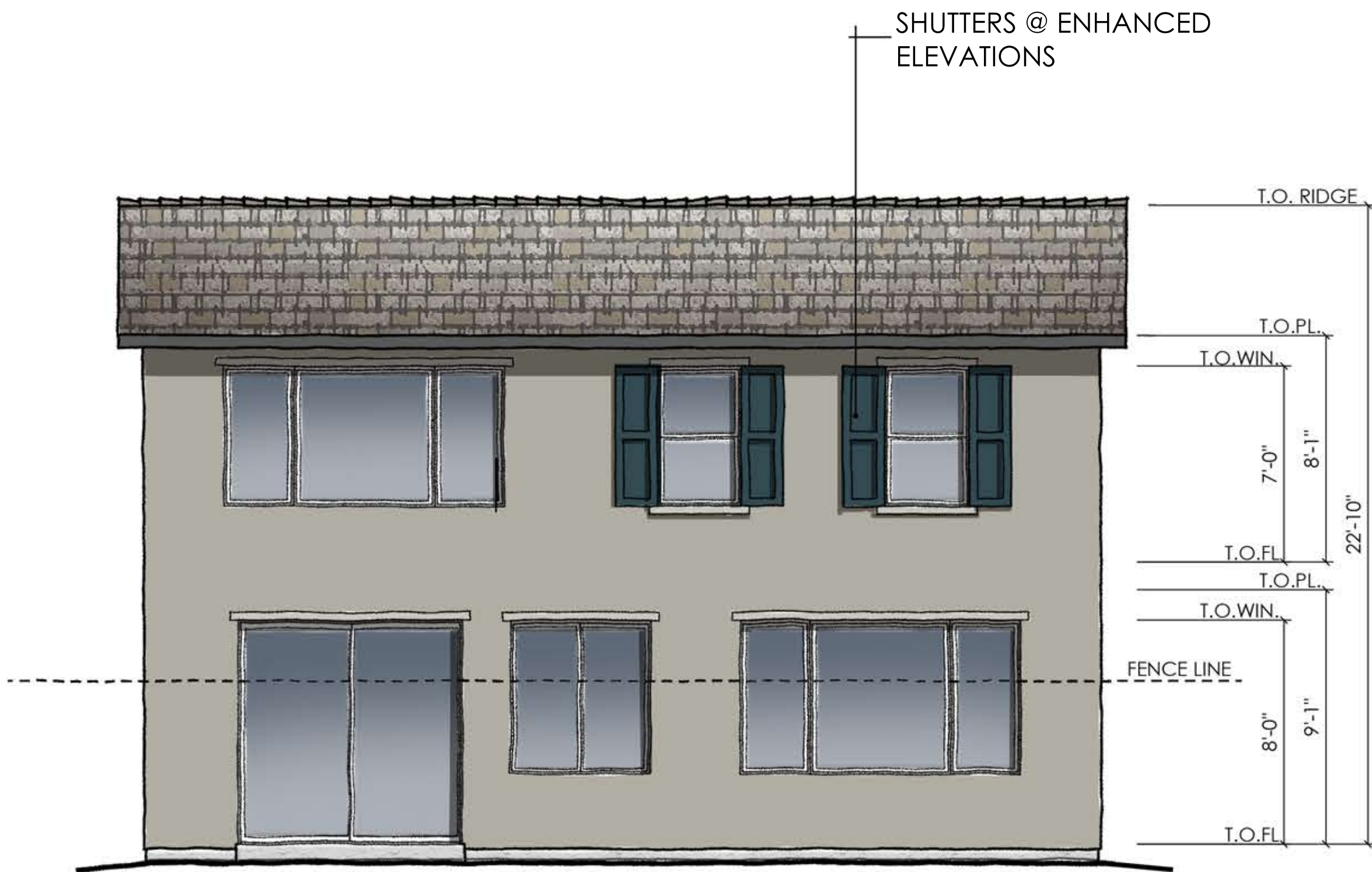
ROOF PLAN

SCALE: 1/8" = 1'-0"



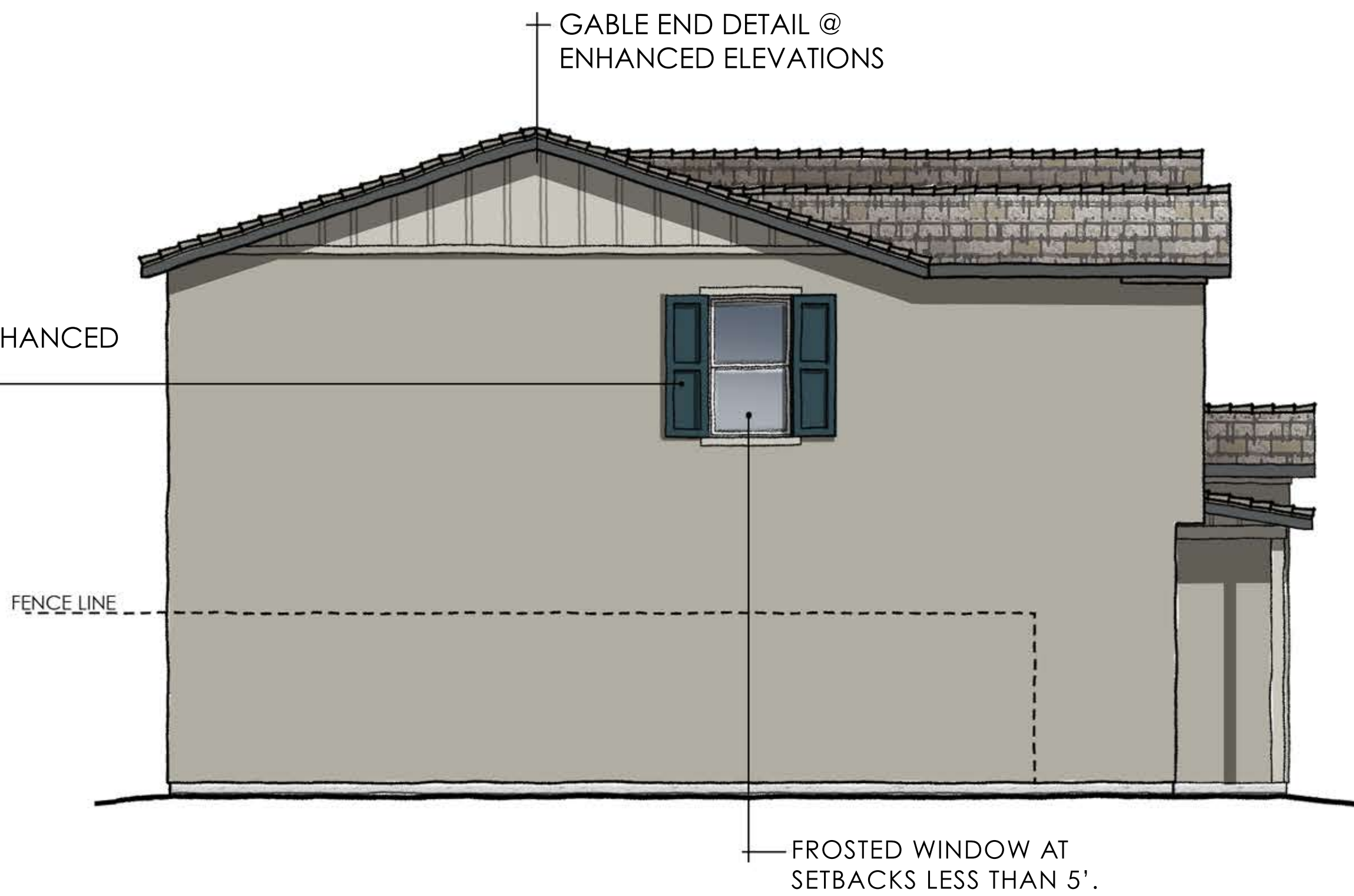
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



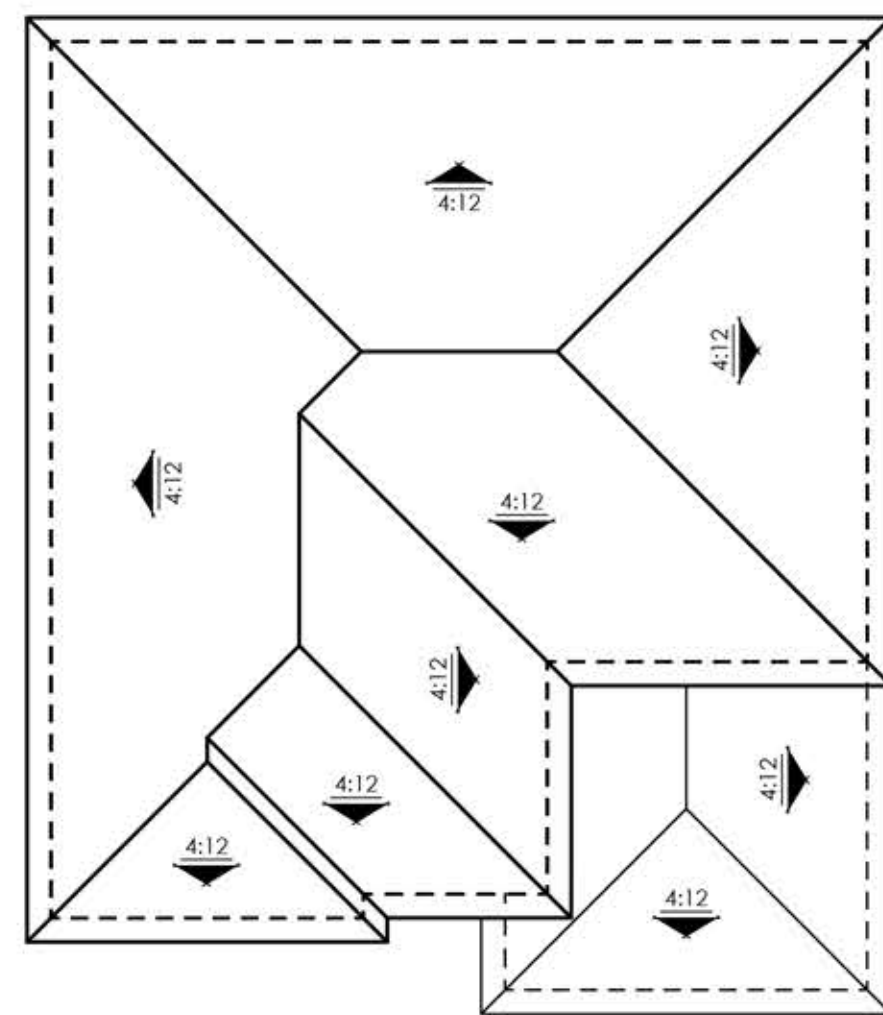
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

