



## **AGENDA**

March 17, 2016

**DESIGN COMMITTEE MEETING**  
4:30 p.m.  
Civic Center Meeting Rooms 1 & 2  
311 Vernon Street  
Roseville, California

**1. ROLL CALL**

**2. CONSENT CALENDAR**

**2.1. MINUTES OF FEBRUARY 18, 2016**

**3. NEW BUSINESS**

**3.1. REVIEW OF THE DESIGN GUIDELINES OF THE AMORUSO RANCH SPECIFIC PLAN**

The purpose of this Public Hearing is to receive input from the public and the Design Committee with regard to the proposed Design Guidelines of the Amoruso Ranch Specific Plan (ARSP). Comments received at this meeting will be forwarded to the Planning Commission and City Council. Applicants: Brookfield Development. Property Owners: Amoruso Family Trust. (Wiley)

**4. REPORTS/COMMISSION/STAFF**

**5. ORAL COMMUNICATIONS**

**6. ADJOURNMENT**



## DESIGN COMMITTEE

**Title:** MINUTES OF FEBRUARY 18, 2016

**Meeting Date:** 3/17/2016  
**Item #:** 2.1.

### ATTACHMENTS:

#### Description

February 18, 2016 Draft Minutes



## Design Committee Meeting February 18, 2016 – 4:30 p.m. Draft Minutes

---

### I. ROLL CALL – *Silent*

#### Committee Members Present

Michael Motroni, Vice-Chair  
Daniel Wesp  
Justin Caporusso, *Alternate*

#### Committee Members Absent

Julie Hirota, Chair - *Excused*

#### Staff Present

Greg Bitter, Planning Manager  
Derek Ogden, Senior Planner  
Lauren Hocker, Associate Planner  
Marc Stout, City Engineer  
Joe Mandell, Assistant City Attorney  
Lupe Nelson, Recording Secretary

### II. CONSENT CALENDAR

Acting Chair Motroni asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Acting Chair Motroni asked for a motion to approve the Consent Calendar as listed below:

#### A. MINUTES OF AUGUST 20, 2015

##### MOTION

Committee member Wesp made the motion, which was seconded by Acting Chair Motroni, to approve the Consent Calendar item as submitted.

The motion passed unanimously

### III. NEW BUSINESS

#### A. INFILL PCL 193 FMC HARDING DIALYSIS CLINIC FILE #PL15-0370

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

Acting Chair Motroni invited comments from the applicant. Applicant, Luke Peters, addressed the Committee. He was in agreement with staff's recommendations.

Committee Discussion:

- Parking reduction condition of approval clarification
- Should Harding Dialysis Clinic vacate the space, how would the decrease in parking spaces be addressed?

Acting Chair Motroni opened the Oral Communication. Hearing none, he closed the Oral Communication.

Acting Chair Motroni asked for a motion.

##### MOTION

Committee member Wesp made the motion, which was seconded by Committee member Caporusso, to approve the conditions of approval as submitted in the staff report.

The motion passed unanimously.

**IV. REPORTS: COMMISSION/STAFF**

Staff Reports

None

Commissioner Reports

What projects are currently in the pipeline for the Design Committee?

**V. ORAL COMMUNICATION**

Acting Chair Motroni opened the Oral Communication. Hearing none, he closed the Oral Communication.

**VI. ADJOURNMENT**

Acting Chair Motroni asked for a motion to adjourn the meeting.

**MOTION**

Committee member Caporusso made the motion, which was seconded by Committee member Wesp, to adjourn the meeting.

The motion passed unanimously at 4:44 p.m.



