



AGENDA

March 25, 2021

PLANNING COMMISSION MEETING

6:30 P.M.

Council Chamber
311 Vernon Street
Roseville, California
www.roseville.ca.us

Commissioners may teleconference pursuant to Executive Order N-29-20.

Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Meetings are also video streamed live and are available on the City's website and YouTube channel. Public comment can be provided during the meeting by phoning 916-774-5353.

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 March 11, 2021

6. REQUESTS/PRESENTATIONS

6.1. NRSP PCL WW-17 – Pleasant Grove Apartments, 1721 Pleasant Grove Bl, File # PL20-0154

REQUEST

The applicant requests approval of a Design Review Permit to approve a 98-unit affordable apartment complex with an administrative/community building, 191 parking spaces, landscaping, and other site amenities on NRSP Parcel WW-17.

Applicant: Matthew Kozina, Mercy Housing California

Owner: Mark Jenkins, Eskaton

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval.

6.2. Density Bonus Update Project, 311 Vernon St, File # PL21-0074

REQUEST

The Density Bonus Update project (File PL21-0074) is a request to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code (Residential Density Bonus) to be consistent with state law.

Owner/Applicant: City of Roseville

RECOMMENDATION

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

- A. Recommend the City Council adopt an ordinance to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code.

6.3. Accessory Dwelling Unit Ordinance Update, 311 Vernon St, File # PL21-0075

REQUEST

The application is a request to amend the Roseville Municipal Code (RMC) in response to changes in state law related to Accessory Dwelling Units (ADUs)

and Junior Accessory Dwelling Units (JADUs). The amendment includes adjustments to Chapter 19.60 of the Zoning Ordinance. These proposed changes will bring that chapter of the City's Zoning Ordinance into compliance with state law.

Applicant/Owner: City of Roseville

RECOMMENDATION

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

- A. Recommend the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to Accessory Dwelling Units.

6.4. Objective Design Standards Project, 311 Vernon Street, File # PL21-0018

REQUEST

The Objective Design Standards project (File PL21-0018) is a request to amend portions of Title 19 of the Roseville Municipal Code for the purpose of establishing a streamlined ministerial review of qualified affordable housing projects, consistent with SB 35 and AB 2162. The request also includes approval of Objective Design Standards which will be used in lieu of the City's Community Design Guidelines to evaluate qualified affordable housing projects during building permit review.

Owner/Applicant: City of Roseville

RECOMMENDATION

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

- A. Recommend the City Council approve the Objective Design Standards; and,
- B. Recommend the City Council adopt an ordinance to amend portions of Title 19 of the Roseville Municipal Code in order to acknowledge the establishment of Objective Design Standards and a new streamlined process for eligible affordable housing projects.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of March 11, 2021
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 3/25/2021
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of March 11, 2021



DRAFT MINUTES

March 11, 2021

PLANNING COMMISSION MEETING

6:30 p.m.

311 Vernon Street

Roseville, California

www.roseville.ca.us

Commissioners teleconferenced pursuant to Executive Order N-29-20.

Members of the public viewed the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live and was available on the City's website and YouTube channel.

Members of the public were able to offer public comment by phone.

1. CALL TO ORDER

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

2. ROLL CALL

Present: Caporusso, Krafka, Librea, Martin, Prior, Jensen, Brashears

3. PLEDGE OF ALLEGIANCE

Chair Brashears led the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Brashears opened the Public Comment period. Hearing none, Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of February 25, 2021

Motion by Commissioner Caporusso, seconded by Commissioner Martin, to approve the Consent Calendar.

Roll call vote:

Ayes: Librea, Prior, Jensen, Martin, Caporusso, Krafka, Brashears

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCLs CO-22 and CO-23 - Campus Oaks Apartments Phase 1 and 2 MPP MOD, 350 Roseville Pw, File # PL20-0234

The applicant requests a MPP Stage 1 Modification to alter the Campus Oaks Apartments Phase 1 project and install a private landscaped pedestrian path, irrigation, and plantings where "Road A" was previously approved. A MPP Stage 2 Modification is also requested to amend the Campus Oaks Apartments Phase 2 project. The modification would include a pool, spa, and pool building in the recreation area for the project.

Associate Planner, Charity Gold, presented the staff report.

Commissioner Discussion:

- What will be the swimming pool hours?
- Will only the apartment complex residents have access to dog run?

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

Applicant, Scott Canel, stated he was in agreement with staff's recommendation.

Commissioner Discussion with applicant:

- Landscaping plan indicates that Daylilies will be used. Is it possible to plant a replacement species, as Daylilies are harmful to pets?
- The applicant supported changing out the Daylilies for a different plant species.
- Thank you for installing a pool for the residents.
- Thank you for investing in the City of Roseville.

Chair Brashears opened the public comment period. Hearing none, Chair Brashears closed the public comment period and the Public Hearing.

Motion by Commissioner Martin, seconded by Commissioner Caporusso to:

- A. Adopt the two (2) findings of fact and approve the NIPA PCL CO-23 Campus Oaks Apartments Phase 1 MPP Stage 1 Modification subject to three (3) conditions of approval.
- B. Adopt the two (2) findings of fact and approve the NIPA PCL CO-22 Campus Oaks Apartments Phase 2 MPP Stage 2 Modification subject to five (5) conditions of approval.

Commissioner Martin's motion included direction to staff that Daylilies be replaced with a different plant species during the review and inspection of the landscaping plan for the proposed recreation area associated with Phase 1 of the Campus Oaks apartments.

Roll call vote:

Ayes: Krafka, Jensen, Librea, Prior, Martin, Caporusso, Brashears

Noes: None

The Motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Report

- There will be Planning Commission meetings on March 25 and April 8, 2021.

Commissioner Reports

- Commissioner Brashears will not be in attendance at the March 25, 2021 Planning Commission meeting.
- Has there been discussion as to when Planning Commission meeting will be able to be held in the Council Chambers and open to the public?

8. ADJOURNMENT

Motion by Commissioner Caporusso, seconded by Commissioner Librea, to adjourn the meeting. The Motion passed unanimously at 7:01 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: NRSP PCL WW-17 – Pleasant Grove Apartments, 1721 Pleasant Grove Bl, File # PL20-0154
Contact: Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 3/25/2021
Item #: 6.1.

ATTACHMENTS:

Description

PC Memorandum and Attachment

Staff Report

Attachment 1 Architectural Renderings

Attachment 2 Neighbor Letters

Exhibit A Site Plan and Details

Exhibit B Preliminary Landscape Plans

Exhibit C Floor Plans and Sections

Exhibit D Roof Plans

Exhibit E Color Elevations and Materials

Exhibit F Preliminary Civil Plans

MEMORANDUM

To: Planning Commission

From: Shelby Maples, Associate Planner

Date: March 25, 2021

Re: Pleasant Grove Apartments – New Condition of Approval and Additional Comment Letters, File # PL20-0154

The purpose of this memorandum is to provide the Planning Commission with a newly proposed condition of approval for the Pleasant Grove Apartments project, File #PL20-0154, as well as additional comment letters that were received by staff following the publication of the staff report on March 18, 2021. This packet includes all letters that were received up until 5:00 PM on March 24, 2021.

New Condition of Approval

The applicant held a virtual neighborhood meeting with the Sun City Neighborhood Association Board at 1:30 PM on Thursday, March 18, 2021. It was noted in the meeting that the driveways for the proposed project only allow right-hand turn movements, and the residents of the apartments would need to travel a substantial distance to make a U-turn to travel west on Pleasant Grove Bl. Concerns that residents would use the entrance to Sun City to turn around were also shared during the meeting.

Following the discussion, City staff coordinated with the applicant team to address the circulation concerns shared by the neighborhood. As many individuals were concerned that the nearest U-turn opportunity for vehicles attempting to travel west on Pleasant Grove Bl. is at Woodcreek Oaks Bl., a little less than a mile from the project site, a new U-turn location was identified at Sun City Bl. and Pleasant Grove Bl. Therefore, staff proposes a new condition of approval:

77. Developer shall work with City engineering staff to modify the existing “pork chop” style median island on the northwest corner of Sun City Blvd and Pleasant Grove Blvd. The modification of this median island shall be approved by the City Engineer and will facilitate an acceptable U-turning movement from east bound Pleasant Grove Blvd to West Bound Pleasant Grove Blvd at the intersection with Sun City Blvd. This requirement is to modify the existing raised median at the intersection and shall be completed concurrently with site improvements. This condition does not require the developer to have to modify the existing traffic signal at the intersection. (Engineering)

The applicant is in agreement with the proposed condition of approval. The proposed modification has been reviewed by City Engineering and Public Works, and will allow a U-turn opportunity closer to the project site.

Comment Letters and City Response

Staff received a number of comment letters after staff report publication. The letters are attached to this Memorandum, and were received after the staff report was published on March 18, 2021.

The majority of the letters are in opposition to the project, and cite concerns related to traffic, circulation, and loss of open space. Several letters state that there is no need for additional development in this area of the city, and others are concerned about the impact that affordable housing will have on the neighborhood. A few letters of support for the proposed project are also included. In response to the

influx of comments, staff prepared and published a project summary and “frequently asked questions” section on the City’s “Projects of Interest” website.

It is important to note that, despite concerns from the community, the project site has been designated as a high density affordable housing site since the North Roseville Specific Plan was adopted in 1997. As shown by the analysis in the project staff report, published on March 18, 2021, the project meets the General Plan, Specific Plan, Zoning Ordinance, and Community Design Guidelines development standards. Analysis of site development was completed with the North Roseville Specific Plan Environmental Impact Report (EIR) and subsequent EIRs. The proposed project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182, for residential projects consistent with a Specific Plan. The proposed apartment complex is a principally permitted use on the project site, and the only discretion on the project is over the architecture and site design, through the requested Design Review Permit. As concluded by the staff report, all the required findings for the Design Review Permit can be made.

The City is further constrained by the requirements of state law. The Housing Crisis Act of 2019 (SB 330) states that local land use authorities must approve affordable housing developments where they are consistent with zoning and land use regulations, unless a specific set of findings can be made.

Consistent with State law, the Roseville Municipal Code includes required findings that the Approving Authority, in this case the Planning Commission, must make in order to disapprove an affordable housing development. The proposed Mercy Housing project is located on a parcel designated High Density Residential, which was planned for affordable apartments with the adoption of the North Roseville Specific Plan in 1997. The City’s Planning staff have reviewed the findings and determined that none of these findings can be made to outright deny the Design Review Permit for the Mercy Housing project (see evaluation of the findings in the following section. The findings are numbered and the City’s evaluation is in **bold text** below). The Planning Commission’s discretion in reviewing the proposed projects is limited to ensuring the project complies with the goals and policies of the City’s General Plan and the North Roseville Specific Plan, the standards within the City’s Zoning Ordinance, the requirements within the City’s Community Design Guidelines. The use of the site has been determined through the adoption of the North Roseville Specific Plan and the Design Review Permit review is to ensure the development is harmonious with other developments and buildings in the vicinity.

19.78.70 Required findings for disapproval of housing development projects and emergency shelters.

- A. As set forth in California Government Code Section 65589.5, the Approving Authority may not disapprove a housing development project for very low, low, or moderate income households, or an emergency shelter, unless it makes written findings as to one of the following:
 1. The City has adopted a housing element in accordance with state law that is in substantial compliance with state law and the City has met or exceeded its share of the regional housing need allocation pursuant to California Government Code Section 65584 for the planning period for the income category proposed for the housing development project. In the case of an emergency shelter, the City has met or exceeded the need for emergency shelter, as identified pursuant to California Government Section 65583(a)(7).

This project site is included in the City’s Housing Element inventory of affordable housing sites and is necessary to comply with the City’s share of regional housing needs.

2. The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering

the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

There are no adverse impacts identified as a result of the proposed project. The project site was evaluated with the EIR prepared for the North Roseville Specific Plan and the proposed project is consistent with the land use and unit allocation evaluated for the property.

3. The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

The proposed project is consistent with the North Roseville Specific Plan, which at the time of adoption in 1997 was determined to be in compliance with all State and Federal laws.

4. The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

The proposed project is located on a site designated for high density residential land use and has been reviewed by the City's Environmental Utilities Department. The City has determined that there are adequate water and wastewater facilities to serve the project.

5. The housing development project or emergency shelter is inconsistent with both this Zoning Ordinance and General Plan land use designation as specified in any element of the General Plan as it existed on the date the application was deemed complete, and the City has adopted a housing element in accordance with state law that is in substantial compliance with state law.

The proposed housing project is consistent with both the City's Zoning Ordinance and General Plan land use designation. The site was identified as a high density residential site with an affordable housing obligation with the adoption of the North Roseville Specific Plan in 1997.

Conclusion

This Memorandum was prepared to provide the Planning Commission with the new recommended condition (Condition #77), as well as the letters received by staff since the publication of the staff report. Despite community concerns, the proposed project is consistent with City standards, and State law requires the approval of affordable housing projects unless specific findings can be made. As shown in the above discussion, those conditions have not been met.

With the recommended conditions of approval, including new Condition #77, the proposed project is consistent with City of Roseville General Plan, North Roseville Specific Plan, the Zoning Ordinance, and Community Design Guidelines. The required findings for a Design Review Permit can be made.

Attachment 1 – Letters received since March 18, 2021

PC MEMO ATTACHMENT 1

From: [Greg Fayard](#)
To: [Vockel, Shelby](#)
Subject: I Oppose Pleasant Grove Apartments 3/25/21 (Planning Commission)
Date: Thursday, March 18, 2021 7:12:53 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vockel:

I live nearby the proposed apartments. I oppose low income housing in my neighborhood. I am concerned this large apartment complex will dramatically change the character of my community, will alter the tranquility of the nearby wetlands, and will be a gateway to crime and illegal substance abuse in our lovely area. With property values soaring, I fear a decline in the value of my nearby home.

Senior housing—yes. Low income housing—no.

I encourage a no vote.

Greg Fayard
1708 Windrush Lane
Roseville CA 95747
916-837-1865

From: [David Lamon](#)
To: [Vockel, Shelby](#)
Subject: Traffic Access
Date: Thursday, March 18, 2021 3:54:57 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

In the presentation today to the Sun City Roseville Board of Directors, it was noted that there is a problem with traffic flow leaving the proposed project site. All vehicles leaving the site are required to turn right, or eastbound on Pleasant Grove Blvd. For traffic wishing to go north or south on Fiddymment Road, or westbound on Pleasant Grove Blvd., the only option is to exit the project site eastbound, make a U-turn to westbound Pleasant Grove and return to the Pleasant Grove/Fiddymment intersection. Unfortunately, eastbound traffic cannot make a legal U-turn until it reaches Woodcreek Oaks Blvd., one mile to the east of the project.

