

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING NOVEMBER 10, 2005

Prepared by: Steve Lindbeck, Project Planner

ITEM V-B:

GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE AND DEVELOPMENT AGREEMENT AMENDMENT - 4900 FIDDYMENT RD - WRSP FIDDYMENT RANCH PHASE 2 - FILE# GPA-000018, SPA-000010, RZ-000020, DAA 05-06

REQUEST

The applicant requests approval of the following: 1) a General Plan Amendment to change a portion of West Roseville Specific Plan (WRSP) Parcel F-15 from LDR to MDR; 2) a Specific Plan Amendment to change a portion of Parcel F-15 from LDR to MDR and to transfer residential unit allocations among WRSP large lots; 3) a Rezone of several LDR large lots from R1/DS, Single Family Residential to RS/DS, Small Lot Residential; and 4) a Development Agreement Amendment to modify the existing Fiddyment Ranch Development Agreement to add or revise sections relating to affordable housing allocations, neighborhood and pocket parks, fees, and property owner disclosures.

Applicant – Tim Denham, Wood Rodgers 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 Fiddyment Ranch Phase 2;
- 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 (Attachment 1).

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. Currently, the Phase 1 major infrastructure including roads, drainage and utilities are under construction. To date, six Phase 1 subdivisions have been approved and are in the plan check stage. Recently, Signature Properties submitted applications for a Phase 2 Tentative Large Lot Map and related entitlements. Those related entitlements are addressed with this report.

EVALUATION – GENERAL PLAN & SPECIFIC PLAN AMENDMENTS

Land Use

As with all of the City's specific plans, the West Roseville Specific Plan adopted a residential density and unit count for each residential large lot, as listed in WRSP Table 4-2. The Land Use element recognized that some adjustments would be desirable as development applications were submitted. Now, as Signature Properties has refined its development objectives for each of the Phase 2 and 3 parcels it proposes to transfer 193 units from Phase 3 to Phase 2 and adjust some parcel boundaries as listed in the table below and depicted on Exhibit B. The proposed changes require approval of a Specific Plan Amendment.¹ Signature has also provided a Conceptual Lotting Study for Phase 2 and Phase 3 to further illustrate the proposed changes (Attachment 2). Note that Attachment 2 is presented only for illustrative purposes and does not represent an ultimate development scheme. Staff anticipates that additional WRSP refinements in Phase 3 will bring into consideration such items as street connections and bike trails to the west, and park locations.

Village	Land	Previous	Previous	Proposed	Proposed	Proposed	Difference	Percent
	Use	Zone	Units	Land Use	Zone	Units		Change
F-6	LDR	R1/DS	197	LDR	R1/DS	187	-10	-5.1%
F-7	LDR	R1/DS	152	LDR	R1/DS	111	-41	-27.0%
F-8	LDR	R1/DS	78	LDR	R1/DS	91	+13	+16.7%
F-9	LDR	R1/DS	287	LDR	RS/DS	307	+20	+7.0%
F-10	LDR	R1/DS	270	LDR	R1/DS	232	-38	-14.1%
F-11	LDR	R1/DS	180	LDR	R1/DS	99	-81	-45%
F-12	LDR	R1/DS	117	LDR	R1/DS	172	+50	+42.7%
F-13	LDR	R1/DS	240	LDR	R1/DS	149	-91	-37.9%
F-14	LDR	R1/DS	290	LDR	RS/DS	422	+132	+45.5%
F-15	LDR	R1/DS	130	LDR/MDR	RS/DS	285	+155	+119.2%
F-16	MDR	RS/DS	263	MDR	RS/DS	208	-55	-20.9%
F-19	LDR	R1/DS	158	LDR	RS/DS	104	-54	-34.2%
Total		ć.	2,362			2,362		

The intended allocation of 285 units on the 42-acre Parcel F-15 results in an overall density of 6.8 units/acre, consistent with the existing LDR land use designation. The Conceptual Lotting Study depicts Parcel F-15 as three sub-parcels with three distinct lot sizes. (A Tentative Large Lot Map showing the same is currently under staff review and will be on an upcoming Planning Commission agenda.) As depicted, two of these sub-parcels would develop at densities of over 7 units/acre, which requires amending the General Plan and Specific Plan to MDR. Accordingly, the General Plan Land Use map, WRSP Land Use map and WRSP Land Use Table 4-2 must all be revised to reflect this split land use designation. A red-line version of the General Plan/Specific Plan map is attached as Exhibit B and a red-line version of Table 4-2 is attached as Exhibit D. A redline version of WRSP Land Use Summary Table 4-1 is attached as Exhibit C, which indicates no change to the overall residential or paseo acreage will result from the plan modifications.

