

ITEM IV-C: TENTATIVE SUBDIVISION MAP MODIFICATION & ADMINISTRATIVE PERMIT – 5050 & 5100 SUMMERFAIRE DR – SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# PL16-0379

REQUEST

The applicant requests approval of a Tentative Subdivision Map Modification to adjust the lot widths for the approved lots and an Administrative Permit for a Unit Transfer, as the map modifications will result in an additional 11 lots. The proposed project would transfer five (5) residential units from Parcel WB-20 and six (6) residential units from Parcel WB-21 into project Parcel WB-7.

Applicant/Owner– Ryan O’Keefe, WP Development Company, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map Modification; and
- D. Approve the Tentative Subdivision Map Modification subject to four (4) conditions of approval.

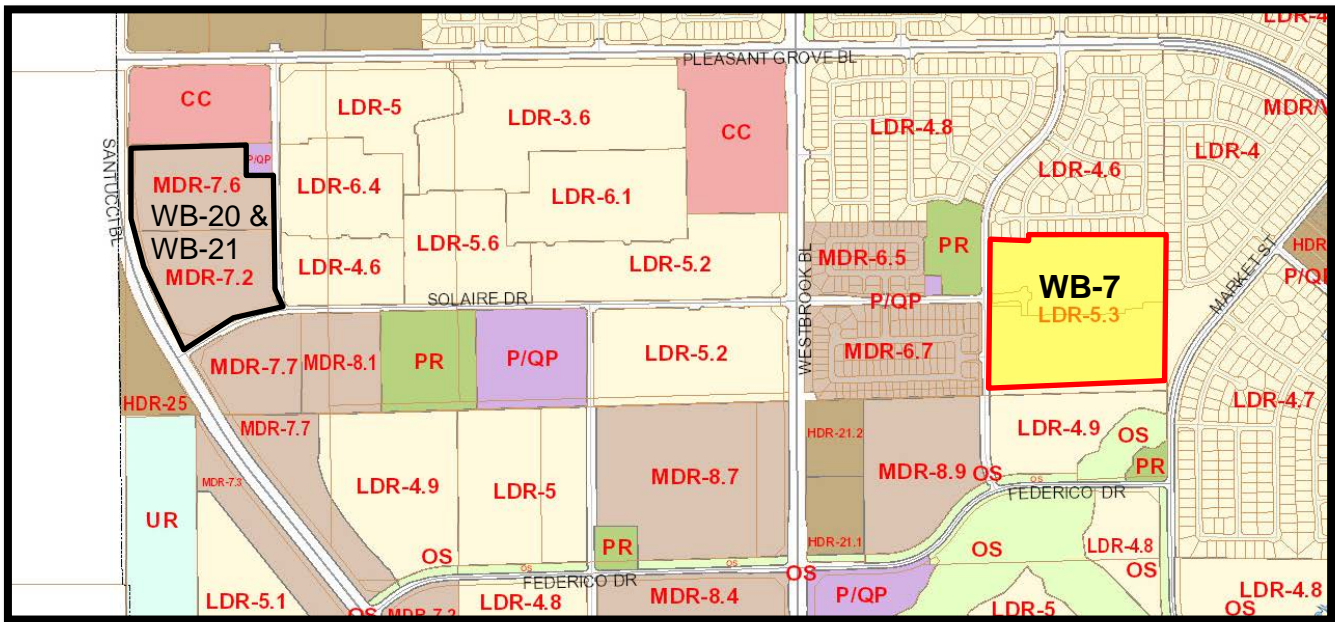
SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located within the Westbrook area of the Sierra Vista Specific Plan (SVSP). In June 2012 the Westbrook project (File# 2011PL-043) amended much of the Urban Reserve portion of the SVSP to show proposed land uses, including residential, commercial, and open space/park areas. An Initial Study/Mitigated Negative Declaration (MND) was prepared and adopted for the project-level environmental analysis, which tiered from the program-level EIR analysis prepared for the Specific Plan. The land uses within the Westbrook area were further amended by the Westbrook Phase 1 project (File # PL13-0108). The project adjusted land use and zoning boundaries of the large lot parcels within the Westbrook Phase 1 portion of the SVSP and also included small-lot tentative subdivision maps and a major grading permit for the project area. The project applicant has proposed to modify the Parcel WB-7 portion of the approved small-lot tentative subdivision map, and to transfer units from Parcels WB-20 and WB-21 to Parcel WB-7. Figure 1 shows the boundary of the Westbrook area and the location of the parcels affected by the proposed project.