## DESIGN COMMITTEE

**Title:**

REVIEW OF THE DESIGN GUIDELINES OF THE AMORUSO RANCH  
SPECIFIC PLAN

**Meeting Date: 3/17/2016**

**Item #: 3.1.**

**ATTACHMENTS:**

Description

Staff Report

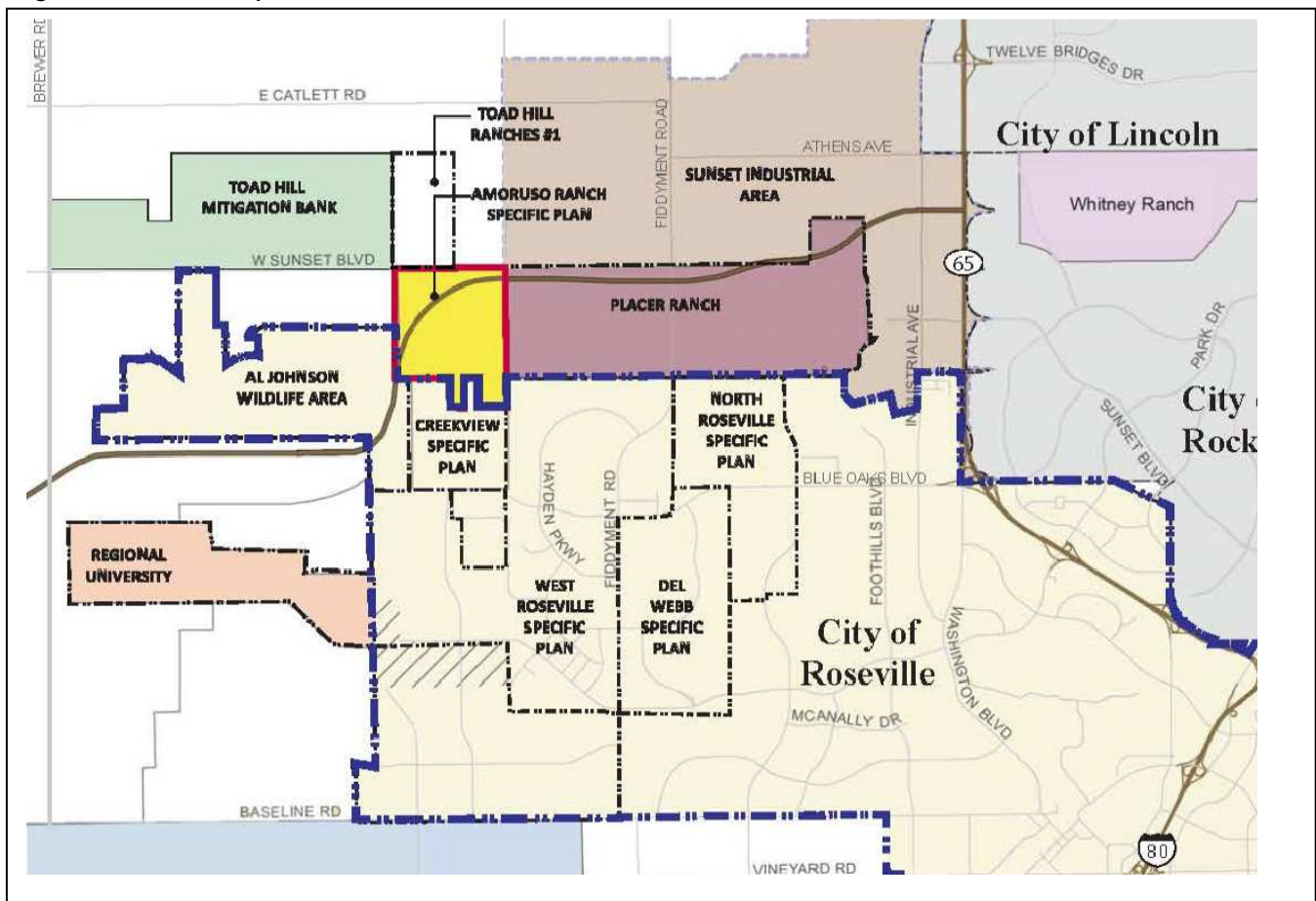
**ITEM III-A: REVIEW OF THE DESIGN GUIDELINES OF THE AMORUSO RANCH SPECIFIC PLAN**

The purpose of this Public Hearing is to receive input from the public and the Design Committee with regard to the proposed Design Guidelines of the Amoruso Ranch Specific Plan (ARSP). Comments received at this meeting will be forwarded to the Planning Commission and City Council.

A copy of the Draft EIR (on CD) was mailed out on March 11, 2016, for your information. The Design Committee is not required to review and comment on this document. However, comments received on the Draft EIR will be responded to and incorporated into the Final EIR, which will be forwarded to the City Council.