The existing residential developments to the west of the project, including Eskaton Roseville Manor, have more immediate access to the Pleasant Grove/Fiddymment intersection via Camino Real Way and the CVS parking lot. The concern with the proposed traffic flow and access problem would be that more vehicles would use private driveways to make a U-turn, or that Sun City Blvd. would be increasingly used to access Fiddymment northbound.

It may be necessary for Roseville to modify a signal in the eastbound direction somewhere between Fiddymment and Woodcreek Oaks to allow a legal U-turn.

David B. Lamon, Civil Engineer
7235 Lost Lake Lane
Roseville, CA 95747
530-713-9588

From: [Mitchell Williams](#)
To: [Vockel, Shelby](#)
Subject: I oppose the 98-unit affordable apartment complex 1721 Pleasant Grove Bl. Roseville
Date: Friday, March 19, 2021 1:50:31 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vockel

I live on Enchanted Circle in Sun City Roseville. I oppose the 98-unit affordable apartment complex, 1721 Pleasant Grove Bl. Roseville. My concern is the increased traffic, congestion and noise.

For example, if an affordable apartment resident desires to travel west to the local CVS, he must first travel east, in the opposite direction, all the way on Pleasant Grove to make a u-turn on Woodcreek Oaks Blvd. (There's no other lawful u-turn provision on Pleasant Grove Blvd.) Once he makes his u-turn, he's traveling west and must go all the way back, past his apartment complex, to turn into the side street leading to CVS pharmacy. This is unacceptable! Image the increased traffic, congestion and noise of a potential 200 cars (There are 191 parking stalls in the apartment complex.) traveling in a similar manner throughout the day

How would an apartment resident remedy such a wasteful and timely trip every time they desired to shop at CVS? Simple! Upon leaving the apartment complex, they would cross two lanes of traffic onto Pleasant Grove Blvd to the left turn lane onto Sun City Blvd which is a main entrance into Sun City Roseville. Once inside Sun City, they would slow down, congesting traffic flow, to make a u-turn at the first convenient opportunity to travel back to Pleasant Grove Blvd and turn right (west) toward the CVS destination. Problem solved--for them. But problems multiplied for retired residence like me and my wife who live in Sun City. More traffic, congestion, noise and increased risk of a pedestrian accident as the Sun City entrance is a favorite walkway for us and many other residence.

I encourage a no vote on the project.

Mitchell Williams
4257 Enchanted Circle
Roseville, CA 95747
(562) 237-1856

From: [Ginny Williams](#)
To: [Vockel, Shelby](#)
Cc: [Ginny Williams](#)
Subject: 98 Apartment Project/ RED Elert
Date: Friday, March 19, 2021 3:19:34 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Mrs. Vockel, Thank you for attending the Sun City Board zoom meeting about the 98 unit project on Pleasant Grove. I have some deep concerns as to why I am opposing this family apartments location. I am listing a few objections as follows:

1. The entrance, going in and out of the 98-unit apartments, is on the busy street of Pleasant Grove. Perhaps, 250-300 people with cars would be on the street in addition to the already heavy traffic. New homes are being built down the street, which will also be loading up Pleasant Grove Blvd.
2. I heard from the Sun City Zoom meeting that there are no UTurns on Pleasant Grove except at Woodcreek Oaks. I live in Sun City, I am concern for the additional traffic coming into Sun City to make UTurns.
3. I would suggest making the apartments for Seniors. Most seniors, don't drive to work, they usually have none or only one car. And when they do drive they don't drive that much cutting way back on the traffic.
4. There is a piece of property across the street from Woodcreek high school. If you built the family apartments there, it would be closer to the senior high school and down the street on Junction are other elementary schools. The children would have access to playgrounds and the Aquatic center in the summer time.

As it is I oppose the affordable apartment complex.

Sincerely,
Ginny Williams
4257 Enchanted Circle
Roseville, CA 95747
916-740-2572

From: [Jan Colyer](#)
To: [Vockel, Shelby](#)
Subject: 98 Unit Apartment Complex on Pleasant Grove Blvd
Date: Sunday, March 21, 2021 2:57:59 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Vockel:

I am asking for a NO vote on the above apartment complex construction. I live in Sun City Roseville....My house backs up to Sun City Blvd. At this time we have many people using Sun City Blvd as a cut through with all of the new construction off Fiddymment. If this project is approved traffic on Sun City Blvd will be even worse. Many of the cut through drivers ignore the speed limit as well.
No Please!!!

We retired and moved to Sun City Roseville to get away from traffic and too many cars on our streets. This development will be another cut through for those in the apartments. So much NEW development will lead to cutting through Sun City Blvd to Del Webb to Fiddymment. Please don't build this here! Please.

This will lead to more issues than I am stating. I totally agree on low income housing. As said by many over my years of meetings, "not in my backyard." That is exactly what this will be. We walk our dogs on Sun City Blvd. We don't need more traffic. This is a retirement community. We want to be SAFE in our community. More cut through traffic is NOT keeping us safe. Please respect the retirees in Roseville by not adding more traffic!

My home appraisal was lower than the same floor plans in our development due to the busy street behind our home. It will even be worse if this plan is approved.
Please NO.

Please,
Jan Colyer
4048 Enchanted Cir
Roseville, CA 95747

From: [Brad Davies](#)
To: [Vockel, Shelby](#)
Subject: I oppose the 98-unit affordable apartment complex 1721 Pleasant Grove Bl. Roseville
Date: Sunday, March 21, 2021 7:37:27 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My name is Brad Davies and my wife is Debra Davies and we both oppose the 98 unit affordable apartment complex at 1721 Pleasant Grove Boulevard in Roseville California.

We once lived in a very nice quiet development in San Diego California. Two years after purchasing our home a large low income apartment complex was built nearby. Once completed, not only did it bring more traffic, but it also brought a lot more pedestrians from the complex walking and riding their bikes through our neighborhood. Crime increased in our development and some of these crimes were committed from the residences at the new low-income apartments.

Because of these reasons, we oppose the 98-unit affordable apartment complex proposed at 1721 Pleasant Grove Bl. Roseville.

Respectfully,

Brad Davies
Debra Davies
229 Delta Breeze
Roseville, CA 95747
858-395-8070

From: [Diana Morales](#)
To: [Vockel, Shelby](#)
Subject: OPPOSITION REGARDING CURRENT PLANNED MERCY HOUSING PROJECT ALONG PLEASANT GROVE BLVD
Date: Sunday, March 21, 2021 12:08:09 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Vokel,

I am a lot owner of Sun City Roseville (SCR) and my property backs up to the Pleasant Grove/Sun City entrance to our community. While I am a proponent of Affordable Housing, I have concerns regarding the current plans for the subject project.

Because of the location of my home, I hear noise from cars, motorcycles, loud mufflers, and occasionally racing on Pleasant Grove late at night. Therefore, my main concern is the increased traffic, congestion, and noise associated with this 98-unit complex. As you are aware, with the housing growth in West Roseville, traffic on Pleasant Grove has increased significantly. According to the current complex plans, there are two entrances and exits on the south side of Pleasant Grove to this 5 acre site with approximately 190 parking spaces. Traveling to the complex from east to west means traffic must make a U-turn on Fiddymont, or enter the pocket turn into CVS to enter the complex. Further, when leaving the complex, residents/guests MUST turn east; if wishing to go west, it will be necessary to pass our community and make a U-turn at Fiddymont - OR - enter SCR to turn around and go past our community again. This doubles the traffic on Pleasant Grove. This is definitely poor planning and could be dangerous in an emergency evacuation situation. THERE MUST BE A SOLUTION TO THIS ISSUE!

Another concern is the size of the complex and how the property management of the complex will be handled. Will there be "rules" that need to be followed, will there be a limit of how many can live in a particular unit and how will that be monitored, will someone be on-site 24/7, how often will property maintenance be done, the list goes on and on!

Considering everything, I would like to see the size of the complex reduced and moved to the south so it is not so close to Pleasant Grove. This would also help with the traffic congestion and noise that would be caused by the approximately 190 vehicle parking spaces.

As I said, I am a proponent of Affordable Housing. However, I purchased my home in Sun City Roseville because it is a premier active adult community with many amenities for our residents and I want it to stay that way!

Diana Morales

From: bobandlorie@surewest.net
To: [Vockel, Shelby](#)
Subject: Proposed 98 unit apartment complex/ Opposed to the project
Date: Sunday, March 21, 2021 12:55:08 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I want to enter my negative opinion to the proposed project. We do not need another large apartment project in this area. The traffic generated by the proposed inclusion of another hundred or more automobiles on Pleasant Grove Blvd would be very detrimental to the whole area. In addition the traffic flow would become a large increase in the number of cars that are detoured into the Sun City area generating a hazardous condition to the residents of Sun City who are elderly and many are in ill health due to age. The inclusion of traffic making a U-turn either just inside Sun City or further on at English Rose street will cause a difficult traffic arrangement and be incontrollable. I strongly oppose the project and feel that it should not be allowed.

Robert Schuermann

216 Strongbox Court

Roseville CA 95747

From: [Amy T Cho](#)
To: [Vockel, Shelby](#)
Cc: [Steve Cho](#); [Amy Cho](#); [Alvord, Scott](#); [Bernasconi, Krista](#)
Subject: Questions regarding Pleasant Grove Apartments - Hearing on March 25, 2021
Date: Monday, March 22, 2021 4:52:27 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Vockel:

Steve and I are Sun City residents. We heard the presentation regarding Pleasant Grove Apartments on March 18, 2021 during Scott Alvord's Town Hall meeting. Thank you for inviting comments and for providing your email address. Below are questions that we hope will be addressed during the public hearing this Thursday, March 25, 2021:

1. We are concerned that people from the apartments will use Sun City Blvd to cut across Pleasant Grove Blvd to Blue Oaks Blvd. Sun City Blvd currently has a slow speed limit because there are senior residents and golf carts crossing over the street. Granted that Sun City Blvd is a public street, but this is a concern.

Need to mitigate the dangers of speeding cars and more traffic.

2. The current plans, as presented, do not allow for a left turn out of Pleasant Grove Apartments to go westbound on Pleasant Grove to Fiddymont. Cars have to turn right and drive all the way to Woodcreek to make a U-Turn. That is a very long distance. **Allow a U-Turn at Sun City Blvd.** We do know that people can make a left on Sun City Blvd into Sun City and there is a quick turnaround back out to Pleasant Grove. However, we do not want to encourage any traffic to come into Sun City at Sun City Blvd. This could encourage traffic and speeding through Sun City residential areas to Blue Oaks.

Could you confirm that March 25's hearing can be viewed on Comcast Channel 14 at 6:30pm, and that comments can be called in during the hearing at 916-774-5353?

Thank you!

Sincerely,

Amy and Steve Cho
617 Pear Blossom Ct
Roseville, CA 95747

From: [Ralph Neidigh](#)
To: [Vockel, Shelby](#)
Subject: Affordable Housing on Pleasant Grove Blvd.
Date: Monday, March 22, 2021 3:11:15 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vockel:

I am writing in opposition to the planned affordable housing to be built at 1721 Pleasant Grove Blvd. in Roseville. I am a resident of Sun City Roseville, and several issues already present in our community will be made worse by this project. Please consider the following when you consider the viability of this project:

- Currently non-residents use our streets as a short cut from and to the major streets that surround us. They most often ignore the posted speed limits, and in their hurry tail-gate seniors who are driving on the streets. I seldom see police presence in Sun City to control speeds on our city owned streets.
- Currently, teenagers on their bicycles use our sidewalks reserved for senior walkers (on streets that have bike lanes). They either don't realize or don't care about senior's reduced stability and the erratic actions of pets when approached by bicycles or skateboards. This will likely increase when youth are living nearby without a place provided for their recreation. An athletic park should be required as part of the complex.
- The proposed complex will not have access to travel in both directions on Pleasant Grove Blvd., unless you allow and require another intersection on this busy street. That means that if they wish to travel west, they must go all the way to Woodcreek Road before a legal u-turn is allowed. Instead, they will soon realize that they can enter Sun City off Pleasant Grove Blvd., use the crossover lane presently there, and return to travel west on Pleasant Grove Blvd. This will create a log jam for those residents entering or exiting Sun City, and will surely be responsible for numerous fender benders at that blind intersection. If this project goes forward, I urge you to close or block permanently the crossover just inside the entrance from Pleasant Grove Blvd.

Thank you for your consideration of my very strong concerns.

Sincerely yours,

Ralph Neidigh
7269 Clearview Way
Roseville CA 95747

From: [Nancy Schubach](#)
To: [Vockel, Shelby](#)
Subject: Opposition to New Mercy Apartment Complex on Pleasant Grove Road
Date: Monday, March 22, 2021 1:03:25 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Vokel,

I have already sent a question to Bonnie Gore regarding my concerns, but I would like to share them with you as well.

I am a home owner on Enchanted Circle at Sun City Roseville (SCR). My property directly backs up to Pleasant Grove. While I have no issue with Affordable Housing, I have great concerns regarding the current plans for the placement of this new apartment project.

Because of the location of my home, I hear noise from cars, motorcycles, loud mufflers, and occasionally racing on Pleasant Grove, as well as those loud boom radios at all hours of the day and late into night. Plus, the fire station is less than one mile away. My biggest concern is the increased traffic, congestion, and noise associated with a new apartment complex with 98 apartments and parking for an additional 191 cars. When I first purchased my home just 7 years ago, there was a sign indicating No Trucks on Pleasant Grove. Unfortunately, that did not last long and the noise level behind my house steadily increased. I cannot enjoy my back patio now and it will only get worse.

Traveling to the new complex from east to west means traffic must make a U-turn at Fiddymont, or enter the pocket turn into CVS to enter it. Further, when leaving the complex, residents/guests MUST turn east; if wishing to go west, it will be necessary to pass our community and make a U-turn at Fiddymont or enter SCR to turn around and go past our community again. This doubles the traffic on Pleasant Grove. If people speed down this road, I imagine a No U-Turn sign at Sun City Blvd. will not be much of a deterrent for them to enter their complex. This is definitely poor planning and could be dangerous in an emergency evacuation situation. With all the open land in Roseville, there must be a more opportune place for this complex.

