

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING DECEMBER 14, 2006

Prepared by: Wayne Wiley, Assistant Planner

ITEM IV-A:

GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT & DESIGN REVIEW PERMIT MODIFICATION – 700 VALLEJO AVENUE (SIERRA RIDGE APARTMENTS) PROJECT# 2006PL-178 FILE# GPA-000028, SPA-000020 & DRP-000148

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment and Design Review Permit Modification to modify a condition of approval for the Sierra Ridge project that restricted the total number of units within the project to 134, and to allow a General Plan and Specific Plan Amendment to change the unit allocation of NWRSP Parcel 81 from 134 units to 136 units. The applicant also proposes to construct a 320 square foot storage shed onsite.

Applicant/Owner - Wesley Herman, Pacific Capital Management

SUMMARY RECOMMENDATION

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

- A. Recommend that City Council approve the General Plan Amendment;
- B. Recommend that City Council adopt the Finding of Fact for the Specific Plan Amendment;
- C. Recommend that City Council approve the Specific Plan Amendment.
- D. Adopt the two Findings of Fact for the Design Review Permit Modification; and
- E. Approve the Design Review Permit Modification with six (6) conditions of approval;

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The subject property is 6.7-acres in size and is identified as Parcel 81 of the Northwest Roseville Specific Plan (NWRSP) (see Attachment 1). Parcel 81 has a zoning designation of Planned Development for Residential (PD 76) and a General Plan and Specific Plan land use designation of High Density Residential at 20 units per acre (HDR-20), for a total allocation of 134 units. The project site is fully developed and is located at the northeast corner of Junction Boulevard and Vallejo Avenue.

On October 22, 1998 the Planning Commission approved a Design Review Permit and Tree Permit (DRP 98-27 & TP 98-40) to construct a 134-unit apartment complex totaling 121,859 square feet. Originally the applicant proposed a design consisting of 136 units. However, Parcel 81 was only allocated 134 units by the NWRSP. As a result, the project proponents were restricted to developing a maximum of 134 units. In order to avoid redesigning the project, the Planning Commission imposed Design Review Permit Condition #79 restricting the use of the two ground floor units located on the east side of Building 9 to storage units (see Attachment 2).

At this time the applicant wishes to convert the two storage units into habitable space (see Exhibit A) and requests a Design Review Permit Modification to omit Condition #79 from the original Conditions of Approval. The applicant also requests approval to allow construction of a 320 square foot storage shed,

and to modify the site design to add three parking spaces. Conversion of the two storage units to habitable space requires a Specific Plan and General Plan Amendment, which will allow two additional units above the original unit allocation for Parcel 81.

The NWRSP includes a total of 2,660.40 acres and is allocated a total of 9,021 units. All 9,021 units have been developed to date, leaving no excess units in the available unit pool. The current request would increase the overall General Plan unit allocation by two.

SITE INFORMATION

Location: 700 Vallejo Avenue, APN 015-350-020-000

Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Kaseberg Neighborhood Association, which is currently inactive.

Total Size: Approximately 6.7-acres

Project Square Footage: The total building square footage is 121,859 square feet (111,056 s.f. - apartments; 3,645 s.f. - clubhouse; 7,158 s.f. - garages). The current proposal will add a 320 square foot storage shed onsite.

Number of Buildings: The constructed project consists of a total of 34 structures including one clubhouse building, 10 apartment buildings; 10 garages and 13 carport structures. The apartments include 56 one-bedroom/one-bath units; 40 two-bedroom/one-bath units, and 40 two-bedroom/two-bath units.

Site Access: Access is provided via two driveways, one driveway on Vallejo Avenue and one driveway on Sawtell Road. Unrestricted turning movements from both driveways allow for direct access to the subject site. Site access will not be affected by this request.

Grading: No grading is required.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Planned Development for Residential (PD76)	High Density Residential (HDR20)	Sierra Ridge Apartment Complex
North	Attached Housing (R3)	High Density Residential (HDR18.2)	Quail Ridge Apartment Complex
South	Light Industrial (M1)	Community Commercial (CC) and Public/Quasi-Public (P/QP)	Police Facility and Placer County Corporation Yard
East	Residential Small Lot (RS/DS)	Low Density Residential (LDR6.8)	Legacy Subdivision (Under Construction)
West	PD76	Low Density Residential (LDR6.1)	Single Family Residences

The proposed project is consistent with the land uses contemplated by the City's General Plan and the Zoning Ordinance.

