

**ITEM V-A: Westbrook Amendment to the Sierra Vista Specific Plan – File # 2011PL-043
(GPA-000062, SPA-000044, RZ-000059 & DA-000048)**

REQUEST:

This item is a continuation of the public hearing on the Westbrook Amendment to the Sierra Vista Specific Plan begun at the Planning Commission meeting of April 26, 2012. The April 26 staff report included Section 1 - Project Entitlements and Section 2 - Specific Plan Discussion. This report includes Section 3 - Design Guidelines and Section 4 - Fiscal Analysis and Development Agreement.

APPLICANT: Westbrook SV 400, LLC

BACKGROUND:

At the meeting of April 26, 2012, the Planning Commission began its review of the Westbrook Amendment. During the meeting, the Commission received public testimony and provided comments on the Initial Study and Draft Mitigated Negative Declaration. No formal action was taken and the public hearing on the Westbrook project was continued to May 10th.

The public comment period on the Draft MND ended on May 7th. As of the printing of this report, no comments on the MND have been received, although two emails about the project were received (see Attachment 2). Staff will include all CEQA comments received as part of the City Council packet, anticipated to be available to the public after 4 p.m. on June 1, 2012. The City Council packet will also include meeting notes from the Planning Commission and all other City commission hearings on the Westbrook Amendment.

STAFF REPORT SECTION 3 – 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 on the south side of the future Pleasant Grove Boulevard 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 this (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 short, retaining walls may be used for part of the grade difference. If the retaining wall is greater than 3 feet high, a 6-foot minimum separation is required 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 on 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 on pages B-54 & 55.

Vista Grande Setback – A new section proposed in the Residential Development Standards would only apply to the HDR parcels fronting Vista Grande that will develop with multifamily housing. While this is not in the Westbrook area, the same property owner has requested this amendment so it is being included at this time. The 50-foot landscape corridor easement may be reduced to 36 feet subject to a package of design elements intended to ensure a high quality, urban streetscape. For any product to receive the reduced setbacks, it would need to provide quality design elements to be approved by the Design Committee. This new section is in the SVSP document on pages A-12 to A-14.

FISCAL CONSIDERATIONS

The City is required to evaluate the impact Westbrook will have on the City's General Fund. The General Plan includes a policy requiring all new specific plan projects have a revenue neutral or positive fiscal impact on the General Fund. Included in Section 4, attached to this report, is a discussion of the fiscal impact analysis. The Westbrook Amendment will result in a net positive impact at build-out. In addition, there is discussion of some of the financing mechanisms and fees that are proposed with the project. There are no new fees or financing strategies in Westbrook that were not included in the Sierra Vista Specific Plan.

Development Agreement

As with all the City's specific plans, the Westbrook property includes a Development Agreement (DA). The proposed DA has been negotiated between the landowners and the City to identify the obligations between the parties and enable the development of the plan area. The DA is a binding contract with a 30-year life span that sets the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of Westbrook. The majority of the issues contained within the DA have been previously identified during the review of the Specific Plan document. The DA further expands upon those requirements and provides the details of responsibility, timing, and financing. The DA is discussed in more detail in the attached Section 4 of this staff report.

The attached Development Agreement (Exhibit D) is substantially complete with a few remaining topics that are still being finalized. For instance, reimbursement timing between multiple parties is nearing final agreement. All of these items will be complete in the final DA reviewed by the City Council.

PROJECT RECOMMENDATIONS:

The Planning Department recommends that the Planning Commission take the following actions regarding the Westbrook Amendment:

- A. Recommend that the City Council amend the General Plan Land Use Map and General Plan Document as shown in the General Plan 2025 Redline (Exhibit C).
- B. Recommend that the City Council adopt the following finding and amend the Sierra Vista Specific Plan (Exhibit B):
 - 1. The Westbrook Amendment to the Sierra Vista Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan.
- C. Recommend that the City Council adopt the following findings and approve the Rezone for the Westbrook property, amending the zoning map to reflect the zoning as indicated in Sierra Vista Specific Plan Table 4-2:
 - 1. The proposed Rezone is consistent with the General Plan as amended, and
 - 2. The proposed Rezone will not be detrimental to the public interest, health, safety, or welfare of the City.
- D. Recommend that the City Council adopt the following findings and approved the Westbrook Development Agreement (Exhibit E):
 - 1. The Westbrook Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan;
 - 2. The Westbrook Development Agreement is consistent with the provisions of Chapter 19.84 of the Roseville Zoning Ordinance;
 - 3. The Westbrook Development Agreement will not be detrimental to the health, safety, or general welfare of the residents of the City of Roseville;
 - 4. The Westbrook Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and
 - 5. The Westbrook Development Agreement will provide sufficient benefit to the City to justify entering into the Development Agreement.
- E. Recommend that the City Council adopt the CEQA Findings of Fact. The project is consistent with the build-out assumptions in the SVSP Final EIR and Initial Study and Mitigated Negative Declaration that were prepared for the project.
- F. Recommend that the City Council adopt the Water Supply Assessment and determine, based on the entire record, that projected water supplies will be sufficient to meet the demands of the project, in addition to existing and planned future uses.

STAFF REPORT SECTIONS:

- Section 1 Project Entitlements Summary (provided with the 4/26/12 staff report)
- Section 2 Specific Plan Discussion Items (provided with the 4/26/12 staff report)
- Section 3 Design Guideline Discussion Items (provided with this staff report)
- Section 4 Development Agreement and Fiscal Discussion Items (provided with this staff report)

ATTACHMENTS:

1. Public Meeting and Hearing Notes
 - March 29, 2012 Community Meeting Notes (included with the 4/26 staff report)
 - April 17, 2011 Transportation Commission
 - April 19, 2011 Design Committee
 - April 24, 2011 Public Utilities Commission
 - April 26, 2012 Planning Commission (to be provided at the 5/10 PC meeting)
 - May 7, 2012 Parks & Recreation Commission (to be provided at the 5/10 PC meeting)
2. Written Communications
 - March 20, 2012 E-mail from WestPark-Fiddymont Farm Neighborhood Association
 - April 17, 2012 E-mail from Dennis & Jean Lorenzini

EXHIBITS:

- A. Initial Study and Mitigated Negative Declaration (provided with the 4/26 staff report)
- B. Sierra Vista Specific Plan Redline Document (mailed to Commissioners on 4/5/12)
- C. General Plan Amendment Redline (provided with the 4/26 staff report)
- D. Westbrook Development Agreement