PLANNING DEPARTMENT STAFF REPORT
DESIGN COMMITTEE MEETING April 19, 2012

Prepared by: Steve Lindbeck, Project Planner

ITEM IV-A: **Westbrook Amendment of the Sierra Vista Specific Plan Design Guidelines.**

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

A copy of the Mitigated Negative Declaration (MND) is also being provided for your information. The Design Committee is not required to review and comment on this document. However, any comments received on the MND will be forwarded to the City Council.

APPLICANT: Westbrook SV 400, LLC (Jeff Jones)

REQUEST & RECOMMENDATION

An application request has been made to consider an amendment to the Sierra Vista Specific Plan for the Westbrook property, located in the northwest portion of the Sierra Vista Specific Plan (SVSP) area, adjacent to West Roseville Specific Plan (WRSP) Westpark Phases 2 and 3 (see Figure 1: Location Map). The 400-acre site is currently designated Urban Reserve (UR) and was included in the Sierra Vista Sphere of Influence Amendment and Annexation. The landowners seek to change the UR land use to a mixed land use plan with residential, commercial, parks, open space, and public (school, well site, lift station) land use designations. A more complete project description and facts about the Westbrook Amendment are included as Attachment 1 of this report. Details about the associated entitlements are described in Attachment 2.

Figure 1: Location Map

Staff recommends that the Design Committee:

1) Provide staff with their comments on the proposed amendments to the Design Guidelines. Comments made by the Committee will be provided to the Planning Commission and City Council for consideration.

BACKGROUND

The Sierra Vista Specific Plan was approved by the City Council in May 2010, and included the property addressed by this application. At that time, the property was owned by Richland Communities. In September 2008, Richland withdrew from the specific plan application and the remaining SVSP landowners asked that application processing be suspended until the group could decide how to proceed without Richland. After an approximately one year hiatus, the SVSP application resumed processing with the Richland property designated as Urban Reserve, parcels UR-90 and UR-91.

These parcels did not receive urban land entitlements, but future buildout of the property was analyzed at a program level in the cumulative analysis of the Sierra Vista Specific Plan EIR.

Subsequently, Westpark S.V. 400, the applicant, acquired the property and filed a request for this Specific Plan Amendment and related entitlements.

The SVSP land was annexed into the City in January 2012, including the subject property.

PROJECT DESCRIPTION

Westbrook Amendment to the Sierra Vista Specific Plan

The Sierra Vista Specific Plan encompasses approximately 2,064 acres with the Westbrook property located in the northwest portion. The Westbrook property is currently designated Urban Reserve (UR) which the landowner seeks to change to a mixture of land uses (see Figure 2) including:

- 2,029 dwelling units
  - 705 Low Density Residential
  - 635 Medium Density Residential
  - 689 High Density Residential
- 36.5 acres Community Commercial
- 11.1 acres Public/Quasi-Public (school, sewer lift station, well site)
- 15.5 acres Neighborhood Parks
- 36.6 acres Open Space

Figure 2: Land Use Plan

A summary of key components of the proposed Specific Plan Amendment have been included with this staff report as Attachment 1.

General Plan Amendment
The application includes a proposed amendment to the City of Roseville's General Plan to update maps, figures, tables, and text to incorporate the Westbrook project information.

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 proposed Westbrook-related changes to the SVSP Design Guidelines. It is requested that the Design Committee review the red-lined version of the Design Guidelines (Exhibit B) 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 the new Westbrook-related sections of the Design Guidelines. Following this presentation, the Design Committee will have an opportunity to provide comments and receive public comment on the design aspects of the Westbrook Amendment.

As noted before, the Design Committee is not required to comment on the Mitigated Negative Declaration; however, comments received on the MND will be forwarded to the City Council.

DESIGN GUIDELINES

The SVSP Design Guidelines (SVSP Appendix B) provide details about the quality of design described in the Project Vision (SVSP Chapter 3). The Guidelines supplement the City's Community Design Guidelines and provide guidance for the physical form and visual character in the plan area. The Guidelines contain criteria and plans for features like landscape corridors, paseos, signs and fences, which do not need future Design Committee approval, but are part of the design elements that shape the look of the SVSP area. The Guidelines also include concept plans for commercial sites that, when developed in the future, will come before the Design Committee for approval.