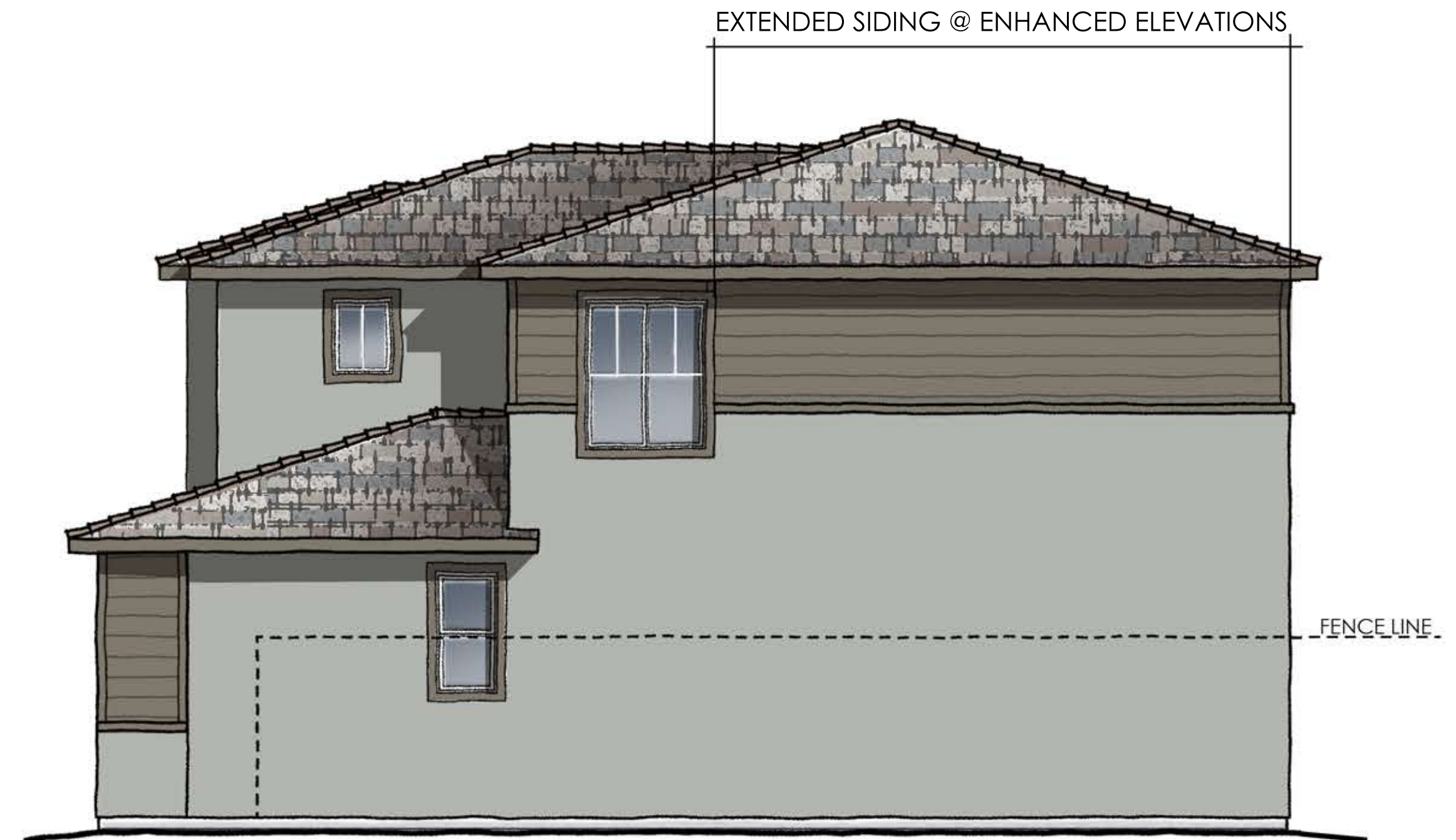
EXTENDED SIDING @
ENHANCED ELEVATIONS

EXTENDED SIDING @
ENHANCED ELEVATIONS



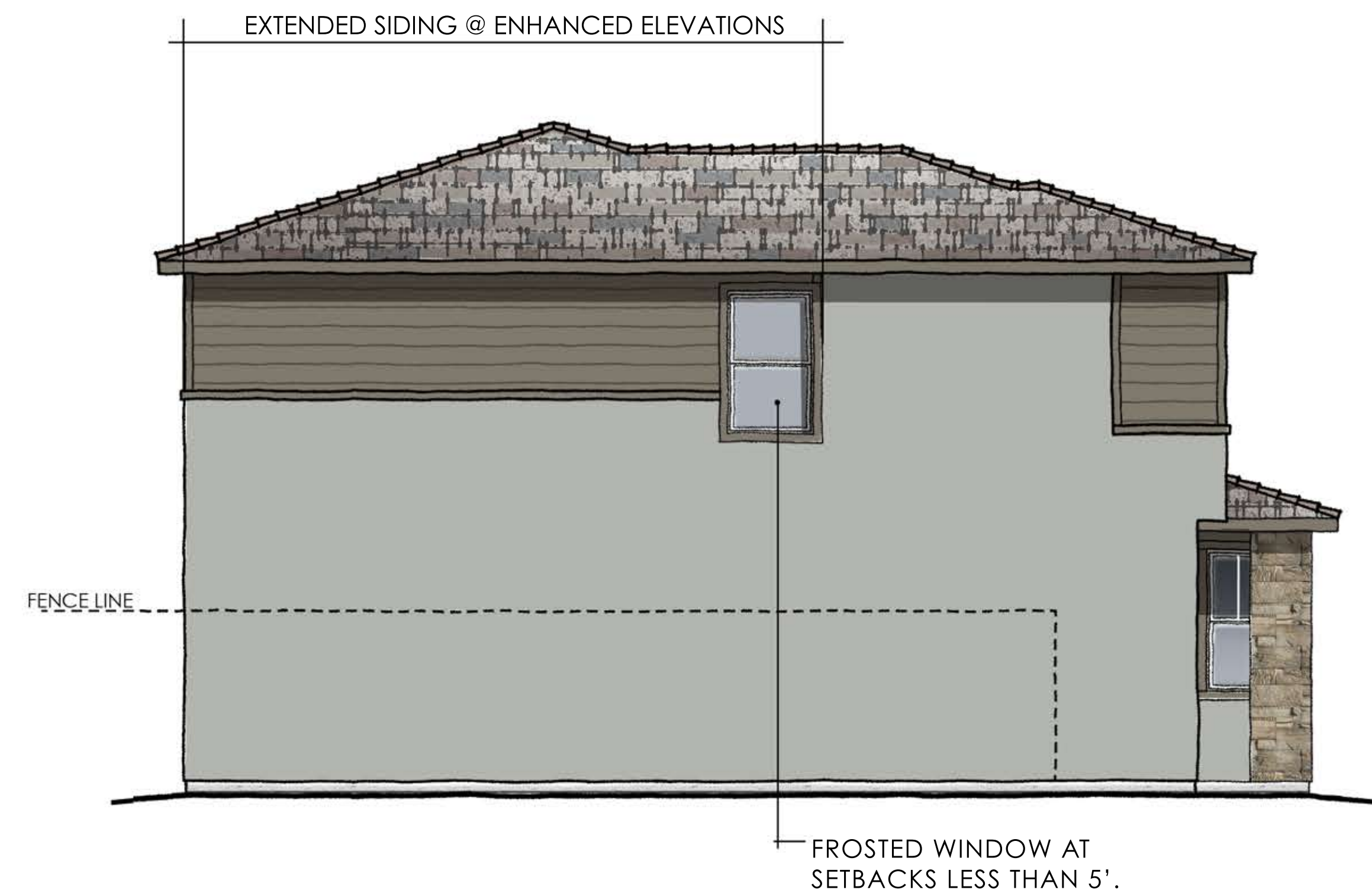
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SCALE: 1/4" = 1'-0"



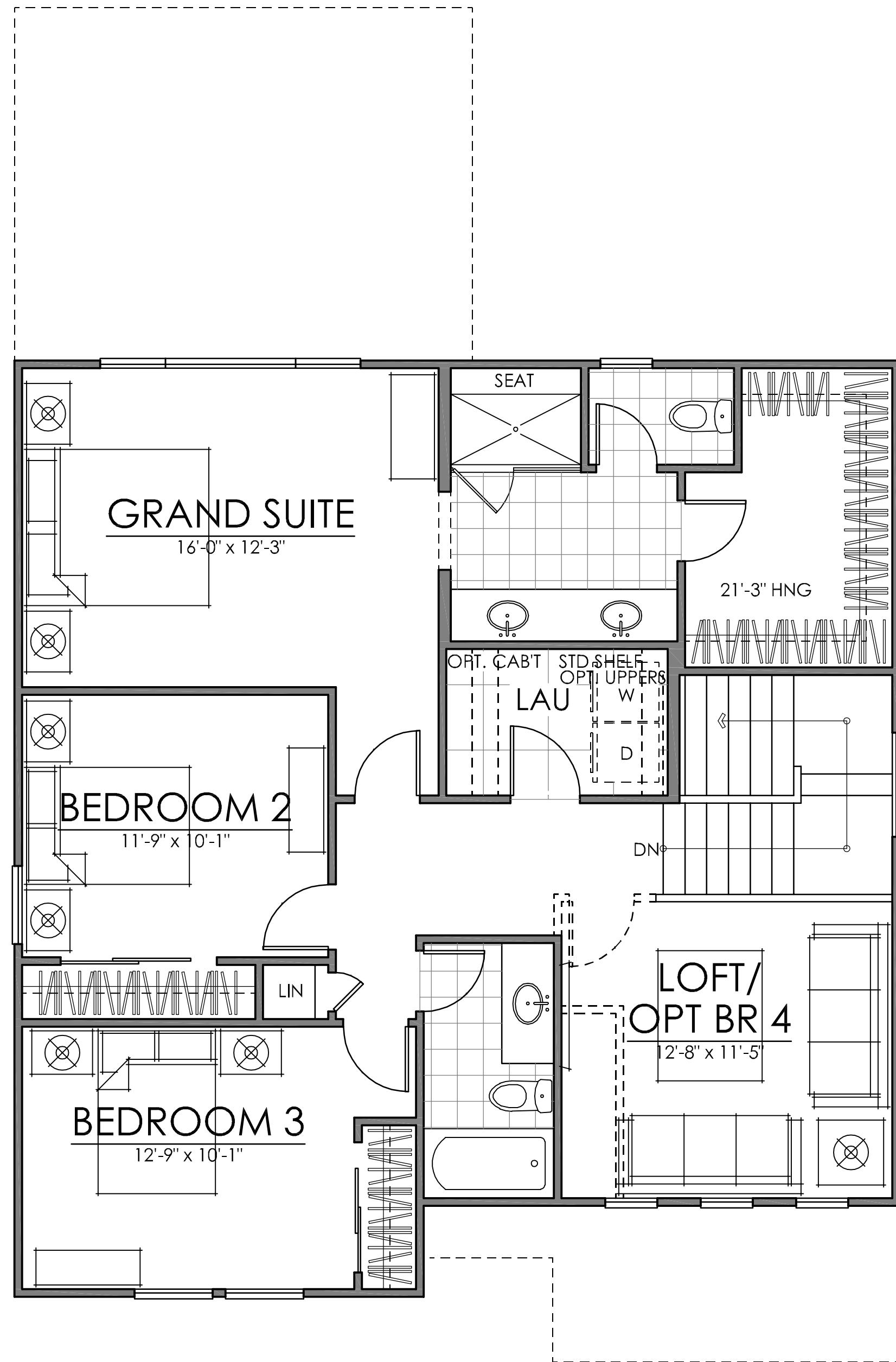
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



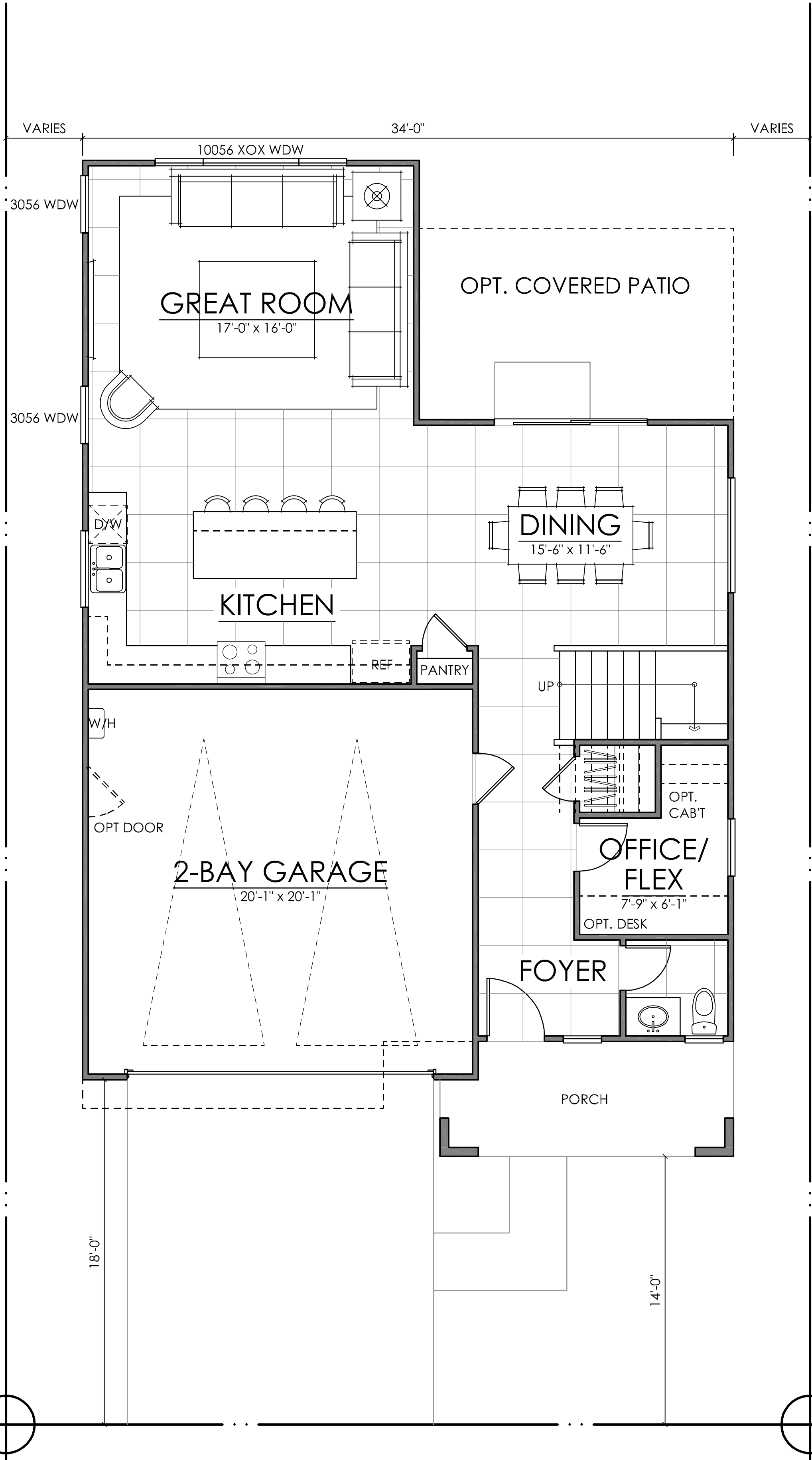
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FROSTED WINDOW AT
SETBACKS LESS THAN 5'.

