



AGENDA

July 28, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**

5.1. Minutes of July 14, 2022

5.2. INFILL PCL 226 – 730 Sunrise Ave. Condo Map, 730 Sunrise Ave. Bldg. #200, File # PL22-0066

REQUEST

The applicant requests approval of a Tentative Condominium Map to create six (6) commercial condominium units within an existing building with a request for a parcel map waiver. The subject property is an existing lawful parcel, being Parcel E, as shown on Parcel Map in Book 5 of Parcel Maps, at Page 62, Placer County records, commonly known as 730 Sunrise Avenue #200.

Applicant: Craig Speiss, Rey Engineers

Owner: Gordon Stevenson, 730 Sunrise/Sundown LLC

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Tentative Condominium Map subject to twenty-seven (27) conditions of approval.

6. **REQUESTS/PRESENTATIONS**

6.1. Informational Item: Commercial Corridor Plans, 311 Vernon Street, File # PL21-0383

REQUEST

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the Commercial Corridor Plans project and receive community input on the preliminary draft Specific Plans (available online here). No action is required by Planning Commission.

Applicant/Owner: City of Roseville

RECOMMENDATION

The Planning Division is recommending the Planning Commission hear staff's informational presentation and receive public input. No action is required.

7. **COMMISSIONER / STAFF REPORT**

8. **ADJOURNMENT**



PLANNING COMMISSION COMMUNICATION

Title: Minutes of July 14, 2022

Contact: Mackenzie Harrison, msharrison@roseville.ca.us, (916) 774-5332

Meeting Date: 7/28/2022

Item #: 5.1.

ATTACHMENTS:

Description

Minutes of July 14, 2022



DRAFT MINUTES

July 14, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

Vice Chair Martin called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Covington, Haggenjos, Prior, Randolph, Martin

Absent: Jensen

3. PLEDGE OF ALLEGIANCE

Vice Chair Martin led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice Chair Martin open the Public Comment Period. Hearing none, Vice Chair Martin closed the Public Comment Period.

5. CONSENT CALENDAR

5.1. Minutes of June 23, 2022

5.2. SVSP PCL CG-20 – Torrente in Sierra Vista, 4178 Market St, File # PL22-0125

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 44 single-family dwelling units in the CG-20 subdivision of the Sierra Vista Specific Plan. The homes will consist of two (2) plan types with three (3) elevations each.

Motioned by Commissioner Covington, seconded by Commissioner Prior, to approve the consent calendar.

Roll call vote:

Ayes: Brashears, Randolph, Covington, Haggenjos, Prior, Martin

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. WRSP PCL W-33 – Village Westpark Parking Reduction, 2300 Pleasant Grove Bl, File # PL22-0135

REQUEST

The project is a request for an Administrative Permit for a parking reduction to allow an additional 8% reduction based on the existing and proposed mix of uses within the Village Westpark center.

Commissioner Haggenjos recused himself from the presentation and discussion due to a conflict of interest.

Associate Planner, Kinnie Shallow, presented the staff report.

Commissioner Discussion

- A Commissioner asked if there was any reduction in ADA accessible spaces. Staff replied no.

Vice Chair Martin opened the Public Hearing and invited comments from the applicant and/or audience.

The Applicant, Juli Hilton, stated she had received a copy of the staff report and was in agreement with staff's recommendations.

Commissioner Discussion

- A Commissioner asked the Applicant how the parking survey was conducted. The Applicant explained that for 2 weeks she had staff from two of the restaurants go out every hour to survey the parking lot and record the number of available parking spaces.

Vice Chair Martin closed the public comment period and Public Hearing.

Motioned by Commissioner Brashears, seconded by Commissioner Randolph, to:

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

Roll call vote:

Ayes: Covington, Brashears, Prior, Randolph, Martin

Noes: None

The motion passed.

Commissioner Haggenjos returned to the dais.

7. COMMISSIONER / STAFF REPORT

7.1. Election of the Planning Commission Chair

Vice Chair Martin opened the public comment period.

Public comment from Bruce Houdesheldt, Vice-Mayor of Roseville, expressing his appreciation for the Planning Commission.

Vice Chair Martin closed the public comment period.

Motioned by Commissioner Brashears seconded by Commissioner Haggenjos, to elect Vice Chair Martin as Planning Commissioner Chair.

Roll call vote:

Ayes: Haggenjos, Prior, Randolph, Brashears, Covington, Martin

Noes: None

Motion passed.

7.2. Election of the Planning Commission Vice-Chair

Vice Chair Martin opened the public comment period, Hearing none Vice Chair Martin closed the public comment period.

Motioned by Commissioner Brashears, seconded by Vice Chair Martin, to elect Commissioner Covington as the Planning Commission Vice Chair.

Roll call:

Ayes: Randolph, Covington, Prior, Haggenjos, Brashears, Martin

Noes: None

Motion passed.

7.3. Election of the Design Committee Chair

Vice Chair Martin opened the public comment period. Hearing none, Vice Chair Martin closed the public comment period.

Motioned by Commissioner Brashears, seconded by Vice Chair Martin, to elect Commissioner Haggenjos as the Design Committee Chair.

Roll call:

Ayes: Prior, Brashears, Covington, Randolph, Haggenjos, Martin

Noes: None

Motion passed.

7.4. Election of the Design Committee Alternate

Vice Chair Martin opened the public comment period. Hearing none, Vice Chair Martin closed the public comment period.

Motioned by Vice Chair Martin, seconded by Commissioner Covington, to elect Commissioner Randolph as Design Committee Alternate.

Roll call:

Ayes: Prior, Haggenjos, Randolph, Brashears, Covington, Martin

Noes: None

Motion passed.

Staff Reports

- At their July 6th meeting, the City Council approved the Specific Plan housing policy, the zoning ordinance update and the Westpark Storage Specific Plan amendment that the commission had acted on in May.
- At the next meeting, on July 28th, there will be a workshop on the corridor plans, which staff expects to draw a sizable amount of the public.
- Staff congratulated Chair Martin on his election as Chair and welcomes Commissioner Randolph to the Planning Commission.

