PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING MAY 8, 2008

Prepared by: Steve Lindbeck, Project Planner

ITEM V-C

GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE AND DEVELOPMENT AGREEMENT AMENDMENT – 1900 - 2150 BLUE OAKS BL (WRSP PCL F-30 REZONE & UNIT TRANSFERS) – FILE # 2007PL-189 (GPA-000042, SPA-000030, RZ-000042, DA-000038)

REQUEST

The applicant requests approval of an amendment to change the land use designation on Fiddyment Ranch Parcel F-30 from Business Professional (BP) to Community Commercial (CC). The applicant also requests approval of a reallocation of residential units among several Fiddyment Ranch parcels to increase densities on High Density Residential Parcels F-21, F-22, F-23, F-24, F-25, and F-26 to 20 du/ac.

Applicant – Stephen M. Hicks Property Owner – Signature Properties

SUMMARY RECOMMENDATION

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

- A. Adopt the Negative Declaration for WRSP Pcl F-30 Rezone & Unit Transfers;
- B. Recommend that the City Council approve the General Plan Amendment;
- C. Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment;
- D. Recommend that the City Council adopt the two findings of fact and approve the Rezone; and
- E. Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment.

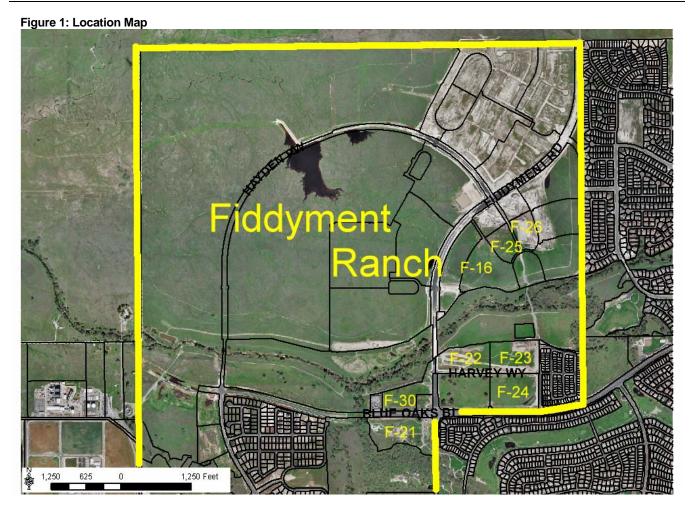
SUMMARY OF OUTSTANDING ISSUES

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 Amendment.

BACKGROUND

The West Roseville Specific Plan (WRSP) area is located in the northwest corner of the City. The 1,678 acre Fiddyment Ranch portion is bounded by Blue Oaks Boulevard and Phillip Road on the south, and Fiddyment Road and Crocker Ranch on the east (Figure 1).

WRSP Parcel F-30 is located at the northwest corner of Blue Oaks Boulevard and Fiddyment Road. The 8.6-acre site is bounded by Community Commercial parcel F-35 on the southeast, open space on the north and electric substation F-65 on the west. Parcel F-21 is on the southwest corner of Blue Oaks Boulevard and Fiddyment Road, and parcels F-22, F-23 and F-24 are located on the north side of Blue Oaks Boulevard between Fiddyment Road and Orchard View Road. Parcels F-25 and F-26 are located southeast of Fiddyment Road north of Pleasant Grove Creek.



The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. The Fiddyment Ranch portion was approved for development of 4,170 residential units in three phases. All of the Phase 1 major infrastructure including roads, drainage and utilities have been completed and currently six Phase 1 neighborhoods are under construction. Portions of Phase 2 infrastructure have also been completed, but no Phase 2 neighborhoods have started construction.

EVALUATION – GENERAL PLAN & SPECIFIC PLAN AMENDMENTS

Signature Properties seeks to change the land use designation of Parcel F-30 from Business Professional to Community Commercial (Exhibit B). This 8.6 acre parcel with frontage on Blue Oaks Boulevard and Fiddyment Road flanks the 1.9 acre parcel at the corner that was recently approved for a Longs Drug Store with drive-up service. The applicant believes F-30 would best be developed as a neighborhood shopping center with a mix of retail tenants to complement the corner drug store. Staff agrees that other retail tenants will want to locate next to Longs, and believes that the broader range of uses allowed in CC would make the site more marketable to a commercial developer. The CC designation is conditionally compatible adjacent to open space, and this parcel has uniquely appropriate conditions for adjacency; the parcel's relatively small size and odd shape would preclude a big box store in favor of smaller tenants, and the WRSP Design Guidelines require a thoughtful site layout of buildings oriented toward and not turned back from the open space parcel. Therefore, staff supports the requested change from BP to CC.