2X4 WALLS
9' | 8'
5' @ 8' HD HT UNO



FIRST FLOOR 965 SQ. FT.
SECOND FLOOR 1085 SQ. FT.
TOTAL LIVING 2050 SQ. FT.

PLAN SEVEN | 2050 SQ. FT.
CG-20 PLAN TORRENTE VILLAGE | ANTHEM UNITED
ROSEVILLE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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AUNC-2201



06.22.22

MATERIAL NOTES | MONTEREY
 -CONCRETE FLAT TILE ROOF
 -STUCCO
 -STYLE SPECIFIC GARAGE DOOR
 -STYLE SPECIFIC ENTRY DOOR
 -DECORATIVE KICKERS
 -DECORATIVE WINDOW GRIDS



SCHEME 5

TORRENTE VILLAGE
 ELEVATION B | MONTEREY



Anthem United
 COLORS BY: KELLY-MOORE PAINTS

N
 04.06.2022

elevationB-MONTEREY

MATERIAL NOTES | FARMHOUSE
 -CONCRETE FLAT TILE ROOF
 -STUCCO
 -BOARD & BATT SIDING
 -STYLE SPECIFIC GARAGE DOOR
 -STYLE SPECIFIC ENTRY DOOR
 -DECORATIVE SHUTTERS
 -DECORATIVE WINDOW GRIDS



SCHEME 12

TORRENTE VILLAGE
 ELEVATION C | FARMHOUSE



Anthem United
 COLORS BY: KELLY-MOORE PAINTS

N
 04.06.2022

elevationC-FARMHOUSE

MATERIAL NOTES | PRAIRIE
 -CONCRETE FLAT TILE ROOF
 -STUCCO
 -8" HORIZONTAL LAP SIDING
 -STYLE SPECIFIC GARAGE DOOR
 -STYLE SPECIFIC ENTRY DOOR
 -VENEER ACCENTS
 -DECORATIVE WINDOW GRIDS



SCHEME 7

TORRENTE VILLAGE
 ELEVATION D | PRAIRIE



Anthem United
 COLORS BY: KELLY-MOORE PAINTS

N
 04.06.2022

elevationD-PRAIRIE

06.22.22

PLAN SEVEN CONCEPTUAL ELEVATIONS

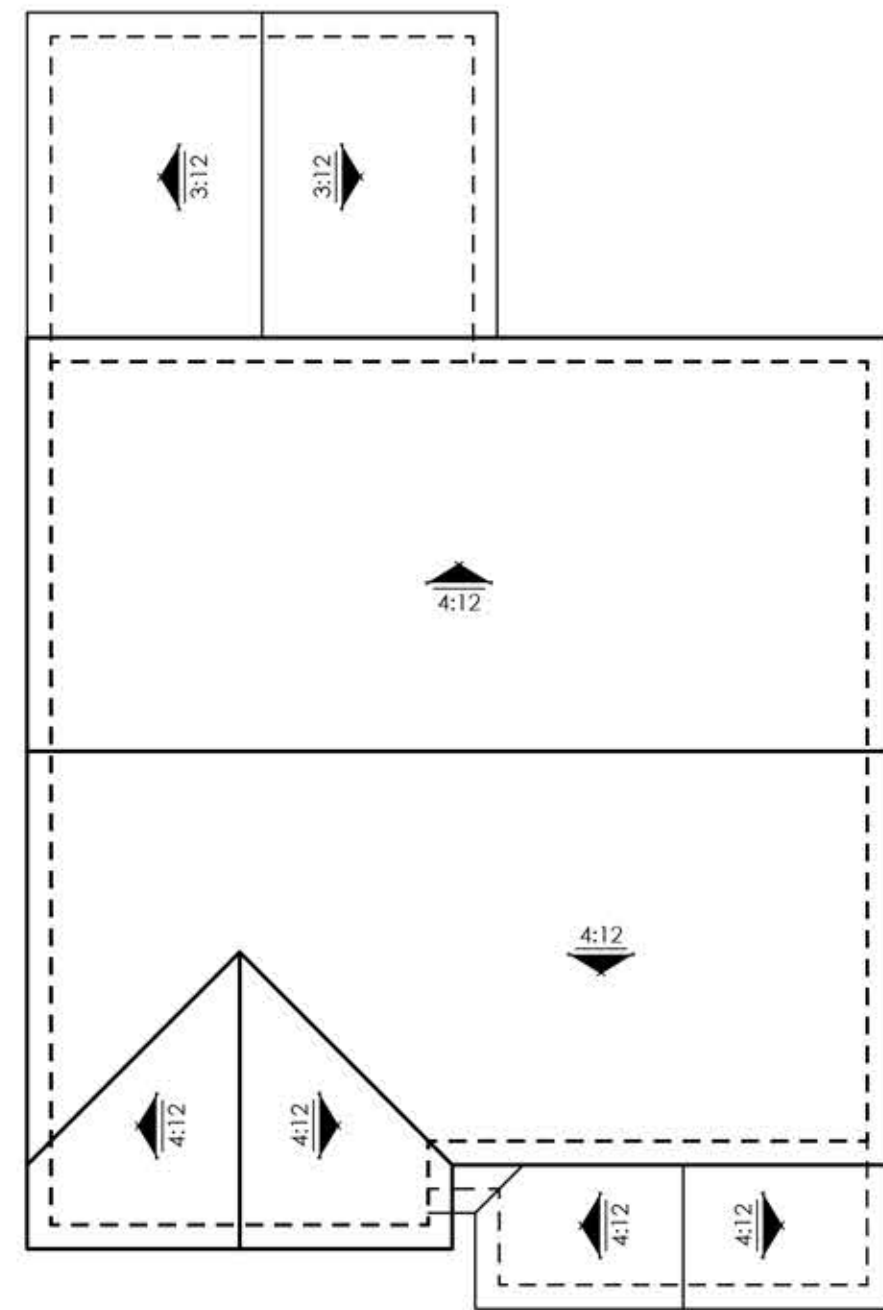
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CG-20 PLAN TORRENTE VILLAGE | ANTHEM UNITED
 ROSEVILLE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

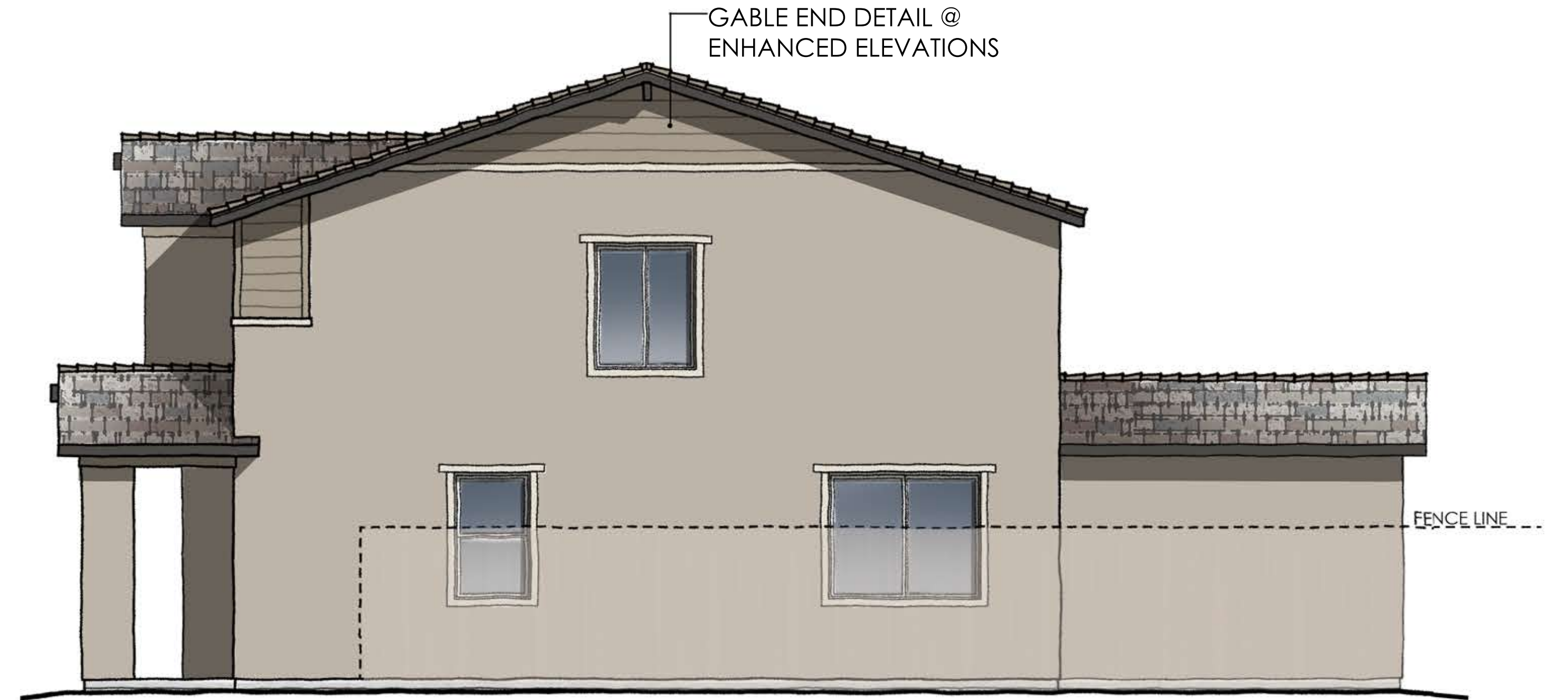
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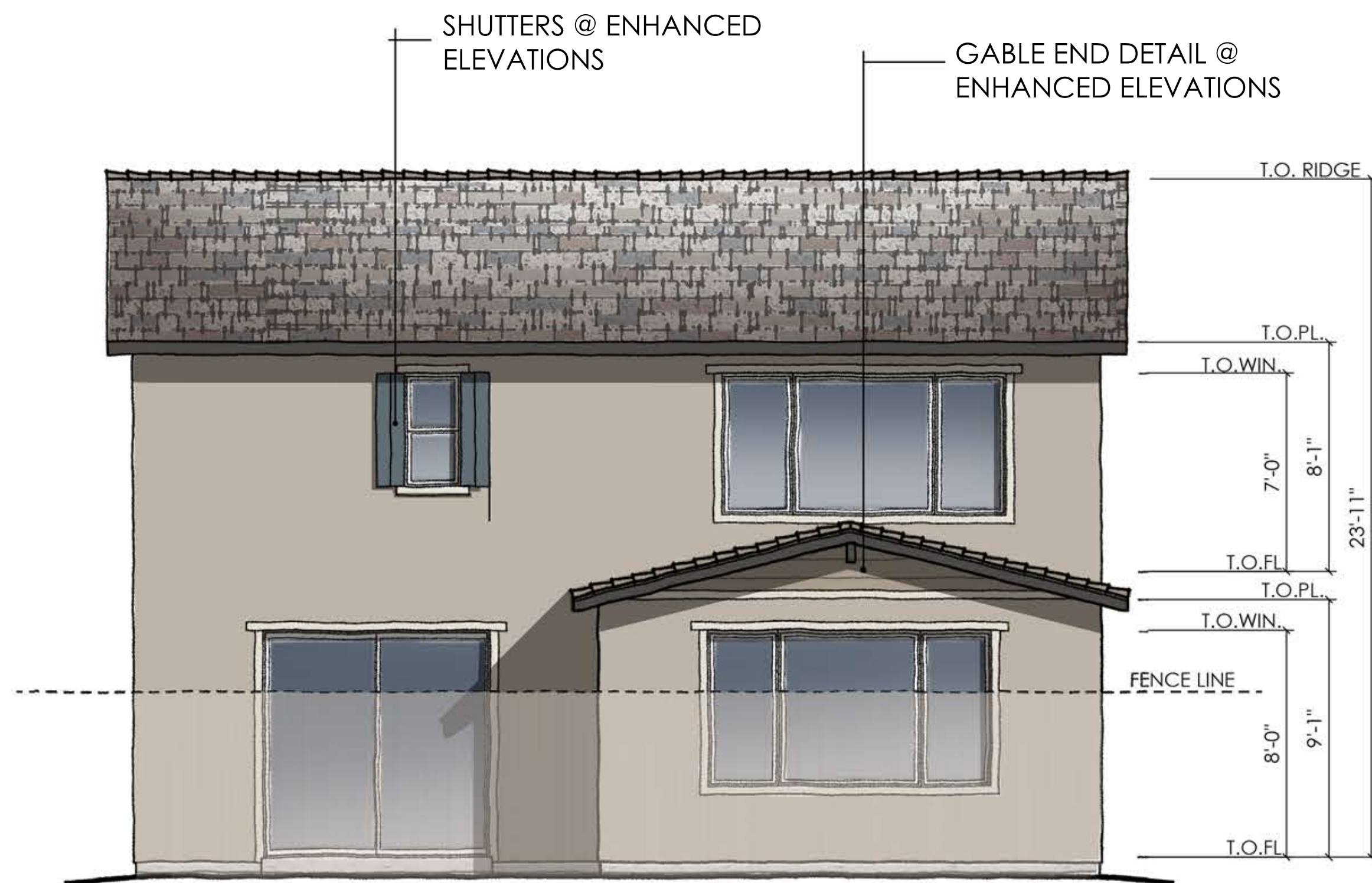
ROOF PLAN