I also have a concern of increased traffic on Sun City Blvd. as people try to short cut through the community. We are a 55+ community with most of our residents being 70+. There are many walkers on Sun City Blvd. and dog walkers. It also abuts our Golf Course. I have a great concern of people not paying attention to the 35MPH speed limit. It goes on now and will only get worse.

I purchased my home in Sun City Roseville because it is a premier active adult community where I feel safe. I would like to see it stay that way!

Nancy Schubach

suncitynancy@comcast.net

From: [Alesha Anthony](#)
To: [Maples, Shelby](#)
Subject: Apt complex near Sun City
Date: Tuesday, March 23, 2021 7:48:25 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi, I have just received notice of this “planned” apartment complex near Sun City and the open space near my house. While I know that Roseville is growing like crazy(), we do not need apartments! Especially lower income apartments. We have to deal with the crime and issues of the apartments on Junction already. Now those of us in the middle of these two complexes will have to deal with both. Not fair. And apartments, especially lower income apartments always lower your home values. Because who are we kidding, there is statistically a higher crime rate, criminal activity etc from apartment renters. Please let me know what I can do to voice my opposition to this. I am not alone with not wanting apartments near our homes. Thanks. Alesha

Sent from my iPad

From: [Bitter, Greg](#)
To: [Harrison, Mackenzie](#); [Quan, Anna](#); [Morales, Sean](#); [Maples, Shelby](#)
Cc: [Ogden, Derek](#)
Subject: RE: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road
Date: Tuesday, March 23, 2021 1:18:21 PM

Shelby,

Can you send a reply?

Greg

From: Harrison, Mackenzie <MSHarrison@roseville.ca.us>
Sent: Tuesday, March 23, 2021 11:25 AM
To: Quan, Anna <AYQuan@roseville.ca.us>; Morales, Sean <SMorales@roseville.ca.us>
Cc: Ogden, Derek <DOgden@roseville.ca.us>; Bitter, Greg <GBitter@roseville.ca.us>
Subject: FW: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road

POD.

From: Tracy Davis <carzhog@gmail.com>
Sent: Tuesday, March 23, 2021 11:22 AM
To: Planning External <PlanningDivision@roseville.ca.us>; Building Division <BuildingDivision@roseville.ca.us>; Development Services Engineering <DSEngineering@roseville.ca.us>
Subject: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello;

I've been searching the City of Roseville website "Projects of Interest" and "Current Projects" pages and cannot find any information on the land off of Pleasant Grove Blvd straight across from Sun City Blvd & Rose Creek Road.

There is a lot of talk on the Nextdoor app about an apartment complex being built on the above-mentioned land.

I was under the impression that is **protected wetlands** and wanted to confirm with the planning and building department that land would not be developed and would remain "protected wetlands"

Thank you in advance for your assistance.

Brian & Tracy Carr

From: [Tracy Davis](#)
To: [Maples, Shelby](#)
Subject: Re: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road
Date: Tuesday, March 23, 2021 7:05:10 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the information and getting back to me so quickly.

I'm opposed to this project moving forward and would appreciate any help or advice you can provide.

I feel this project would have a negative financial impact on Sun City Roseville residence. As a residence of Sun City I pay a monthly fee to enjoy the amenities and I noticed that NON-community members use our walking and biking trails. An increase of traffic means more maintenance which means our residence will bear the financial burden with increased monthly dues for the additional wear and tear within the SC community.

When my parents moved in years ago, they were told a grocery store would be built across the street from Del Webb Blvd & Pleasant Grove, so they could use their golf carts to buzz across the street to the store. 15+ years later a 98 Multi-Family affordable housing unit is being considered.

It doesn't seem logical to build a large affordable housing complex between 2 retirement communities; Sun City & Eskaton. We just moved in January 2021, had I known in advance this project was being considered, I would have NEVER purchased a home in Sun City because this project will NOT increase the value of my home or neighborhood.

Again, any advice you can provide would be greatly appreciated.

Thank you,
Brian and Tracy Carr

On Tue, Mar 23, 2021 at 2:42 PM Maples, Shelby <SMaples@roseville.ca.us> wrote:

| Good afternoon,

Thank you for reaching out regarding the Pleasant Grove Apartments project.

The site is located at 1721 Pleasant Grove Bl. A project staff report and exhibits can be located here: <https://roseville.novusagenda.com/AgendaPublic/CoverSheet.aspx?ItemID=8776&MeetingID=1258>

Multi-family affordable housing has been anticipated at this location since the North Roseville Specific Plan was adopted in the late 1990's. The staff report includes a detailed history, and explains how the project will be consistent with the Specific Plan's requirements. There are definitely protected wetlands adjacent to the project site, but they will not be impacted by this development.

Please let me know if you have any additional questions. I am the planner assigned to the application, and would be happy to help!

Sincerely,

Shelby Maples (Vockel)
Associate Planner
Development Services - Planning

o: (916) 746-1347

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Tracy Davis <carzhog@gmail.com>

Sent: Tuesday, March 23, 2021 11:22 AM

To: Planning External <PlanningDivision@roseville.ca.us>; Building Division
<BuildingDivision@roseville.ca.us>; Development Services Engineering
<DSEngineering@roseville.ca.us>

Subject: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello;

I've been searching the City of Roseville website "Projects of Interest" and "Current

Projects" pages and cannot find any information on the land off of Pleasant Grove Blvd straight across from Sun City Blvd & Rose Creek Road.

There is a lot of talk on the Nextdoor app about an apartment complex being built on the above-mentioned land.

I was under the impression that is ***protected wetlands*** and wanted to confirm with the planning and building department that land would not be developed and would remain "protected wetlands"

Thank you in advance for your assistance.

Brian & Tracy Carr

From: [Douglas Fairbairn](#)
To: [Maples, Shelby](#)
Subject: In support of affordable housing project
Date: Tuesday, March 23, 2021 6:51:41 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

As a Sun City resident, I am delighted to voice my support for the affordable housing project on Pleasant Grove. I come from the Bay Area and have seen the devastating impact that a lack of affordable housing can have on an area. If Roseville is to remain a place where the people that make our community work can live, we must have more projects like this.

Bravo!

Doug Fairbairn

From: [Lisa Ferreira](#)
To: [Maples, Shelby](#)
Date: Tuesday, March 23, 2021 11:28:25 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Wetlands project is a firm NO. We have too many houses and not enough nature preserves!

From: [Dawn Haskin](#)
To: [Maples, Shelby](#)
Subject: Pleasant Grove project
Date: Tuesday, March 23, 2021 8:14:08 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

With so much development going on to the west of Fiddymment Road, there is already significantly greater traffic on Blue Oaks and Pleasant Grove which are the main arteries from all points east.

I am opposed to a development going in on Pleasant Grove directly across from the Sun City Blvd interchange. More people will start cutting through on Sun City and Dell Webb blvds to access this site. There is already a problem with speeders as the zone is 35mph as opposed to 45mph on Pleasant Grove. We are a golf cart community as well as having a large population of walkers and elderly drivers. This could pose an increased safety risk to our community.

Please, do not put in a large housing complex at this proposed location!!!!

Dawn Haskin
5969 Whisperlodge Way

From: [Heather Kendall](#)
To: [Maples, Shelby](#)
Subject: Affordable Housing Across from Sun City
Date: Tuesday, March 23, 2021 7:01:36 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to you to protest this project. In Sun City we already have to deal with people cutting through our development to cut through traffic. We are having an increase in property damage and theft, not to mention the destruction of the golf course by young people riding their bikes across the course and tearing up the sod. The traffic will increase in Sun City with elderly drivers, bike riders and golf carts. This is NOT the proper place to locate this many units and parking spaces. Most of us purchased here intentionally to avoid all the issues this project will bring. Please do not destroy our development!!

Heather Kendall
RN, MSN, PHN

Sent from my iPhone

From: [Cyndee Thomas](#)
To: [Maples, Shelby](#)
Subject: Housing project on Pleasant Grove
Date: Tuesday, March 23, 2021 6:56:04 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

We are two registered voters who live in Sun City. We are NOT in favor of this project. What do we need to do?!

Cell: 916.747.2401
Sent from my iPhone

From: [Susana Tupper](#)
To: [Maples, Shelby](#)
Subject: Affordable Housing at 1721 Pleasant Grove Bl.
Date: Tuesday, March 23, 2021 8:04:21 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I live off of Canevari Dr. and am wholeheartedly in support of the affordable housing project proposed at 1721 Pleasant Grove Bl.

Roseville needs more projects like these.

Thank you

Susana Tupper

Sent from my iPhone

From: [Alexiou, Sandra](#)
To: bonniegore@placer.ca.gov; [Maples, Shelby](#)
Subject: open space on Pleasant Grove
Date: Wednesday, March 24, 2021 7:35:59 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I wanted to let you both know that I am very much opposed to the building of any projects in the open space located at 1721 Pleasant Grove Blvd. I walk through there nearly everyday and enjoy the beautiful open space and it should remain open space. Please do not allow any building in one of our beautiful open spaces. It will increase traffic and noise and disturb the wildlife.

--

Kind Regards,

Sandy Alexiou

Guidance Counselors Assistant

Woodcreek High School

2551 Woodcreek Oaks Blvd.

Roseville, CA 95747

Telephone: (916) 771-6565 x4020

Fax: (916) 771-6596

From: [Evelyn. Arcuri](#)
To: [Maples, Shelby](#)
Subject: Low cost housing on Pleasant Grove
Date: Wednesday, March 24, 2021 2:10:20 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Shelby,

A neighbor sent me information on the low cost housing being considered on Pleasant Grove, near Sun City. I have a few questions:

1. Is this senior low cost housing?
2. If this is not senior low cost housing is there a screening process for residents?
3. What would the criteria be for renting?
4. Since there are several senior housing areas in around this area what type of safety precautions would be taken?
5. How will this development impact the wetlands area? I understand that area is being developed into a protected park.
6. Has there been a traffic impact study? Pleasant Grove traffic has increased in volume over the past 5 years. This project plus all the new housing along Fiddymint Rd. will drastically increase traffic in our area.

Thanks for answering these questions.

Sincerely,

Evelyn and Sebastian Arcuri

Sun City residents

Sent from my iPad

From: [Angela Barone](#)
To: [Maples, Shelby](#)
Subject: Across from Sun City vacant land
Date: Wednesday, March 24, 2021 12:59:40 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a tax payer for Roseville, I completely oppose the building of apartments or any building in the vacant lot across the street from Sun City entrance off of Pleasant Grove Blvd.

We moved here from the Bay Area because of your open space. It's that beauty that is so wonderful that makes people want to live here. Now it seems like Roseville wants to build something in every available open space, or lot in this city. It's starting to become the Bay Area. You will doom your city. Keep the open spaces and open lots so that we can enjoy the wildlife, and admire the beauty of Roseville, and good judgement of its city leaders.

Just because it's West Roseville and there are open fields, doesn't mean we want to see it all covered in buildings and construction. Leave larger wildlife areas open. That's really what people are drawn to in the area. Don't become the Bay Area and cover every open lot. You will push good families and people away from your city, not draw them to it.

I enthusiastically oppose building anything in that open lot across from Sun City.

Angela Barone
Roseville resident

From: [Peggy Beller](#)
To: [Maples, Shelby](#)
Subject: Proposed Project of Multi Family Affordable Housing 1721 Pleasant Grove Blvd. Roseville
Date: Wednesday, March 24, 2021 1:57:15 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Maples,

I have the following concerns regarding the multi family affordable housing project.

My concern is with three senior communities located by this proposed community, I don't think this is a development that should be located by senior housing due to security of seniors, increased traffic, and noise. The project of multi family affordable housing will no doubt add congestion of population and vehicles to an area that is already congested enough.

The traffic on Pleasant Grove is already a huge problem and there needs to be a traffic study done and infrastructure planned for roads before Roseville allows more development.

I would suggest you find another location for this project away from senior communities.

Peggy and Jim Beller
2194 Ashton Dr.
Roseville, Ca. 95747
916 834-7676

Sent from [Mail](#) for Windows 10

From: [Marilyn Cameron](#)
To: [Maples, Shelby](#)
Subject: proposed project.
Date: Wednesday, March 24, 2021 2:24:54 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

While I am sure we need more affordable housing in Roseville I seriously question the proposed location.

Roseville has already expanded housing greatly the past few years with West Park and other adjacent developments impacting the traffic on Fiddymont, especially during rush hour.

In Sun City alone, we already have a significant number of drivers using Del Webb Blvd as a shortcut between Blue Oaks and Fiddymont. (Which has created a hazard for our senior pedestrians, drivers and others trying to cross Del Webb)

Any new project should be evaluated as to the impact density housing would have on our already established communities. Marilyn Cameron 6344 Rose Garden Lane.

From: [Krista Clark](#)
To: [Maples, Shelby](#)
Subject: multi-family affordable housing complex
Date: Wednesday, March 24, 2021 4:22:07 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shelby,

I would like to voice my opposition to the housing complex proposed on Pleasant Grove near Del Webb. One of many reasons I chose to live in Roseville was for the abundance of open spaces... which are quickly being built upon and disappearing. Please find another area. Perhaps one of our many empty strip malls can be torn down and replaced with this project?

Sincerely,
Krista Clark
Roseville resident since 2010

From: [Arlene's Comcast Email](#)
To: [Maples, Shelby](#)
Subject: 98 apartments
Date: Wednesday, March 24, 2021 11:17:49 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

This is to let you know that my husband and I are NOT in favor of the proposed apartments on Pleasant Grove.

Our back yard faces Pleasant Grove and there is already enough traffic and with additional cars there will be more traffic and noise.

Please take this into consideration.

Thank you,
Mike and Arlene Coakley

Sent from my iPad

From: [RALPH CROWDER](#)
To: [Maples, Shelby](#)
Subject: development on Pleasant Grove
Date: Wednesday, March 24, 2021 11:07:15 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please consider another location for this project. It is important to keep our wet land in tact and some open space.
Sharon Crowder

From: [Dan V. Williams](#)
To: [Maples, Shelby](#); [Maples, Shelby](#)
Subject: RE: NRSP PCL WW-17 – Pleasant Grove Apartments, File #PL20-0154
Date: Wednesday, March 24, 2021 10:12:31 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

We are opposed to the construction project NRSP PCL WW-17 – Pleasant Grove Apartments, File #PL20-0154.

