

RESOLUTION NO. 21-307

DENYING THE APPEAL OF THE MAY 13, 2021 APPROVAL BY PLANNING COMMISSION, ADOPTING THE FOUR FINDINGS OF FACT AND APPROVING THE DESIGN REVIEW PERMIT SUBJECT TO SEVENTY-EIGHT CONDITIONS OF APPROVAL

WHEREAS, on February 4, 2004 the City Council adopted the West Roseville Specific Plan; and

WHEREAS, on May 13, 2021, the Planning Commission held a public hearing on the Fiddymment Bungalows project located at 2150, 2151 Prairie Town Way in the West Roseville Specific Plan area; and

WHEREAS, the Fiddymment Bungalows project is a request for a Design Review Permit to allow construction of a high-density multi-family residential project consisting of 189 dwelling units located on two parcels; and

WHEREAS, on May 13, 2021, the Planning Commission voted 6 Yes – 1 No to approve a Design Review Permit to allow construction of the Fiddymment Bungalows project after finding that the project was consistent with the following four (4) Findings of Fact:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.
3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.
4. The design of the public services, as approved, including but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.

WHEREAS, following the Planning Commission's approval, Michael Teske filed an appeal of the Planning Commission's approval based on concerns related to the design of the Fiddymment Bungalows project; and

WHEREAS, a review of the proposed site layout and design has found that the Fiddymment Bungalows project complies with the General Plan, West Roseville Specific Plan, the Community Design Guidelines, and Zoning Ordinance; and

WHEREAS, after holding a hearing on July 7, 2021 and considering the entire record, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Fiddymment Bungalows project because the four (4) Findings of Fact for the Design Review Permit can be made; and

WHEREAS, staff recommends that the City Council adopt the four (4) Findings of Fact for the Design Review Permit and approve the Design Review Permit subject to seventy-eight (78) conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Roseville hereby denies the appeal of the Planning Commission's May 13, 2021 approval of the Fiddymment Bungalows project; and

BE IT FURTHER RESOLVED that the four (4) Findings of Fact for the Design Review Permit are hereby adopted and the Design Review Permit is hereby approved subject to seventy-eight (78) conditions of approval.

PASSED AND ADOPTED by the Council of the City of Roseville this 7<sup>th</sup> day of July, 2021, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

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MAYOR

ATTEST:

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City Clerk