**APPLICANT/OWNER:** Brookfield Development / Amoruso Family Trust

**Figure 1: Location Map**

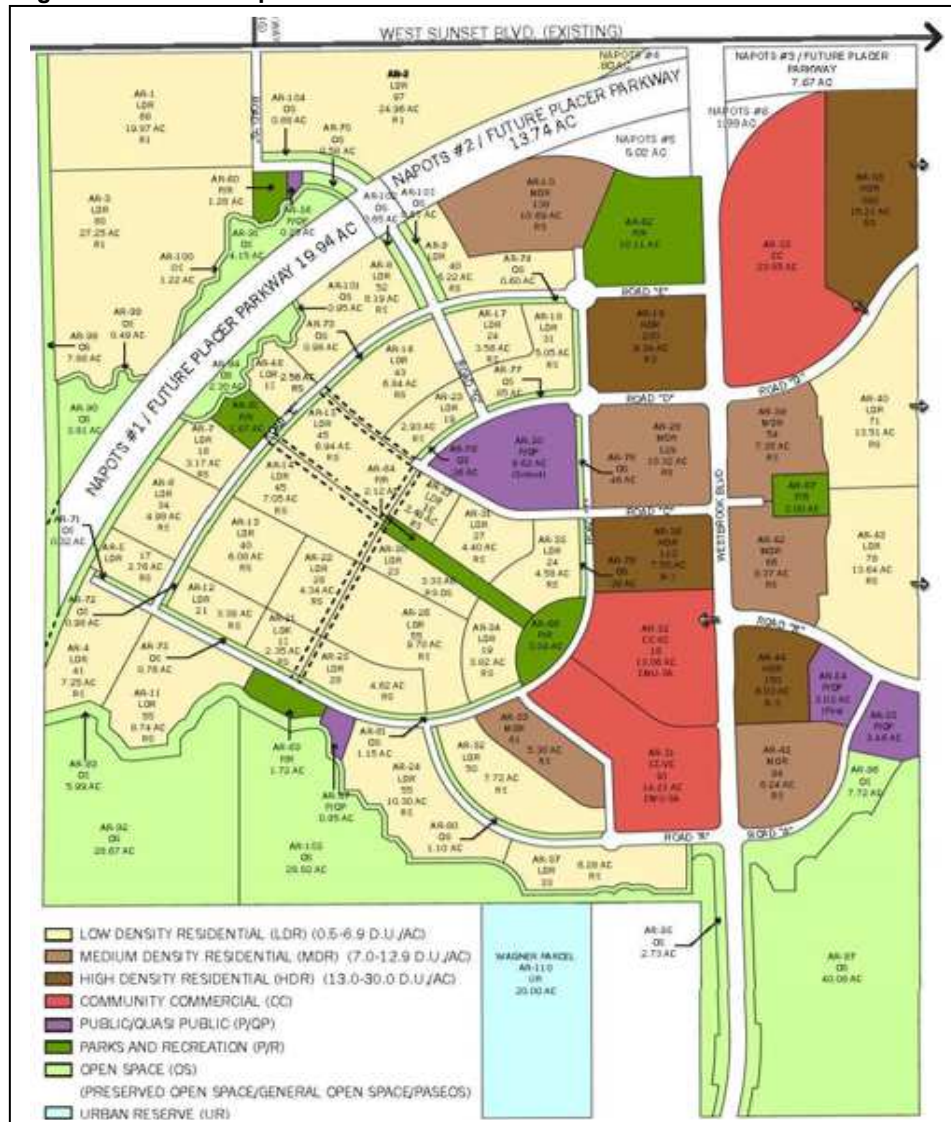


**REQUEST**

The applicant currently requests consideration of the Amoruso Ranch Specific Plan project which includes the following: 1) Annexation and Sphere of Influence Amendment (ANN & SOI) to include the project site within the City of Roseville, which totals approximately 694 acres; 2) General Plan

Amendment (GPA) to update the General Plan consistent with the proposed project and to amend the horizon year from 2025 to 2035, 3) Specific Plan (SP) to establish residential, commercial, parks, open space, and public land use designations; 4) Zoning Map Amendment (ZO) to pre-zone the land; 5) Two Development Agreements between the City and Brookfield Residential (Applicant) and Amoruso Family Trust (Landowner); and 6) a Draft EIR. These entitlements are further described in Attachment 1 of this report.

**Figure 2: Amoruso Specific Plan**



## **BACKGROUND**

In June 2010, a Feasibility Analysis to evaluate the project related to traffic, water, and fiscal impacts was prepared. The Feasibility Analysis determined that the City could maintain its current levels of service with some challenges related to traffic and water impacts, but that there were no fatal flaws related to moving forward with the project. Accordingly, in October of 2010, City Council directed staff to begin a process to evaluate the mixed-use development and annexation proposal for the Amoruso Ranch Specific Plan (ARSP).

A formal application was submitted in May of 2011, and at that time, the City began a detailed evaluation of the project, which included preparation of the technical environmental studies. In 2013, a

Notice of Preparation (NOP) was released informing the public and responsible agencies that an Environmental Impact Report (EIR) would be prepared as the environmental document for the project per the California Environmental Quality Act (CEQA). Thereafter, the applicant began preparation of the Specific Plan document while staff began working on the Draft EIR. The Draft EIR has been structured to contain a project-specific level of analysis for the ARSP.

