

ITEM 6.1: Specific Plan Amendment and Development Agreement Amendment – 5251 Fiddymment Road – WRSP PCL F-22 – SPA and DAA – File #PL23-0245

REQUEST

The applicant requests a Specific Plan Amendment (SPA) and Development Agreement Amendment (DAA) to merge WRSP Parcels F-22A and F-22B into new Parcel F-22, and to adjust the unit allocations and affordable housing allocations accordingly. No changes to the overall unit and affordable housing counts are proposed.

Applicant – Kris Steward, Plan Steward, Inc.
Property Owner – West Roseville Development Company Inc.

SUMMARY RECOMMENDATION

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

1. Recommend the City Council adopt a resolution approving the Specific Plan Amendment; and
2. Recommend the City Council adopt the five (5) findings of fact and approve the 11th Amendment of the Fiddymment Land Venture Development Agreement.

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 project site is located on Parcels F-22A and F-22B in the West Roseville Specific Plan (WRSP), at the northeast corner of Harvey Way and Fiddymment Road (see Figure 1 below). The site is currently vacant and both parcels have a General Plan land use designation of High Density Residential and a zoning designation of Multi-Family Housing (R3). F-22A has a unit allocation of 82 units and Parcel F-22B has a unit allocation of 162 units. Surrounding uses include an Open Space parcel to the north, a Medium Density Residential subdivision to the east, the Plaza at Blue Oaks retail center to the south across Harvey Way, and a vacant Community Commercial parcel and Open Space parcel to the west across Fiddymment Road.

Figure 1: Project Location



At the time of the adoption of the WRSP, the site was one parcel (F-22) with a unit allocation of 244 units, and the parcel had an affordable obligation of 184 rental units (91 very low-income and 93 low-income). On February 9, 2023, the Planning Commission approved a Tentative Parcel Map (file #PL22-0304) to subdivide Parcel F-22 into the two current parcels, F-22A and F-22B, and a Tree Permit to allow removal of one 68" valley oak tree on site to accommodate future development. As part of that project, the City Council approved a Specific Plan Amendment and Tenth Amendment of the Fiddymnt Land Venture Development Agreement to reallocate the affordable housing units among the subject parcels. The parcel was subdivided to facilitate the development of an affordable apartment project on each of the resultant parcels. The apartment projects were approved through the City's Objective Design Standards (ODS) process because at least 20% of the units were provided as affordable to lower income households (File #PL22-0380 and File #PL22-0383). The ODS process was adopted by City Council on April 21, 2021 (Resolution 21-152) in order to streamline the construction of qualified affordable housing projects and to comply with State housing legislation. The projects have not been constructed.

Although the Tentative Parcel Map was approved, the map has not been recorded and the parcel remains as one parcel. The applicant is currently requesting a Specific Plan Amendment and Development Agreement Amendment to merge WRSP Parcels F-22A and F-22B back into one parcel F-22, and to adjust the unit allocations and affordable housing allocations accordingly. No changes to the overall unit and affordable housing counts are proposed. The applicant has indicated that the entitlements are requested to better position the site for a future affordable housing project. Development of the site is not proposed with this application. The future affordable housing project will be subject to the ODS process.

EVALUATION – SPECIFIC PLAN AMENDMENT

Specific Plan Amendments (SPA) are analyzed for consistency with the goals and policies of the affected plan. The project includes a text only amendment to the West Roseville Specific Plan (WRSP). No changes are being made to the existing zoning and land use designation of the site. The SPA exhibit and WRSP change pages are included as Exhibits A and B. Changes to the text, tables, and figures of the WRSP will be made to reflect the merging of parcels F-22A and F-22B into one parcel (F-22) with a unit allocation of 244 units. The proposed unit allocations result in a density that is consistent with the existing High Density Residential (HDR) land use designation of the site.