The Westbrook Amendment proposes no changes in the adopted SVSP Design Guidelines for landscaping, entry features, signs, walls/fences, residential subdivisions, streets/paseo plans and the existing conceptual site plans except to incorporate Westbrook information into Figures B-2, B-3, B-5, B-22, B-25 and Table B-1.

Residential Grading Adjacent to Pleasant Grove Boulevard: The Design Guidelines include a new section to address the difference in grade elevation between the future Pleasant Grove Boulevard along the northern edge of Westbrook and the future adjacent residential lots. According to a mass grading plan, the residential pad grades could be up to six feet below the elevation of the road and landscape corridor. The grade slope will be located on the residential lots, which could significantly reduce usability of the rear yards and livability of the homes. The Design Guidelines stipulate that a minimum 14-foot flat rear yard area shall be provided and illustrate two methods to accomplish it (Figure B-26). Where the lots have deep rear yards, the entire grade difference could be made with a 2:1 slope. Where the lot depth is not enough for that, retaining walls may be used for part of the grade difference. The retaining wall option requires a 6-foot minimum separation between the top of the retaining wall and the masonry sound wall at the back of the landscape corridor. The new section is included in the SVSP document as pages B-48 & 49.

Site Concept Plan for WB-41: A new section is included with a conceptual plan (Figure B-30) for the 19 acre Community Commercial parcel at the southeast corner of Pleasant Grove Boulevard and Santucci Boulevard, which could develop with approximately 340,000 square feet of commercial/office uses. Santucci Boulevard is a planned Bus Rapid Transit route and the WB-41 site concept

accommodates a transit hub, including a bus transfer station, and a park & ride lot. The layout also provides pedestrian connectivity from the adjacent MDR site (WB-20). Other notable site design points are the City gateway feature at the corner of Pleasant Grove and Santucci, the project entry feature at the corner of Pleasant Grove and Sierra Drive, and the need for screening between the commercial site and adjacent residential uses. The new section is included in the SVSP document as pages B-54 & 55.

Summary
The Westbrook Amendment updates the current SVSP Design Guidelines to include the Westbrook area, and includes two new sections to address design details related to sites and features located within the Westbrook area.

ENVIRONMENTAL DOCUMENT

An initial study has been prepared to identify and assess the anticipated environmental impacts of the project application. In particular, the initial study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report ("EIR") for the Sierra Vista Specific Plan ("SVSP"), as approved by the Roseville City Council in May 2010. In some instances, the City or consultants reporting to the City undertook new site-specific analyses to confirm whether particular impacts from the proposed project would be the same as, or no worse than, those disclosed in the SVSP EIR. A site-specific study was also used where the City determined that particular impacts of the proposed project were not thoroughly addressed in the EIR. Examples include: "Existing Plus Project" traffic impacts and a project-level water supply assessment. Traffic impacts of several intersections degraded with the project, but with mitigation, all impacts from build-out of the Westbrook project are the same or less than those analyzed in the Final EIR. The mitigation for traffic impacts included Westbrook paying fair share improvements to the City's Capital Improvement Program (CIP) for intersection improvements. With this conclusion a Mitigated Negative Declaration has been prepared pursuant to CEQA Guidelines § 15070. The Mitigated Negative Declaration is circulating for a 30-day public review period from April 5 through May 7, 2012.

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 Fact Sheet: Provides a summary of the Westbrook Amendment as it applies to the individual sections of the Sierra Vista Specific Plan document, outlining the major points contained within each section.

Attachment 2: Summary of Project Entitlements: Provides a brief overview of all the requested entitlements associated with the Westbrook Amendment, and indicates the reviewing body of each of these entitlements.

Attachment 3: Meeting and Hearing Schedule: Identifies tentative hearing dates for review of the Westbrook Amendment.

Attachment 4: 11 x 17 Color Copy of the Westbrook Land Use Plan

EXHIBITS

A. Initial Study and Mitigated Negative Declaration prepared for the Westbrook Amendment to the Sierra Vista Specific Plan

B. Sierra Vista Specific Plan Redline Document (previously mailed to Committee members)