Commissioner Discussion

- Commissioner Brashears thanked the Vice Mayor for attending the hearing and his support and thanked the entire Commission for their service.
- Several members of the Commission welcomed Commissioner Randolph to the Planning Commission.

8. ADJOURNMENT

Motioned by Commissioner Haggenjos, seconded by Brashears, to adjourn the meeting. The motion passed unanimously at 6:59 p.m.



PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 226 – 730 Sunrise Ave. Condo Map, 730 Sunrise Ave. Bldg. #200, File # PL22-0066
Contact: Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 7/28/2022
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Tentative Condominium Map

ITEM 5.2: **Tentative Condominium Map – 730 Sunrise Av. – INFILL PCL 226 – 730 Sunrise Condo Map– PL22-0066**

REQUEST

The applicant requests approval of a Tentative Condominium Map to create six (6) commercial condominium units within an existing building with a request for a parcel map waiver. The subject property is an existing lawful parcel, being Parcel E, as shown on Parcel Map in Book 5 of Parcel Maps, at Page 62, Placer County records, commonly known as 730 Sunrise Avenue #200.

Applicant- Craig Speiss, Rey Engineers
Owner- Gordon Stevenson, 730 Sunrise/Sundown LLC

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Tentative Condominium Map subject to twenty-seven (27) 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 subject property is located at 730 Sunrise Av. Building #200, on the west site of Sunrise Av. and north of Sundown Way in the Infill area of the City. The parcel has a land use designation of Business Professional (BP) and a zoning designation of Planned Development (PD35). The PD indicates that commercial and professional building complexes are permitted on the project site. The project site is surrounded by open space to the north, other office buildings to the west and east, and high density residential development to the south (Figure 1).

The current request includes a Tentative Condominium Map to create six (6) office condominiums within the existing building at 730 Sunrise Av. Building #200. The applicant has also requested a waiver of the Final Map in accordance with the City's Subdivision Ordinance and the California Subdivision Map Act.

Figure 1 – Project Location



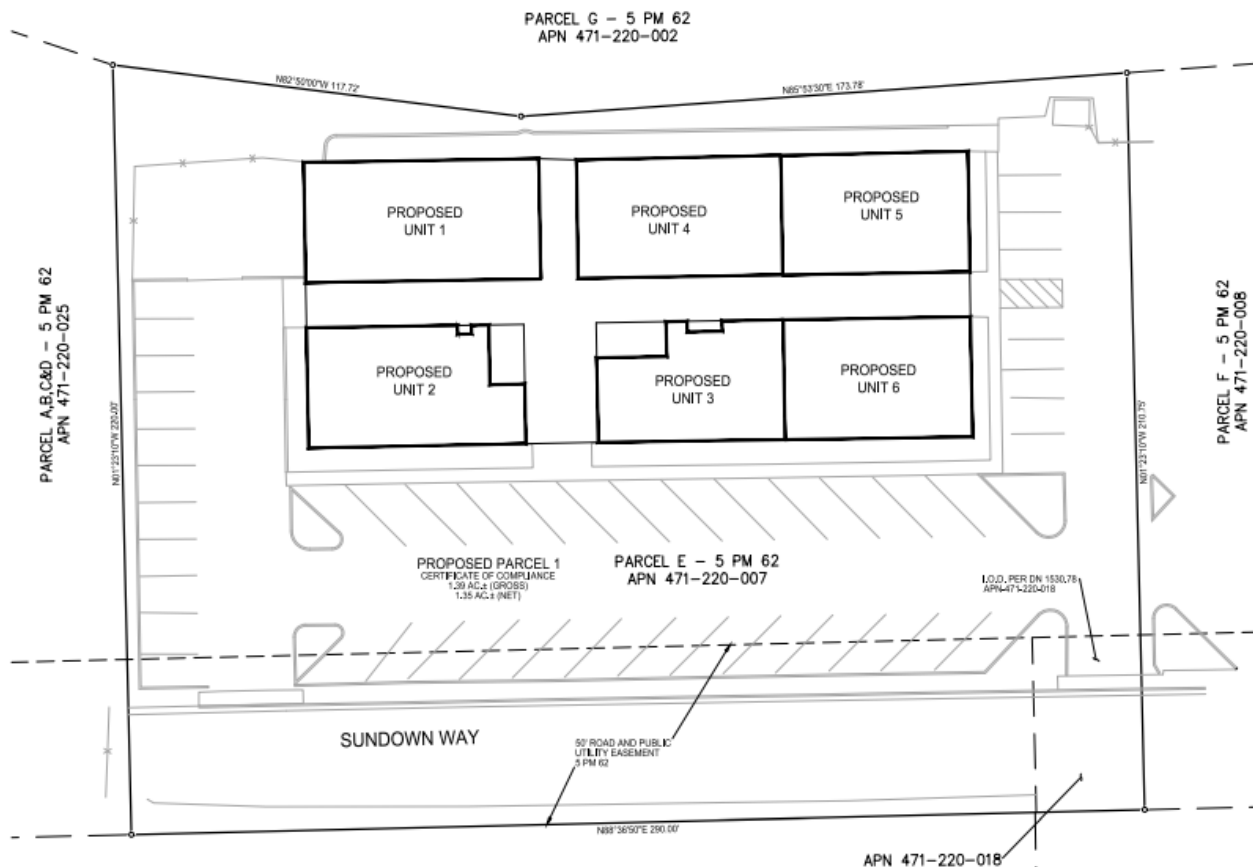
EVALUATION

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 Condominium 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.***

The current request is to create six (6) airspace lots for office condominiums located within the building at 730 Sunrise Av. The condominium subdivision will allow the units to be sold to individual owners. The configuration of airspace units will not impact the density, use, circulation, or other applicable policies. In addition, the Map Act and Subdivision Ordinance do not contain any maximum or minimum lot/condo sizes; there are also no restrictions on the number or size of lease spaces that may be created. The only physical changes that could result would be minor utility work to provide separate metering and systems for the three portions of the building, but these changes will not affect site design.

