

ITEM IV-B: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE – 106 CLINTON AVENUE – RIVERSIDE GATEWAY SPECIFIC PLAN – FILE#: GPA-000024, SPA-000017, & RZ-000030 (Project #: 2006PL-043)

REQUEST

The applicant requests approval of a General Plan Amendment and Specific Plan Amendment to change the land use of the project site from Medium Density Residential to Community Commercial and a Rezone from Attached Housing to Commercial Mixed-Use. The property currently is developed with a converted residence and is being used as a professional office building.

Applicant – City of Roseville
Property Owner – Joseph Velky

SUMMARY RECOMMENDATION

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

- A. Recommend that the City Council approve the General Plan Amendment;
- B. Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment; and,
- C. Recommend that the City Council adopt the two findings of fact and approve the Rezone.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The project site is located at 106 Clinton Avenue and is part of the Riverside Gateway Specific Plan (Attachment 1). The Riverside Gateway Specific Plan (RGSP) consists of a six (6) block area between Douglas Boulevard and Darling Way in the Infill/Redevelopment area of the City.

The RGSP was approved by the City on April 5, 2006. The specific plan contains Design Guidelines, Development standards, a Streetscape Plan, and Utility Infrastructure Plan that are intended to encourage redevelopment within the plan area. At the Council meeting the property owner of 106 Clinton requested that the zoning and land use of his property be changed to commercial. The Council indicated they were in favor of the change. However, since the change had not been reviewed by the Planning Commission nor had the adjacent neighbors been notified, the Council directed staff to bring the request back to the Planning Commission for action.

The project site is currently developed with a 1,459 square foot home and detached garage. On August 12, 2004, the Planning Commission approved a Conditional Use Permit to convert the home to a professional office. The site has since been improved with a parking lot (alley access), lighting, landscaping, and handicap accessible ramp consistent with other office projects in the City. The property currently has a zoning designation of Attached Housing (R3) and land use designation of Medium Density

Residential (MDR). The property owner has requested that the zoning and land use be changed to reflect the actual use of the property.

EVALUATION – GENERAL PLAN & SPECIFIC PLAN AMENDMENTS

The project is located in an area of the City where there is a mixture of residential and commercial land uses adjacent to one another.

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE OF PROPERTY
On-Site	Attached Housing (R3)	Medium Density Residential – (MDR)	Professional Office
North	Community Mixed Use/Special Area-Riverside Gateway (CMU/SA-RG)	Community Commercial (CC)	Massage Therapy Teaching Facility and Salon
South	Two-Family Residential (R2)	MDR	Single Family Residence
East	Attached Housing (R3)	LDR-5	Single Family Residence
West	CMU/SA-RG	CC	Automotive Sales

As shown in the above table, the properties to the east (across the street) and south are developed with residential uses. The properties to the north and west are developed with commercial uses. Additionally, the site has been improved to meet commercial standards, and operates as an existing professional office. Therefore, staff finds the proposed land use change to be consistent with the existing use of the property and is compatible with the adjacent land uses.

In order for the proposed Specific Plan Amendment to be approved, the following finding needs to be made:

The proposed Specific Plan Amendment is consistent with the objectives, policies, programs, and land use designations specified in the City of Roseville General Plan and Riverside Gateway Specific Plan.

As discussed above, changing the land use from Medium Density Residential to Community Commercial is consistent with the objectives, policies, programs, and land use designations specified in the City of Roseville General Plan and Riverside Gateway Specific Plan.

EVALUATION – REZONE

Section 19.86.050 of the Zoning Ordinance requires that two findings be made in order for the Planning Commission to recommend that the City Council approve a Rezone. The two findings are listed below.

1. ***The proposed rezone is consistent with the General Plan and Riverside gateway Specific Plan; and***
2. ***The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.***

The proposed zoning of the site is Commercial Mixed Use/Special Area-Riverside Gateway (CMU/SA-RG). Office uses are principally permitted uses within the CMU/SA-RG zone. Staff finds that the proposed rezone is appropriate in that it will better reflect the actual use of the property and will allow for a broader range of commercially permitted uses than the existing R3 zoning. Staff has not identified any significant concerns with the rezone request with regard to public health, safety, or welfare. Therefore, staff finds the proposed zoning of the site to be consistent with the General Plan and Riverside Gateway Specific Plan.

ENVIRONMENTAL DETERMINATION

A Project Environmental Impact Report for the Riverside Gateway Specific Plan (Plan) and Streetscape Improvement Project was adopted by the City Council on March 15, 2006. The California Environmental Quality Act (CEQA) specifies that supplemental review is not required for subsequent discretionary approvals unless there are changes in the project or changed circumstances that would produce new impacts or significantly greater impacts than those described in the previous environmental document. The proposed project is in substantial conformance with the project described and evaluated in the adopted Environmental Impact Report (EIR) and there has been no change in surrounding circumstances. Therefore, no further environmental review is required.

RECOMMENDATION

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Recommend that the City Council approve the General Plan Amendment for 106 Clinton Avenue – File # GPA-000024;
- B. Recommend that the City Council adopt the one finding of fact as stated in the staff report and approve the Specific Plan Amendment for 106 Clinton Avenue – File # SPA-000017; and,
- C. Recommend that the City Council adopt the two findings of fact as stated in the staff report and approve the Rezone for 106 Clinton Avenue – File # RZ-000030.

ATTACHMENTS

1. Vicinity Map
2. Photos of Existing Use

EXHIBITS

- A. General Plan Amendment Land Use Exhibit
- B. Specific Plan Amendment Land Use Exhibit
- C. Rezone Exhibit

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning & Redevelopment Director at, or prior to, the public hearing.