EVALUATION

GENERAL PLAN / SPECIFIC PLAN AMENDMENT

Unit Allocation: The subject property currently has a unit allocation of 134 units. The applicant requests that the City allocate two additional units to NWRSP Parcel 81. As no underutilized units are available within the NWRSP, "new" units will need to be allocated. This will require the General Plan unit allocation to be increased by two. The two additional units will not affect the land use or operational characteristics of the existing apartment project, as the proposed changes will only affect the interior of an existing building. The site is fully developed and the proposed increase in units will not affect the existing site development.

Utilities: No additional utility services are required as the apartment complex is constructed and all necessary utilities are provided. The utility services were installed as a part of the infrastructure for the NWRSP; water and sewer services were previously stubbed to both units conditioned as storage space. The conversion of the two storage units to apartments will have negligible impacts on the demand for services to that already anticipated by the NWRSP. The various utility providers (EUD, Electric, etc.) have indicated that capacity is available to serve the two additional units.

Fire and Police Services: The NWRSP has already planned for Fire and Police services based upon development of residential units in the NWRSP. As noted previously, the addition of two one-bedroom units will not have a significant effect or impact beyond those previously anticipated for the NWRSP Parcel 81.

Land Use Map: The increase in unit allocation will increase the density of the parcel from HDR 20 to HDR 20.3. The General Plan Land Use Map will be modified accordingly.

General Plan & Specific Plan Amendment Conclusion

The increase in unit allocation will have a minimal impact on existing services and will not significantly affect operational characteristics of the apartment complex. In addition, the proposed changes to the Specific Plan and General Plan are consistent with the objectives, policies, programs, and land use designations specified in the NWRSP. As such, staff supports the request.

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit Modification to include three additional parking spaces into the site design, construct a 320 square foot storage shed, and remove Condition #79 from the original Conditions of Approval has been based on the applicable development standards within the City's Zoning Ordinance, Northwest Roseville Specific Plan, and the design standards of the City's Community Design Guidelines (CDGs).

As proposed and conditioned, the project complies with all applicable guidelines. The following evaluation focuses on pertinent issues that warrant further discussion.

Vehicle Access, Circulation, and Parking

- The CDGs state that sites shall provide parking spaces, stall dimensions, striping and drive aisles in accordance with the Zoning Ordinance.
- Section 19.26.030 of the Zoning Ordinance specifies parking requirements for various uses. Residential use types have a parking requirement of 1.5 parking spaces for every one-bedroom unit and 2 parking spaces for every two-bedroom unit. In addition, 13 guest-parking stalls are required for this site. With the proposed conversion of the two storage units, the site will total 56 one-bedroom units and 80 two-bedroom units. Based on these figures, a total of 257 on-site parking spaces are required for the project.

- Currently the proposed project is designed with 254 parking spaces. Staff has verified that three additional parking spaces will be required for the project due to the conversion of the two storage units. To ensure that the three additional parking stalls are incorporated into the site design staff has included Condition #4. The project proponents are aware of this condition and agree to incorporate the required parking spaces into the site design.
- The three additional parking spaces will be located to the southwest of Building 8. The proposed changes to the parking field will not alter the existing site access, building layout, or site circulation; staff supports the changes as proposed.

<u>Storage</u>

- The CDGs state that outdoor storage shall be screened from public view through a combination of building design, landscaping and berming, and/or location.
- Due to the conversion of the storage units to habitable space, the applicant wishes to construct a storage shed for the materials that were previously stored in the two units.
- Therefore, the applicant proposes a 360 square foot storage shed located towards the northwest corner of the site (see Exhibit B). The dimensions of the shed are 16' x 20' and measures 10' in height.
- The proposed shed will be screened from the adjacent street by a four bay garage and six bay carport that are located to the west of the shed. Additionally, an eight-foot tall concrete masonry wall to the east will partially screen the shed from the adjacent vacant property.
- To further ensure this area is visually compatible with the existing site, staff recommends Condition #5 requiring sod and other ground cover to be included around the shed. Through the incorporation of additional landscaping, the proposed area will be adequately buffered from the view of residents within the complex.
- The design of the storage shed will match the architecture of the adjacent apartment buildings and will incorporate a multi-color flat cement monier tile roof and eight inch hardie plank lap siding (see Exhibit C).
- The colors, materials and design of the proposed shed are consistent with the existing buildings and staff supports the request to construct the storage shed as proposed and conditioned below.