SCALE: 1/4" = 1'-0"



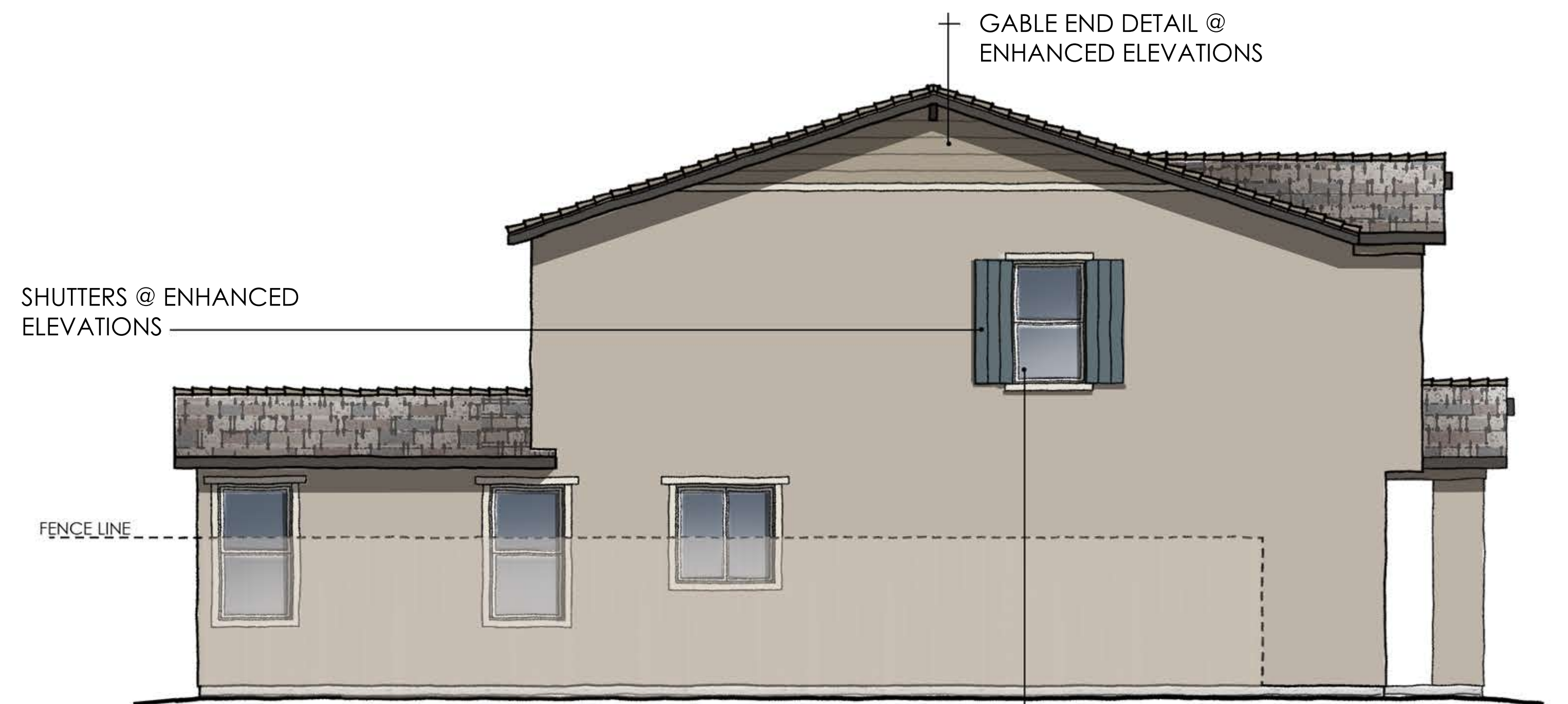
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



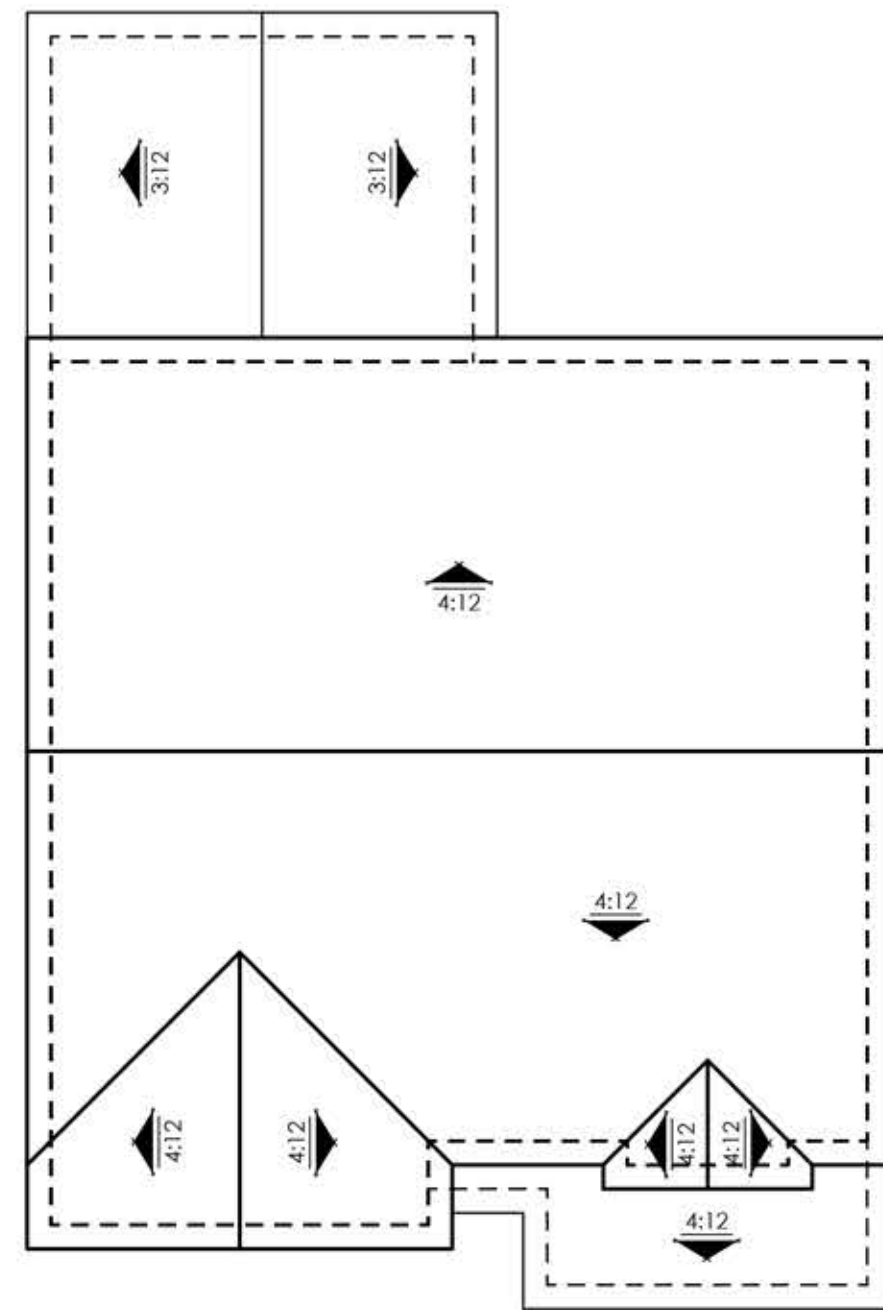
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



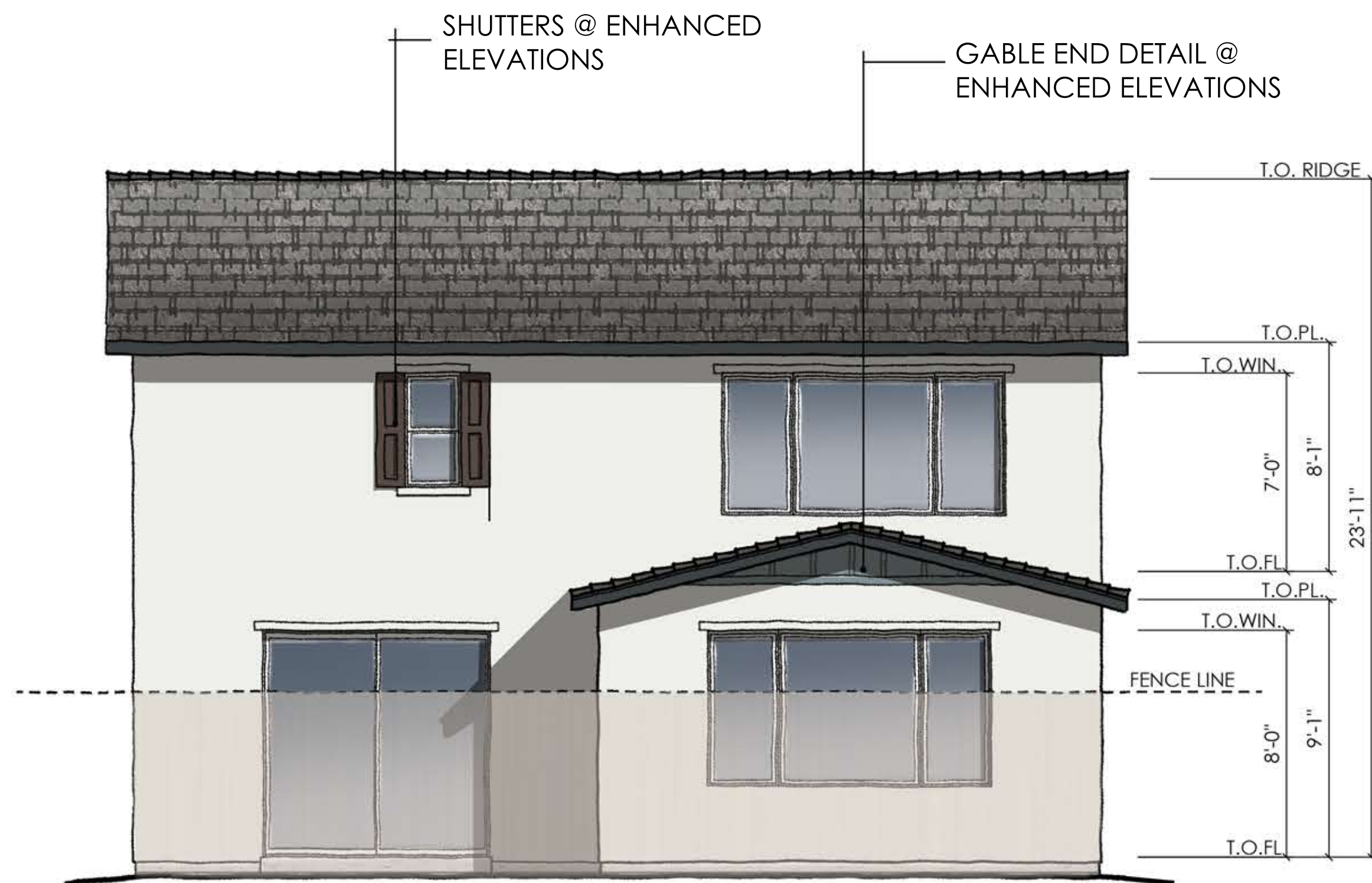
ROOF PLAN

SCALE: 1/4" = 1'-0"