Consistent with the General Plan affordable housing goal, the WRSP includes an Affordable Housing Plan (Chapter 5) which designates 10% of the units in the WRSP for middle-, low- and very low-income households. This includes a mix of purchase housing that is affordable to middle-income households, and rental housing that is affordable to low- and very low-income households. The WRSP affordable housing goal is allocated to specific MDR and HDR parcels as identified in Table 5-3 of the WRSP. The intent is to distribute affordable units throughout the WRSP area. Parcel F-22A is currently allocated 81 affordable rental units, with 100 percent of the units allocated for very low-income households. Parcel F-22B is currently allocated 162 affordable rental units, with 10 units allocated for very low-income households and 93 units allocated for low-income households. The Affordable Housing Plan will be amended to revise the affordable housing obligations and reflect the merging of the parcels. The resulting unit allocation will be 244 units with 184 affordable units (91 very low-income and 93 low-income). Table 1 below identifies the proposed unit allocations and the proposed affordable unit allocations.

Given the project will maintain the same number of units in the WRSP, there will be no impacts to planned infrastructure, roadways, or other public facilities. In addition, the project will maintain the existing obligation of 184 affordable units. Based on the foregoing, staff supports the proposed SPA.

Table 1: Unit Allocations

Specific Plan Parcel	Existing			Proposed
	F-22A	F-22B	Total	F-22
Acres	2.70	7.15	9.85	9.85
Unit Allocation	82	162	244	244
Density	30.4	22.7	n/a	24.8
Affordable Units				
Affordable Units	81	103	184	184
Very low-income units	81	10	91	91
Low-income units	0	93	93	93

EVALUATION – 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 West Roseville 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.**

The project includes an eleventh (11th) amendment of the Fiddymnt Land Venture Development Agreement (DA). The DA Amendment is included as Exhibit C. Development Agreements are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties.

The DA Amendment includes a revision to the land use plan exhibit contained in the original DA to reflect the merging of Parcels F-22A and F-22B. The DA Amendment will also amend the relevant sections of the original DA to address the revised affordable housing obligations resulting from the merging of the parcel. The City’s Housing Division reviewed the project and determined the proposed affordable unit allocations are acceptable and consistent with City policy. Items that are not addressed in the amendment are subject to the terms of the original DA. In summary, City staff has found the proposed DA Amendment is consistent with the General Plan, WRSP, and the Zoning Ordinance. The DA Amendment 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 DA Amendment is consistent with items 1-5 above.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)’s website. A notice of the public hearing was published

in the Roseville Press Tribune on September 28, 2023 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website.

Subsequent to the publication of the public hearing notice, staff received email correspondence from Stephen Mueller, a resident in the Oakbriar subdivision located to the east of the site (see Attachment 1). Mr. Mueller indicated concerns with the potential traffic impacts resulting from the eventual construction of the apartments on Parcel F-22. Planning and Engineering staff spoke with Mr. Mueller and explained that the site has been designated as an HDR site since the adoption of the WRSP and was evaluated as such in the City's traffic demand model. Since the apartment use is consistent with the land use and density assumed for the site in both the General Plan and the WRSP, the project is not anticipated to result in additional traffic impacts beyond what was already anticipated. Mr. Mueller also expressed concerns with the existing overflow parking on Harvey Way, which is currently permitted on the south side but prohibited on the north side of the street. Staff indicated they would further evaluate on-street parking along Harvey Wy.

ENVIRONMENTAL DETERMINATION

The proposed project is statutorily exempt from environmental review pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines, as a residential project pursuant to a Specific Plan. A project is eligible for this exemption if the public agency has prepared an EIR on a specific plan after January 1, 1980, and the criteria to require a subsequent or supplemental EIR are not met. The EIR for the West Roseville Specific Plan (SCH #2002082057) was certified by the City Council on February 4, 2004. No significant changes to the site or new, potentially significant impacts have been identified that would require the preparation of a subsequent or supplemental EIR, and the proposed project is consistent with the previously completed analysis.

RECOMMENDATION

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

1. Recommend the City Council adopt a resolution approving the **SPECIFIC PLAN AMENDMENT – 5251 FIDDYMENT ROAD – WRSP PCL F-22 – SPA AND DAA – FILE #PL23-0245**; and
2. Recommend the City Council adopt the five (5) findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT – 5251 FIDDYMENT ROAD – WRSP PCL F-22 – SPA AND DAA – FILE #PL23-0245**.

ATTACHMENT

1. Public Comments

EXHIBITS

- A. Specific Plan Amendment Exhibit
- B. WRSP Change Pages
- C. 11th Amendment of the Fiddymment Land Venture DA

Note to Applicant and/or Developer: Please contact 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.