

ITEM 5.4: Development Agreement Amendment – 1600 Westbrook Boulevard and 3250 Pleasant Grove Boulevard – SVSP PCL FD-34 & WB-31 – Development Agreement Amendments – File #PL24-0151

REQUEST

The project is a request for a Seventh (7th) Amendment to the Westpark Federico Development Agreement and for a Fourth (4th) Amendment to the Westbrook Development Agreement to reflect the 48-unit density bonus on Sierra Vista Specific Plan (SVSP) Parcel FD-34 for a total of 304 units (with 302 units designated as affordable), and the transfer of the 6 low income affordable obligation from SVSP Parcel WB-31 to SVSP Parcel FD-34. Parcel FD-34 will have a resulting affordable unit allocation of 256 very-low income rental units and 46 low income rental units.

Applicant – Greg Bardini, Morton & Pitalo, Inc.
Property Owner – Scott Canel, Pine Island Apartments, LLC

SUMMARY RECOMMENDATION

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

1. Recommend the City Council adopt the five (5) findings of fact and approve the Seventh Amendment to the SVSP Westpark Federico DA; and
2. Recommend the City Council adopt the five (5) findings of fact and approve the Fourth Amendment to the SVSP Westbrook DA.

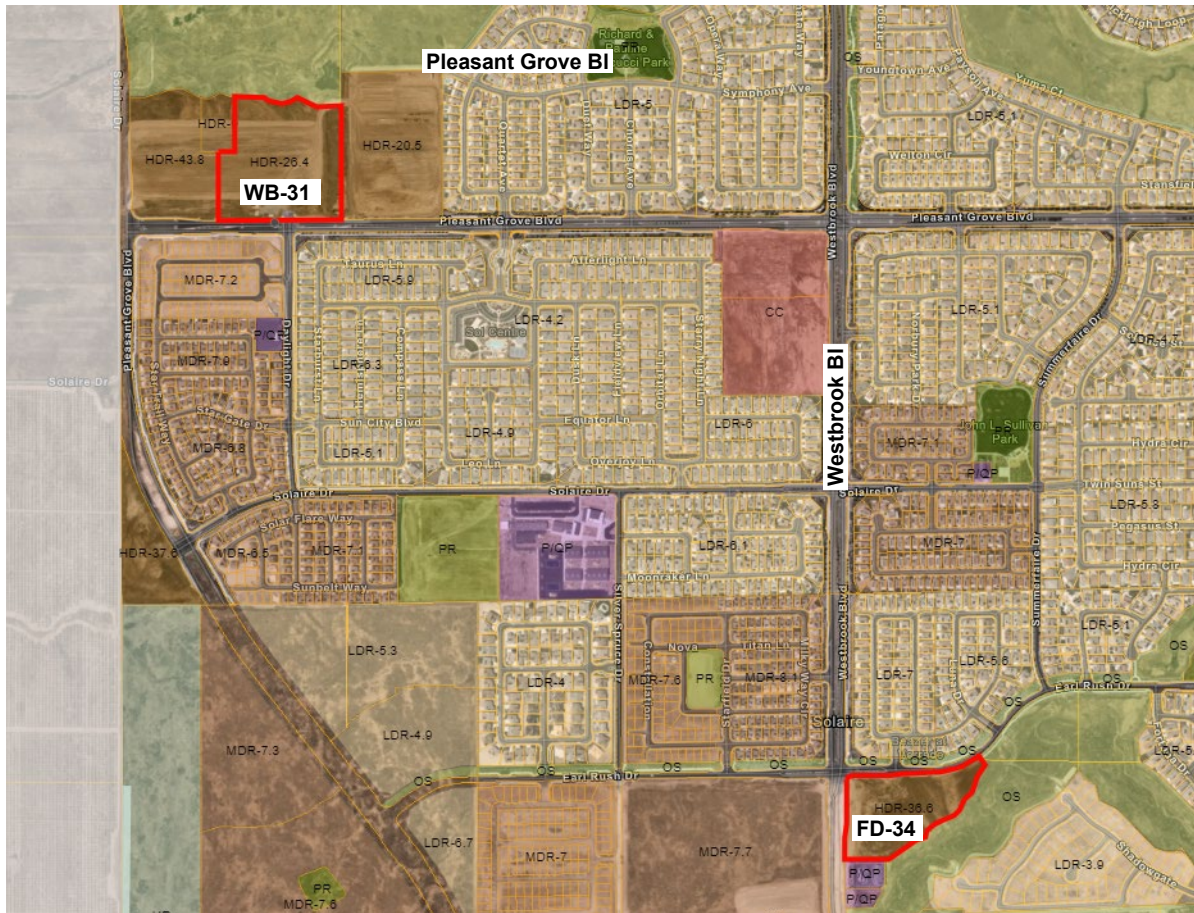
SUMMARY OF OUTSTANDING ISSUES

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 consists of two vacant parcels located in the Sierra Vista Specific Plan (SVSP) area: Parcels FD-34 and WB-31. Parcel FD-34 is located at 1600 Westbrook Boulevard (APN 498-020-014-000) and Parcel WB-31 is located at 3250 Pleasant Grove Boulevard (APN 496-100-029-000) (see Figure 1). Both parcels have a land use designation of High Density Residential (HDR) and a zoning designation of Multi-Family Housing (R3). Parcel FD-34 has a current unit allocation of 256 units with all units designated as very-low income rental units, and Parcel WB-31 has a current unit allocation of 293 units with an affordable obligation of six (6) low income rental units.