Figure 2 – Proposed Condominium Map



Staff has included Condition #24 to ensure that the condominium owners participate in a Business Owners Association/Condo Association. The Owners Association will be the mechanism for ensuring that the Covenants, Conditions, and Restrictions (CC&Rs) are followed and that all common areas (landscape areas, drive aisles, parking lot, building, etc.) are properly maintained.

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.

The Tentative Condominium Map will create six (6) airspace units within an existing building, and allow individual commercial condominium units. During staff review of the map, it was determined that the creation of the airspace units will not create any impractical or unusable units.

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.

Approval of the Tentative Map will not change the existing development intensity and usage of the site; therefore, there is no increase to impacts beyond what was anticipated for the site.

FINAL MAP WAIVER REQUEST

Section 18.06.330 of the City's Subdivision Ordinance allows an applicant to request a final map waiver in certain, specific conditions. The Subdivision Ordinance states that if the land being subdivided consists of a lot or parcels shown on a recorded final map and the full street, water supply, sanitary sewer, electrical, natural gas, cable and telephone improvements have been constructed and easements have been completed, and monumentation is evident, an applicant may apply for a map waiver. In this case, the 730 Sundown Tentative Map is proposed within an existing building. All of the utilities that serve the building have been installed and easements have been recorded. Therefore, staff supports the requested Final Map waiver.

The Subdivision Ordinance allows the approving authority of the map (in this case, the Planning Manager) the ability to waive the final map, and the City may issue a Certificate of Compliance if the required findings for approval of the tentative map have been made. As analyzed in the Evaluation section of this report, the required findings can be made to approve the Tentative Condominium Map. The Subdivision Ordinance also allows the approving authority to place conditions on the project to ensure development of the condominium parcels are in conformance with City codes and ordinances. The Planning Division has added Condition #13 to require that the applicant obtain approval of a Certificate of Compliance prior to the expiration of the Tentative Map.

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 July 16, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations, and Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **Tentative Condominium Map – 730 Sunrise Av. – INFILL PCL 226 – 730 Sunrise Condo Map – PL22-0066** subject to twenty-seven (27) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE CONDOMINIUM MAP

1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
2. This Tentative Condominium Map approval shall be effectuated within a period of two (2) years from **July 28, 2022** and if not effectuated shall expire on **July 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 28, 2025**. (Planning)

3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. The address for this project shall be 730 Sunrise Ave. Building 200. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
6. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
7. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards. (Environmental Utilities)
8. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
9. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
10. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings
11. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
12. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

13. Prior to recordation of the condo map, the applicant shall obtain a Certificate of Compliance through the Engineering Division in order to obtain a parcel map waiver. (Planning)
14. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
15. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)

16. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
17. In Accordance with section 66427 of the Subdivision Map Act, the following shall be added to the face of the Final Map, unless a Certificate of Compliance Parcel Map Waiver is approved, then these four (4) conditions will be waived:
 - a) The Title of the project shall clearly state “a commercial condominium project”;
 - b) The number of approved Condominium Units is clearly displayed;
 - c) A separate information sheet shall be added to the final map that depicts each lot and business owners association, the footprint of each condominium building within each lot, and the number of units and unit number within each building;
 - d) All common land within each phase of the project shall be owned and maintained by the separate Business Owners Association/Condo Association. The Association shall operate and maintain all common land for the owners of the units. (Planning, Engineering)
18. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
19. The Final/Parcel Map shall be submitted per “The Digital Submittal of Cadastral Surveys.” A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
20. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
21. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
22. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
23. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville “Specification for Commercial Construction.” These charges will be determined upon completion of the final electrical design. (Electric)
24. The applicant shall establish a Business Owners Association/Condo Association, which shall be billed by the City for water consumption. At the request of the City additional information will be required of the Business Owners Association/Condo Association on an ongoing basis. The Business Owners

Association will be required to submit a copy of their annual statement to the City every year. If the Business Owners Association/Condo Association is in arrears on the water bill three months in a row, the Business Owners Association/Condo Association must give the City access to their books for auditing purposes. If the Business Owners Association/Condo Association should become inactive, each individual condominium owner must sign in separately for water service. A notice to this effect shall be placed in the CC&R's for the condominium project. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

25. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
26. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
27. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