In order to provide the public with an overview of the proposed project and outline the available opportunities to comment on the DEIR, a community meeting was held at the Martha Riley Community Center on February 22, 2016. On March 1, 2016, the Draft EIR was distributed for a public review period that ends April 15, 2016. A workshop outlining the project and the Draft EIR was made at the March 10<sup>th</sup> Planning Commission meeting. In addition, other public hearings are scheduled during the DEIR public review period for the Public Utilities Commission on March 22<sup>nd</sup>, Parks and Recreation Commission on April 11<sup>th</sup>, and Planning Commission on April 14<sup>th</sup>. This schedule allows Commissions to receive public testimony and comment on the DEIR during the public review period.

### **PROJECT DESCRIPTION**

The project site is located northwest of the City of Roseville's corporate boundaries, south of West Sunset Boulevard in unincorporated Placer County, approximately 1.5 miles west of Fiddymont Road. One 20-acre parcel located toward the southeast corner of the site (Wagner) is not a participant in the specific plan effort, but is included in the Annexation because it is within the existing Sphere of Influence, and is surrounded on the north by the proposed project, and on all other sides by the Creekview Specific Plan (CSP) (existing City). Annexation of the parcel will avoid creating an unincorporated island of land. The Amoruso Ranch Specific Plan (ARSP) is the fourteenth specific plan to be processed by the City and encompasses approximately 694 acres with a mixture of land uses as outlined below:

- 2,827 dwelling units
  - 1302 Low Density Residential
  - 542 Medium Density Residential
  - 873 High Density Residential
- 27 acres (109 units) Community Commercial – Village District
- 24 acres Community Commercial
- 17 acres Public/Quasi-Public (Elementary School, Electric Substation, etc.)
- 22 acres Neighborhood Parks
- 145 acres Open Space
- 20 acres (1 unit) Urban Reserve

A detailed project description is provided in Chapter 4 of the ARSP and Chapter 2 of the Draft EIR. The ARSP Design Guidelines section of the specific plan is provided as Exhibit B.

### **DESIGN COMMITTEE REVIEW PROCESS**

The purpose of the Design Committee's review is to provide comments to the Planning Commission and City Council on the Design Guidelines section of the proposed Amoruso Ranch Specific Plan (Appendix B). The ARSP Design Guidelines supplement the City's Community Design Guidelines and provide guidance for the physical form and visual character in the plan area. The Guidelines include concept plans for commercial and residential sites that, when developed in the future, may come before the Design Committee for approval. The Guidelines also contain criteria and plans for landscape corridors, paseos, signs and fences, which may not need future Design Committee approval, but are part of the design elements that shape the look of the ARSP area. Accordingly, it is requested that the Design

Committee review the Guidelines and provide comments, which will be forwarded to the Planning Commission in their review of the project.

At the hearing, staff will present a brief overview of the project, focusing on design guideline-related information. Following this presentation, the Design Committee will have an opportunity to ask questions, provide comments and receive public comment on the Amoruso Ranch Design Guidelines.

### **ARSP DESIGN GUIDELINES**

The ARSP land use plan is shaped by distinctive districts, as well as individual features of the Plan including: Parks, Open Space land, and circulation systems. An overview of the major areas of interest are provided below to provide the Design Committee with a better understanding of the proposed ARSP Community Design. In particular, this analysis will focus on the design related items that are typically within the purview of the Design Committee.

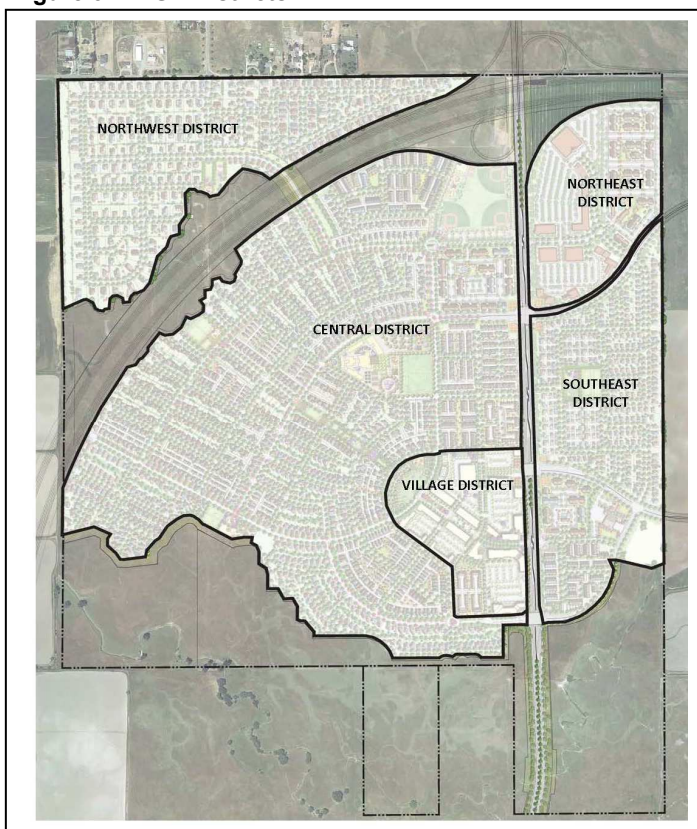
**Village District:** The Village District is a Commercial Mixed Use (CMU) District that is located within the southern portion of the specific plan, west of Westbrook Boulevard and Main Street. The district is intended to allow a variety of uses including retail, office, commercial, recreation, as well a limited residential component.