Figure 1: Project Location



EVALUATION—ADMINISTRATIVE PERMIT FOR UNIT TRANSFER

As with all of the City's specific plans, the Sierra Vista Specific Plan includes a residential density and unit count for each residential large lot, as listed in SVSP Table 4-1. The SVSP also recognized that as individual development applications were submitted, some adjustments would be desirable or necessary to accommodate specific product types. The SVSP Land Use chapter includes a policy to allow minor residential density adjustments by approval of an Administrative Permit. A minor change is one which meets the following criteria:

1. The transfer and receiving parcels are within the SVSP and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the original approval of the specific plan;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and

7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided that the resulting density of an affected HDR parcel does not fall below 18 units per acre.

Section 19.78.060.A of the Zoning Ordinance stipulates that three findings must be made in order to approve an Administrative Permit. The required findings for an Administrative Permit are listed below in ***italicized, bold*** text and are followed by an evaluation.

- A. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***
- B. The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.***
- C. The location, size, design, and operating characteristics of the use or development is compatible with, and shall not adversely affect or be materially detrimental to, the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.***

The applicant is proposing to transfer units from large lot Parcels WB-20 and WB-21 to large lot Parcel WB-7, which are all located within the SVSP and are all covered by the Westpark S.V. 400, LLC Development Agreement. The proposed change is shown in Table 1 below. Another project is pending in the same area (File# PL16-0410) which also affects some of these same parcels, so the cumulative effects of both projects are shown in Table 2. As shown, the cumulative change in units is less than 20%, and the resultant densities for all large lots will remain within the range of their existing land use densities (LDR or MDR).

Table 1: Summary of Unit Transfer for Proposed Project

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
WB-7	LDR 5.0	LDR 5.8	134	145	+8%
WB-20	MDR 8.0	MDR 7.5	80	75	-6%
WB-21	MDR 8.0	MDR 7.4	80	74	-8%

Table 2: Cumulative Summary of Unit Transfer for Proposed and Pending Project

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
WB-4	LDR 6.0	LDR 6.3	89	100	+12%
WB-7	LDR 5.0	LDR 5.8	134	145	+8%
WB-20	MDR 8.0	MDR 7.3	80	73	-9%
WB-21	MDR 8.0	MDR 7.2	80	72	-10%
WB-22	MDR 8.0	MDR 7.3	61	54	-11%

As the analyses of the Tentative Subdivision Map will demonstrate, all of the resultant lots will meet the minimum size criteria outlined by the SVSP. The tentative map development boundaries are consistent with the boundaries which were identified as part of the SVSP analysis, and thus the unit transfer will not result in increased impacts to trees or any other physical resource. The transferred units are being transferred from MDR parcels near the corner of Solaire Drive and Santucci Boulevard to a parcel at the intersection of Solaire Drive and Summerfaire Drive (see Figure 1). The units will rely on the same major

roadway improvements, and the students generated will remain within the same school service area. There will be no impact on SVSP fee programs or assessment districts. The proposed unit transfer meets the criteria for a minor change and is consistent with the findings for an Administrative Permit.