Exhibits

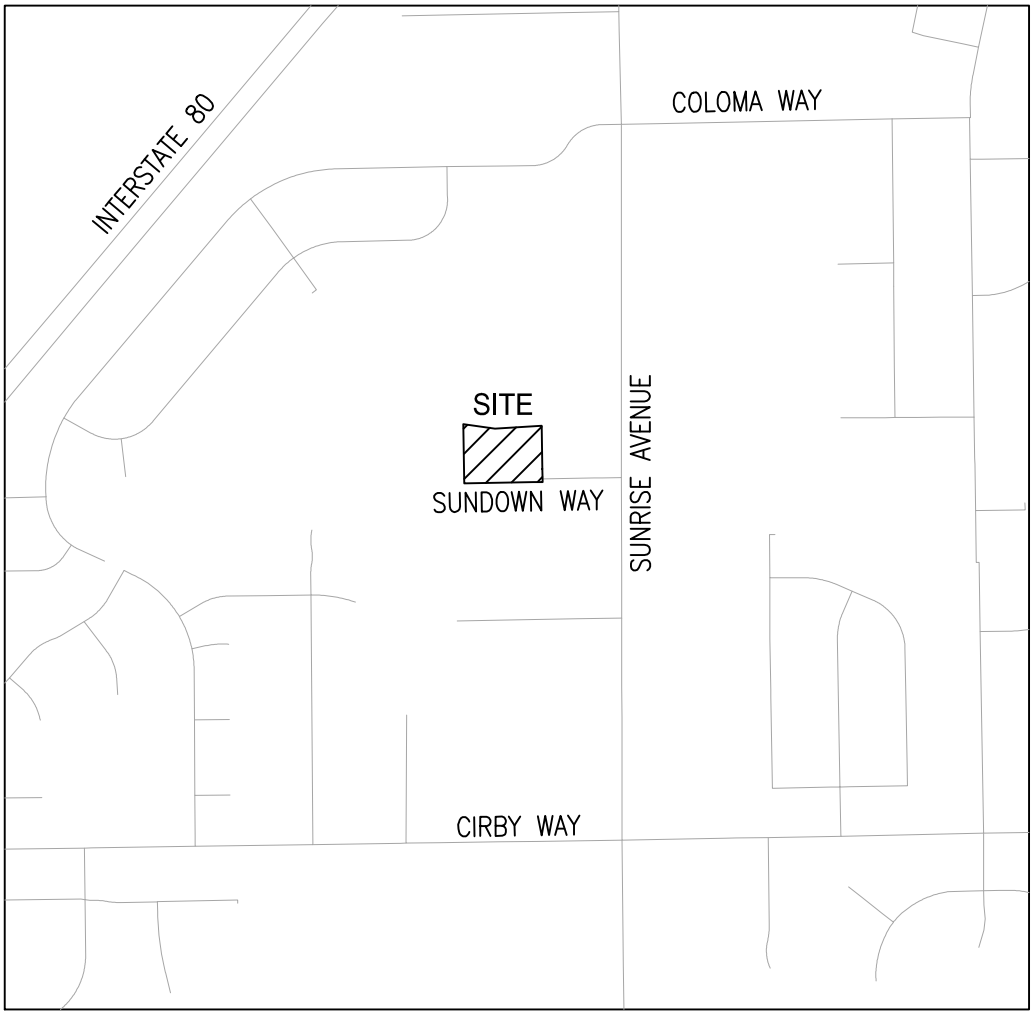
A. Tentative Condominium Map

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.

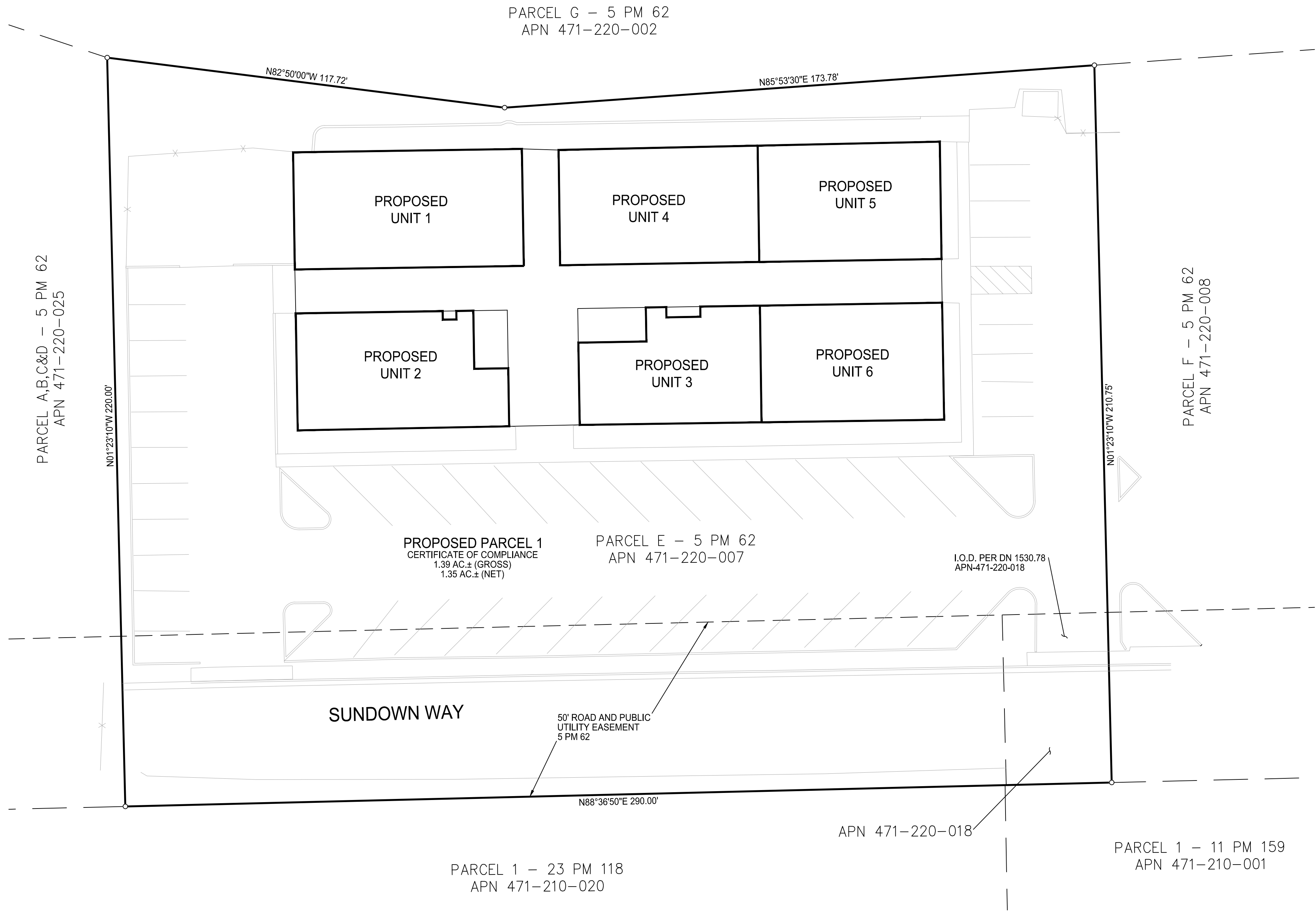
SITE PLAN - CONDOMINIUM PLAN

730 SUNRISE AVENUE, BUILDING 200

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA
A.P.N. 471-220-007 & 018 - PARCEL E OF 5 PM 62
NOVEMBER, 2021