As proposed, the Village District development pattern will create a subtle block grid that forms connections with the surrounding residential neighborhoods. The Village District will also provide multi-story mixed use buildings organized along Main Street, creating a classic small downtown feel. Buildings with storefronts and tall floor plates, that may include office or residential units above, will provide a sense of enclosure to the street (Section B.6).

**Northeast District:** A 23-acre parcel in the northeast quadrant of the site, bounded by Placer Parkway, Westbrook Boulevard and Road “D”, is designated for retail and business park uses, as well as high density housing. This location is intended for large format retail that will serve Amoruso Ranch and the neighboring communities. Depending upon market demand, this site may also include retail/office commercial or business park uses. Per the ARSP Design Guidelines, commercial buildings at this location should frame the road into the District, with large parking fields located behind the buildings. To further create a focal point, it is anticipated that a prominent building will be located at the intersection of Road D and Westbrook.

**Central District:** This area forms the heart of the specific plan area. It includes an elementary school, residential neighborhoods, and a variety of parks, including crossing linear park (AR-64) that will provide pedestrian access through the area. A looped roadway with paseos around the District provides connectivity between the neighborhoods, parks, school, and the Village District for pedestrians and bicycles. This District provides the broadest range of housing types and density ranges consisting of apartments, townhomes, and single-family detached homes.

**Figure 3: ARSP Districts**



**Northwest District:** This portion of the ARSP is bordered by Placer Parkway to the south, West Sunset Boulevard to the north, and unincorporated land to the west. This area is intended for residential development consisting of larger lot homes that provide a transition to existing rural uses within the County. Road G, which will provide access to this portion of the project site, is planned to be below grade where it intersects with Placer Parkway in order to minimize the need to elevate the Parkway.

West Sunset Boulevard is a County Road that is north of and adjacent to the ARSP. Improvements to this County road include widening the existing 22-foot wide roadway section southerly and a drainage ditch for the length of the project site and providing turn lanes at the intersections of Westbrook Boulevard and Amoruso Way. It should be noted that this rural roadway will remain in Placer County's jurisdiction. Along the frontage of the project site, within the ARSP project boundary, a 25-foot landscaped corridor will be provided behind the drainage ditch and will have a 5-foot wide pedestrian path. Additionally, a maximum 7-foot masonry wall will be constructed between the property boundaries and the landscape corridor.

**Southeast District:** The Southeast District of the ARSP contains a mix of residential neighborhoods including high density apartments, townhomes, and single family detached homes, ranging from small to standard lot sizes, as well as a one-acre park, and a fire station site. This District is located between Westbrook Boulevard and the future Placer Ranch Plan area. Two minor arterials connect Westbrook to the potential Placer Ranch Plan area, immediately to the east of the project boundary. In addition, two residential street connections are anticipated. A masonry wall will be provided along the boundary since it is unclear what land uses might develop to the east, including the future Placer Ranch project.

### **Residential Architectural Characteristics**

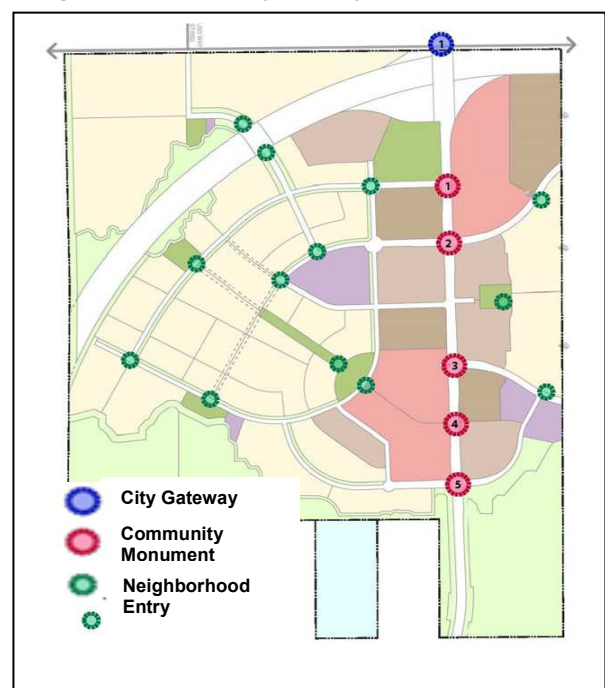
The intended residential architectural character for the ARSP area draws from the region's agrarian roots. Buildings will draw upon simple form-based architecture without heavy orientation. A number of architectural images are included for reference in Section B-5 of the ARSP. However, the examples provided are not intended to narrowly focus the architectural character of the neighborhoods to the styles identified, but rather to establish an overall character for the community. With the inclusion of Agrarian Traditional, Agrarian Modern, Craftsman, and Monterey architectural styles, it is intended that design variation that interconnects developments throughout the specific plan will occur over time.