Our reasons:

- Increased traffic
- Increased crime potential
- Increased noise potential
- Decreased property values
- Increased negative environmental impact
- Increased negative cultural impact
- Inadequate risk management
- Inadequate egress/ingress to proposed property site
- Unsafe for children in proximity to high speed traffic

Please consider these reasonable thoughts as to why NOT to proceed on this construction project.

Sincerely,
Dan & Jean Williams
201 Strongbox CT.
Roseville, CA 95747

From: [Carolyn DeSantis](#)
To: [Maples, Shelby](#)
Subject: Affordable Housing on Pleasant Grove
Date: Wednesday, March 24, 2021 10:49:28 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I understand and agree that Roseville need more affordable housing but in my opinion there are other places more conducive to this type of development than the property adjacent to Eskaton Manor.

For example the corner of Pleasant Grove and Roseville Parkway is walking distance to Walmart and Safeway as well as other establishments that would be more appealing to affordable housing residents.

Please reconsider your vote on this matter.

Carolyn DeSantis

From: [Sharon Finch](#)
To: [Maples, Shelby](#)
Subject: proposed multi family apartments on Pleasant Grove
Date: Wednesday, March 24, 2021 8:15:51 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I would like to say I strongly oppose the construction of multi- family affordable apartments on Pleasant Grove. We do not need the traffic and potential crime the project would bring. Please take my opposition to the project into consideration and NOT approve it. Thank you.

Sharon Finch

From: [Ilona Frost](#)
To: [Maples, Shelby](#)
Subject: Suggested development on Pleasant Grove near Sun City Blvd
Date: Wednesday, March 24, 2021 11:34:29 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am very concerned about the low income project right outside an established senior community.

Must every plot be built on?

Please make the area a park and leave some open land.

The proposed buildings are ugly. It will bring hundreds more cars and more congestion.

PLEASE don't allow that.

The development here is unbelievable. It is enough.

Respectfully yours

Sent from my iPhone

Ilona Frost

Sent from my iPhone

Ilona

From: kathymgiles@surewest.net
To: [Maples, Shelby](#)
Subject: Proposed Apts. on Pleasant Grove
Date: Wednesday, March 24, 2021 9:18:58 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello:

Roseville needs more affordable housing, that's for sure, and I think almost anyone would agree with that. The prettiest spot on Pleasant Grove Blvd. is the nature preserve area across from the entrance of Sun City Roseville. Let's face it, an apartment complex with 191 parking spaces will destroy that nature preserve area, add to the horrendous traffic (and speeding cars) that is already here on Pleasant Grove, and take away from the natural beauty of Placer County.

My husband and I have lived in Roseville for thirty years and are concerned with a lot of rapid development, increasing traffic, and the disappearing nature beauty of our county. We live at the west end of Pleasant Grove Blvd., and it is now a speedway with no traffic enforcement from the professionals. It's actually become a very dangerous road to drive on, especially between the hours of 11:00 a.m. and 8:00 p.m.

We just don't see the infrastructure here for more homes, apartments and strip malls (that are usually half-empty storefronts). The brakes need to be put on for the time being!

Sincerely,

Kathy & Ray Giles

7056 Orbital Lane, Roseville 95747

From: jarrett@johazzard.com
To: [Maples, Shelby](#); cdraecs@placer.ca.gov
Subject: Proposed Apartment Complex at Fiddymment and Del Webb Blvd. and Proposed Commercial Project on Baseline and Walerga Road
Date: Wednesday, March 24, 2021 2:43:41 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good Day Ms. Maples:

I am a resident at Carmel at Woodcreek West Apartments on Junction Blvd. and I am in opposition to this proposed apartment complex as well as the Walerga Road and Baseline Commercial Project proposition. I have been a resident of the 95747 zip code for the past three years and due to rapid expansion of Residential Single-Family Subdivisions in the past few years on Fiddymment and Walerga have caused major traffic congestion to the area due to Baseline not being expanded yet. In the overnight hours this area becomes a drag race strip and has for months. The baseline commercial project has to be rezoned and the owners of the houses in the area purchased in this particular area because they were told on zoning disclosures that this land was going to be residential zoned and would stay a residential zoned area. Also, I am concerned about this area just becoming an extension of Antelope and North Highlands which are both bringing crime to our areas at night due to citizens having financial troubles due to Covid. I lived in East Roseville prior to moving here and Miner's Ravine was a nice public recreation area for walkers and cyclists, but unfortunately it is a area to house bums just like Discovery Park in Sacramento. Please don't let the Dry Creek Recreation Area become defaced with the homeless population that a large commercial project would invite. Thank you for taking the time to address my points in the email, and have a great rest of the afternoon.

Respectfully,

Jarrett Owen Hazzard
J.O. Hazzard Subdivision Consulting, Inc.
2309 K Street, Suite 150
Sacramento, CA 95816
Phone: (916) 803-0909
Fax: (916) 444-9962
Company Website: johazzard.com

From: [Jane Julian](#)
To: [Maples, Shelby](#)
Date: Wednesday, March 24, 2021 7:47:22 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

*MY WIFE AND I LIVE IN SUN CITY ROSEVILLE AND WE LIKE VERY MUCH THE
OPEN/WETLAND AREA ACTOSS FROM SUN CITY. WE FEEL THE NEED FOR ANY KIND OF
HOUSING IN THIS AREA WOULD BE A DISTRACTION FROM NATURE. ANOTHER SOLUTION
WOULD BE TO BUILT THESE HOMES IN WEST ROSEVILLE WHERE THERE ARE ACTES AND
ACRES OF OPEN/FLAT LAND.*

JANE AND RANDY JULIAN
Sent from [Mail](#) for Windows 10

From: [Kim LaFond](#)
To: [Maples, Shelby](#)
Subject: Proposed project
Date: Wednesday, March 24, 2021 8:32:40 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good morning

I am a 5 year now resident of west Roseville and have enjoyed it so much. We moved from Rocklin because of the openness and wetlands , nature walks etc .

Why on earth do we have to have that taken away by more buildings and apartments .

This area is so much appreciated by all who live there. It's a place to unwind , it's free , it's easily accessible to young and old .

Just this weekend I was enjoying seeing the kids and families running around the open fields .

This is such a necessary part of life

Buildings can be built in multiple places , but nature can't be rebuilt .

Please , let us have some open space to unwind and enjoy nature .

Please

Kim

From: [Marie Mayo](#)
To: [Maples, Shelby](#)
Subject: 1721 Pleasant Grove, multi family affordable housing
Date: Wednesday, March 24, 2021 7:02:53 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

As a resident of Sun City I am seeing an enormous amount of housing being built all around me. This makes no sense when the streets here are already so impacted. In addition to that all open space is being destroyed and replaced with more concrete. Please leave some of our open space alone! We don't need more houses. We need a solution to all the traffic on our main streets. I am firmly opposed to this building.

Thank you,
Marie Mayo

Sent from my iPad

From: [Charmaine Mendonsa](#)
To: [Maples, Shelby](#)
Subject: wet lands
Date: Wednesday, March 24, 2021 9:33:32 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please **DO NOT** built those low rent apartments in those wetlands across from Sun City on Pleasant Grove. The traffic is already horrendous and we need to keep those wetlands. Roseville is doing too much building already. It used to be a lovely town but now it's just growing too much to keep the goodness.

Sincerely,
Charmaine Mendonsa

From: [rjmilloy](#)
To: [Maples, Shelby](#)
Subject: Regarding the 1721 Pleasant Grove Blvd Project
Date: Wednesday, March 24, 2021 3:44:58 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shelby, I oppose this proposed development.

As a Sun City home owner, my opposition to this proposal comes not from a NIMBY mindset, but it comes from a questioning of what the City of Roseville was thinking about when the projects under development currently were examined and approved.

With the continuing and seemingly unending development west of Fiddyment Road, with the completion of the housing north of Woodcreek Oaks at Blue Oak, you want to increase the population density with no relief possible for traffic, and no easy access for current residents to goods and services as well as access to parks and recreation – the open spaces and green that is currently here – at least for the shortwhile, until another ill thought up project is approved and that green turns to blacktop and more autos and more pollution and more destroyed road surfaces from construction trucks.

It's as if the City sells a bill of goods to residents and then moves on with more elimination of wetlands and open spaces when the next high dollar tax source is secured in the form of more commercial and residential properties that can be squeezed into existing framework....all for the sake of what....or in the interests of whom.

Robert Milloy
Roseville, Ca

Sent from [Mail](#) for Windows 10

From: [Joyce Paese](#)
To: [Maples, Shelby](#)
Subject: Pleasant Grove Apartments
Date: Wednesday, March 24, 2021 9:13:26 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vockel,

I am writing to let you know that I am vehemently opposed to the Pleasant Grove Apartment complex being considered across from Sun City, Roseville.

My number one concern is the traffic, and the residents of the apartment complex using the Sun City entrance as a U Turn point, or using Sun City Blvd and Del Webb Blvd as a shortcut to Blue Oaks.

I am also wondering about where a school bus would stop to pick up the students from the complex. Would they use Pleasant Grove as a pick up spot, and stop all traffic coming from the West Park community? I can see that becoming a traffic nightmare and a dangerous situation.

This proposed apartment was first described for the essential neighborhood worker, like police, teachers, and repair persons. That seems a bit of a stretch, I know our teachers and police's salaries are too high to qualify for low income housing, so my final question is, how many of the tenants will be going to an actual job, and how many will be loitering around the neighborhood? And who will be policing this?

Thank you for listening to my concerns, and please address these issues at the meeting on the 25th.

With regards,

Joyce Paese

From: [Diane Parlin](#)
To: [Maples, Shelby](#)
Subject: Housing construction on Pleasant Grove Blvd.
Date: Wednesday, March 24, 2021 1:24:30 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

As an eleven year resident of Sun City Roseville, I ask that the construction of new housing on Pleasant Grove Blvd. NOT take place.

Traffic is already a problem, the water shortage continues. How can you justify continuing to make this lovely area more and more crowded?

The addition of new construction of the Nugget and the stores and housing that go with it,

on Blue Oaks Blvd. was bad enough. Do we have to keep building on every available site?

Before long, property values will fall because of the undesirable congestion.

I urge you to reconsider this project. It will not have public support. Again, the water shortage is a major issue. We do not have to limit our supply of water so that more and more building will continue.

Diane Parlin

From: [Pek, Erica](#)
To: bonniegore@placer.ca.gov; [Maples, Shelby](#)
Subject: Development & Planning at 1721 Pleasant Grove Blvd
Date: Wednesday, March 24, 2021 7:41:47 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a teacher at Woodcreek High School and a member of the community. I am opposed to the plan to develop an affordable housing complex of 98 apartments and 119 parking spaces at 1721 Pleasant Grove Blvd behind the school. Please reconsider the location of this project.

Erica Pek
WHS Math Teacher

From: [Casey Pieczynski](#)
To: [Maples, Shelby](#)
Subject: Turning the Wetlands into Housing
Date: Wednesday, March 24, 2021 8:14:12 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a member of the Roseville community for the short 22 years of my life, I ask you to strongly reconsider the location of this project. The wetlands are home to many animals that will suffer greatly from this decision. Not only that, as a child I thoroughly enjoyed tours of the nature center provided by the high school. These gave me a love and appreciation for nature that most people lack. I also learned about how my actions can impact the world I live in. This land isn't "unused". Every day I see dogs frolicking in the tall grass, couples who have lived here for ages growing old together, children being able to go outdoors and ride bikes in the summer sun. Although I understand the need to develop Roseville to accommodate the increasing population, developing this land would be a huge mistake and disgrace to our community.

Please reconsider.

Casey Pieczynski

From: [Linda Pischke](#)
To: [Maples, Shelby](#)
Subject: 1721 Pleasant Grove Multi Family Housing
Date: Wednesday, March 24, 2021 2:44:40 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Maples:

Ms. Maples,

My husband and I have the following concerns regarding the multi family affordable housing project.

With three senior communities already located by this proposed community we don't think this is a development that should go forward. Pleasant Grove is already too congested with traffic and noise. A project of multi family affordable housing will most certainly add congestion of more people and vehicles to an area that is already over populated.

We believe a traffic study should be done and infrastructure planned for roads before Roseville allows more development.

I would suggest you find another location for this project away from senior communities.

Linda and Mike Pischke
2016 Benton Loop
Roseville, CA 95747

From: [Shiro, Steven](#)
To: [Maples, Shelby](#)
Subject: 1721 Pleasant Grove Blvd housing complex of 98 apartments and 119 parking spaces
Date: Wednesday, March 24, 2021 9:07:59 AM

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Totally against this. Keep the open space open. I love the green belt created by the power lines.

--

Thanks, S. Shiro

Woodcreek High School
2551 Woodcreek Oaks Blvd. Roseville, CA 95747

From: [Joye Storey](#)
To: [Maples, Shelby](#)
Subject: Please look elsewhere!
Date: Wednesday, March 24, 2021 1:09:20 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I've written to plead with you to look elsewhere to build the large apartment complex being looked at off of Pleasant Grove in Roseville. The green space, with its trails, wildlife and open beauty is something I and others treasure.

When I chose to purchase a home in this area, one deciding factor was the land management of natural space as well as any planned parks or housing.

The vernal pools that come up in the spring, the wetlands and nature that we enjoy in this area just across from Sun City is precious.

I beg you not to "pave paradise and put up a parking lot". There is something priceless about these oak trees, nature trails and enjoying the mix. Please don't take that away.

Sincerely,

Joye Storey-Ross
3048 Haywood Pl, Roseville, CA 95747
joyerie68@gmail.com

From: [Judy Taylor](#)
To: [Maples, Shelby](#)
Subject: New construction
Date: Wednesday, March 24, 2021 8:06:51 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please oppose new construction on pleasant grove! The infrastructure in Roseville is already impacted, the traffic is becoming unbearable. Slow growth / no growth is what is needed! Let's not ruin Roseville. You may use my name on anything opposing more growth in Roseville.

Judy Taylor
5017 Whiteclover Ln.
Roseville 95747
530-228-4841
Sent from my iPhone

From: [Vaca, Paul](#)
To: [Maples, Shelby](#)
Subject: Planned Apartments off Pleasant Grove
Date: Wednesday, March 24, 2021 6:18:38 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello, I oppose the building of apartments off of Pleasant Grove road. I live in the subdivision almost directly behind the proposed build. I moved here years ago because of the wide open spaces mixed with walking trails. Traffic has already increased significantly due to the building out in west park with little to no supportive retail services. Yes, affordable housing is needed and the new apt building off of washington near downtown is a great idea of how to incorporate affordable housing into the area that is close to public transportation and businesses within walking distance.