Two other minor modifications to the land use map are also proposed. Signature intends to develop a pocket park within Village F-14 and this is indicated as Parcel F-98. A Tentative Map application is currently being processed for Village F-14 and the plans demonstrate the proposed 422 lot subdivision is large enough to accommodate a pocket park. The terms of the Development Agreement are somewhat

¹ Several previous unit transfers have taken advantage of the WRSP policy to allow minor residential density adjustments of up to 20 percent by approval of an Administrative Permit.

flexible on the number and location of pocket parks; a minimum of five pocket parks and a maximum of nine are required, each to be constructed with its surrounding subdivision.

The original WRSP Land Use Plan and the General Plan show pocket park F-98 within Village F-3, but as approved the 135 lot subdivision does not include a pocket park. The proposed location, size and parcel number are consistent with WRSP policy and the Development Agreement. Accordingly, pocket park Parcel F-98 is shown in its new location on the red-line land use table, Exhibit B.

One other minor change is to indicate a City Gateway on the WRSP land use plan as already shown on the General Plan map. The WRSP Design Guidelines Section 12.2.2.1 and Figure 12-15 identify a City Gateway on Fiddyment Road at the northern tip of Parcel F-15. The Conceptual Lotting Plan and the Phase 2 Tentative Large Lot Map currently under review both indicate a small triangular area to the east of the Fiddyment Road alignment, at the northern tip of Parcel F-15. The location is consistent with the WRSP policy, so the triangle is being subtracted from Parcel F-15 and shown as P/QP on the red-line WRSP land use plan and table, making it consistent with the General Plan land use map.

Affordable Housing Unit Transfers

Another key change discussed by the applicant with the City is to transfer Signature's 37-unit affordable purchase housing obligation from MDR Parcel F-17 to HDR Parcel F-21. This topic is discussed further under the Development Agreement Amendment section below. Representing WRSP change pages, red-line versions of the Affordable Housing Allocation Table 5-3 and Affordable Housing Distribution Figure 5-1 are attached as Exhibits E and F respectively.

Bikeways

The WRSP Bikeway System Map Figure 7-14 indicates Class I bike paths in paseos south of Hayden Parkway. The alignment of paseos between the specific plan parcels will be adjusted with the Land Use Plan. A separate bike trail exhibit, consistent with the proposed Land Use Plan, will be prepared prior to the City Council public hearing.

In conclusion, for a 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 West Roseville Specific Plan.

As describe in the evaluations above, each of the proposed changes is consistent with the objectives, policies, programs, and land use designations specified in the City of Roseville General Plan and West Roseville Specific Plan.

EVALUATION - REZONE

Signature proposes to develop Villages F-14, F-15 and F-19 with small lot product types. Accordingly it requests that these three parcels be rezoned from R1/DS, Single Family Residential to RS/DS, Small Lot Residential. This does not represent a new zoning district for the WRSP and five other Fiddyment Ranch parcels presently have the RS/DS designation. As the nomenclature implies, the RS/DS development standards allow smaller lots with smaller setbacks, as typically needed to achieve development densities of 6 to 8 units/acre. Full listings of the existing and proposed standards are included as attachments 3 and 4.

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 typical small lot housing products, which conform to applicable building codes, 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.

As stated in the General Plan and West Roseville Specific Plan, the RS/DS district is consistent with both the LDR, Low Density Residential designation on Parcels F-14, F-15A, and F-19, and the MDR, Medium Density Residential designation on Parcels F-15B and F-15C.

EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT

Prior to obtaining building permits for houses in Fiddyment Ranch, Signature seeks to amend the Development Agreement to add or revise sections relating to affordable housing allocations, neighborhood and pocket parks, and property owner disclosures. The DA Amendment also adds two new fees and adds sections reflecting the EIR settlement agreements. The Development Agreement Amendment is summarized in the table below and is attached as Exhibit G.

Торіс	Exhibit G #	Amendment
Affordable Housing Reallocation	1.c. 1.d. 1.e.	Revises DA Section 2.6 Refers to revised DA Exhibit E – Affordable Housing Sites Revises DA Section 2.6.1 to move middle income purchase units from Parcel F-17 to Parcel F-21
Construction of Neighborhood Park Improvements	1.g	Adds DA Section 3.12.4.2 – Construction of Park Parcel F-53 Adds DA Section 3.12.4.3 – Estimated Costs Adds DA Section 3.12.4.4 – Construction Plans Adds DA Section 3.12.4.5 – Scheduling Adds DA Section 3.12.4.6 – Amenities Included Adds DA Section 3.12.4.7 – Fee Credits
Pocket Park Maintenance	1.h. 1.i. 1.j.	Adds a disclosure sentence to DA Section 3.12.9.5 Revises DA Section 3.12.9.6(a) to avoid creating a dormant home owners association Revises DA Section 3.12.9.9 references to dormant HOA
Transit Shuttle Service Fee	1.k.	Adds DA Section 3.15.13 to establish new fee of \$52.50 per dwelling unit
South Placer Animal Control Shelter Fee	1.l.	Adds DA Section 3.15.14 to establish new fee of \$50.00 per dwelling unit
Disclosures	1.m.	Revises DA Section 3.24 item 23 regarding maintenance of masonry walls
	1.n.	Adds DA Section 3.24 item 24 (livestock grazing) and item 25 (hot water system)
Fee Adjustments Resulting From Under-Building	1.0.	Adds DA Section 3.26 to describe fee adjustment if under- utilization of entitled dwelling units occurs
Settlement Agreements	1.p. 1.q.	Adds DA Section 3.27 to address Air Quality Mitigation Adds DA Section 3.28 to address Loomis Settlement Fee
Miscellaneous	1.a. 1.b. 1.f. 1.o.	Updates and corrects the DA Table of Contents Revises DA Section 2.2 residential unit counts and acreages Corrects DA Section 3.3 to reference Exhibit OO (not NN) Revises DA Article 10 regarding noticing

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 has been reviewed by all affected departments and the terms have been found to be acceptable to all parties.

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 October 22, 2005 through November 10, 2005. 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 Fiddyment Ranch Phase 2;
- B. Recommend that the City Council approve the General Plan Amendment for Fiddyment Ranch Phase 2 – File # GPA-000018;
- C. Recommend that the City Council adopt the one finding of fact as stated in the staff report and approve the Specific Plan Amendment for Fiddyment Ranch Phase 2 File # SPA-000010;
- D. Recommend that the City Council adopt the two findings of fact as stated in the staff report and approve the Rezone for Fiddyment Ranch Phase 2 File # RZ-000020; 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 for Fiddyment Ranch Phase 2 File # DAA 05-06.

ATTACHMENTS

- 1. Vicinity Map
- 2. Conceptual Lotting Study, Fiddyment Ranch Phase 2 & Phase 3
- 3. WRSP Table 4-4: Modified R1 Development Standards
- 4. WRSP Figure 4-2: Illustratives for Modified R1 Development Standards
- 5. WRSP Table 4-5: Modified RS Development Standards
- 6. WRSP Figure 4-3: Illustratives for Modified RS Development Standards

EXHIBITS

- A. Negative Declaration and Initial Study
- B. WRSP Figure 4-1 Land Use Plan (red-line)
- C. WRSP Table 4-1 Land Use Summary (red-line)
- D. WRSP Table 4-2 Land Use, Zoning & Units by Parcel (red-line)
- E. WRSP Table 5-3 Affordable Housing Allocation (red-line)
- F. WRSP Figure 5-1 Affordable Housing Distribution (red-line)
- G. Draft Development Agreement Amendment

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.