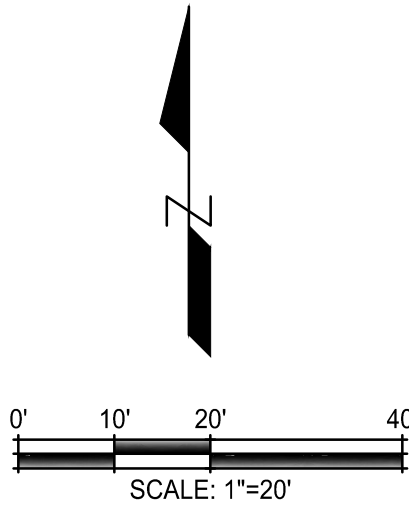
VICINITY MAP



OWNER:
730 SUNRISE/SUNDOWN, LLC
P.O. BOX 2419
GRANITE BAY, CA 95746
CONTACT: GORDON STEVENSON
PHONE: 916-677-8150

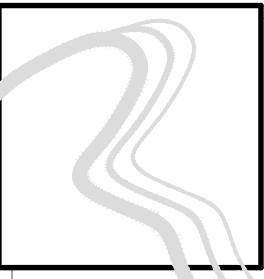
ENGINEER/SURVEYOR
R.E.Y. ENGINEERS, INC
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630
CONTACT: CRAIG E. SPIESS, PLS
PHONE: (916)850-8836

ELECTRIC: CITY OF ROSEVILLE
SEWER: CITY OF ROSEVILLE
FIRE PROTECTION: ROSEVILLE CITY FIRE DISTRICT
SCHOOL DISTRICT: ROSEVILLE ELEMENTARY & ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
WATER: CITY OF ROSEVILLE
TELEPHONE: CONSOLIDATED COMMUNICATIONS
LAND USE DESIGNATION / ZONING:
ASSESSOR PARCEL NUMBER(S): 741-220-007 & 741-220-018
PROPERTY ADDRESS: 730 SUNRISE AVENUE, BUILDING 200
LAND AREA: PARCEL E - 1.39 GROSS ACRES
CONDOMINIUM PLAN:
CERTIFICATE OF COMPLIANCE: 6 UNITS