### **Signage Guidelines**

**Wall signs** and Monument signs are permitted consistent with the City's Sign Ordinance. Additionally, building architecture should be designed to accommodate signage and other graphics as an integral part of the building design so that future signs do not interrupt architectural features of the building. In addition, sculptural elements, banners or painted murals without text may be included as part of a business identity.

**Projecting signs** are another effective signage option identified in the ARSP. These signs provide interest and a high level of visibility to the pedestrian and vehicles passing by. The ARSP Design Guidelines require that projecting signs are positioned to complement the building's architectural details. Solid panel signs must be located below the first floor ceiling line, or no more than fourteen (14) feet above the sidewalk, whichever is less and provide at least eight (8) feet from the bottom of projecting signs to the ground in pedestrian areas and fourteen (14) feet in areas with vehicular traffic.

**Figure 4: Community & Entry Feature Locations**



### **Community & Neighborhood Entry Features**

As identified in Section B.13 of the Design Guidelines, a hierarchy of entry feature signs are proposed consisting of City Gateway Signs, Community Monument Signs, and Neighborhood Entry Signs. The design of these signs will reflect the architecture of the individual communities in which they are located and materials consisting of stone, brick, tile and/or steel will be included into the designs to help establish unique, but cohesive designs. By utilizing a consistent material palette and design philosophy for each sign within Amoruso Ranch, they will become integral components in tying the plan together.

**City gateway signs** are the most significant in the hierarchy of entrance features in the Plan. Located along the northern boundary of the plan area where Sunset Road intersects a major arterial (Westbrook Boulevard and/or Future Placer Parkway), these features give a pronounced entrance statement into the City.

**Community monuments** are the gateway features that announce entrance into the plan area along Westbrook Blvd. Sited at key locations, these features should have a unified application of hardscape elements, project icons, landscaping and accent materials to define ARSP's visual character. Functionally, they serve as the signage for Amoruso Ranch and reinforce the community identity.

**Neighborhood entry features** are smaller and are related to the Community Monuments in terms of design character and material palette. They are strategically located at key vehicular and pedestrian intersections to reinforce the perception of Amoruso Ranch as a unique district within the City of Roseville.

### **Landscape Guidelines**

The ARSP Landscape Guidelines are intended to establish a basic landscape theme to be applied consistently throughout the plan area. The intent is to provide direction for landscaping planted along the streetscape and other public spaces, while allowing business/property owners and tenants/residents the opportunity to individualize their landscape design.

Per the ARSP Design Guidelines, each parcel shall use a mix of trees, shrubs, ground cover, and turf that complement the surrounding community design. Trees should be planted in areas to reinforce pedestrian connections, define edges, provide shade for seating areas, and add visual interest. Trees will also be used to anchor corners and intersections throughout the community and delineate gateways and amenity areas. In addition, the design guidelines encourage the use of landscaping to soften views of buildings and provide visual relief of wall planes by locating shrubs and groundcover at the base of buildings/walls, integrating trellis structures with creeping vines into building designs, and incorporating enclosures or garden walls into building facades. Shrubs, groundcover, grasses and perennials are also encouraged to be used to define outdoor spaces (see Section B.13E).

**Landscaping for streets** includes the arterial roads that cross through Amoruso Ranch, which are Westbrook Boulevard, Road "B" and Road "D." These streets are the first layer of circulation at Amoruso Ranch and will be the first street viewed by the public as they enter the community. Accordingly the ARSP Design Guidelines requires that, at a minimum, 15-gallon container evergreen non-conifer trees be planted in the parkways and medians. Street tree spacing should allow the tree canopies along each side to touch at maturity and Parkways and medians should be planted with shrubs and groundcover using plantings as a unifying theme. In addition to the guidelines above, the West Sunset Boulevard roadway adjacent to the northern portion of the ARSP will include a 25' wide landscape corridor that will be annexed into the City. As proposed, this area will include a five foot wide sidewalk, a masonry wall, and 15-gallon container, evergreen non-conifer trees.