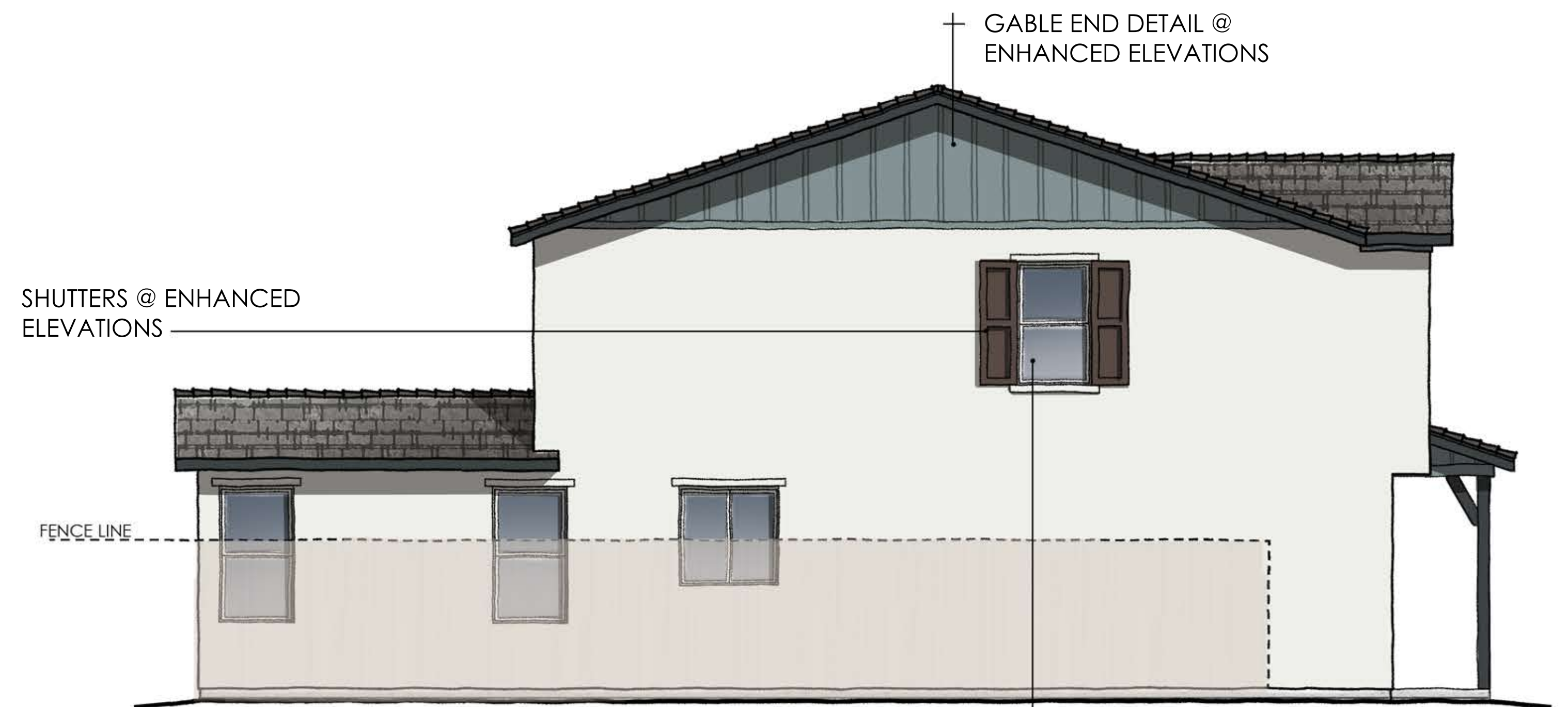
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

06.22.22

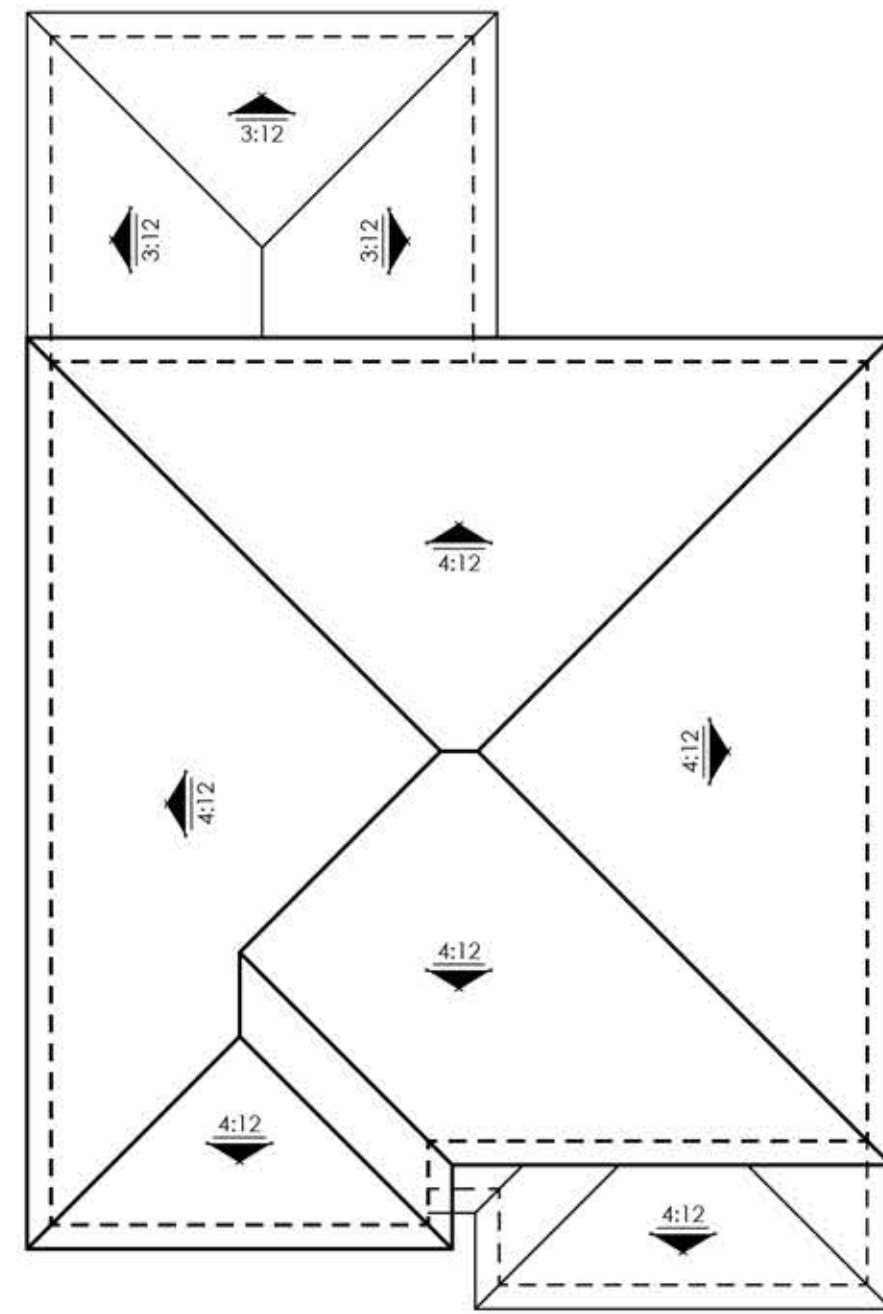
PLAN SEVEN | ELEVATION C | FARMHOUSE
CG-20 PLAN TORRENTE VILLAGE | ANTHEM UNITED
ROSEVILLE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

11
AUNC-2201

woodley
architectural
group, inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



ROOF PLAN

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

Anthem United Torrente 42

Exterior Colors - 06/02/2022

KELLY-MOORE® PAINTS

Spanish

Scheme	Stucco	Stucco Accent	Garage Door	Fascia	Trim	Front Door	Eagle Roof Tile	Stone
1	KM4786 Fresh Linen	N/A	KM4938 Grouchy Badger	KM4939 Arrowhead	KM4938 Grouchy Badger	KMA66 Santana Soul	3697 Slate Range	N/A
2	KM4711 Bauhaus Tan	KM4709 Canyon Echo	KM5799 Downtown Benny Brn	KMA70 Zin Cluster	KM5799 Downtown Benny Brn	KM4750 Loch Ness	3690 Pewter Bronze Blend	N/A
3	KM4928 Warm Gray Flannel	N/A	KM4578 Featherstone	KM4578 Featherstone	KM4578 Featherstone	KMA35 Willow Blue	3690 Pewter Bronze Blend	N/A

Monterey

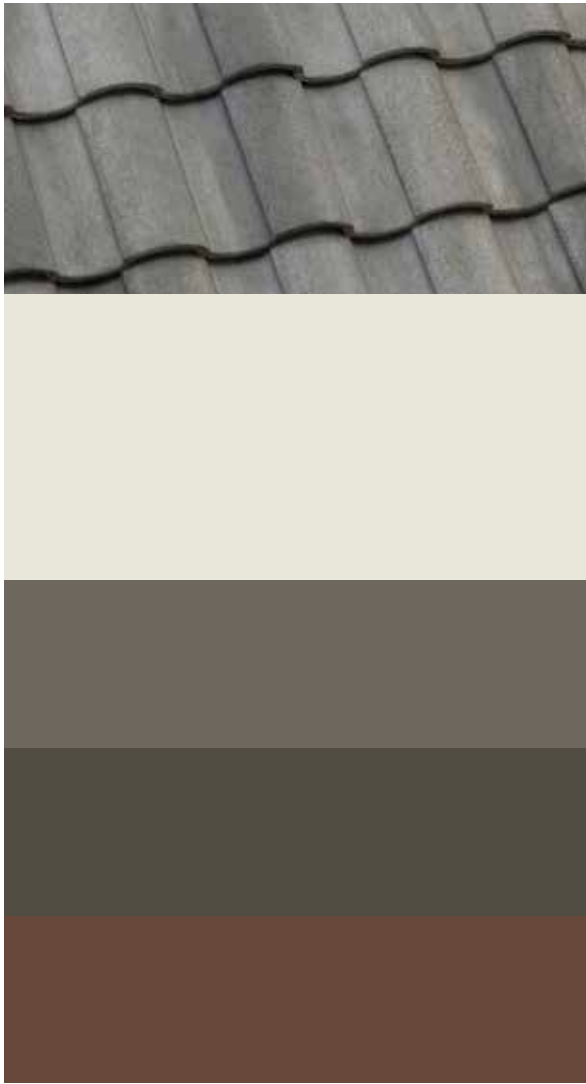
Scheme	Stucco Main	Siding	Garage Door	Fascia	Trim	Entry Door	Eagle Roof Tile	Stone
4	HLS4286 Alhambra Cream	304 Stonegate	HLS4273 Trail Dust	KM5818 Kettleman	HLS4273 Trail Dust	KM4925 Wild Truffle	4602 Concord Blend	N/A
5	KM4565 Sophistication	KM4566 City Loft	KM4565 Sophistication	KM4911 Desert Shadow	KM4562 Oyster Haze	HLS4250 Slate Blue	4602 Concord Blend	N/A
6	KM4914 Gray Dolphin	KM4916 Polished Pewter	KM4914 Gray Dolphin	KMA91 Black Ice	KMW45 Feather White	KMA84 Starlit Eve	4503 Sierra Madre	N/A

