

ITEM 6.4: Zoning Ordinance Amendment – 300 Vernon Street (Citywide) – Objective Design Standards – PL21-0018

REQUEST

The Objective Design Standards project (File PL21-0018) is a request to amend portions of Title 19 of the Roseville Municipal Code for the purpose of establishing a streamlined ministerial review of qualified affordable housing projects, consistent with SB 35 and AB 2162. The request also includes approval of Objective Design Standards which will be used in lieu of the City's Community Design Guidelines to evaluate qualified affordable housing projects during building permit review.

Owner/Applicant – City of Roseville

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Recommend the City Council approve the Objective Design Standards; and
- B. Recommend the City Council adopt an ordinance to amend portions of Title 19 of the Roseville Municipal Code in order to acknowledge the establishment of Objective Design Standards and a new streamlined process for eligible affordable housing projects.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

Senate Bill 35 (SB 35), adopted in 2018, and Assembly Bill 2162 (AB 2162), adopted in 2019, provided legislation to address the State's affordable housing crisis. Both SB 35 and AB 2162 require cities to provide a streamlined review process for affordable housing projects. To meet this requirement, the City's Planning Division developed quantifiable design standards, referred to as Objective Design Standards, to review new affordable housing projects through a streamlined (i.e. over the counter) ministerial permitting process. Qualified projects demonstrating compliance with the Objective Design Standards will be approved to proceed directly to the building permit and engineering permit review process. Establishment of the proposed Objective Design Standards is by resolution. Minor modifications to the Zoning Ordinance are also proposed to acknowledge this streamlined process and allow qualified projects to be exempt from the design review process. Use of the streamlined process is elective; applicants of qualified projects may use either the streamlined process or the City's standard Design Review Permit process. This ensures an applicant requesting more flexibility in design can elect to be processed through the existing design review process, which allows for a wider variety of design options that could meet the intent of the existing Community Design Guidelines.

EVALUATION

State law allows for cities to develop objective development and design standards that are unique to each city. Planning staff used the City's existing Community Design Guidelines, examples from other California cities, and input from the various City Departments and affordable housing developers to develop the proposed Objective Design Standards. The proposed Objective Design Standards, provided in Exhibit A, provide quantifiable development and design standards for site design, architecture, and landscaping for affordable housing projects. Examples of the proposed site design standards include requirements for

building siting to minimize conflicts when adjacent to single family residential property, encouraging natural topography, screening of utilities, and requiring circulation patterns consistent with City standards. The proposed architectural standards require articulation in rooflines and wall planes, a variety in exterior colors and materials, minimum illumination levels, and minimum square footage of private outdoor space. Projects are required to have a landscape plan prepared by a licensed landscape architect and the plans must demonstrate compliance with the City's Water Efficient Landscape requirements, shading requirements and planting size standards. All projects are also required to comply with the applicable mitigation measures of the overarching environmental document and applicable development agreement. Staff's intent was to ensure new housing developments would meet City development standards and develop in a manner consistent with other similar housing projects in Roseville. The Planning Division is responsible for maintenance of the Objective Design Guidelines and, upon adoption, will ensure the guidelines are available to the public via the Permit Center and City website.

Minor modifications are proposed to the Zoning Ordinance to acknowledge the establishment of the Objective Design Standards and the new streamlined process. Zoning Ordinance amendments are proposed to define qualified affordable housing developments and to allow an exception from the Design Review Permit process for qualified affordable housing developments. The proposed redlines to the Zoning Ordinance are provided in Exhibit B, the Ordinance amending Title 19 of the Roseville Municipal Code, and are summarized as follows:

- **Section 19.74.01.D.6.** - text is added to reference the definition of “qualified affordable housing projects” and allow an applicant to elect to process their project using the Objective Design Standards through the ministerial building permit process in lieu of the City’s discretionary Design Review Permit process; and
- **Section 19.95.030.Q.** – adding the definition for “qualified affordable housing project” as either 1) a multi-unit or mixed use development that provides a minimum of 20% of the housing units as affordable, complies with the Objective Design Standards, and agrees to enter into an Affordable Housing Agreement prior to building permit issuance, or 2) a residential project consistent with Government Code Section 65913.4.

The above proposed amendments to the Zoning Ordinance are consistent with the requirements outlined in SB 35 and AB 2162. Per the requirements of the Zoning Ordinance, staff also finds that the proposed amendments do not conflict with the public interest, health, safety, or welfare of the City, or the General Plan and any applicable specific plan of the City of Roseville.

PUBLIC OUTREACH

The Objective Design Guidelines were reviewed by internal City departments and divisions, and the City reached out to several affordable housing developers who have developed in Roseville and shared a draft version on the Objective Design Standards. Any comments received were incorporated into the proposed guidelines. Early notification of the intent to develop the guidelines was also posted on the City’s Housing Element Update website and communicated as part of the various public updates on the Housing Element Update progress. An update announcing the Planning Commission hearing and describing the project was posted to the Housing Element website on March 8, 2021, and the website update was publicized via Facebook, Twitter, and the City’s newsletter. Notification of the Planning Commission hearing was posted in the Roseville Tribune, on the City’s website, and the Roseville Coalition of Neighborhood Association (RCONA) website.

ENVIRONMENTAL DETERMINATION

Adoption of the Objective Design Standards and the proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) in that the amendments involve general policy and procedure making and do not have the

potential to cause a significant effect on the environment, or a reasonably foreseeable indirect physical effect on the environment. The amendments will preserve and enhance aesthetic resources and the proposed amendments are necessary to conform to State law.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Recommend that the City Council consider and adopt a Resolution establishing the Objective Design Standards.
- B. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates that acknowledge the establishment of Objective Design Standards and a new streamlined process for eligible affordable housing projects.

Exhibits

- A. Objective Design Standards
- B. Ordinance Modifying the Zoning Ordinance

Note to Applicant and/or Developer: Please contact the Planning Division 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 Manager at, or prior to, the public hearing.