Fiddyment Ranch Phase 1 contains six High Density Residential parcels, four of which are designated at the low end of the HDR range at 13.0 to 13.7 units/acre, and two designated higher at 18.1 and 19.0

units/acre. The applicant would like to increase the unit allocations on all six HDR parcels to achieve a density of 20 units/acre, which it feels will make the parcels more marketable to attached housing developers. The applicant proposes to transfer a total of 272 units from Phase 2 & 3 Low Density and Medium Density parcels to the six Phase 1 High Density Residential parcels as listed in the table below and depicted on Attachment 1.

Staff supports the requested unit transfers because they help the City meet a state mandate: provide for our regional fair share of affordable housing. Our Housing Element must include an inventory of land suitable for residential development, including housing for lower income households. As defined by state law, to qualify as sites which can accommodate housing for lower income households the land must be designated 20 units/acre or higher. Accordingly, these six Fiddyment Ranch parcels currently do not qualify as accommodating housing for lower income households; with the transfers they would qualify. Staff also supports the unit transfers because as existing units their utility demand and traffic impacts are not new and additional impacts; rather their impacts were already accounted for in the infrastructure planning and are only being shifted to different parcels. Finally, the unit transfers are consistent with WRSP policy because they will not result in densities on any of the parcels above or below their existing land use designations.

Unit Transfers

WRSP Parcel	Unit Change	Existing Land Use	Proposed Land Use
F-6	– 10	Low Density Residential, LDR 2.5	LDR 2.3
F-7	– 18	LDR 2.8	LDR 2.3
F-8	– 17	LDR 2.8	LDR 2.3
F-9	– 77	LDR 3.1	LDR 2.3
F-10	– 44	LDR 2.7	LDR 2.2
F-11	– 15	LDR 2.6	LDR 2.2
F-12	– 50	LDR 3.1	LDR 2.2
F-13	– 33	LDR 2.8	LDR 2.2
F-15	-6	Medium Density Residential, MDR 7.3	MDR 7.0
F-16	-2	MDR 6.9	MDR 6.9
F-21	+ 27	High Density Residential, HDR 18.1	HDR 20
F-22	+ 81	HDR 13.0	HDR 20
F-23	+ 74	HDR 13.7	HDR 20
F-24	+ 13	HDR 19.0	HDR 20
F-25	+ 37	HDR 13.3	HDR 20
F-26	+ 40	HDR 13.0	HDR 20
Overall Change	0		

The applicant also requests to consolidate the Fiddyment Ranch affordable housing allocation for middle income purchase units onto one parcel. Currently, MDR Parcel F-16 has an allocation of 46 middle income purchase units and HDR Parcel F-21 has an allocation of 37 middle income purchase units.¹ The applicant believes that F-21, with 14 acres of HDR on the corner of two arterials, will be developed best as rental housing, not for-sale units. The applicant therefore proposes to put the entire obligation onto Parcel F-16, resulting in 83 affordable units of the 206 unit total on F-16. Staff supports the request because MDR Parcel F-16 is a more viable site for an affordable middle income purchase unit project.

¹ The allocation for 37 middle income purchase units was originally on MDR Parcel F-17 and was moved to HDR Parcel F-21 as part of Specific Plan Amendment SPA-000010 in 2006.

EVALUATION – REZONE

Consistent with the requested land use amendment, the applicant requests that Parcel F-30 be rezoned from Business Professional District to Community Commercial District (Exhibit E). The applicant believes that the broader range of uses allowed in CC will result in a neighborhood shopping center with a more appropriate mix of retail tenants adjacent to a corner drug store, than would the limited range of uses allowed in BP. Staff agrees that retail uses could be more appropriate than office uses next to Longs, and supports the request.