California Prairie

Scheme	Stucco	Siding	Garage Door	Fascia	Trim	Accent / Front Door	Eagle Roof Tile	Stone
7	KM4584 Urban Bird	KM5750 Mount Tam	KM4580 Foggy Night	N/A	KM4582 Beaver Pelt	KM5750 Mount Tam	4687 Brown Gray Range	Timberwolf Craft Split Modular
8	KM4571 Cobblestone Street	KM5804 Yacht Club	KM4587 Smoky Topaz	N/A	KMA87 Stiletto	KM5804 Yacht Club	4687 Brown Gray Range	El Dorado LedgeStone 33 Beach Pebble
9	KM4949 Old Grey Mare	KM4937 Paw Print	KM4949 Old Grey Mare	N/A	KM4905 Hush Gray	KMA49 Fruit Yard	SCB 8805 Seattle Blend	Greentea Craft Split Modular
13	KM5822 San Francisco Fog	KM4789 Backdrop	KM5822 San Francisco Fog	N/A	46 Acoustic White	KM4950 Metal Flake	4697 Slate Range	Grey Pearl Craft Split Modular

Farmhouse

Scheme	Stucco	Siding	Garage Door	Fascia	Trim	Front Door	Eagle Roof Tile	Stone
10	KM4915 Ducttape Gray	KMW43 Whitest White	KMA85 Fingerprint	KMA85 Fingerprint	KMW43 Whitest White	KMA45 Red Velvet	4503 Sierra Madre	Old Edisto Brick w/ Gray Mortar
11	KM5828 Big Band	KM5827 Union Station	KM5828 Big Band	KMA91 Black Ice	KM5827 Union Station	KMA28 Big Isle Pointe	4687 Brown Gray Range	Chalkdust Tundra Brick w/ Light Gray Mortar
12	KMW44 Pearly White	KM4859 Harrow's Gate	KM4859 Harrow's Gate	KMA88 Japanese Sable	KMW44 Pearly White	417 Oxford Brown	4503 Sierra Madre	Ashland Tundra Brick w/ Gray Mortar
14	KM5819 Rotunda White	KMW44 Pearly White	KM5819 Rotunda White	KMW44 Pearly White	KMW44 Pearly White	KM5745 Native Flora	SCP8802 Nantucket Blend	Latigo Tundra Brick w/ White Mortar



ROOF

STUCCO

GARAGE DOOR | TRIM

FASCIA

ENTRY DOOR



ROOF

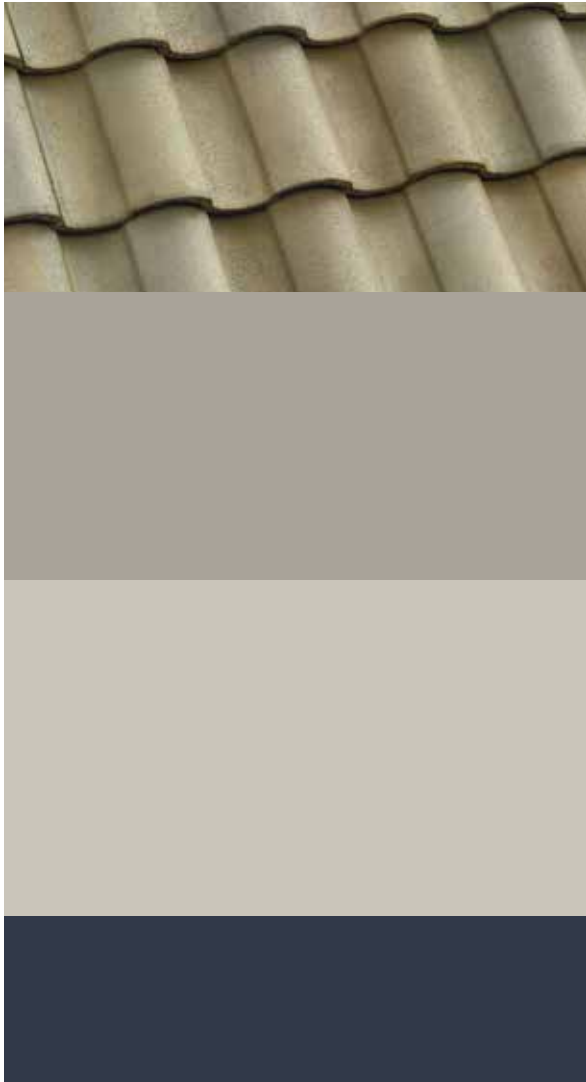
STUCCO

STUCCO ACCENT

GARAGE DOOR | TRIM

FASCIA

ENTRY DOOR



ROOF

STUCCO

GARAGE DOOR | TRIM

FASCIA

ENTRY DOOR



ROOF

STUCCO

SIDING

GARAGE DOOR

FASCIA

TRIM

ENTRY DOOR



ROOF

STUCCO

SIDING

GARAGE DOOR

FASCIA

TRIM

ENTRY DOOR



ROOF

STUCCO

SIDING

GARAGE DOOR

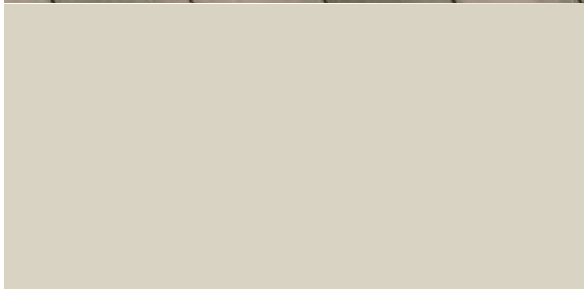
FASCIA

TRIM

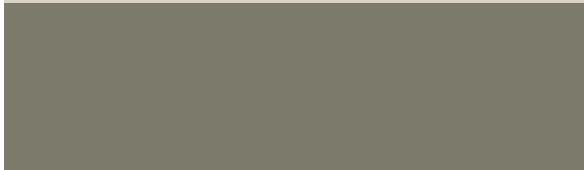
ENTRY DOOR



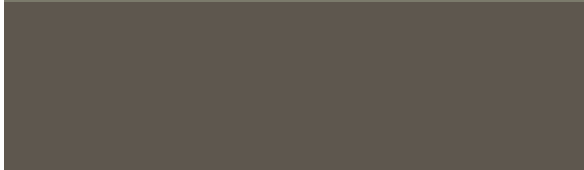
ROOF



STUCCO



SIDING & TRIM



GARAGE DOOR



ENTRY DOOR



STONE



ROOF

STUCCO

SIDING & TRIM

GARAGE DOOR

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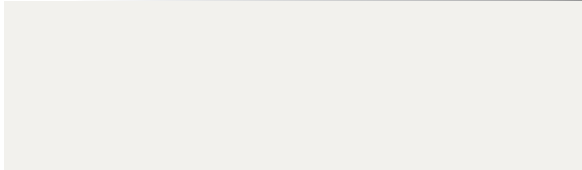
BRICK



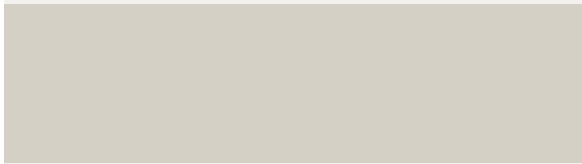
ROOF



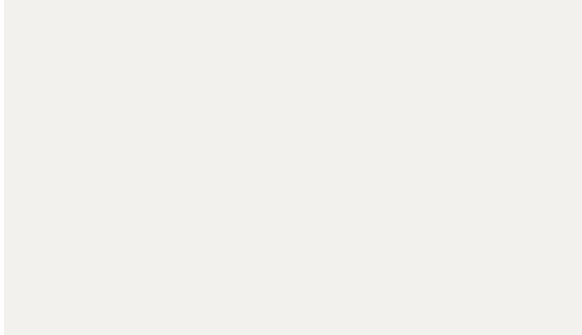
STUCCO



SIDING



GARAGE DOOR



FASCIA



TRIM



ENTRY DOOR | SHUTTERS

BRICK



SVSP PCL CG-20 RS/DS Development Standards

Single Family with Attached Sidewalk ⁴		Proposed Changes
Lot Size (minimum)		
Area, Interior Lot	3,000 sq. ft.	
Area, Corner Lot	3,300 sq. ft.	
Width, Interior	40 ft.	
Width, Corner	50 ft.	
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	
Setbacks (minimum)		
Front ³	14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/ roll-up garage door	
Sides ^{3,5}	5 ft. interior side 12.5 ft. street side on corner	4 ft. interior side on lots 18-44 3.4 ft. on lot 36 at east property line 12 ft. on lots 26, 27, & 44
Rear	10 ft. to 1 st story wall 15 ft. to 2 nd story wall	
Coverage (maximum)		
Site Coverage	None & no min. usable open space required	
Height (maximum)		
Height	35 ft.	
Other Provisions		
Front Yard Stagger	None required, but optional per unit design	
2 nd story wall separation	10 ft.	8 ft.
Two-story unit mix	No limit	
Stagger for 3 rd car garages	2 ft. between 3rd car bay and two-car garage	
Enhanced Elevations		Lots 17, 18, 35, 36, 26, 27, 44 & 1 to receive 'Enhanced Side Elevation' Lots 1-8, 36-44 to receive 'Enhanced Rear Elevation'

1. Items in *italics* represent modifications to City Zoning Ordinance Standards
2. Sidewalk separated from back of curb by 5-foot planter strip.
3. Front setback (and side setback where adjacent to street) measured from back of walk. If no sidewalk is present, setbacks measured from back of curb. Minimum separation between two-story elements shall be 10 feet.
4. A DRRS permit (required for neighborhoods greater than 7 du/ac) will be used to ensure compliance with the standards above.
5. Fence side yard setback is 5 feet from back of walk where facing a street with an attached sidewalk. Fence side yard setback is 2.5 feet from back of walk where facing a street with a detached sidewalk.



PLANNING COMMISSION COMMUNICATION

Title: WRSP PCL W-33 – Village Westpark Parking Reduction, 2300 Pleasant Grove Bl,
File # PL22-0135

Contact: Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 7/14/2022
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Site Plan

Attachment 2 Parking Survey

Exhibit A Operational Description

ITEM 6.1: **Administrative Permit – 2300 Pleasant Grove Boulevard – WRSP PCL W-33 – Village Westpark Parking Reduction – File #PL22-0135**

REQUEST

The project is a request for an Administrative Permit for a parking reduction to allow an additional 8% reduction based on the existing and proposed mix of uses within the Village Westpark center.

Applicant/Property Owner – Juli Hilton, Creekview Investments, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) 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 all recommended conditions of approval.

BACKGROUND

The project site is located on Parcel W-33 in the West Roseville Specific Plan (WRSP), at the southeastern corner of Pleasant Grove Boulevard and Village Plaza Drive. The site consists of a 3.09-acre parcel within the Village Center area of the WRSP (see Figure 1). The 120-acre Village Center was envisioned to be an interactive mixed-use neighborhood, and consists of land uses including medium density residential, community commercial, and public/quasi-public uses. Buildout of the Village Center was completed with the development of the subject parcel in 2021. The subject parcel has a zoning designation of Community Commercial with a Special Area overlay of the West Roseville Specific Plan (CC/SA-WR) and a land use designation of Community Commercial/Village Center (CC/VC). The site is adjacent to medium density residential uses to the northeast across Emerald Park Lane, Nela Luken Park to the northwest, medium density residential uses across Village Plaza Drive to the southeast, and medium density residential uses and St. John's church across Pleasant Grove Boulevard to the southwest.