Architecture

• The necessary modifications needed to convert the two storage units to habitable space will not affect the exterior of Building 9. All modifications will occur to the interior of the units, which will not result in any changes to the previously approved building architecture.

Modified Condition

• In addition to the above-mentioned items, the applicant requests that Condition #79 (restricting the use of two ground-floor units to storage space) be removed from the original conditions of approval. As noted in the analysis above, the conversion of the two storage units and the associated impacts will not significantly alter the previously approved site design. Therefore, staff supports the request to remove condition #79.

Design Review Permit Conclusion

Section 19.78.060(B) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit Modification. The two findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR) was previously certified for the NWRSP. The EIR addressed the potential impacts associated with development of the subject property and other properties within the NWRSP. The EIR's environmental analysis included a consideration of full development of the plan area. The allocation of two additional units to Parcel 81 will not affect plan-wide environmental issues. For example, the impact of two additional units on fire and police services has been determined to have negligible effects. In addition, the site is already developed and there are no wetlands, oak trees or other significant natural resources on the site. The Planning and Redevelopment department has determined that the addition of two units to Parcel 81 will not result in any parcel-specific environmental issues. Given this information, the Planning and Redevelopment Department determined that the proposed amendments and modifications are substantially consistent with the certified EIR and there is no substantial evidence that the proposed amendments could have a significant effect on the environment. Therefore, this project is exempt from further environmental review per Section 15182 of the CEQA Guidelines.

RECOMMENDATION

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

- A. Adopt the two findings of fact as stated below for approval of the DESIGN REVIEW PERMIT MODIFICATION 700 VALLEJO AVENUE (SIERRA RIDGE APARTMENT COMPLEX) PROJECT # 2006PL-178 (FILE # DRP-000148):
 - 1. The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.
 - 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable Specific Plan.
- B. Approve the DESIGN REVIEW PERMIT MODIFICATION 700 VALLEJO AVENUE (SIERRA RIDGE APARTMENT COMPLEX) PROJECT # 2006PL-178 (FILE # DRP-000148) with the six (6) conditions listed below:
- C. Recommend that the City Council approve the GENERAL PLAN AMENDMENT FOR NWRSP PARCEL 81 – 700 VALLEJO AVENUE (SIERRA RIDGE APARTMENT COMPLEX) – PROJECT # 2006PL-178 (FILE # GPA-00028);
- D. Recommend that the City Council adopt the finding of fact as listed below for the SPECIFIC PLAN AMENDMENT FOR NWRSP PARCEL 81 – 700 VALLEJO AVENUE (SIERRA RIDGE APARTMENT COMPLEX) – PROJECT # 2006PL-178 (FILE # SPA-000020);
 - 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 and Northwest Roseville Specific Plan.
- E. Recommend that the City Council approve the SPECIFIC PLAN AMENDMENT FOR NWRSP PARCEL 81 700 VALLEJO AVENUE (SIERRA RIDGE APARTMENT COMPLEX) PROJECT # 2006PL-178 (FILE # SPA-000020).

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION FILE# DRP-000028 (PROJECT# 2006PL-178)

- 1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **December 14**, **2008**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **December 14**, **2008**.
- 2. The project is approved as shown in Exhibits A C and as conditioned or modified below. (Planning)
- 3. The project shall comply with the originally approved Conditions of Approval for the project (DRP 98-27), as applicable and except as modified below. (Planning & Redevelopment)
- 4. Three additional parking stalls shall be constructed towards the southwest corner of Building 8 perpendicular to Junction Boulevard to the satisfaction of the Planning and Redevelopment Department (Planning & Redevelopment).
- The applicant shall install ground cover (i.e. sod and bark) in the area where the proposed shed is to be located, to the satisfaction of the Planning and Redevelopment Department (Planning & Redevelopment).
- 6. Condition # 79 of DRP 98-27 is no longer in effect and has become null and void (Planning & Redevelopment).

<u>ATTACHMENTS</u>

- Vicinity Map
- 2. Conditions of Approval for DRP 96-06

EXHIBIT

- A. Site Plan- Proposed Unit Conversions
- B. Site Plan- Storage Shed Location
- C. Elevations

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 Director at, or prior to, the public hearing.