Figure 1: Project Location (bordered in red)



In August 2023, an 84-unit density bonus was granted to Parcel FD-34 pursuant to State Density Bonus Law (Gov. Code, § 65915 et seq.). The applicant is currently proposing an additional 48-unit density bonus on Parcel FD-34, which will result in a total allocation of 304 units. Of the 304 units, 302 units will be designated as affordable rental units, with 256 designated as very-low income and 46 designated as low income. The six (6) low income unit obligation on Parcel WB-31 will be transferred to Parcel FD-34, and the 293 units allocated to Parcel WB-31 will all be developed as market rate units. Table 1 below outlines the current and proposed unit allocations.

Table 1: Current and Proposed Unit Allocations

Parcel	Density (units/acre)		Currently Allocated Units			Proposed Units				
	Existing	Proposed	Total	Very-Low	Low	Base Units	Density Bonus	Total	Very-Low	Low
FD-34	36.630	43.2	256	256	0	256	48	304	256	46
WB-31	26.4	26.4	293	0	6	293	n/a	293	0	0
UNIT TOTALS			549	256	6	549	48	597	256	46
NET CHANGE								+48	+0	+46

Each parcel is subject to a Development Agreement (DA), which outlines the affordable housing obligations. Although a density bonus would not ordinarily require a DA Amendment, the project requires DA Amendments in order to document the transfer of the affordable housing obligations among the project parcels. Therefore, the project is a request for a Seventh (7th) Amendment to the Westpark Federico Development Agreement and for a Fourth (4th) Amendment to the Westbrook Development Agreement to reflect the 48-unit density bonus Parcel FD-34 for a total of 304 units (with 302 units designated as affordable), and the transfer of the 6 low income affordable unit obligation from SVSP Parcel WB-31 to SVSP Parcel FD-34. No development is being proposed with this project. The increase in residential units, including affordable units, assists the City in fulfilling its share of the Regional Housing Needs Allocation (RHNA), as determined by Sacramento Area Council of Governments (SACOG) and approved by the California Department of Housing and Community Development (HCD).

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 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.**

Development Agreements (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 a seventh amendment to the SVSP Westpark Federico DA (Exhibit A) and a fourth amendment to the SVSP Westbrook DA (Exhibit B). Each DA Amendment is listed and discussed below. Items that are not addressed in the amendments are subject to the terms of the original DAs and prior amendments.

Seventh Amendment to the Westpark Federico DA: The Westpark Federico DA covers SVSP Parcel FD-34. The DA will be amended to reflect the 48-unit density bonus and revised affordable housing obligation for Parcel FD-34. The affordable unit obligation will be 256 very-low income and 46 low income units, for a total of 302 affordable rental units. The six (6) low income affordable unit obligation on Parcel WB-31 will be transferred to Parcel FD-34.

Fourth Amendment to the Westbrook DA: The Westbrook DA covers SVSP Parcel WB-31. The DA will be amended to remove the six (6) low income rental unit obligation on Parcel WB-31. As mentioned, the affordable obligation will be transferred to FD-34. All 293 units allocated to WB-31 will be provided as market rate units.

In summary, City staff has found the proposed DA Amendments to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The City's Housing Division reviewed the project and determined the proposed affordable unit obligations are acceptable and consistent with City policy. The DA Amendments are 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 Amendments are 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 March 1, 2024 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. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061(b)(3) (General Rule) and Section 305 of the City of Roseville CEQA Implementing Procedures. The Planning Manager has determined that this project is substantially consistent with the previously certified Sierra Vista Specific Plan EIR, certified by the City Council on May 5, 2010 (SCH #2008032115), and that the Development Agreement (DA) Amendments do not result in any physical changes to the environment or changes to environmental impacts previously considered in connection with the approval of the existing DAs. As such, no additional environmental documentation is required.

RECOMMENDATION

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

1. Recommend the City Council adopt the five (5) findings of fact and approve the **SEVENTH AMENDMENT TO THE SVSP WESTPARK FEDERICO DEVELOPMENT AGREEMENT – 1600 WESTBROOK BOULEVARD & 3250 PLEASANT GROVE BOULEVARD – SVSP PCL FD-34 & WB-31 – DEVELOPMENT AGREEMENT AMENDMENTS – FILE #PL24-0151**; and
2. Recommend the City Council adopt the five (5) findings of fact and approve the **FOURTH AMENDMENT TO THE SVSP WESTBROOK DEVELOPMENT AGREEMENT – 1600 WESTBROOK BOULEVARD & 3250 PLEASANT GROVE BOULEVARD – SVSP PCL FD-34 & WB-31 – DEVELOPMENT AGREEMENT AMENDMENTS – FILE #PL24-0151**.

EXHIBITS

- A. Seventh Amendment to the Westpark Federico DA
- B. Fourth Amendment to the Westbrook 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.