In December 2019, the Planning Commission approved a Design Review Permit (file #PL19-0158) to allow Parcel W-33 to be developed with four buildings totaling 25,200 square feet, along with associated parking, lighting, landscaping, and an outdoor patio area. Concurrent with the DRP approval, a Tentative Parcel Map was approved to subdivide the parcel into two lots as well as an Administrative Permit for a

9% parking reduction (or 15 spaces) based on the proposed mix of uses. The approved site plan is included as Attachment 1 for reference. The project was constructed in two phases: Phase 1 included a 5,900 sq. ft. restaurant and 3,300 sq. ft. café (both of which have been in operation for the past 6 to 9 months); and Phase 2 included two multi-tenant buildings, A and B, totaling 16,000 sq. ft. Buildings A and B are constructed and several of the tenant spaces are either occupied and in operation, or have signed leases and are in the process of obtaining building permits for tenant improvements. Buildings A and B consist of neighborhood-serving uses consistent with the Village Center Plan, including personal services, medical office uses, and fitness uses.

The Village Center was envisioned as a pedestrian friendly environment with an interactive mixed-use neighborhood. As such, one of the planning principles of the Village Center is to create a pedestrian friendly, walkable community that emphasizes the pedestrian over the automobile. One of the justifications of the original parking reduction approval for the center was based on the project's close proximity to residential uses, which increases the viability of walking, bicycling, and transit as transportation options, and therefore leads to a lower demand for parking when compared to typical commercial centers. In addition, the expected hours of operation for the tenants were not expected to result in a conflict during the center's anticipated peak hours (e.g., the hours of 6 p.m. to 10 p.m. for the restaurant and café uses), as many of the businesses were expected to be closed during that time.

Parking for Buildings A and B was originally based on the parking requirement for shopping centers, which is one (1) space per 200 square feet. As tenant spaces are leased, each tenant utilizes the parking requirement for that use as outlined in Chapter 19.26 (Off-street Parking and Loading) of the Zoning Ordinance. For this particular center, a 10% parking reduction has been applied to each use to be consistent with the original parking reduction approval. At this time, the property owner is requesting to open a quick service restaurant in an approximate 1,250-square-foot tenant space in Building B (suite 120), which is one of the last remaining tenant spaces in the center. The Zoning Ordinance considers this to be a convenience eating and drinking establishment use type, and the parking requirement is one (1) space per 100 square feet (or 1:110 with the approved parking reduction). Based on the proposed mix of uses including the quick service restaurant, the applicant is requesting a parking reduction of an additional 19 spaces. This 19-space reduction is in addition to the prior 15-space reduction, resulting in a total reduction of 34 spaces. This is equivalent to an additional 8% parking reduction. Administrative Permits for parking reductions are typically approved at the staff level. However, parking reductions for eating and drinking establishments are to be approved by the Planning Commission per Section 19.26.030(C)(4) of the Zoning Ordinance.

EVALUATION

Section 19.78.060(A) of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.

The project site has a land use designation of Community Commercial/Village Center (CC/VC). The CC land use designation is intended for retail stores and businesses selling a full range of goods and services (including restaurants). In addition, the WRSP Village Center plan includes a list of uses permitted on Parcel W-33, which includes eating and drinking establishments. Given that the proposed uses include retail, service and a convenience restaurant, the uses are consistent with both the General Plan and the WRSP.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

Section 19.26.030(C)(3) of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating parking reductions. It states that when an application for a parking reduction is filed, the applicant has the burden of proof for providing documentation substantiating the request. Reduced parking shall only be approved by the Planning Commission if four (4) criteria can be met. The required criteria are listed below in *italics* and are followed by an evaluation.

- a) *A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses.*

The Village Westpark center was developed with a total of 157 parking spaces. Table 1 below identifies the current parking requirement for each building based on the existing and proposed use types. A 10% reduction has been applied for each ratio to reflect the prior parking reduction. There are currently three vacant tenant spaces in Building B that have not signed leases yet, represented by *italicized* font. The quick service restaurant is proposed to occupy one of these spaces (suite 120), while the remaining two suites (suites 140 and 150) will potentially be occupied by a chiropractic practice and a retail or personal services use type. The current demand of all existing and proposed uses is 191 spaces, resulting in a shortfall of 34 spaces or approximately 18%. This is 19 spaces more than the original parking reduction approval.

Table 1: Parking Requirements by Use

Address	Business Name	Use Type	Gross Floor Area	Ratio	Parking Required	Notes
2320 Pleasant Grove	kitchen747	Restaurant	5,900	1/110	54	Operating
2330 Pleasant Grove	MoJoe's Café	Restaurant	3,300	1/110	30	Operating
2340 Pleasant Grove (Building A)						
#110	Orthodontist	Medical Services, General	2,400	1/165	15	Lease signed
#130	Nail Salon	Personal Services	1,246	1/330	4	Tenant Improvement (TI) Issued
#140	Pleasant Grove Veterinarian	Veterinarian	2,171	1/165	13	TI Issued
#160	Realtor Office	Office	1,035	1/275	4	Operating
2310 Pleasant Grove (Building B)						
#110	Barber	Personal Services	1,050	1/330	3	Lease signed
#120	<i>Taco Shop</i>	<i>Convenience</i>	1,257	1/110	11	<i>Potential Lease</i>
#130	Westpark Yoga & Movement	Indoor Sports & Recreation	1,313 (1,000 floor area)	1/55 per floor area	18	TI in review
#140	<i>Chiropractor</i>	<i>Medical Services, General</i>	1,257	1/165	8	<i>Potential Lease</i>
#150	<i>Vacant</i>	<i>Retail or Personal Services</i>	1,077	1/330	3	<i>Potential Retail or Personal Services</i>
#160	F45 Training	Indoor Sports & Recreation	2,577	1/55 and 1/165	29	Operating (1,400 sf for exercise at 1/55 and 600 sf at 1/165)
Total Parking Required					191	
Total Provided					157	
Deficit					-34	

The applicant prepared a parking survey of the center that observed the number of available parking stalls over a two-week period, from Monday, April 11th to Sunday, April 24th, 2022 between the hours of 11 a.m. to 9 p.m. (see Attachment 2). Of the list of uses, kitchen747, MoJoe's Café, F45 Fitness, and the realtor's office are currently in operation. These uses account for 117 of the total parking spaces required, or 75%. However, based on the parking survey, the applicant found on average 61 parking spaces were utilized and 96 parking spaces were available at any given time. This demonstrates that the total parking allocated to these uses exceeds their actual parking demands. This is due in part to the operational hours of F45 Fitness, which holds group fitness classes four times on weekdays (5 a.m., 6 a.m., 9:15 a.m., and 5:30 p.m.) and two times on Saturdays and Sundays (8 a.m. and 9:15 a.m.). In addition, although F45 Fitness is allocated 29 spaces, the business typically requires only 10 to 15 spaces based on class sizes. As a result, this frees up parking spaces for the restaurant uses during evening hours from 5 p.m. to 9 p.m.

Staff reviewed previous parking reductions approved for centers with a similar mix of uses and found that peak times of use for restaurants are typically midday (11 a.m. to 2 p.m.) and evenings (5 p.m. to 9 p.m.), with Friday and Saturday evenings being the busiest. Therefore, it is anticipated the proposed quick service restaurant, which will be a taco shop, will also have its greatest demand for parking during these times. The results of the parking survey for the project show that on average 113 spaces (or 72%) were available between 11 a.m. to 2 p.m. and 82 spaces (or 52%) were available between 5 p.m. to 9 p.m. Therefore, there is a sufficient number of parking spaces to accommodate the proposed quick service restaurant and the remainder of the uses, which require a total of 74 spaces combined. Based on these factors, the number of spaces that are generally available throughout the day will meet the greatest parking demand for all of the businesses located within the center.

b) Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them.

Based on the operational details provided by the applicant (Exhibit A), the hours of operation for the proposed quick service restaurant is anticipated to be Sunday through Thursday, 11:00 a.m. to 9:00 p.m. and Friday through Saturday, 11:00 a.m. to 10:00 p.m. The proposed restaurant will be a taco shop with 3 to 4 employees at any given time. The tenant space is 1,250 square feet and approximately 450 square feet will be used as a dining/waiting area for customers. It is anticipated the taco shop would have the greatest parking demand during lunch and dinner hours. However, given the small size of the tenant space and the nature of the use, staff does not foresee a significant number of stalls needed for this use.

Staff does not anticipate a conflict between the uses on the site based on the offset hours of operation. When the peak times for the restaurant uses occur during the evening hours, many of the remaining uses in the center will be closed. The only overlapping peak use times would be lunchtime, potentially between 11 a.m. to 2 p.m. However, according to the parking counts collected during the survey, an average of 113 parking stalls are available during these hours. During all other restaurant peak use times (e.g., 5 p.m. to 9 p.m.), there will also be ample parking available, given that these times are outside the normal operational hours of other tenants. Consistent with the original parking reduction, the applicant has indicated that the hours of operation for the remainder of the tenants in Buildings A and B are expected to be until 5 p.m. or 6 p.m. Accordingly, based on the operations of existing businesses and the availability of parking, staff believes there is sufficient parking within the center to support the proposed mix of uses.

c) Overflow parking will not impact any adjacent use.

There are existing reciprocal access and parking agreements in place for the center. The Zoning Ordinance does not permit designating or reserving parking spaces for specific uses within a center or complex. Although tenants will have a number of stalls allocated to them, there is no designated parking within the center. As such, patrons of the center can use any available stalls

located on-site. It is not anticipated that overflow parking will occur due to the operational characteristics of the mix of uses and pedestrian-oriented concept of the Village Center. However, should additional parking be needed, on-street parking is allowed along Emerald Park Lane and Village Plaza Drive immediately adjacent to the project site. Similar parking situations currently exist along these streets adjacent to the existing residential projects.

- d) *Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.*

As mentioned above, there are existing reciprocal access and parking agreements in place to ensure the access and parking spaces are shared among the center. Conditions of approval to this Administrative Permit indicate that the permit will no longer be valid if the mix, square footage, and operating characteristics described herein are changed.

3. *The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.*

The request for a parking reduction is based on the fact that there is a surplus of parking located throughout the center at all times, as evidenced by the parking surveys. As discussed above, a sufficient number of spaces are provided to meet the greatest parking demand of the participating uses, and the nature of the uses and times when the uses operate demonstrate the lack of potential conflict between them. Staff finds the project is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on July 2, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. Staff received an inquiry from a resident who received the public hearing notice asking for clarification on the project description. No other comments have been received as of publication of this report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with the exemption classification, the project does not result in any changes in land use or density.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 2300 PLEASANT GROVE BOULEVARD – WRSP PCL W-33 – VILLAGE WESTPARK PARKING REDUCTION – FILE #PL22-0135** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL22-0135

1. This Administrative Permit for a reduction of thirty-four (34) spaces is approved based on the proposed mix, square footage, and operating characteristics of tenants and tenant spaces, as described in this staff report and in Exhibit A, and as conditioned below. Should the proposed restaurant vacate the space or modify their operations, the parking reduction will no longer be valid. (Planning)
2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **July 14, 2022** and if not effectuated shall expire on **July 14, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 24, 2025**. (Planning)
3. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)
4. All parking spaces within the Village Westpark shall be kept free and clear for parking of patrons and employees at all times. No construction materials or storage containers shall occupy required parking spaces. (Planning)

ATTACHMENTS

1. Site Plan
2. Parking Survey

EXHIBIT

- A. Description of Use

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



borgesarch.com

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

LOT COVERAGE

RESTAURANT: 6,800 SF
CAFE: 2,900 SF
SHELL A: 7,000 SF
SHELL B: 9,000 SF

TOTAL LOT COVERAGE: 25,700 SF
25,700 SF / 134,448 SF = 19.1%

Building	Gross Floor Area	Parking Required	Parking Provided	Accessible Parking Required	Accessible Parking Provided	Clear Air / Ventport Required	Clear Air / Ventport Provided	EV Required	EV Provided	Bike Locker Required	Bike Locker Provided	Bike Rack Required	Bike Rack Provided
RESTAURANT & PATIO	5,500	100	95										
CAFE	3,000	100	85										
BUILDING A	7,000	200	35										
BUILDING B	9,000	200	85										
TOTAL		172	167	12 (10%)	6	6	16	16	10	8	8	8	8

PARKING REDUCTION CALCULATION:

172 SPACES REQUIRED

157 SPACES PROVIDED (10% REDUCTION)

4 SPACES INCLUDED AS MOTORCYCLE PARKING PER 1:40 RATIO SPECIFIED IN ZONING CODE 19.26.040 SECTION A.1.C.

4 PARKING CALCULATION

1" = 1'-0"