Thank you
Paul Vaca
1853 Glastonbury circle
Roseville CA 95747

Sent from my Galaxy

From: [Karen](#)
To: [Maples, Shelby](#)
Subject: Proposed development on Pleasant Grove across from Sun City
Date: Wednesday, March 24, 2021 1:19:49 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am very concerned about this development due to traffic issues on Pleasant Grove which is already a "freeway". The speeds traveled in this area and the red lights that are run, both on the Del Webb entrance and Rose Creek entrance to Sun City, are going to be made much worse with this construction and additional vehicles.

I sincerely object to this development!

Karen Vaughan
Sun City resident

Sent from [Mail](#) for Windows 10

From: [Harrison, Mackenzie](#)
To: [Maples, Shelby](#)
Subject: FW: Development & Planning meeting tonight regarding the open land located at 1721 Pleasant Grove Blvd
Date: Wednesday, March 24, 2021 1:17:59 PM

From: Weidkamp, Kaitlin <kweidkamp@rjuhsd.us>
Sent: Wednesday, March 24, 2021 1:16 PM
To: Alvord, Scott <SAlvord@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Development & Planning meeting tonight regarding the open land located at 1721 Pleasant Grove Blvd

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello Councilman Alvord,

I wanted to reach out and voice my opposition to the proposed development of this property in Roseville. While I can understand the need and desire for more affordable housing, I also see the overwhelming benefits to both property values and general quality of life to all residents of Roseville with these larger dedicated green spaces. Please reconsider the location for this selected project and keep this property for the enjoyment of all residences and for protection of the species that call it home as well. The space also serves as a valued educational environment for our own WHS Nature Center program that serves surrounding elementary and middle schools of Roseville: <https://www.rjuhsd.us/domain/361>

Thank you for your consideration. Remember that building a quality community takes intention and careful planning. What makes Roseville so special is the open space and the quality of life that it provides - don't take that away with just another development.

Kate Weidkamp

Visual Arts Instructor and Lykos Yearbook Adviser
Woodcreek High School
Roseville, CA 95747

From: [Worley, Kristin](#)
To: [Maples, Shelby](#); bonniegore@placer.ca.gov
Subject: Wetlands 1721 Pleasant Grove Blvd
Date: Wednesday, March 24, 2021 3:41:52 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I strongly encourage you to not disturb the wetlands along Pleasant Grove Blvd for any reason. This small parcel is a vital space dedicated to helping preserve native organisms and ensuring opportunities to maintain some level of biodiversity in this expanding cityscape. We have been educating the community about the benefits, both economical and psychological for decades out there. Time and time again research shows stepping into nature changes our brain chemistry for the better; decreasing stress, anxiety and depression (#1) and increasing general health and wellbeing. These results are not the same when visiting an orchestrated pruned park we need real vibrant nature. This open space has been pinched and reduced already, let's stop that now. Please show your Roseville constituents that you value them by protecting this wild space and preserving it for many more generations to follow.

#1:Repke MA, Berry MS, Conway LG 3rd, Metcalf A, Hensen RM, Phelan C. How does nature exposure make people healthier?: Evidence for the role of impulsivity and expanded space perception. *PLoS One*. 2018;13(8):e0202246. Published 2018 Aug 22. doi:10.1371/journal.pone.0202246

Kristin Worley

kworley@rjuhsd.us

Woodcreek High School
Biology Teacher

Granite Bay High School
Biology Teacher

(916) 771-6565 x4504



From: [JUDY HOUX](#)
To: [Maples, Shelby](#)
Subject: Affordable housing
Date: Wednesday, March 24, 2021 4:53:27 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Maple... I am not apposed to affordable housing, however I am apposed to this complex being built across from two senior citizen complexes. We have very quite areas and I appose the thought of children running through our area. Thank you very much for any help you can provide. Judy Houx

ITEM 6.1: **Design Review Permit – 1721 Pleasant Grove Bl. – NRSP PCL WW-17 – Pleasant Grove Apartments – PL20-0154**

REQUEST

The applicant requests approval of a Design Review Permit to approve a 98-unit affordable apartment complex with an administrative/community building, 191 parking spaces, landscaping, and other site amenities on NRSP Parcel WW-17.

Applicant—Matthew Kozina, Mercy Housing California
Owner—Mark Jenkins, Eskaton

SUMMARY RECOMMENDATION

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

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Prior to staff report publication, Planning staff received one letter in opposition to the project (Attachment 2). The letter cited concerns regarding traffic and loss of open space. Staff also received one letter of support for the project. Both letters are discussed in the Public Outreach section of this report.

The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located on Parcel WW-17 of the North Roseville Specific Plan (NRSP), near the corner of Pleasant Grove Bl. and Sun City Bl. (see Figure 1). The parcel is bounded on the north by Pleasant Grove Bl. with single-family homes beyond, on the west by the Eskaton senior housing complex (File # 2007PL-131), on the south by open space, and on the east by vacant land zoned Public/Quasi Public. The subject parcel is designated High Density Residential 19.9 units per acre (HDR 19.9) and is zoned Multi-Family Housing/Special Area – North Roseville (R3/SA-NR).

With the adoption of the NRSP, large lot Parcel WW-17 was allocated a density of 13.9 dwelling units per acre. The 7.9-acre large lot parcel was designated for low-income senior/disabled rental housing, resulting in a 110 unit affordable obligation. In 2002, entitlements were approved (File # GPA 02-01, SPA 02-01, DAA 02-02) allowing the transfer of 37 affordable units from Eskaton Village Parcel EV-1 to Parcel WW-17. Transfer of the 37 units, plus the 110 unit affordable obligation already contained on Parcel WW-17, resulted in an affordable obligation of 147 low-income rental units for the parcel and a resulting density of 18.6 units per acre. The purpose of increasing the affordability requirement on Parcel WW-17 was to make the parcel more competitive in the federal grant funding process, namely the HUD Section 202 program.

On December 13, 2007, the Planning Commission approved a Design Review Permit and Tentative Parcel Map for the Eskaton Roseville Manor project (File #2007PL-131). This created two lots and allowed the construction of the 49-unit affordable senior housing complex on the westerly parcel (Lot 1). A total of 98 affordable units remained, to be developed at a later time with Lot 2.

The current project, Pleasant Grove Apartments, proposes the construction of the remaining 98 allocated affordable units on Lot 2 of the Eskaton Roseville Manor parcel map. The project includes two main apartment buildings, both three stories in height, and one single story clubhouse building. A total of 30 one bedroom units, 34 two bedroom units, and 34 three bedroom units are proposed, split between the two residential buildings. The site includes a total of 191 parking spaces, and also includes site amenities such as a playground, community garden, outdoor seating and lawn areas, as well as pedestrian pathways and landscaping. The proposed apartment complex is a principally permitted use on the site, and a Design Review Permit to evaluate the project design is requested.

Figure 1: Project Location



SITE INFORMATION

Location: 1721 Pleasant Grove Boulevard, North Roseville Specific Plan Parcel WW-17

Total Size: 4.9 acres

Topography and Setting: The site is undeveloped, and generally characterized by bare dirt and native grasses. There are no native oak trees, vernal pools, or seasonal wetlands on the site; however, the parcel is directly adjacent to an open space parcel (Parcel WW-85).

EVALUATION

The Design Review Permit evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines. Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made in order

to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is undeveloped, and is generally characterized by bare dirt and native grasses. There are no native oak trees, vernal pools, or seasonal wetlands on the site. The parcel is directly adjacent to an open space parcel (Parcel WW-85). In order to make beneficial use of the site for development, the site will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied in to the adjacent roads and other development. The preliminary grading plan has been evaluated by the Development Services Department, and conditions of approval are recommended to ensure compliance with City of Roseville Improvement Standards.

- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.***

Multifamily residential development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG.

Access and Circulation

The CDG recommend projects be designed consistent with the City's Engineering Design Standards and Zoning Ordinance requirements. The proposed project includes two driveways to access the site along Pleasant Grove Bl. Both driveways are restricted to right-turn only movements due to an existing landscape median in Pleasant Grove Bl. The driveways connect to the internal roadway, with parking areas spread throughout the site (Site Plan, Figure 2). The driveway access and internal circulation has been reviewed by the Development Services divisions and were found to be consistent with standards.

The project also includes pedestrian connectivity throughout the site and to Pleasant Grove Bl. Sidewalks internal to the project connect the buildings and the on-site amenities. A meandering sidewalk along Pleasant Grove Bl. is shown consistent with the NRSP. An existing bus stop is located to the west of the site, in front of the existing Eskaton facility, providing nearby access to public transit. A pedestrian pathway along the western boundary of the project site provides a direct path to the bus stop. In addition, a Dial-a-Ride pick up location will be located at the proposed clubhouse. Seating for the Dial-a-Ride pickup will be available within the clubhouse, with clear visibility to the pickup area.

Figure 2: Site Plan



Landscaping and Open Space

The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, providing a minimum of 50% shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit B. The project includes landscape planters along the boundaries of the site, varying in width from six (6) to 13 feet wide along the west, east, and south property boundaries, with a 40 foot-wide landscaped setback along Pleasant Grove Bl. Large trees are included within the landscaping areas to provide shade on sidewalks and pathways. Selected species include London Plane, Bowhall Maple, Valley and Interior Live Oak, Chinese Pistache, and Green Vase Sawleaf Zelkova, and the proposed landscape plans show 60.3% parking lot shade coverage. The understory plants include a variety of shrubs and groundcover selected to provide a visually engaging streetscape and seasonal interest.

Additionally, the project includes open space areas within the site as recreational amenities. The site plan includes a community garden on the western edge of the site. A playground for site residents is centrally located on the project site, and several grassy lawn areas, as well as outdoor seating areas, provide additional outdoor amenities. These features are consistent with recommendations in the CDG for public spaces within a multi-family residential development.

Parking and Lighting

The project includes 191 parking spaces, which meets the City's requirements for 1.5 spaces per one bedroom unit, two spaces per two or more bedroom units, and one space per ten units for guest parking. A total of 30 one bedroom units, 34 two bedroom units, and 34 three bedroom units are proposed, split between the two residential buildings.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards are required to be shielded to ensure that there is no off-site glare.

- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies and***

objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

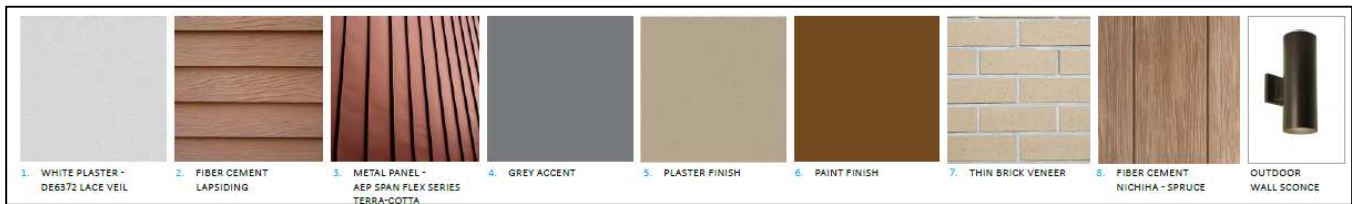
The City of Roseville Zoning Ordinance development standards for R3 zones establish a maximum building height of up to 45 feet. The project includes three story residential buildings, with an overall height of 35 feet, and the clubhouse is a single story building. The project complies with the required setback distances for the R3 zone and the 50% lot coverage limit.

The proposed buildings use a palate of warm earth tones and a rich variety of materials. Brick veneer wraps the base of the buildings, and includes a combination of cementitious siding and cement plaster to accentuate building forms on all three levels. A wood-look fiber cement siding is used to enhance the prominent gabled ends of the residential buildings (Figures 3 and 4). The roofing material is a terra-cotta colored metal paneling. The project design mixes sloped, gabled, and flat roof forms, as well as material breaks between levels and wall planes, to create a varied and interesting streetscape. The clubhouse, which is single-story and located interior to the project site, incorporates the same colors and materials as the residential buildings. The plan elevations are Exhibit E and the Architectural Renderings are included as Attachment 1. The elevations have been designed to include variation in colors, material, wall planes, and rooflines to create a visually interesting design that is compatible with the surrounding neighborhood and the CDG.

Figure 3: Building Rendering



Figure 4: Colors and Materials



- 4. The design of the public services, as approved, including but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.**

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and be screened with landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

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.

Two neighborhood outreach events were held by the applicant to share project plans and collect neighborhood feedback prior to the Planning Commission hearing. On March 5, 2021, the applicant held an in-person meeting at the Eskaton facility that neighbors the project site. Approximately 11 people were in attendance, and questions and comments primarily centered on the project design, the proposed community garden (which will function as a shared amenity with Eskaton) and other developments in the area. The Sun City Neighborhood Association held a virtual meeting on March 18, 2021. As this meeting was held after the publication of this staff report, a summary of this event will be provided by staff at the Planning Commission hearing.

A public notice of the Planning Commission hearing was published on March 12, 2021, and was distributed to all property owners within 300 feet of the project site. Two comment letters on the project were received prior to the publication of the staff report (Attachment 2). The first letter expressed concern about the traffic and loss of open space that would result from the development of the project. The second letter supported the project, citing the need for even more affordable housing in California. The second letter also suggested that the Commission require the project be deed-restricted as affordable housing in perpetuity (rather than for a limited term) and consider eliminating the fire station site adjacent to the property, as this might be a nuisance to the tenants. According to the Housing Division, the City has not historically required a property to be affordable in perpetuity, and the proposed project will be subject to an affordable housing agreement.

CONCLUSION

The proposed project is a principally permitted, 98-unit affordable housing that is consistent with the NRSP. The site design and architecture are compatible with the surrounding community and environment, and will provide a beneficial use of the site. Based on the analysis included in this staff report and as conditioned, the proposed project is consistent with the General Plan, NRSP, Zoning Ordinance, and CDG, and the required findings for the Design Review Permit can be made.

