



ITEM 6.1: Specific Plan Amendment And Development Agreement Amendment – 3301 Santucci Bl. – SVSP PCL KT-20 & KT-30 – Affordable Unit Transfer – PL21-0289

REQUEST

The applicant requests approval of a Specific Plan Amendment and Development Agreement Amendment to transfer the obligation for 31 middle-income purchase units from parcel KT-20 to parcel KT-30 within the Sierra Vista Specific Plan area, and re-designate the units as 16 low and 15 very low-income units.

Applicant— Julie Hanson, J.R. Hanson Consulting LLC
Owner – Larry Gualco, Sierra Vista Communities LLC

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council approve the Specific Plan Amendment; and
- B. Recommend the City Council approve the Development Agreement Amendment.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The subject large lot parcels, KT-20 and KT-30, are located in the Sierra Vista Specific Plan area (SVSP), specifically, that portion of the SVSP associated with the Baseline P&R Development Agreement. On December 10, 2015, the Planning Commission approved a Tentative Subdivision Map (SVSP KT Properties Tentative Subdivision Map, File No. PL13-0096) within the SVSP to allow the creation of 1,163 single-family lots, one (1) High Density Residential lot, one (1) school lot, two (2) park lots, 53 landscape lots, and eight (8) open space lots, and an Administrative Permit to reallocate residential units between villages. Additionally, PL13-0096 reduced the overall number of units within the SVSP by 21 units, and modified the development standards for SVSP Medium Density Residential Villages KT-20, KT-21A, and KT-21B.

In January 2018, the City administratively approved an Extension of the Tentative Subdivision Map (PL13-0096) and an Administrative Permit for Unit Transfers, granting a six (6) year extension of the tentative map and allowing the transfer of 21 Medium Density Residential (MDR) units to parcel KT-30 (File No. PL17-0305). This resulted in total of 171 allocated units to parcel KT-30, which is the current allocation.

The current request would transfer the obligation to provide 31 affordable units on parcel KT-20 to parcel KT-30 within the SVSP. With the transfer, the units will be redesignated, converting the 31 middle-income purchase units to 16 low and 15 very low-income rental units. Parcel KT-30 has a land use designation of High Density Residential (HDR) with a total unit allocation of 171 units. With the proposed amendment, the total affordable unit allocation for parcel KT-30 will be 155 units, with 78 units for low-income rental units and 77 units for very low-income rental units. As the request modifies the Affordable Housing section of the SVSP as well as the obligations in the Sierra Vista Communities LLC Development Agreement, both a Specific Plan Amendment and Development Agreement Amendment are required.

EVALUATION

As described in the Background section of this report, the proposed project will transfer the affordable unit obligation from parcel KT-20 to KT-30 within the SVSP. This requires an amendment to the Affordable Housing section of the SVSP, as well as an amendment of the Development Agreement. Specific Plan Amendments (SPA) are analyzed for consistency with the goals and policies of the affected plan. Development Agreement Amendments (DAAs) are subject to the criteria outlined in Section 19.84.040 of the Zoning Ordinance.

Specific Plan Amendment

The SVSP includes a table (Table 5-3) and map (Figure 5-1) to identify the Specific Plan parcels with an affordable housing unit allocation in the Plan area. The proposed amendment would modify these pages to remove parcel KT-20, a medium density parcel, from the listed parcels. The table will also be updated to reflect the current number of units allocated to parcel KT-30 (171, rather than 155), and show the updated affordable allocation of 155 units, with 77 very low income rental units and 78 low income rental units. Additionally, table footnote no. 4 will be updated to include the current project file number and a brief description of the unit transfer. The map in Figure 5-1 will be updated to reflect the proposed changes.

While the location of the allocated units will change if the project is approved, the total number of units within the SVSP and the number of affordable units allocated within the SVSP will remain the same. As proposed, the modification is consistent with the goals and policies of the SVSP.

Development Agreement Amendment

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

- 1. Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;**
- 2. Consistency with the provisions of the City of Roseville Zoning Ordinance;**
- 3. Conformity with the public health, safety, and general welfare;**
- 4. The effect on the orderly development of the property or the preservation of property values; and**
- 5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.**

DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The project includes the First Amendment of the Baseline P&R, LLC DA. The DA will be amended to reflect the transfer of the affordable obligation from parcel KT-20 to parcel KT-30.

The proposal is beneficial to the City in that more units will be allocated to the low and very low income rental housing inventory. According to the Housing Element, adopted by the City Council on August 18, 2021, the City of Roseville has a deficit of approximately 1,791 low and very low income housing units in comparison to the City's Regional Housing Needs Allocation (RHNA). The City's RHNA is assigned by the State and the Sacramento Area Council of Governments (SACOG), based on a fair-share

assessment of housing demand in the region divided into a range of income categories. While moderate income purchase housing is also an important component of the City's housing portfolio, the Housing Element shows that the City currently has a surplus of approximately 3,006 units in that category. Therefore, if approved, the change will reduce the deficit in the low and very low income category while maintaining a surplus of moderate income housing units, contributing to the City's affordable housing goals. No other changes to the DA are proposed.

City staff has found the proposed DAA to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The DAA is in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DAA is consistent with items 1-5 above.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on January 14, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

The proposed project is consistent with the General Plan, SVSP, and Zoning Ordinance, and the required findings for a DAA can be made.

ENVIRONMENTAL DETERMINATION

The Sierra Vista Specific Plan EIR, which evaluated the potential for significant environmental impacts to the project area, was certified by the City Council on May 2, 2010 (SCH#2008032115). The project involves the transfer of an affordable unit development obligation from one parcel to another; however, it does not change the number of units that will be developed on each large lot parcel. No changes to the adopted land use plan or the project footprint are proposed. As the project is consistent with the SVSP, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15182 as a residential project pursuant to a Specific Plan for which an EIR was certified. No new effects are expected to occur and all applicable mitigation measures will be applied. No additional environmental documentation is required.

RECOMMENDATION

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

- A. Recommend the City Council approve the Specific Plan Amendment; and
- B. Recommend the City Council approve the Development Agreement Amendment.

Exhibits

- A. Sierra Vista Specific Plan Text and Figure Change Pages (redline)
- B. Sierra Vista Specific Plan Text and Figure Change Pages (clean)
- C. Draft First Amendment of the Development Agreement by and between the City of Roseville and Sierra Vista Communities, LLC Relative to the Sierra Vista Specific Plan

<p>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</p>

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.