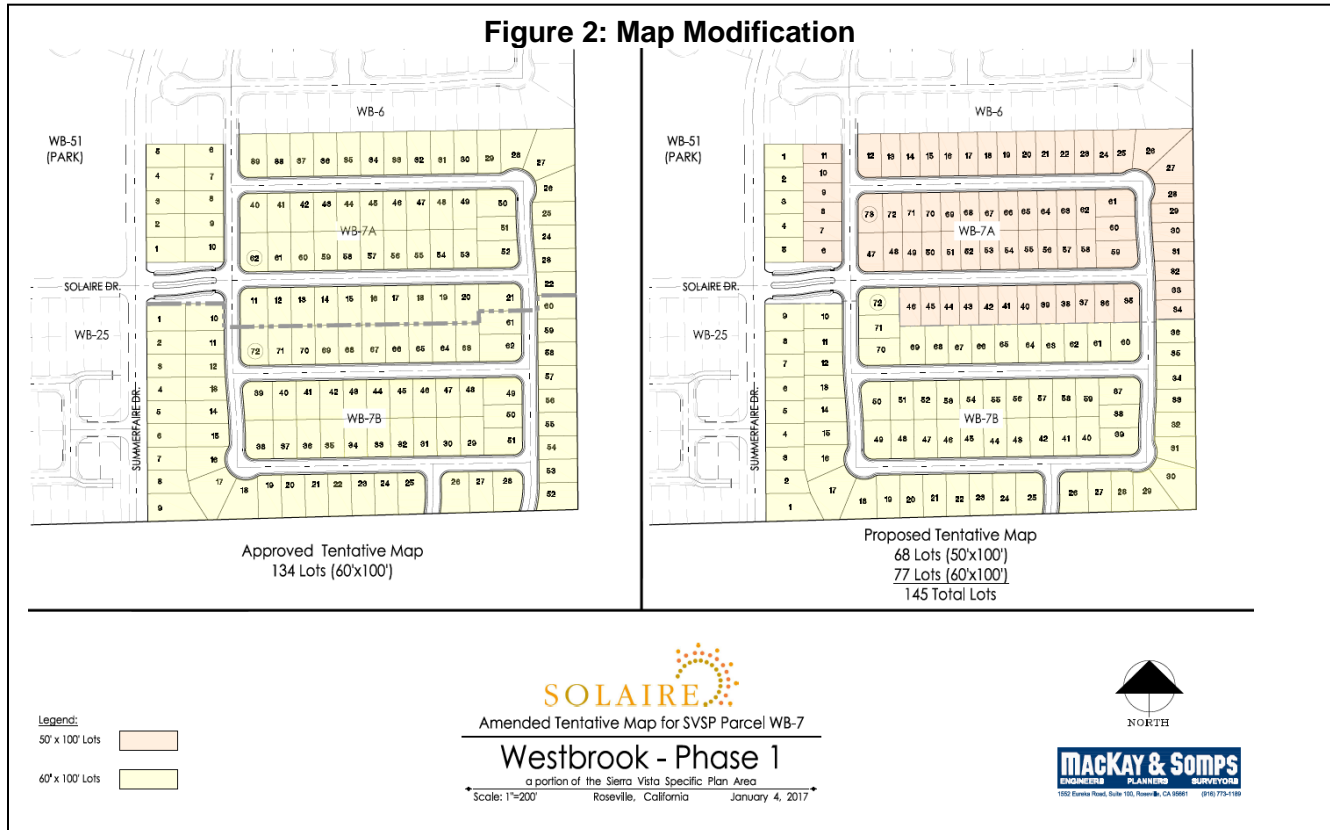
EVALUATION–TENTATIVE SUBDIVISION MAP MODIFICATION

The City of Roseville Subdivision Ordinance (Section 18.06.290) establishes the processes by which an approved Tentative Subdivision Map may be modified. There are two types of modifications established: minor amendments and major amendments. A minor amendment involves changes that are substantially consistent with the intent of the original approval. These are generally limited to changes which make small modifications to parcel shapes and sizes or other small amendments to the subdivision layout. Any other type of modification is a major modification. The proposed Tentative Subdivision Map Modification adds 11 new lots to the subdivision, which makes it a major modification. Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The approved and proposed Tentative Subdivision Map is shown in Figure 2. Although this is a major modification because of the addition of lots, the proposed subdivision map is substantially consistent with the previously approved roadway system and lot pattern. The applicant has added lots in order to provide two different lot sizes within the subdivision to provide a variety of housing choices. The 11 lots will be added to the northern portion (phase 7A) of Parcel WB-7. The northern portion of the parcel will primarily provide 50' wide x 100' deep lots and will maintain the same roadway network. The southern portion (phase 7B) will provide 60' wide x 100' deep lots, as previously approved, but will eliminate the second roadway connection into the subdivision along the southern boundary. The roadway connection is not required for emergency vehicle access or circulation.

Parcel WB-7 is divided into two parcels, 7A and 7B. With the addition of the 11 lots into 7A, the boundary between the two parcels will need to be shifted slightly (see Figure 2). The map has been conditioned to require a Lot Line Adjustment to be recorded either concurrent or prior to the recording of the proposed small lot map. The Planning Division is currently processing the request to allow the realignment of the parcel lines.



All of the proposed lots have a zoning designation of RS/DS (Small-Lot Residential with Development Standards). The SVSP Development Standards for this zone require a minimum of 4,500 square feet and 45 feet in width, which is met by the proposal. The proposal shifts 11 lots into this portion of the Westbrook area, but does not alter the total number of units in the Specific Plan, so has no impact on discharge of waste into the sewage system. The proposed modification is consistent with the required findings for a Tentative Subdivision Map.