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 North Roseville Specific Plan (SCH #96112014) was certified by the City Council on August 6, 1997. 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. A copy of the NRSP EIR is available for review in the Development Services – Planning Division at 311 Vernon St, as well as on the City of Roseville website.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 1721 Pleasant Grove Bl. – NRSP PCL WW-17 Pleasant Grove Apartments– PL20-0154** subject to seventy-six (76) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #PL20-0154

1. The project is approved as shown in Exhibits A-F and as conditioned or modified below. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 25, 2021** and if not effectuated shall expire on **March 25, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 25, 2024**. (Planning)
3. The project shall comply with all required environmental mitigation identified in the North Roseville Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 1721 Pleasant Grove Bl.
5. All projects with multi-tenants or buildings shall submit a site plan and floor plans that include apartment numbering/addressing, upon initial Building Permit submittal for address approval. Please specify “Business Services – Addressing” on the submittal. The addressing plan can also be submitted to CityAddressing@roseville.ca.us. Please use the City of Roseville Addressing Guidelines when assigning apartment numbers. The Guidelines can be found here:

[https://cityofroseville.hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Business%20Services/Addr Guidelines Doc Final October18 2006.pdf](https://cityofroseville.hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Business%20Services/Addr%20Guidelines%20Final%20October18%202006.pdf)

(Business Services)
6. 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. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS

10. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
11. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Planning Commission, including all conditions of approval. (Planning)
13. The project Landscape Plans shall comply with the following:

- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted lighting fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the Landscape Guidelines for North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) Landscaping adjacent to the open space shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction." (Electric)
 - g) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off front the planters. (Parks, Recreation, and Libraries)
 - h) All landscaping shall conform to the standards of Crime Prevention through Environmental Design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
16. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
17. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
18. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC

– based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
22. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
23. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).
24. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
25. Provide Type A-7 driveway(s) per City of Roseville standard ST-22. (Engineering)
26. Provide right turn curb flare(s) per City of Roseville standard ST-24. (Engineering)
27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

28. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
33. Improvement plans shall show the Open Space boundary (WW-85) and label it as a protected area. The Pre-Construction meeting shall address the presence of the Open Space, the sensitive habitats present and minimization of disturbance to the Open Space. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)
34. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Open Space. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)
35. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Open Space. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
36. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
37. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)

38. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
39. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
40. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water, sewer, and mains shall not exceed a depth of 12 feet below finished grade, unless authorized by these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval.
41. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
42. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
43. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
44. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
45. An Affordable Rental Housing Agreement shall be executed prior to issue of building permits for Parcel WW-17. (Housing)
46. Affordable housing shall be provided as follows: 50% of the units for very low income households, 50% for low income households. (Housing)
47. 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

48. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
49. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
50. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

51. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a) There shall be a minimum clearance of four feet (4') on all sides, from the backflow preventer to the landscaping.
 - b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
52. The following easements shall be provided by separate instrument and as shown on the site plan, unless otherwise provided for in these conditions:
- a) Water, sewer, and reclaimed water easements.
 - b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
53. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
54. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
55. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

56. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
57. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
58. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
59. 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)
60. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
61. 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)
62. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room too other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
63. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
64. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

65. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
66. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
67. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
68. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire

Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

69. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
70. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must 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. (Fire)
71. The location and design of the gas service shall be determined by PG&E. The design of the 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)
72. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)
73. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
74. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
75. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
76. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
 - a) A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.)

- b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements for each phase; and
- c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

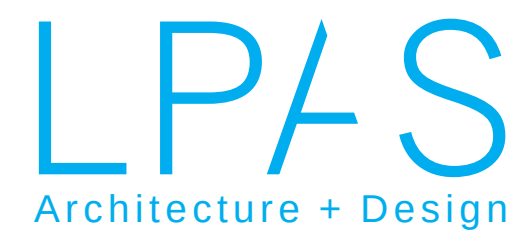
Attachments

- 1. Architectural Renderings
- 2. Neighbor Letters

Exhibits

- A. Site Plan and Details
- B. Preliminary Landscape Plans
- C. Floor Plans and Sections
- D. Roof Plans
- E. Color Elevations and Materials
- F. Preliminary Civil Plans

<u>Note to Applicant and/or Developer:</u> 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.
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PLEASANT GROVE APARTMENTS

ROSEVILLE, CA

ENTITLEMENT SUBMITTAL

PROJECT NO. 866 - 0002

JANUARY 22, 2021







From: [Vockel, Shelby](#)
To: jeanniedunlap7@gmail.com
Cc: [Casey, Dominick](#); [City Manager- Mail](#); [Isom, Mike](#); [Bitter, Greg](#); [Ogden, Derek](#); [Quan, Anna](#); [Varozza, Jack](#)
Subject: RE: Plans on Pleasant Grove Blvd. near Sun City Blvd.
Date: Monday, March 8, 2021 2:52:00 PM
Attachments: [2021-01-22 Pleasant Grove Apts reduced.pdf](#)
[image001.png](#)

Good afternoon,

Thank you for your inquiry about the Pleasant Grove Apartment project. My name is Shelby, and I'm the planner assigned to this application. We appreciate your comments, we're are happy to answer any questions you may have!

I've attached the current project plans to this email. The project includes the construction of 98 apartment units and 191 parking spaces. The amenities for the project include a community/administrative building, playground, community garden, and outdoor seating areas. The construction timeline is not set in stone due to a number of factors, but the applicant anticipates that it will be a year after approval before any ground breaking occurs, and then construction would take approximately 12-15 months in total.

The proposed project site is 1721 Pleasant Grove Boulevard, adjacent to Eskaton. The apartment complex is a principally permitted use on this site and meets the standards outlined in the North Roseville Specific Plan, meaning that the only discretion the City has in this case is over the design (e.g. architecture, site layout, and landscaping). This site has a High Density Residential land use designation and has been anticipated for a multi-family residential use since the North Roseville Specific Plan was adopted in the late 1990's.

The applicant team will be hosting a neighborhood meeting with Sun City on March 18th over Zoom. I am still waiting for meeting details and link, but I can share that with you when it is provided to me. The project will be heard by the Planning Commission at 6:30 pm on March 25th. Planning Commission meetings are still being held remotely, but you can participate by calling 916-774-5353 during the meeting or sending a letter to me prior to the hearing. I will share any correspondence I receive with the Planning Commissioners. Meetings will be broadcast live on the City's website, government access channel (Comcast 14, Consolidated Communications 73 and AT&T U-verse), and the City's Youtube channel ([CityofRosevilleCa - YouTube](#)).

Please let me know if you have any additional questions. Your comments will be included with the project's staff report that will be prepared for the Planning Commission hearing.

Sincerely,

Shelby Vockel
Associate Planner
Development Services - Planning
o: (916) 746-1347
f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: J. Dunlap <jeannedunlap7@gmail.com>

Sent: Sunday, March 7, 2021 11:26 AM

To: Building Division <BuildingDivision@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>; Development Services Engineering <DSEngineering@roseville.ca.us>; City Manager- Mail <CityManager@roseville.ca.us>

Subject: Plans on Pleasant Grove Blvd. near Sun City Blvd.

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We are seeking information about the plans for new apartments going up on Pleasant Grove Blvd. near Sun City Blvd. (entrance to Sun City Roseville) and Woodcreek Oaks. We'd like to see the plans and know exactly what is going up (how many units, parking spaces, amenities, etc.) and when they are slated to begin and end construction please. We looked on the City of Roseville website but didn't see any information about this. We just learned about it from a neighbor at Sun City.

Who is responsible for this happening? We thought that area was parkland and open space for biking and walking trails, not for residential use. We and many of the residents in Sun City are not happy about this. It's going to clog up our already congested streets and cut down on the natural space and walking/biking trails available to us and the surrounding residents. This is very disappointing. Please let us know to whom we may direct our comments and concerns.

Thank you,
Wayne and Jeannie Dunlap
Sun City Roseville Residents

From: [Melanie Faust](#)
To: [Vockel, Shelby](#)
Subject: Project: NRSP PCL WW-17 Pleasant Grove Apartments File #PL20-0154
Date: Thursday, March 11, 2021 9:58:43 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

To: City of Roseville, email in care of Ms. Shelby Vockel, Associate Planner

Regarding: Affordable Housing Project at 1721 Pleasant Grove Blvd., Roseville CA, pursuant to North Roseville Specific Plan, Parcel WW-17, submitted by Applicant: Mercy Housing California (property owner: Eskaton)

Dear. Ms. Vockel:

Thank you for the opportunity to comment on the "Pleasant Grove Apartments" affordable housing project proposed by Mercy Housing California for Parcel WW-17, also known as 1721 Pleasant Grove Blvd. The project is proposed for construction on the south side of the boulevard, east of the Fiddymment intersection and west of Mahany Park library, etc. The project is planned in accordance with the North Roseville Specific Plan (NRSP) approved by the City in 1997.

We live about two miles north of the project, in a development that was approved pursuant to the Del Webb Specific Plan at about the same time the City approved the NRSP. Our development, which was market rate housing, was almost immediately built out with over 3,000 units. We are saddened to learn that a 98-unit affordable apartment complex has taken so long to come forward immediately next door to our neighborhood. Affordable housing is desperately needed in California, and Roseville is no exception. While none of us wishes for more traffic on the roadways that surround our neighborhood (Fiddymment, Blue Oaks, and Pleasant Grove), the traffic that would be produced by this development is inconsequential in relation to the extent of development existing/being constructed in the area. To deny this affordable housing project would raise significant environmental justice issues.

Please know that although we offer particular comments below, we enthusiastically support the construction of this badly needed affordable housing project.

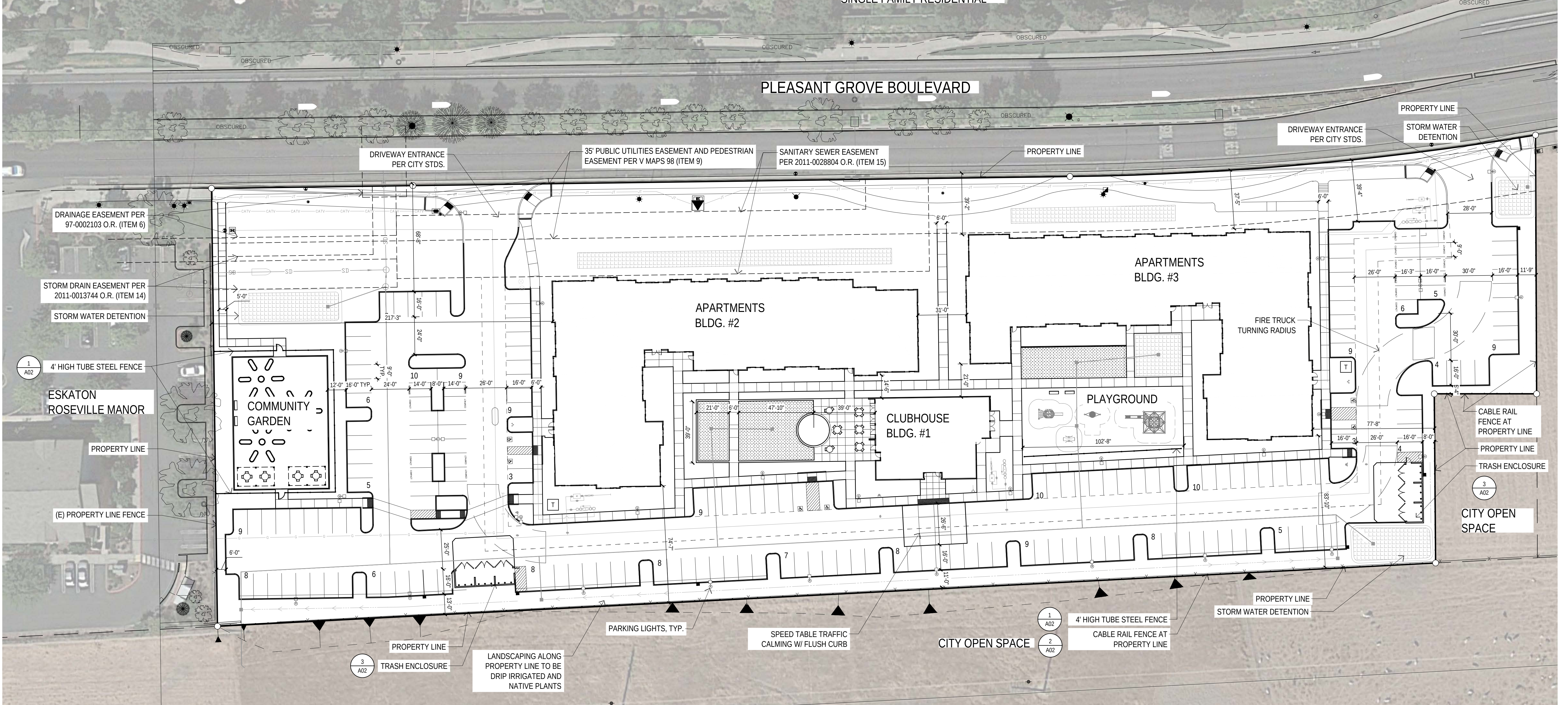
You may already be considering similar conditions in your staff recommendation but we offer two specific conditions of approval that we think would improve the project:

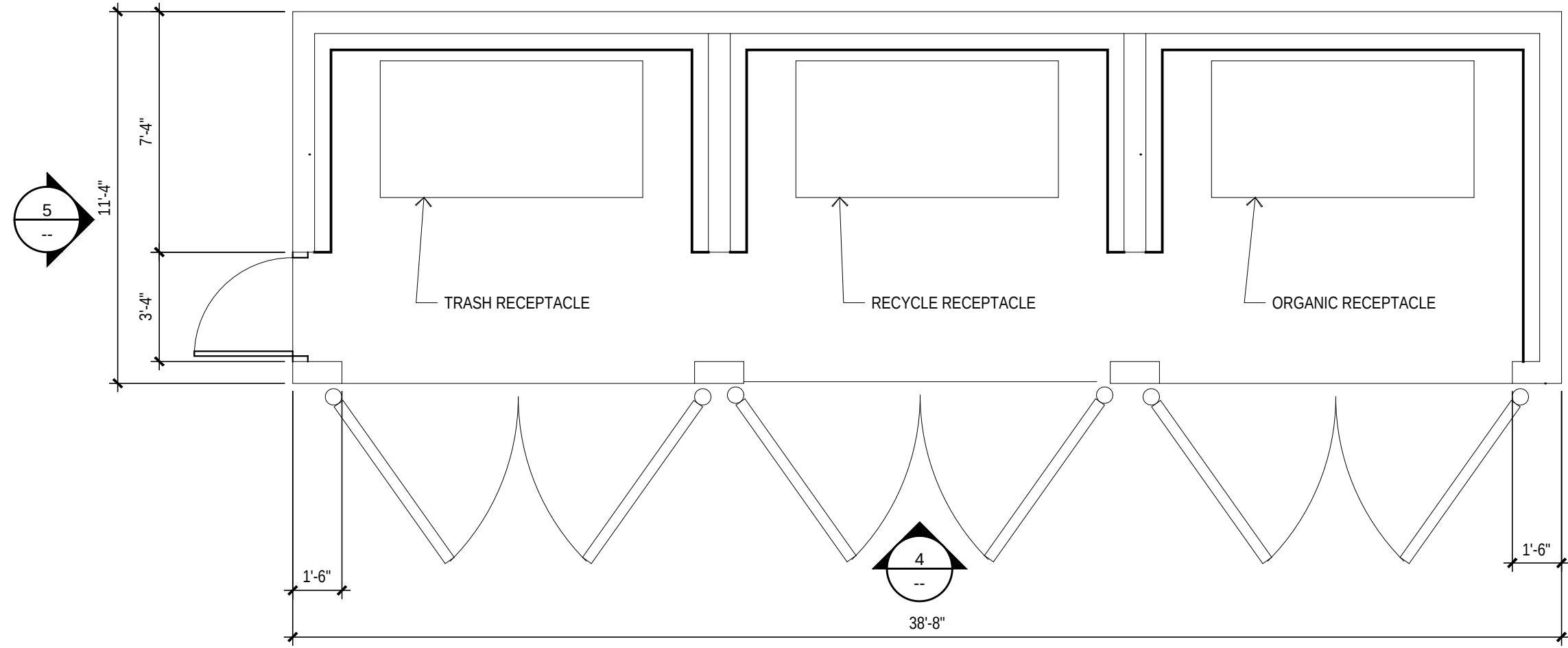
1. As a condition of permit approval, the City shall require that prior to issuance of the permit, the landowner shall record a deed restriction limiting use of the property solely for affordable housing for the life of the development.
2. The City shall attach a condition to the subject permit requiring that the on-site amenities presently proposed by the applicant (the community center, landscaped outdoor park and playground, and community garden) shall be included in the final project and provided prior to occupancy of the housing.