905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



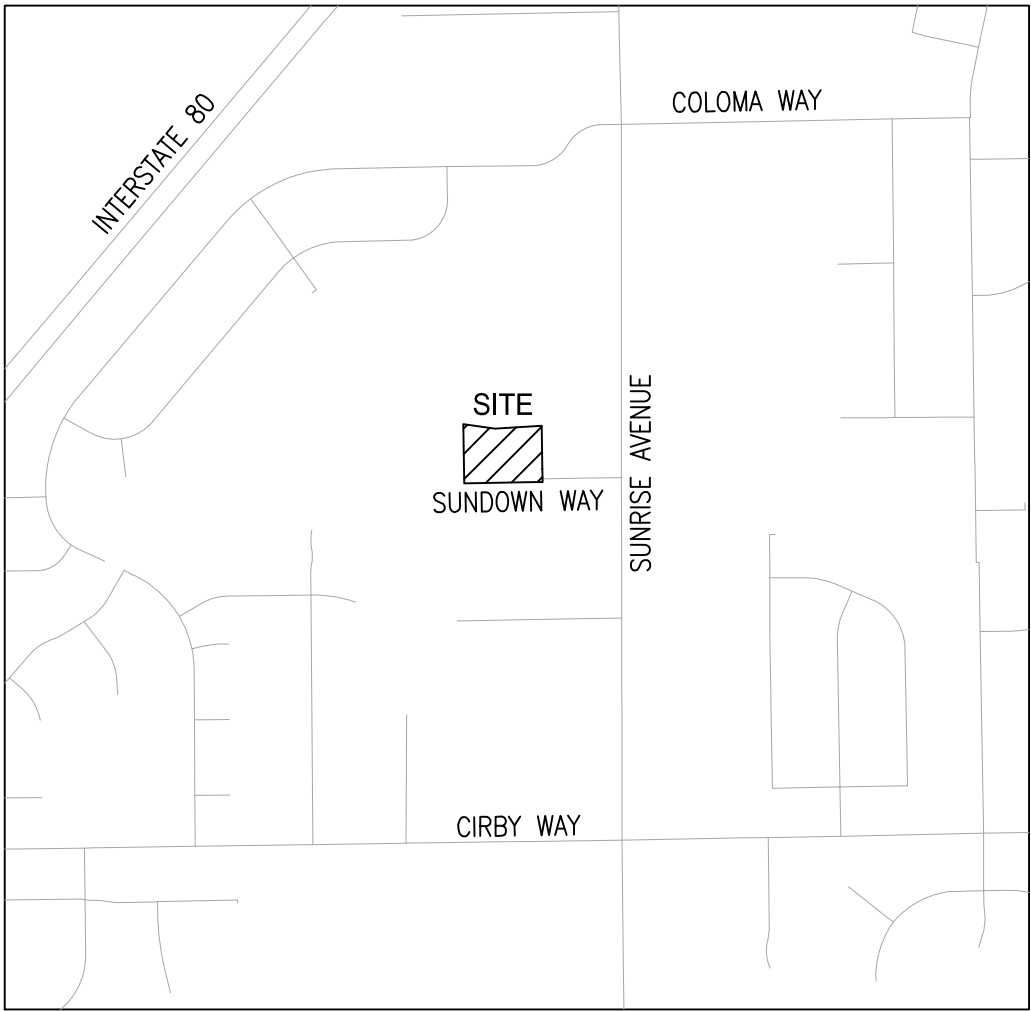
TENTATIVE CONDOMINIUM PLAN

730 SUNRISE AVENUE, BUILDING 200

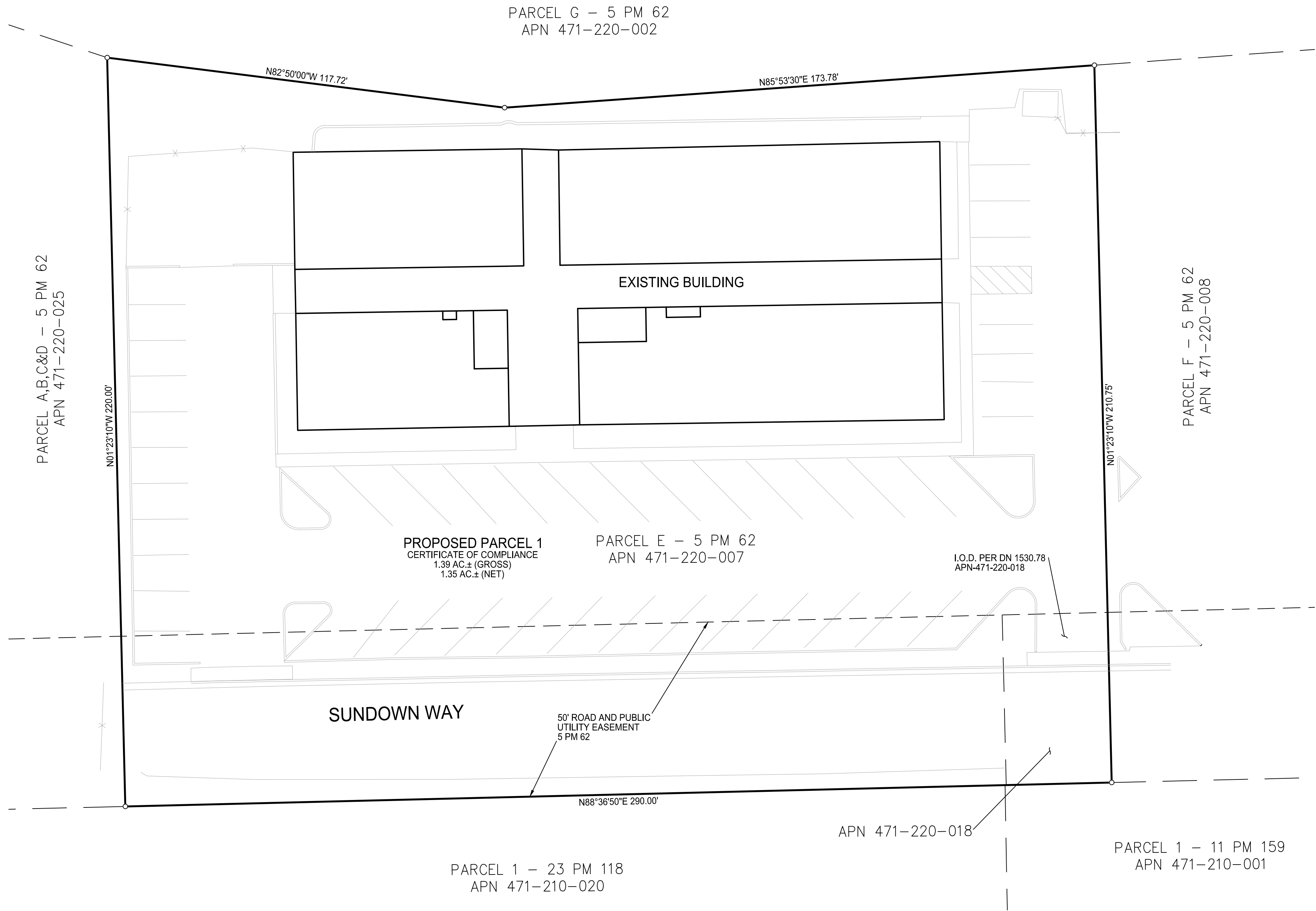
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

A.P.N. 471-220-007 & 018 - PARCEL E OF 5 PM 62

NOVEMBER, 2021



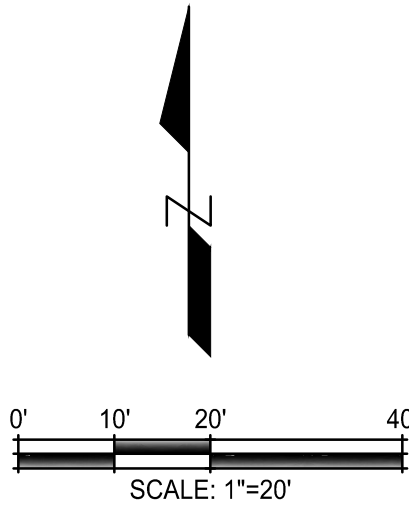
VICINITY MAP



OWNER:
730 SUNRISE/SUNDOWN, LLC
P.O. BOX 2419
GRANITE BAY, CA 95746
CONTACT: GORDON STEVENSON
PHONE: 916-677-8150

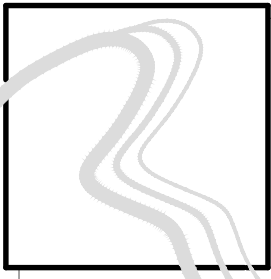
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CONTACT: CRAIG E. SPIESS, PLS
PHONE: (916)850-8836

- ELECTRIC: CITY OF ROSEVILLE
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- PROPERTY ADDRESS: 730 SUNRISE AVENUE, BUILDING 200
- LAND AREA: PARCEL E - 1.39 GROSS ACRES
- CONDOMINIUM PLAN:
- CERTIFICATE OF COMPLIANCE: 6 UNITS



905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors





PLANNING COMMISSION COMMUNICATION

Title: Informational Item: Commercial Corridor Plans, 311 Vernon Street, File # PL21-0383

Contact: Lauren Hocker, lhocker@roseville.ca.us, (916) 774-5272

Meeting Date: 7/28/2022

Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

**ITEM XXX: INFORMATIONAL ITEM – 311 VERNON STREET – COMMERCIAL CORRIDOR PLANS
– PL21-0383**

REQUEST

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the Commercial Corridor Plans project and receive community input on the preliminary draft Specific Plans (available online [here](#)). No action is required by Planning Commission.

