



ITEM IV-B: SPECIFIC PLAN AMENDMENT – NWRSP PARCEL 73B – 2551 WOODCREEK OAKS & 1585 PLEASANT GROVE BLVD - FILE# 2008PL-094 (SPA-000036)

REQUEST

The Planning and Redevelopment Department requests approval of a Specific Plan Amendment to change the designation of two (2) parcels in the Northwest Roseville Specific Plan Area. The parcels were recently rezoned to remove outdated Urban Reserve zoning. This request is administrative in nature and will amend the North West Roseville Specific Plan to reflect consistent land use and zoning on the parcels.

Property Owner: City of Roseville, Roseville Joint Union High School District
Applicant: City of Roseville, Planning & Redevelopment Department

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Recommend the City Council adopt the one (1) finding of fact for the Specific Plan Amendment; and
- B. Recommend the City Council approve the Specific Plan Amendment.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

On September 11, 2008, the Planning Commission recommended that the City Council approve a City initiated rezone to remove the outdated Urban Reserve zoning and zone the parcels in accordance with their actual use. The rezone was adopted by City Council on November 5, 2008. NWRSP Parcel 73B consists of two parcels which are located south of (behind) Mahany Park and west of (behind) Woodcreek High School (see Exhibit A or Figure 1 below). Parcel 017-370-016 is a 2.28-acre parcel adjacent to Woodcreek High School owned by the Roseville Joint Union High School District and was rezoned to Public/Quasi-Public. Parcel 017-370-015 is a 46.1-acre parcel within Mahany Park owned by the City of Roseville and was rezoned to Parks and Recreation. Both parcels have a General Plan land use designation of Open Space (OS), however, the NWRSP land use designation remains Urban Reserve. This Specific Plan Amendment will correct the NWRSP land use designation and will also accomplish the following:

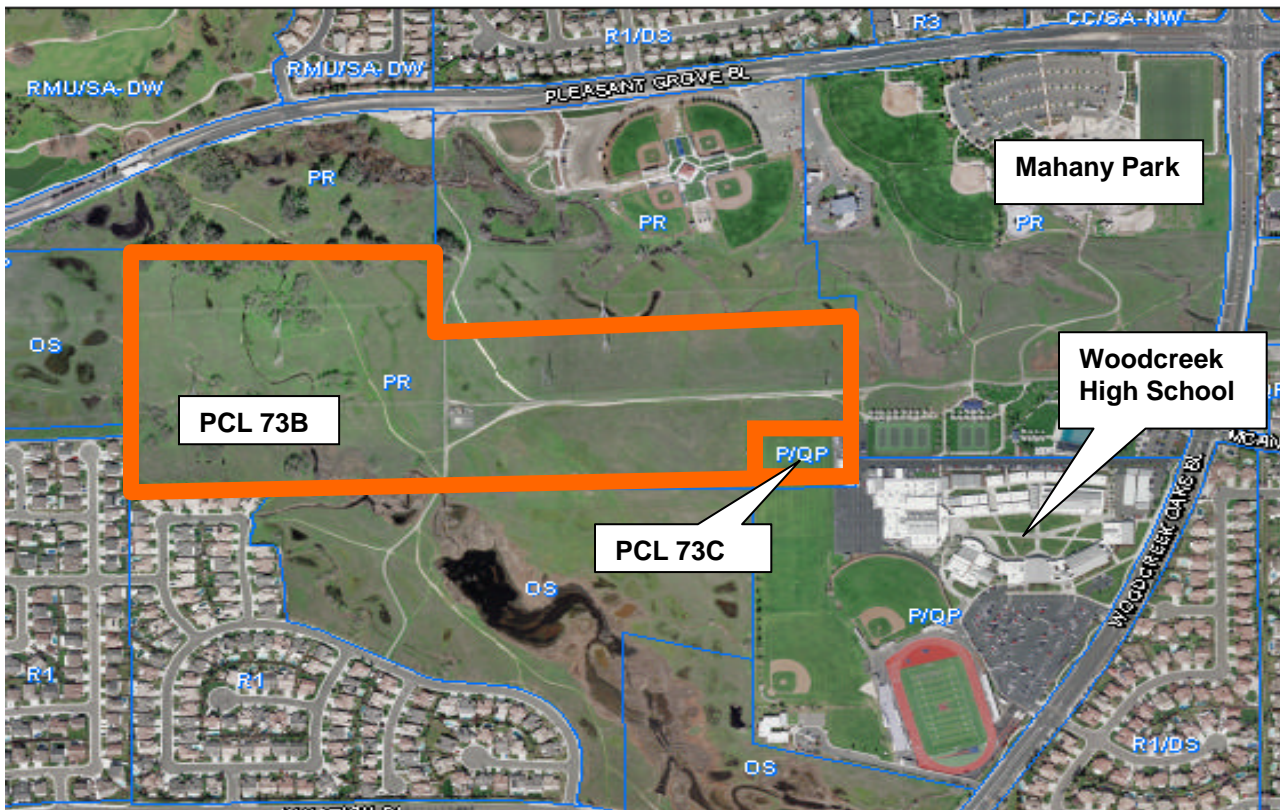
- Split the large lot specific plan parcel into two large lot parcels: 73B and 73C,
- Provide consistent zoning and land use on the new sub-parcels,
- Allow “clean” data to be entered in the City’s database,
- Provide accurate land use and zoning data and allow efficient tracking and reporting.

EVALUATION

As shown in Exhibit A, the current request will split NWRSP Parcel 73B into two specific plan parcels. Parcel 73B will consist of the 46-acre Parks and Recreation portion of the project site. Parcel 73C will consist of the 2-acre Public/Quasi-public portion of the site. It is necessary to create the two large lot parcels so that when land use and zoning information is entered into the City's various data tracking systems the acreages for each land use are reported correctly.

The Specific Plan Amendment will also update the zoning and land use information for the parcels in the Land Use tables in the NWRSP.

Figure 1 – Current Zoning & Proposed Parcels



The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and the Northwest Roseville Specific Plan.

CONCLUSION

This action will create consistency between the land use and zoning designations on the specific plan parcel and will allow the Planning & Redevelopment Department to ensure accurate data tracking and reporting. Additionally, this action is consistent with both the General Plan and the Northwest Roseville Specific Plan.

ENVIRONMENTAL DETERMINATION

This project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15183(a)(b) pertaining to projects consistent with a Community Plan, General Plan, or zoning for which an EIR was certified. The project is consistent with the Northwest

Roseville Specific Plan and corresponding EIR adopted in May 1989, and with the City of Roseville 2020 General Plan and corresponding EIR adopted in February 2004, and the existing land use designation on the subject parcels.

RECOMMENDATION

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Recommend that the City Council adopt the one (1) finding of fact as stated below for the **SPECIFIC PLAN AMENDMENT – NWRSP PARCEL 73B – 2551 WOODCREEK OAKS & 1585 PLEASANT GROVE BLVD - FILE# 2008PL-094 (SPA-000036)**:

1. *The proposed specific plan amendment is consistent with the General Plan and the Northwest Roseville Specific Plan.*

- B. Recommend that the City Council approve the **SPECIFIC PLAN AMENDMENT – NWRSP PARCEL 73B – 2551 WOODCREEK OAKS & 1585 PLEASANT GROVE BLVD - FILE# 2008PL-094 (SPA-000036)** as shown in **Exhibit A**.

ATTACHMENT

1. Northwest Roseville Specific Plan draft modifications

EXHIBIT

- A. Specific Plan Amendment