Finally, because the City already has an established Fire Station nearby, within the Mahany Park complex off Pleasant Grove Blvd. it should consider using the property immediately east of the proposed development that it has set aside for another fire station, as a community park. Obviously, siting a fire station next to a high density residential development also poses a significant 24-hour per day noise burden due to the volume of emergency sirens. Instead, a park in this location would be a true community resource serving not only the residents of the proposed development but also residents of the adjacent Eskaton facility and residents of Sun City.

Thank you for your consideration of our comments.

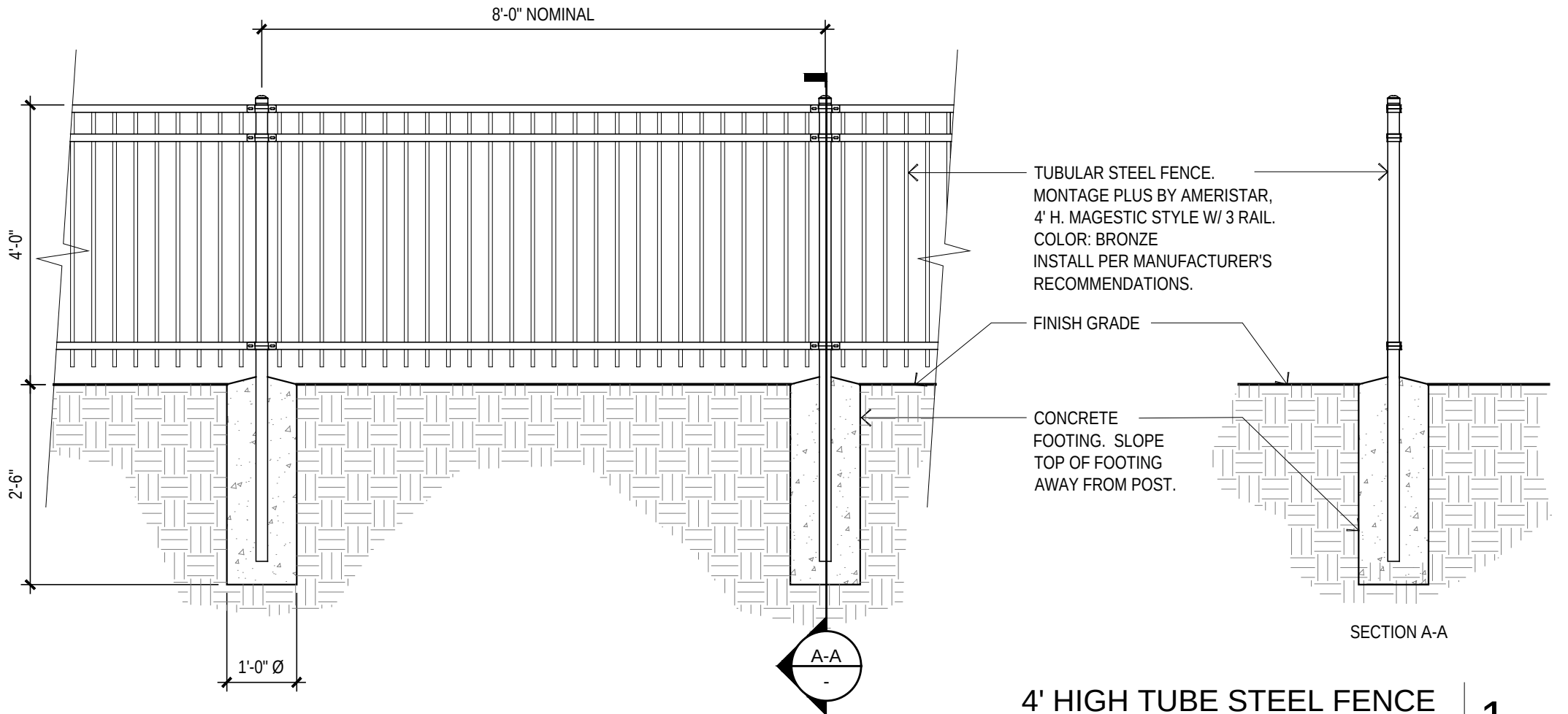
Ralph and Melanie Faust





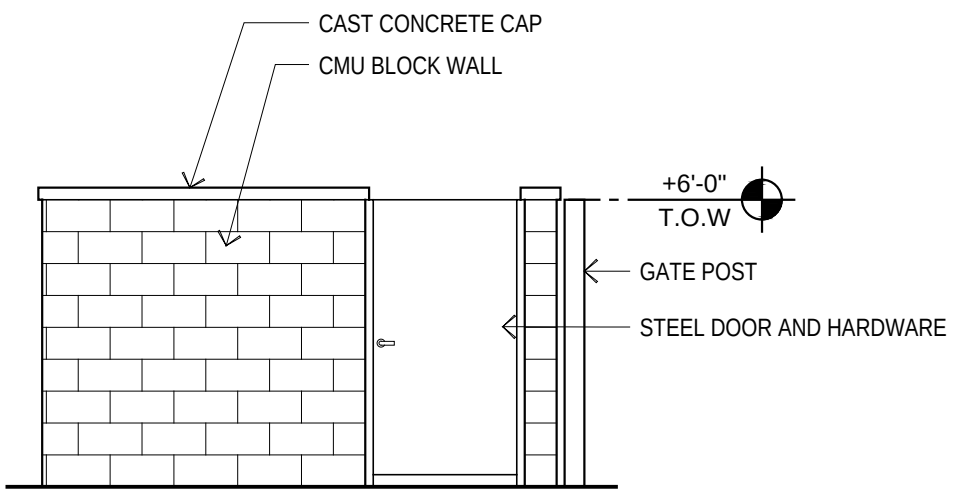
TRASH ENCLOSURE ENLARGED PLAN
2866-0002_sp SCALE: 1/4" = 1'-0"

3



4' HIGH TUBE STEEL FENCE
2866-0002_sp 1/2" = 1'-0"

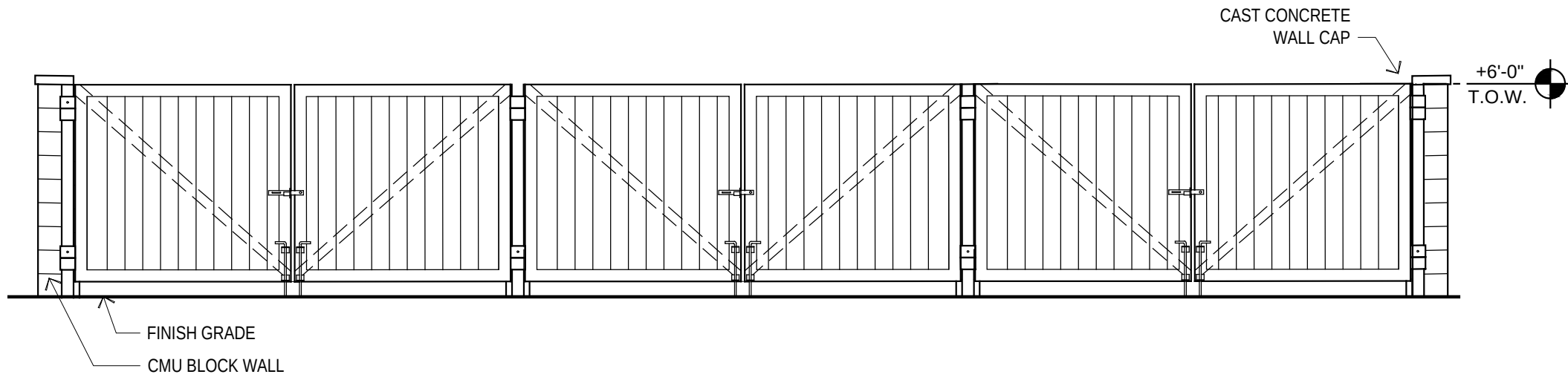
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NOTE:
ALL METAL TO BE PAINTED W/ TWO COATS PRIMER AND TWO COATS OF FINISH. ALL METAL FASTENERS TO BE GALVANIZED.

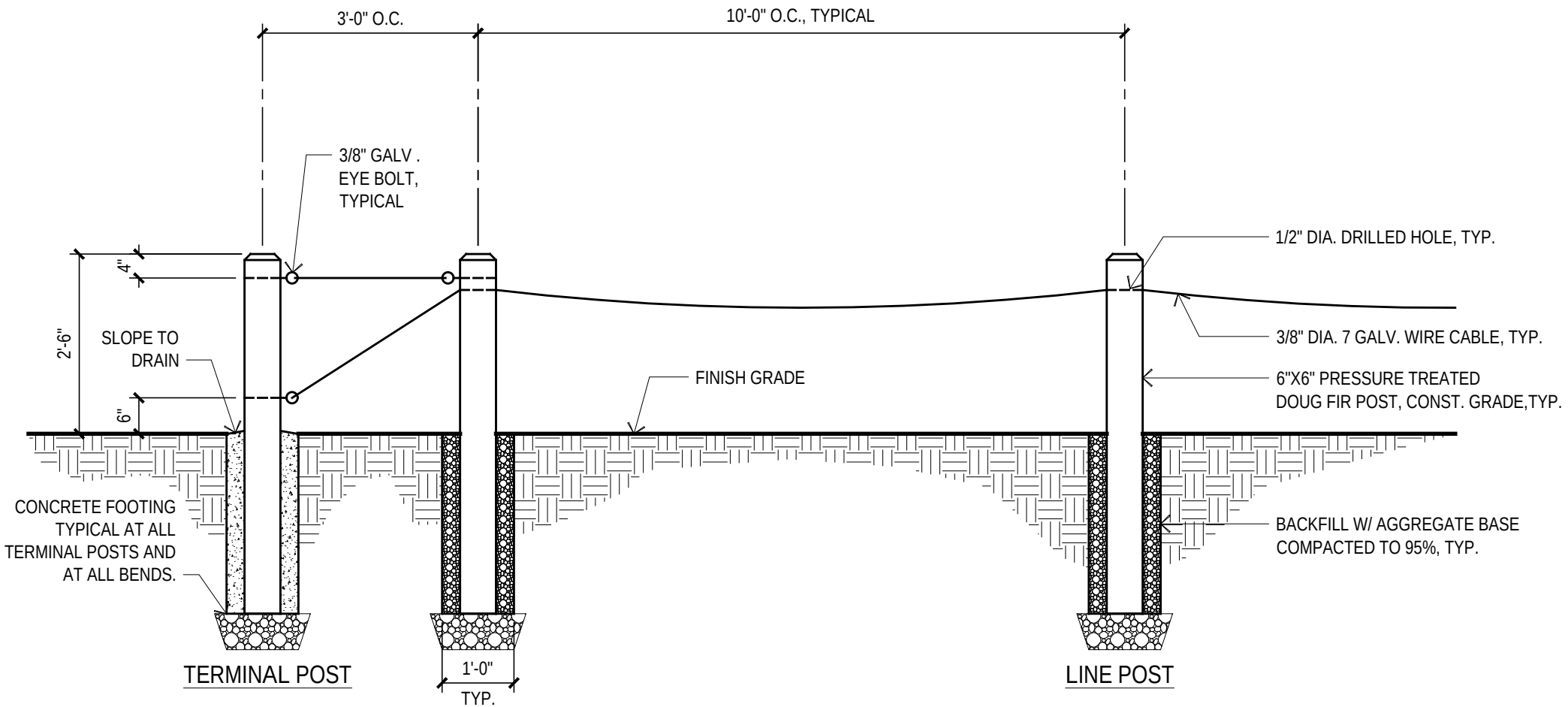
TRASH ENCLOSURE SIDE ELEVATION
2866-0002_sp SCALE: 1/4" = 1'-0"