Applicant/Owner – City of Roseville

SUMMARY RECOMMENDATION

The Planning Division is recommending the Planning Commission hear staff's informational presentation and receive public input. No action is required.

BACKGROUND

The City adopted a revitalization strategy in 1999 to support improvements to Historic Old Town, Vernon Street, and other aging areas of the city. This effort resulted in the adoption of the Riverside Gateway Specific Plan in 2006 and the Downtown Specific Plan in 2009. The intent of this investment was to return these areas, which to this day still serve as the center and core of the fabric of the City, to their former prominence. These efforts stimulated reinvestment in these areas, with improved streetscapes, as well as the development of new businesses and housing.

City Council identified further corridor planning and reinvestment as a Council priority, and in 2019 authorized staff to submit a grant application pursuant to Senate Bill 2 for this work. Senate Bill 2 established a permanent source of funding for planning activities that can demonstrate a connection to housing production. In the grant application brought to City Council, staff identified Atlantic Street, Douglas and Harding Boulevards, and Douglas and Sunrise Boulevards as key areas which are connected to each other, to the City's downtown, to the Downtown and Riverside Gateway plans, and to vital transportation hubs. Staff proposed to develop separate but related Specific Plans for each of the corridor areas, with the purpose of streamlining and incentivizing redevelopment.

City Council's decision to consider planning activities in these areas was also influenced by several controversial infill projects, including the proposed Dutch Bros coffee kiosk at 1017 Douglas Boulevard and the Old Town Lofts at 241 Nevada Avenue. The Dutch Bros project was denied and the Old Town Lofts project was approved, but a message heard from the community was a concern about sites developing one by one without a cohesive plan for the overall area. The proposed Commercial Corridor Plans project is an opportunity to develop these cohesive policies, design guidelines, and plans for each area.

Preliminary Draft Specific Plans

Based on feedback from the community received during outreach conducted over the last year (see the Public Outreach and Next Steps section of this staff report), work from supporting technical consultants, and internal review and discussion involving all affected City Departments and Divisions, staff has spent the last year developing the land use maps, permitted use tables, streetscape options, and text of the proposed Specific Plans. The preliminary drafts of the three plans were published on July 15, 2022 and are:

- Atlantic Street Corridor Specific Plan
- Douglas-Harding Corridor Specific Plan
- Douglas-Sunrise Corridor Specific Plan

The preliminary draft plans include the following chapters and content:

Chapter 2, Setting and Context – This chapter describes the history of the planning area, major factors that have influenced the design of the Specific Plan, the existing land uses and development patterns, and the existing design and character of the planning area.

Chapter 3, Land Use – This chapter focuses on the existing and proposed land use plan for the area, with an emphasis on the land use goals and overall vision for the area, and a description of the land use designations being used in the Specific Plan. The chapter includes land use maps and a permitted use table.

Chapter 4, Circulation – This chapter describes the pedestrian, bicycle, and vehicular pathways within the planning area, defines the vision and goals to support circulation and connectivity in the planning area, and identifies the broader circulation plan and more specific frontage and roadway characteristics for the planning area. The chapter includes existing conditions, constraints, and opportunities maps, and streetscape options.

Chapter 5, Utilities and Infrastructure – This chapter describes the existing utilities and infrastructure which support the planning area, describes the goals to support the existing and proposed systems, and describes the plan to enhance and improve utilities and infrastructure to support the Specific Plan.

Chapter 6, Design Guidelines – This chapter describes the development regulations which will apply to residential and non-residential projects, available incentives to promote reinvestment, and frontage development standards.

Chapter 7, Implementation – This chapter describes how the Specific Plan will be applied to future development and uses within the planning area, including descriptions of the types of entitlements needed for development proposals, and the processes and procedures for revising or amending the Specific Plan.

Key maps, tables, and figures have been included in the preliminary draft Specific Plans, but the drafts are referred to as “preliminary” because additional supporting graphics, imagery, and tables are planned to be included in the next draft of each plan.

Proposed Key Features and Changes

- Multifamily residential uses permitted in commercial zones, instead of requiring a Conditional Use Permit.
- Land use changes to make land use consistent with existing zone districts.
- Replacement of Planned Development zone districts with a standard City zone district.
- On a few properties in each corridor, changing both the zone district and land use designation.
- Streetscape options to consider as part of future public improvement projects (crosswalks, medians, etc).

- Frontage design guidelines to apply to development and redevelopment, requiring improvements to sidewalks, landscaping, etc.
- Tailored design guidelines for multifamily developments, based on feedback from the community.

Consistent with other Specific Plans in the City, staff propose to apply the Special Area (SA) overlay zone district to all properties within each Specific Plan. The overlay zone allows the application of the area-specific standards proposed within each Specific Plan, to modify or supplement the Zoning Ordinance and Community Design Guidelines.

Housing

Along with streetscape improvements and commercial reinvestment and redevelopment, the facilitation of housing – particularly in commercial areas – is a goal of the project. The areas where the City is anticipating housing are underused commercial parking lots, long-vacant commercial buildings, and the few vacant or underused properties. Infrastructure studies for the corridor plans have assumed a total of 50 units could be developed in the Atlantic Street corridor, 200 units could be developed in the Douglas-Harding corridor, and 600 units could be developed in the Douglas-Sunrise corridor. In the original grant application the City anticipated up to 400 units, with up to 50 in the Atlantic Street corridor, 250 in the Douglas-Harding corridor, and 100 in the Douglas-Sunrise corridor. However, the property owner of 201 North Sunrise approached the City interested in the potential to develop a large, market-rate, multifamily project so the anticipated units in the Douglas-Harding corridor was decreased to 200 and the anticipated units were increased to 600 in the Douglas-Sunrise corridor.