NEIGHBORHOOD 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 project was provided to the Roseville Coalition of Neighborhood Associations (RCONA) and the nearest active neighborhood association to the project site, Westpark Neighborhood Association. Furthermore, a public notice of the Planning Commission hearing was published in the Roseville Press Tribune on February 18, 2017, and mailed to properties within 300 feet of the project site. No comments were received as a resulting of these noticing.

ENVIRONMENTAL DETERMINATION

Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts projects consistent with a Specific Plan. The project involves minor adjustments to the adopted land use plan within the same project footprint and is consistent with the Sierra Vista Specific Plan (SCH#2008032115). No additional environmental analysis is required.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report for the **ADMINISTRATIVE PERMIT –5050 & 5100 SUMMERFAIRE DR– SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# FILE# PL16-0379.**
- B. Approve the **ADMINISTRATIVE PERMIT –5050 & 5100 SUMMERFAIRE DR– SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# FILE# PL16-0379.**
- C. Adopt the findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP MODIFICATION – 5050 & 5100 SUMMERFAIRE DR– SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# FILE# PL16-0379.**
- D. Approve the **TENTATIVE SUBDIVISION MAP MODIFICATION - 5050 & 5100 SUMMERFAIRE DR - SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# PL16-0379** subject to four (4) of conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP MODIFICATION & ADMINISTRATIVE PERMIT

1. The project is approved as shown in Exhibit A-C and as conditioned or modified below. (Planning)
2. Except as modified below, the conditions of approval for File # PL13-0108 apply to this Tentative Subdivision Map Modification. (All)
3. The developer is responsible for notifying the Finance Division and City's tax consultant of any modification requests to the Max tax. The Max tax shall stay within the confines for the Rate and Method of Apportionment for each District. (Finance)
4. A Lot Line Adjustment reflecting the realignment of the boundaries between parcels WB-7A and WB-7B shall be recorded either concurrent with or prior to recordation of the small lot maps for WB-7. (Planning)

Exhibits

- A. SVSP Table Updates (3 pages)
- B. WB-7 Phased Tentative Subdivision Map
- C. WB-7 Conceptual Grading, Drainage, Sewer & Water 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 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.</p>