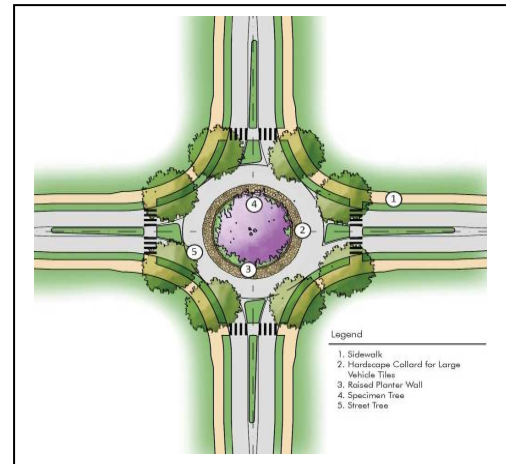
A planting concept is provided for the landscape corridors of ARSP roadways in Figures B.8 – B.14, and a street tree list indicating the appropriate tree species for various planter widths is provided in Table B.1. In addition to the trees listed in Table B-1, thirteen groundcover varieties are listed for use

between curb and sidewalk, including low water using tall fescue blend turf. The planting concepts include design criteria for placement of primary and secondary street trees, shrubs, and groundcover.

**Roundabouts** are utilized to calm traffic and slow vehicles as they enter residential neighborhoods. To add to the visual character of the streetscape, the roundabouts will be raised 18 inches - 24 inches above the curb and landscaped to give more definition to the space. Large deciduous or non-conifer canopy trees are recommended to establish a vertical focal point and layered planting is encouraged in this area to give more variety and definition to the landscape.

Landscaping in the ARSP will incorporate water conservation measures that comply with the City's Water Efficient Landscape Ordinance (WELO) with the following measures: Reduction of Park and Recreation and Common Area Turf (Non-Residential), Irrigation Management, and Residential Water Conservation Methods (i.e. low flow toilets, recirculating hot water heaters, etc). In addition, front yard landscaping in residential areas (including planter strips between curb and sidewalk) will be subject to the provisions of the City's WELO and ARSP Water Conservation Plan.

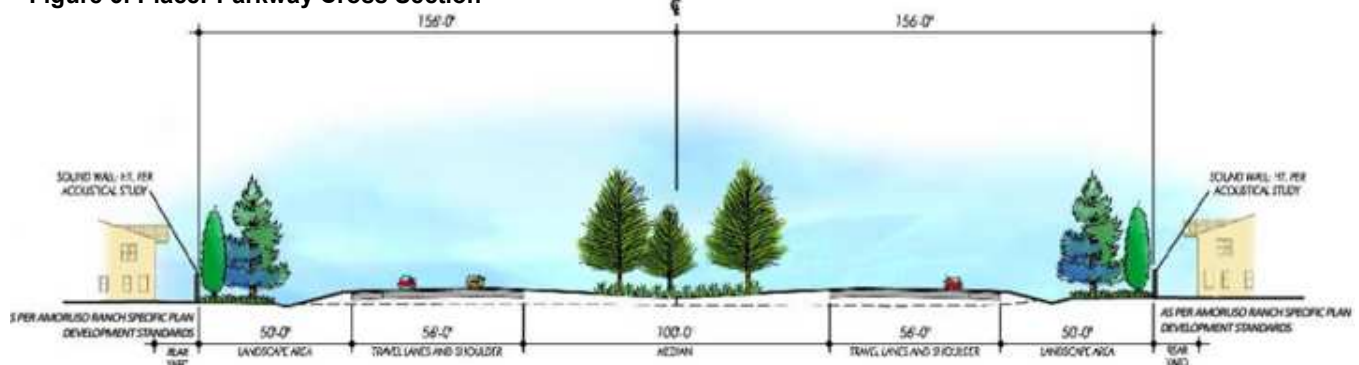
**Figure 5: Conceptual Roundabout Design**



### **Placer Parkway**

Placer parkway is a planned regional future six-lane limited-access expressway that runs through the ARSP area. This roadway is not a part of the project. However, this project will dedicate right of way to help facilitate this roadway. As shown in the cross section below, it will have a 312-foot right of way, with a 100-foot median and 50-foot landscape corridors. Portions of the facility may be elevated through the plan area. During the Tentative Map stage for homes immediately adjacent to Placer Parkway (Parcels AR-2, AR-3, AR-8, AR-9, AR-10) several measures will be considered to reduce impacts from temporary construction noise, operational noise, and air quality associated with the roadway. Accordingly, care will be taken to locate and orient homes to address livability concerns. Where homes back or side onto the planned Placer Parkway right-of-way, a masonry wall will be provided.