- RETAIL CENTER MONUMENT SIGN UNDER SEPARATE SIGNAGE PERMIT
- LANDSCAPE AREA
- DECORATIVE BOULDERS, SEE LANDSCAPE
- ACCESSIBLE SIGN A, SEE DETAIL 6 G-003
- LANDSCAPE WALL AND SIGNAGE SEE DETAIL 9 A-004
- SHORT TERM BICYCLE PARKING 19 A-002
- LONG TERM BICYCLE PARKING 20 A-002
- TRASH ENCLOSURE
- 4' HIGH FENCE, SEE DETAIL 4 A-004
- SETBACK
- EASEMENT
- STANDARD PARKING STALL 1 A-001
- COMPACT PARKING STALL 12 A-003
- 6' HIGH SOUND WALL, SEE DETAIL 12 A-003
- STAGE
- GAMES BY OWNER
- PUBLIC WAY
- SOLID METAL DOOR

3 SITE PLAN KEYNOTES

12" = 1'-0"

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- BOUNDARY OF SCOPE OF WORK
- FIRE LANE
- TRUNCATED DOMES 3 G-004
- A.D.A. SIGNAGE
- ELECTRICAL TRANSFORMER
- PARKING LOT LIGHT POLE - COORDINATE LOCATIONS WITH ELECTRICAL PLANS
- LIGHT BOLLARD - COORDINATE LOCATIONS WITH ELECTRICAL PLANS
- STORM DRAIN - COORDINATE LOCATIONS WITH IMPROVEMENT DRAWINGS
- FIRE HYDRANT - COORDINATE WITH CIVIL IMPROVEMENT DRAWINGS
- LANDSCAPE PLANTER AREA
- COMPACT STALL PER CITY OF ROSEVILLE STANDARD 1 A-001
- EVSE ELECTRIC VEHICLE SUPPLY EQUIPMENT

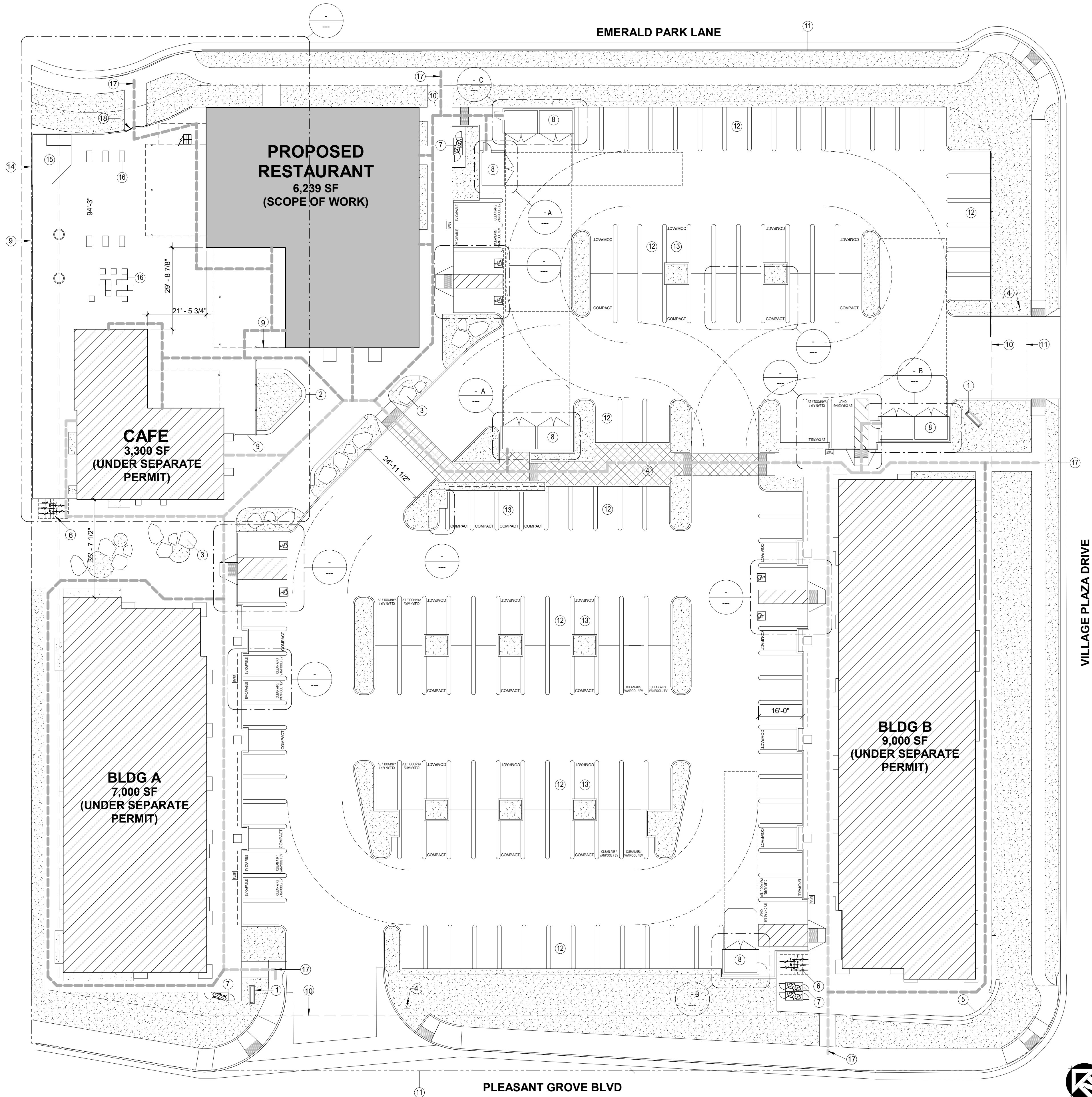
2 SITE PLAN LEGEND

12" = 1'-0"

- HORIZONTAL CONTROL FOR BUILDING LOCATIONS, SITE PARKING AND CONCRETE FLAT WORK LAYOUT SHALL BE PER CIVIL PLANS.
- LOCATIONS OF ALL EXISTING FIXTURES, UTILITIES, EASEMENTS AND STRUCTURES ON SITE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- IMPROVEMENTS DESCRIBED IN THIS PLAN ARE COORDINATED WITH CIVIL, ELECTRICAL AND LANDSCAPING CONSULTANTS. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER PRIOR TO CONSTRUCTION. NO WORK SHALL CONTINUE UNLESS APPROVED BY ARCHITECT OR CIVIL ENGINEER.
- SET FACE OF LIGHT POLE BASE AT 2'-0" FROM BACK SIDE OF CURB CENTERED ON PARKING LOT STALL. STRIPING, IF LOCATED AT WALKWAY, SET FACE OF LIGHT POLE BASE AT 2'-0" FROM BACK SIDE OF WALKWAY UNLESS SPECIFIED OTHERWISE IN THE FIELD BY GENERAL CONTRACTOR, ELECTRICAL ENGINEER OR CIVIL ENGINEER. A MIN. 4' CLEAR WALK SHALL BE MAINTAINED AT ACCESSIBLE ROUTES
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION INDICATES ACCEPTANCE OF EXISTING CONDITIONS.
- AT FIRE LANES CURBING SHALL BE PAINTED RED UPON WHICH IS MARKED IN WHITE WORDS "NO PARKING - FIRE LANE". LETTERS TO BE WHITE 3" IN HEIGHT, HAVE A 3/4" STROKE, AND BE REPEATED AT NOT LESS THAN 25'-0" INTERVALS.
- THE ACCESSIBLE PATH OF TRAVEL IS AT MINIMUM A MIN. 4' WIDE CLEAR, PAVED PATH WITH MAX 5% SLOPE IN DIRECTION OF TRAVEL, (EXCEPT AT CURB RAMPS), WITH 2% CROSS SLOPE, AND BE COMPLIANT WITH ACCESSIBLE CHANGES IN LEVEL, GAPS, DETECTABLE WARNINGS, ETC.

1 SITE PLAN NOTES

12" = 1'-0"



West Park Retail - Restaurant

2320 Pleasant Grove Boulevard
Roseville, CA 95747

STAMP



DRAWN BY: Author PROJECT NO.: 18042
CHECK BY: Checker ISSUE DATE: 10/10/17
SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NO.

157 parking spots total

Parking Spots Available

Time	Monday 4/11	Tuesday 4/12	Wednesday 4/13	Thursday 4/14	Friday 4/15	Saturday 4/16	Sunday 4/17
11:00:00 AM	142	145	143	143	133	121	117
12:00:00 PM	135	128	128	129	110	106	105
1:00:00 PM	121	116	105	105	105	95	84
2:00:00 PM	117	120	122	122	120	72	99
3:00:00 PM	120	136	130	130	117	88	71
4:00:00 PM	115	112	113	95	75	51	75
5:00:00 PM	65	72	84	42	22	24	61
6:00:00 PM	54	63	70	36	16	17	55
7:00:00 PM	55	84	98	51	30	23	81
8:00:00 PM	90	123	135	129	59	65	127
9:00:00 PM	149	151	148	146	140	138	150

Time	Monday 4/18	Tuesday 4/19	Wednesday 4/20	Thursday 4/21	Friday 4/22	Saturday 4/23	Sunday 4/24
11:00:00 AM	135	137	144	135	137	118	121
12:00:00 PM	115	125	120	102	95	80	108
1:00:00 PM	110	118	91	88	81	75	81
2:00:00 PM	125	122	98	108	114	71	101
3:00:00 PM	127	139	112	121	107	95	75
4:00:00 PM	114	101	109	125	52	42	66
5:00:00 PM	83	88	65	72	23	20	50
6:00:00 PM	55	52	44	32	15	14	45
7:00:00 PM	61	79	86	65	27	35	77
8:00:00 PM	98	128	129	140	60	71	130
9:00:00 PM	151	147	145	149	143	138	151

PC EXHIBIT A

Application for parking reduction for a quick service taco shop at Village Westpark.

We would like to open a quick serve taco shop in 2310 Pleasant Grove Blvd., suite 130. It will be approximately 1250 sf, have a 56 sf bathroom, 150 sf office, 600 sf kitchen and 450 sf customer space with a few tall tables for people to wait at and eat at if they do not wish to take it to go. Hours of operation would be 11 am – 9 pm Sunday – Thursday and 11am – 10 pm Friday/Saturday with 3 to 4 employees at any given time.

We currently operate kitchen747 and MoJoe's in the center (hours of operation are 11am to 9pm) and have seen after 6-9 months of operation how parking is used along with the office open and F45. F45 uses maybe 10-15 spaces for their full classes at 5am and 6 am. F45 has classes currently at 5am, 6am, and 9:15am on weekdays and 8am and 9:15am on weekends only. They offer a 5:30pm class on weekdays which uses maybe 8-10 parking spaces. They currently are allotted **29** parking spaces. There is no way they will ever use 29 spaces at one time, maybe over their entire day but never at one time.

Our parking is minimal at MoJoe's as 30%-40% of our customers ride bikes or walk and at our busiest hour at kitchen747, there are still more than 15-20 spots available in the parking lot.

We anticipate the same clientele at the taco shop that frequents kitchen747 but even more so local which equates to more walkers and bikers. It is truly a unique shopping center and is at its busiest right now since there are no other options in town. Once other retail buildings open up and more restaurants open, we anticipate our numbers to normalize and plateau along with the other businesses in the center.

Other businesses in the center yet to open are a nail salon, a veterinarian and an orthodontist, all with signed leases. A liquor store and a barber shop are two we are currently talking with, but nothing is signed yet. I truly do not want to allow a liquor store in the center, but with these parking limitations, it seems a good business to have for our parking lot. I'm not sure it's the best for the neighborhood and community, but the parking limits my options for businesses. Hours of operation for the vet and orthodontist I imagine are 9-4/9-5 and nail salon 9-6 so doesn't really impact parking for dinner hours where the taco shop would be busiest.

We currently have a 15 space parking reduction, which is a 9% parking variance and we are seeking a 17% parking variance to accommodate the taco shop, barber and liquor store to get us to the 157 spaces we currently have.

I'm including a spreadsheet on parking over two weeks along with some pictures of the parking lot at various times. If you have ever been to kitchen747, you may drive around the parking lot for a few minutes if you come at our busiest time, but you will see lots of bikes as well, especially now that the weather is getting nicer.

Thank you for your consideration.

Juli

PC EXHIBIT A