Zoning Ordinance Section 19.86.050.A stipulates that two findings must be made in order to approve a Rezone. The required findings are listed below in *italicized bold* print and are followed by an evaluation.

1. The proposed rezone is consistent with the public interest, health, safety and welfare of the City.

The proposed rezone will allow development of a neighborhood shopping center with a broad range of retail and service uses needed by residents. The parcel is located on two arterial streets and close to high density residential parcels, easily accessible to both vehicle and pedestrian traffic, and convenient to residents in the area, consistent with the public interest, health, safety and welfare of the City.

2. The proposed rezone is consistent with the General Plan and the West Roseville Specific Plan.

The proposed Community Commercial zone district is consistent with the proposed Community Commercial General Plan and West Roseville Specific Plan land use designation. The WRSP and Community Design Guidelines will direct the parcel's development with appropriately sized buildings for smaller retail and service tenants, oriented toward the adjacent open space.

EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT

The proposed General Plan Amendment, Specific Plan Amendment and Rezone include changes to text and maps which each have corresponding elements in the Fiddyment Ranch Development Agreement. Accordingly, the terms of the DA require an amendment to remain consistent with those legislative actions. The following table summarizes the DA amendment, which is also included as Exhibit F to this staff report.

Development Agreement Amendment

Topic	Exhibit F#	Amendment	
Vested Entitlements	1	Revises DA Section 2.2 to conform with WRSP land use as follows:	
		Low Density Residential	2,507 2,771 units on 837.3 net acres
		Medium Density Residential	386 39 4 units on 54.3 net acres
		High Density Residential	272 1,005 units on 104.6 net acres
		Community Commercial	39 30.1 net acres
		Business Professional	0 9.1 net acres
2 Revises DA Exhibit D – Land Use Plan		lse Plan	

Affordable Housing Reallocation	3	Revises DA Section 2.6.1 to move 37 middle income purchase units from Parcel F-21 to Parcel F-16
	4	Revises DA Exhibit E – Affordable Housing Sites

Zoning Ordinance Section 19.84.040 stipulates that five findings must be made in order to approve a Development Agreement Amendment. The findings are listed below.

- 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.

In summary, the DA Amendment is limited to only those text and map revisions needed for the DA to remain consistent with the changes being made by the General Plan Amendment, Specific Plan Amendment and Rezone. Staff has reviewed the changes and believes the findings can be made to approve the DA Amendment.

CONCLUSION

Staff has reviewed the proposed General Plan-Specific Plan Amendments, Rezone and Development Agreement Amendment, and also forwarded the application to all affected departments. The land use change on Parcel F-30 will allow the site to develop with a convenient neighborhood shopping center adjacent to a Longs Drug Store. The unit transfers will result in six HDR parcels that actually count toward meeting our state mandated housing allocations without increasing service impacts. As discussed above, the requested amendments meet the required findings and staff recommends their approval.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that this project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination is based upon an Initial Study, which concludes that there will be no significant environmental impacts. The Initial Study and Negative Declaration, attached as Exhibit A to this report, were posted for a 20-day public review period from April 19, 2008 through May 8, 2008. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the Negative Declaration for WRSP Pcl F-30 Rezone & Unit Transfers;
- B. Recommend that the City Council approve the General Plan Amendment File # GPA-000042;
- Recommend that the City Council adopt the one finding of fact as stated in the staff report and approve the Specific Plan Amendment – File # SPA-000030;

- D. Recommend that the City Council adopt the two findings of fact as stated in the staff report and approve the Rezone for F-30 File # RZ-000042; and
- E. Recommend that the City Council adopt the five findings of fact as stated in the staff report and approve the Development Agreement Amendment File # DA-000038.

ATTACHMENT:

- 1. Land Use Plan (Proposed Transfers)
- 2. Proposed Unit Transfers
- 3. Affordable Housing Transfers

EXHIBITS:

- A. Negative Declaration and Initial Study
- B. General Plan-Specific Plan Amendment Exhibit
- C. WRSP Figure 4-1 Land Use Plan
- D. WRSP Figure 5-1 Affordable Housing Distribution
- E. Rezone Exhibit
- F. Development Agreement Amendment with DA Exhibits "D" & "E"

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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.