**Figure 6: Placer Parkway Cross Section**



It is assumed that the lotting pattern and home orientations will vary within the residential parcels to help mitigate impacts from Placer Parkway. However, to further ensure an appropriate buffer is established, suitable planting materials will be used between residences and the transportation facility to screen the Parkway and provide a noise and air quality buffer (plant material including Sycamore, Oak, or London plane trees that provide a broad canopy for screening should be considered). Design of Placer Parkway is conceptual and actual design will be completed at a future date; however, a conceptual cross section indicating an elevated parkway is provided as Figure B.25a.

### **Walls and Fences**

Walls and fences throughout the ARSP are intended to provide screening, create a transition between developed areas and open space, secure off-site edges from public access, and provide privacy and security for private property. Design and material for walls and fencing varies throughout the plan area depending on the specific purpose. There are a variety of conditions that will require fencing and below is a description of each type of fence that may be utilized.

**Masonry walls** will be used at the back of arterial roadway landscape corridors to provide security and noise attenuation. Permissible wall locations are specified in Figure B35. These areas are adjacent to Placer Parkway, Westbrook Boulevard, West Sunset Boulevard, and the eastern boundary of the plan. Within the interior of the specific plan, walls are discouraged in order to promote walkability and easy access to the elementary school, parks, and the proposed Village Center. Wall openings will be provided where appropriate for pedestrian access between land uses and residential neighborhoods. Wall materials will have texture facing the public view, and a trim cap for color and visual interest. Pilasters are required at each side of vehicle and pedestrian openings, and at angle points to enhance the aesthetics of the wall.

### **Paseos**

The ARSP includes a system of paseos, intended to create a more pedestrian and bicycle friendly plan area. This is achieved by widening the landscape corridors on streets or adding paseo paths through neighborhoods. Paseo design specifics vary according to the location in the plan (Figures B-1 & B-3). A key benefit of the paseo system in ARSP is that it provides a complete loop linking various land uses and provides access to open space areas/parks.

### **Residential Subdivision Design**

As proposed, the ARSP will provide various districts with a variety of single family attached and detached homes, live/work row town homes, town homes, condominiums and apartments. The design of these residential neighborhoods will emphasize pedestrian and bicycle connectivity while facilitating dispersed automobile traffic. As proposed, the modified grid street network creates shorter, more traditional, block lengths. The result of this block scaling is that the various home types will be woven together within the neighborhood fabric, rather than being separated housing tracts of the same lot configuration. Where subdivisions adjoin a park or open space, the edge will provide visual and pedestrian access, and the internal street layout will be designed for walkability. Residential units are encouraged to face park sites rather than back up to them, and when adjacent to open space a minimum of 50% of the homes within the subdivision will be required to front onto the area.

**Development Standards** for the ARSP will comply with the City's Residential Zone General Development Standards. To encourage a range of housing types and densities that can respond to a wide variety of household needs and market segments, deviations from the prescribed Zoning Ordinance Residential Development Standards are allowed pursuant to approval of a Design Review Permit for a Residential Subdivision (DRRS).

### **SUMMARY**

The Design Guidelines have been drafted to meet several needs. They supplement the City's Community Design Guidelines and provide guidance for the physical form and visual character in the ARSP. For the landowners, they add value to the land plan by clarifying details about the aesthetic quality and livability of the project. For developers and designers, they give direction for site planning efforts. For prospective residents and businesses, the Design Guidelines give help in deciding where to live and work by giving ideas of what future nearby development could be.

Where the ARSP Design Guidelines document conflicts or is silent on an issue, the Zoning Ordinance, Sign Ordinance, and Community Design Guidelines will prevail.

## **RECOMMENDATION**

Staff recommends the Design Committee provide staff with their comments on the Design Guidelines. Comments made by the Committee will be provided to the Planning Commission and City Council for consideration.

## **ATTACHMENTS**

In order to assist the Design Committee with the review of the project, staff has prepared several attachments to the staff report.

**Attachment 1: Summary of Project Entitlements** - Provides a brief overview of all the requested entitlements associated with the ARSP, and identifies reviewing bodies for each of these entitlements.

**Attachment 2: Color Copy of the Land Use Plan for ARSP**

## **EXHIBITS**

- A. Draft Environmental Impact Report (EIR) for the Amoruso Ranch Specific Plan and Annexation (SCH # 2013102057)
- B. Draft Amoruso Ranch Specific Plan Document

*Exhibits may be reviewed during normal business hours at the City of Roseville located at 311 Vernon Street in Roseville, CA, and online at [www.roseville.ca.us/amoruso](http://www.roseville.ca.us/amoruso).*