Supporting technical studies for the Specific Plans have assumed these units would be located on vacant or commercial properties in the Atlantic Street Plan area, located on South Harding or Harding Boulevard in the Douglas-Harding Plan Area, and on Sunrise Boulevard north of Douglas Boulevard in the Douglas-Sunrise Plan Area. General areas had to be selected for the purpose of pipe system evaluations, *but the Specific Plans do not identify any specific sites as the sites where these housing units will or must be built.* For commercial property where multifamily housing would be a permitted use, whether housing, commercial uses, or mixed uses are developed would be determined by the property owner and by market conditions.

Staff has also proposed the City's policy requiring 10% of all new units be affordable *not* apply on a project-by-project basis. This is similar to the approach taken in the Downtown Specific Plan. The Specific Plans identify the total number of affordable units needed for all three Specific Plans (up to 85 units, based on up to 850 units of capacity), which would allow the City's policy to be satisfied by one affordable project, instead of requiring every project to include a few affordable housing units.

PUBLIC OUTREACH AND NEXT STEPS

The community outreach effort for this project was carefully developed and began in earnest in May 2021, when the City distributed notice of the first open house for the project via mail, e-mail, the City's website, the Sacramento Business Journal, and the City's social media. Over 9,000 postcards with bright designs and graphics were mailed to everyone within the proposed project boundaries and to those within a half-mile walking distance. E-mail notices were sent to over 47,000 recipients on the City's existing e-mail lists. In the first week over 800 people visited the project website, and hundreds signed up on the project e-mail list.

The open house was well-attended and intended to outline the City's objectives for the project and seek early stakeholder input to further refine the scope of the project. The open house included live polling, a question and answer session, and a community values exercise to help develop a draft vision statement for each Plan Area. A recording of the open house is available for viewing [here](#). Following the initial open house, a walking tour was launched to engage residents and community members about what they

would like to see improved or added to revitalize the three targeted corridors. The tour was open from June 10 – 25, and could be taken virtually using images from key spots in the corridors, or by physically going to the key locations. Staff posted lawn signs and flyers at the locations with a QR code, which could be scanned by your phone to access the survey. The survey yielded a total of 648 community responses. A summary of the virtual tour can be found [here](#).

Based on feedback from the community, the next several months were spent developing materials for the project. On December 14, 2021 draft land use maps, zoning maps, and permitted use tables were posted to the project website for public review, with responses requested by January 12, 2022. Notice of these materials was sent to the project e-mail list and was posted to the project website.

A virtual workshop was held on February 10, 2022. The workshop was advertised through an e-mail to the project mailing list two weeks before and one week before the workshop, was posted to the project website, was advertised on the City's social media (Twitter, Facebook, and NextDoor), and was published in the Roseville Press Tribune. Flyers were also handed out at businesses within the corridors. The first half of the workshop focused on the proposed land use plan, and included a question and answer session that focused heavily on housing. The second half of the workshop focused on streetscapes, and included live polling to get feedback on improvement priorities and public art programs, as well as a question and answer session. The workshop was well attended and included robust community discussion. A recording of the virtual workshop is available for viewing [here](#).

A community design guidelines survey was launched on April 25, 2022 and was open through May 8, 2022. The survey included design imagery and asked respondents what general building design styles were appropriate for each corridor. The survey also included a streetscape improvements question asking respondents to prioritize improvements based on cost. The survey had about 300 respondents and was advertised through the project e-mail list and project website.

A letter was then sent to property owners in April informing them of proposed changes to land use and zoning. The letters were specific to individual property owners, with the Assessor's Parcel Number identified and an explanation of the proposed changes provided. The letter also encouraged property owners to call, e-mail, or write us with any comments or questions, and emphasized that we were still early in the process, and nothing was finalized. A second copy of the letter was sent in May to all property owners who had not responded to the first letter. A third and final copy of this letter will be sent in August. The purpose of these letters was to ensure the owners of every property affected by zoning or land use changes received property-specific notice of the proposal, and multiple copies help ensure the letter is not simply overlooked or missed.

In June a letter was sent out to every property owner and resident in the Plan Areas describing the proposal to use the Special Area overlay zone for the Specific Plans. We were contacted by some residents indicating that their neighbors had received the letter but they had not. We investigated these concerns and found an area where the parcel data led to some mailing address errors. These errors were corrected.

City staff subsequently attended two community-led meetings to discuss the project and answer questions. The first meeting was held on June 30, 2022 by Support Our Local Area – Roseville (SOLA-R) from 7 p.m. to 9:30 p.m., and the second was held on July 7, 2022 as part of the Historic Sierra Vista Neighborhood Association regular meeting. Planning staff also staffed a booth at Downtown Tuesday Nights on June 28, 2022 and advertised materials about the project as well as general planning issues. Over 30 people spoke with staff over the course of the evening.

Notice of the release of the preliminary draft Specific Plans, of the Planning Commission workshop on July 28, 2022 and this City Council workshop was provided in a postcard to every property owner and

resident in the Plan Areas. The postcard notice was mailed on July 12, 2022 and the preliminary draft Specific Plans were published on July 14, 2022, with a request to provide feedback by August 11, 2022. Notice was also publicized on the project website, through the project e-mail list, and on the City's social media (Twitter, Facebook, and NextDoor).

In addition to all of the broad public outreach, through website updates, public meetings, open houses, and other group events and contexts, the project team has emphasized person-to-person communication. The staff team provides detailed and specific responses to the e-mails received in the project inbox at www.roseville.ca.us/corridorplans. Where an individual provides a phone number, our staff respond to the e-mail with a phone call. The letters we mailed also generated many phone calls from folks wanting to better understand how the project might affect their property or their neighborhood. Engaging in conversation, not just communication, has been an ongoing goal of the project team.

The next steps include incorporating changes into the draft Specific Plans in preparation for the following tentative timelines:

- September – Publish revised Draft Specific Plans
- October – Planning Commission hearings
- November – City Council hearings

ENVIRONMENTAL DETERMINATION

This is a workshop at which no formal action will be taken. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA statute §21065 and CEQA state guidelines §15060(c)(3) and §15378.

RECOMMENDATION

No action is required. Following staff's presentation, the Planning Commission is encouraged to receive public input, ask questions, and provide feedback.