

ITEM IV-B: SPECIFIC PLAN AMENDMENT, AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT, AND DEVELOPMENT AGREEMENT AMENDMENTS – 4805 FIDDYMENT RD – NRSP PHASE III (DOCTOR’S RANCH) AND LONGMEADOW – FILE# 2007PL-143 (PROJECT #'S SPA-000029, DA-000034, DA-000035, DA-000036).

REQUEST

The applicant requests approval of the following: 1) a Specific Plan Amendment to reduce the number of affordable middle income purchase units obligated in the NRSP by three units, 2) an amendment to the Affordable Purchase Housing Development Agreement to require three additional affordable units within Longmeadow, 3) an amendment to the Development Agreement for NRSP Phase III (Doctor’s Ranch) to reduce the number of affordable units required by three, and 4) an amendment to the Development Agreement for Longmeadow to increase the number of affordable units required by three.

Applicant – Steve Schnable, John Mourier Construction
Property Owner – John Mourier Construction

SUMMARY RECOMMENDATION

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

- A. Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment;
- B. Recommend that the City Council adopt the five findings of fact and approve the Affordable Purchase Housing Development Agreement Amendment (Longmeadow);
- C. Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment for NRSP Phase III (Doctor’s Ranch); and
- D. Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment for Longmeadow.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant and all affected City departments have reviewed and agreed with the terms of the Development Agreement Amendments.

BACKGROUND

The North Roseville Specific Plan (NRSP) area is located in the north area of the City, west of Woodcreek Oaks Boulevard and east of Fiddymment Road. The NRSP was adopted by the City on August 6, 1997 and established the land use designations and zoning standards for the specific plan area. The NRSP also established a housing program to satisfy the General Plan goal of ten percent (10%) of new housing within the plan area be affordable to very low, low, and middle income residents. To ensure that the General Plan goal is met, the NRSP includes the number and type of affordable unit that would be obligated on each specific plan large lot parcel.

As residential developments are approved by the City, the developer is required to enter into an Affordable Purchase Housing Development Agreement that establishes the affordable housing obligation for the

parcel, as listed in the Specific Plan. John Mourier Construction (JMC) developed several of the residential subdivision within the NRSP and is obligated to provide a portion of the affordable units as listed in the Development Agreements. JMC is now proposing to provide all but three of the required Middle Income Purchase Units within the NRSP. The applicant is proposing instead to provide the three Middle Income Purchase Units within the Longmeadow development.

Longmeadow is located in the North Industrial plan area along Blue Oaks Boulevard and New Meadow Drive (Attachment 1). Longmeadow is an entry-level single-family development zoned Small Lot Residential (RS/DS). JMC is already obligated to provide 22 Low Income and 10 Middle Income Purchase units within Longmeadow. Since the Longmeadow development is already under construction and includes affordable units, JMC is requesting to provide the additional three Middle Income Purchase units within the subdivision.

Following the consent of the City's Housing Manager, a transfer of affordable units between parcels within the specific plan can be approved and has been approved in the past by the Planning Director without amending the Specific Plan. The NRSP however does not include a provision to allow the affordable unit obligation to be transferred outside of the Specific Plan.

EVALUATION – SPECIFIC PLAN AMENDMENT

The request to amend the specific plan includes a modification to the number of Middle Income Purchase units obligated within the North Roseville Specific Plan. The modification would allow a reduction of three units out of a total of 536 affordable units provided within the specific plan. The request will not amend the total affordable units provided within the City. The City's Housing Manager has reviewed the request and is in support of the modification as it will allow additional affordable units in a timely manner and in close proximity to the NRSP area. JMC has already provided a majority of the units obligated within the NRSP and the transfer of affordable units will not significantly impact the affordable housing obligation. Should the request be approved, text within the NRSP will be amended to reflect the reduction of three affordable middle income purchase units.

The General Plan encourages the City to work with the developers in providing the affordable units. The General Plan also encourages the City to ensure that units are affordable. Approval of the request to transfer the three units is consistent with these General Plan objectives.

EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT

JMC seeks to amend the Development Agreements for NRSP Phase III (Doctor's Ranch) and Longmeadow, and the Affordable Purchase Housing Development Agreement for Longmeadow to revise sections relating to affordable housing obligations (Exhibits B, C, and D). The Development Agreements would be amended to ensure consistency with the amount of Middle Income Purchase Units required within each development. The request would amend each agreement to either increase the obligation by three units or decrease the obligation by three units respectively. Each Development Agreement would also be amended to specify where the three units will be located.

The requested amendments will only modify the number of affordable housing units within each development and will not reduce the total number of affordable units provided within the City. The Development Agreements will remain consistent with the General Plan, Zoning Ordinance and will not adversely affect the development of the parcels. The DA Amendments have been reviewed by all affected departments and the terms have been found to be acceptable to all parties.

ENVIRONMENTAL DETERMINATION

This project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines per Section 15061(b)(3) pertaining to projects that will not have a significant effect

on the environment and pursuant to Sections 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Recommend that the City Council adopt the one finding of fact as stated below for the North Roseville Specific Plan Amendment:
 - 1. The proposed Specific Plan Amendment is consistent with the objectives, policies, programs, and land use designations specified in the City of Roseville General Plan;
- B. Recommend that the City Council approve the North Roseville Specific Plan Amendment;
- C. Recommend that the City Council adopt the five findings of fact as listed below for the Affordable Purchase Housing Development Agreement Amendment (Longmeadow):
 - 1. The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;
 - 2. The Development Agreement is consistent with the City of Roseville Zoning Ordinance;
 - 3. The Development Agreement is in conformance with the public health, safety and welfare;
 - 4. The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and
 - 5. The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement;
- D. Recommend that the City Council approve the Affordable Purchase Housing Development Agreement Amendment (Longmeadow);
- E. Recommend that the City Council adopt the five findings of fact as listed below for the Development Agreement Amendment for NRSP Phase III (Doctor's Ranch):
 - 1. The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;
 - 2. The Development Agreement is consistent with the City of Roseville Zoning Ordinance;
 - 3. The Development Agreement is in conformance with the public health, safety and welfare;
 - 4. The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and
 - 5. The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement;
- F. Recommend that the City Council approve the Development Agreement Amendment for NRSP Phase III (Doctor's Ranch);
- G. Recommend that the City Council adopt the five findings of fact as listed below for the Development Agreement Amendment for Longmeadow:
 - 1. The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;
 - 2. The Development Agreement is consistent with the City of Roseville Zoning Ordinance;
 - 3. The Development Agreement is in conformance with the public health, safety and welfare;
 - 4. The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and

5. The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement; and

H. Recommend that the City Council approve the Development Agreement Amendment for Longmeadow

ATTACHMENTS

1. Vicinity Map

EXHIBITS

- A. Affordable Purchase Housing Agreement (Longmeadow)
- B. Development Agreement (NRSP Phase III - Doctor's Ranch)
- C. Development Agreement (Longmeadow 2)

<p>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.</p>
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