5



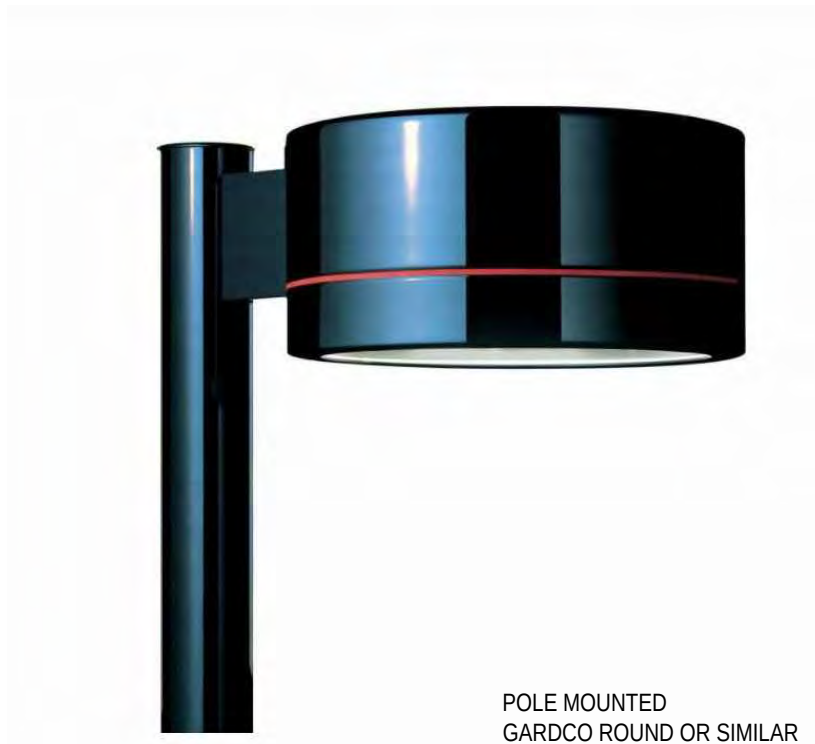
TRASH ENCLOSURE FRONT ELEVATION
2866-0002_sp SCALE: 1/4" = 1'-0"

4



CABLE RAIL FENCE
2866-0002_sp 1/2" = 1'-0"

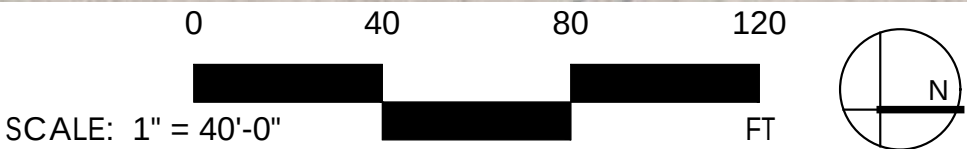
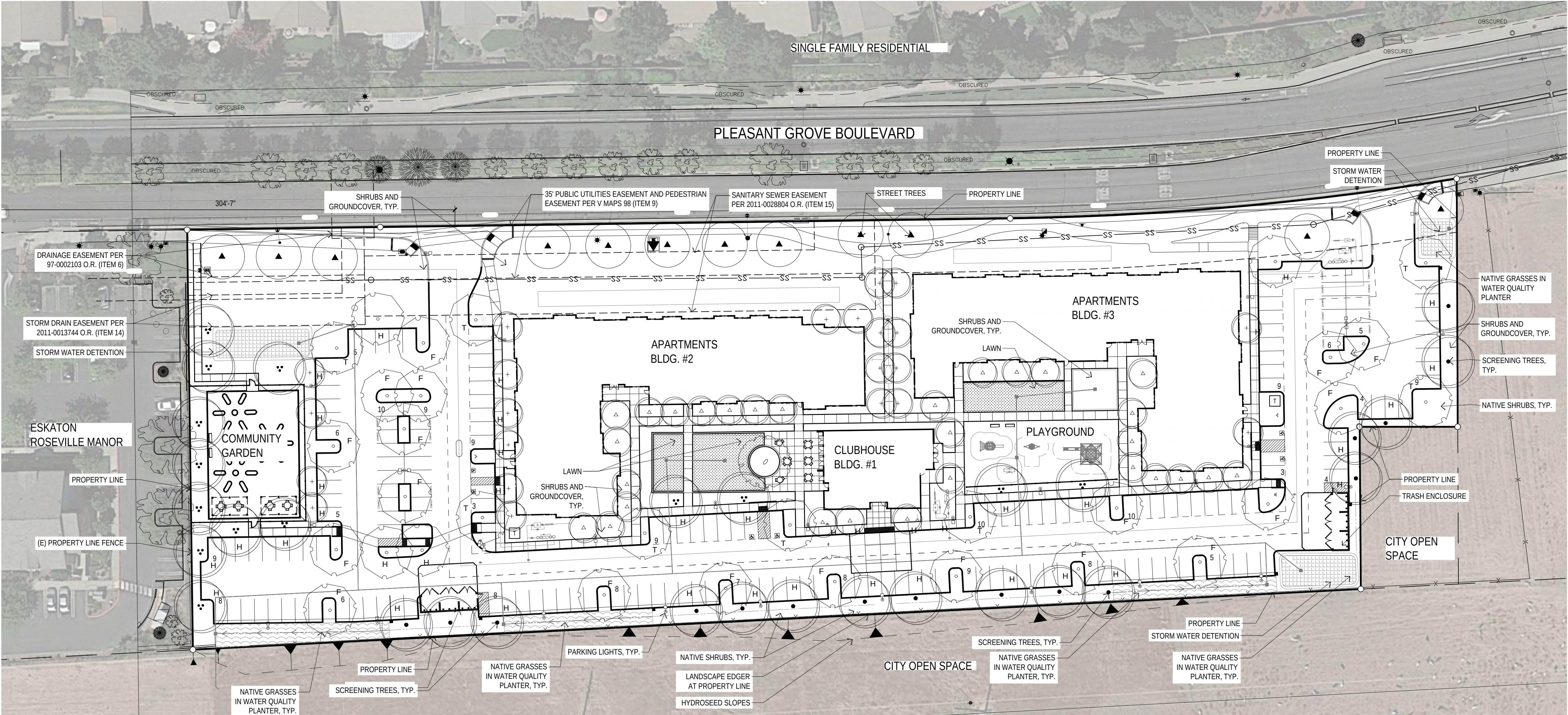
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SITE LIGHTING
2866-0002_sp NTS

6

PROJECT DATA										
SITE AREA:		4.96 ACRES			216,058					
PROPOSED DENSITY:		19.8 DU/ACRE								
GENERAL PLAN:		HDR-19.8								
SPECIFIC PLAN:		NORTH ROSEVILLE SPECIFIC PLAN – PHASE 2								
ZONING:		R3/SA-NR								
DEVELOPMENT STANDARDS:										
SETBACKS:										
FRONT (STREET):		20 FT								
SIDES:		5 FT								
REAR:		10 FT								
LOT COVERAGE:		50%								
BUILDING HEIGHT:		45 FT								
NUMBER OF UNITS:		98								
UNIT TYPE				BLDG. 2	BLDG. 3	TOTAL		%	TOTAL NET SF	
A1	1 BDR / 1 BTH:	608 SF	15	15	30 UNITS	31%	18,240	NSF		
B1	2 BDR / 1 BTH:	850 SF	17	17	34 UNITS	35%	28,900	NSF		
C1	3 BDR / 2 BTH:	1,095 SF	9	15	24 UNITS	24%	26,280	NSF		
C1.1	3 BDR / 2 BTH:	1,095 SF	6	0	6 UNITS	6%	6,570	NSF		
C2	3 BDR / 2 BTH:	1,108 SF	2	2	4 UNITS	4%	4,432	NSF		
TOTAL UNITS:		861 AVE SF	47	47	98 UNITS	100%	84,422	NSF		
GROSS BUILDING AREAS:		BLDG. 1	BLDG. 2	BLDG. 3	TOTAL					
NET RENTABLE AREA:			42,211	42,211	84,422	SF				
BUILDING SUPPORT:			1,367	1,367	2,734	SF				
CIRCULATION:			6,757	6,748	13,505	SF				
AMENITY:		3,500	1,385	1,385	6,270	SF				
TOTAL GROSS AREA:		3,500	51,720	51,711	106,931	SF				
PARKING SUMMARY:										
PARKING REQUIRED:		1.50 SPACES / 1 BD				45 SPACES				
(CITY OF ROSEVILLE)		2.00 SPACES/2+ BD				136 SPACES				
		0.10 SPACES/UNIT				10 SPACES				
						191 SPACES				
PARKING PROVIDED:		1.95 SPACES / UNIT				191 SPACES				



LANDSCAPE PLAN
1" = 40'-0"

PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	Acer rubrum 'Bowhall' Bowhall Maple	24"box	Med
	Lagerstroemia x 'Natchez' Crape Myrtle	24"box	Low
	Pistacia chinensis 'Kieth Davey' Kieth Davey Chinese Pistache	24"box	Low
	Platanus x acerifolia London Plane Tree	24"box	Low
	Quercus lobata Valley Oak	48"box	Low
	Quercus wislizenii Interior Live Oak	24"box	Low
	Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova	24"box	Med

VINE	BOTANICAL / COMMON NAME	CONT	WATER USE
	Parthenocissus tricuspidata 'Veitchii' Boston Ivy	5 gal	Med

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING
	Bulbine frutescens 'Hallmark' Stalked Bulbine	1 gal	Low	36" o.c.
	Dianella revoluta 'DR5000' TM Little Rev Flax Lily	1 gal	Low	24" o.c.
	Lomandra longifolia 'Platinum Beauty' Variegated Dwarf Mat Grass	1 gal	Low	36" o.c.
	Myoporum parvifolium 'Pink' Trailing Mvoporum	1 gal	Low	3" o.c.

PLANTING SCHEDULE

NTS

Tree Species	Tree Size	Coverage	Qty	Area	Shade Total
Platanus x acerifolia	35'	Full	19	962	18,278
Quercus wislizenii		Three-Qtrs	8	722	5,776
Zelkova serrata 'Green Vase'		Half	27	481	12,987
		Quarter	0	241	0
		Total			37,041

Lagerstroemia 'Natchez'	15'	Full	0	314	0
Acer 'Bowhall'		Three-Qtrs	0	236	0
		Half	12	157	1,884
		Quarter	0	79	0
		Total			1,884

Total Tree Shaded Area Provided	38,925
Total Carport Area Provided	0
Percent of Parking Shaded	60.3%
Total Parking Area	64,544

PARKING SHADE TREE CALCS

NTS

WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

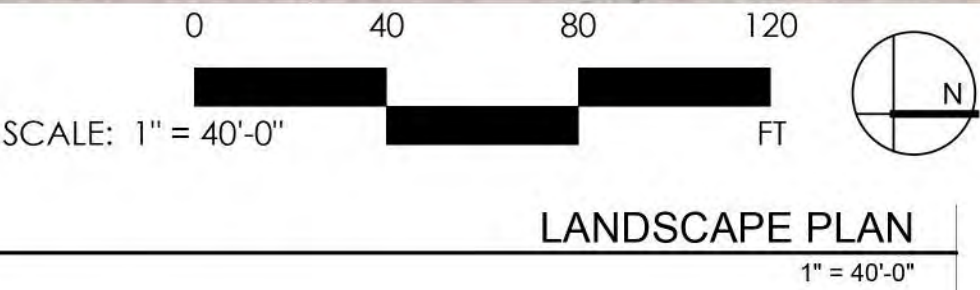
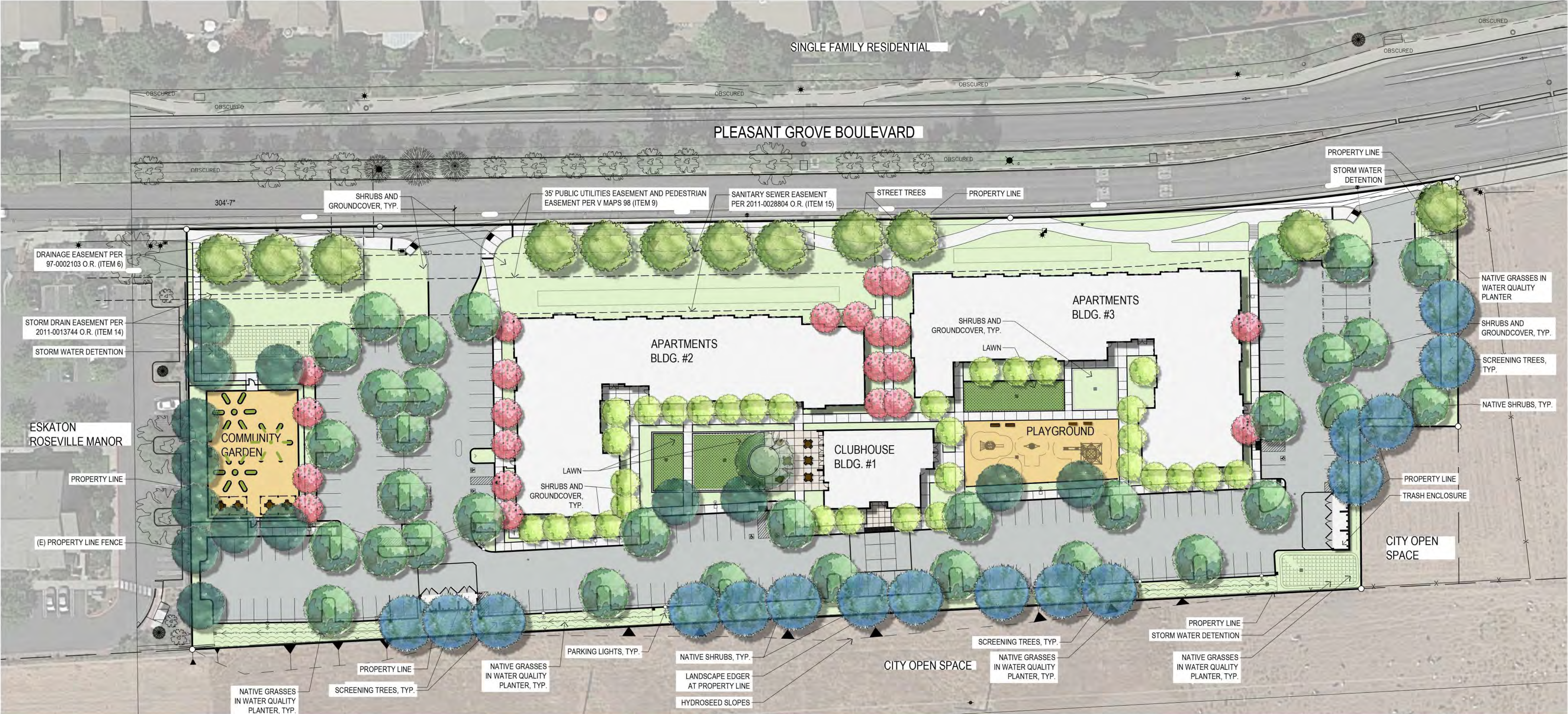
Applicant Signature License Number Date

LANDSCAPE NOTES:

- ALL PLANTERS TO BE IRRIGATED USING IN-LINE SUBSURFACE DRIP TUBING EXCEPT FOR LAWN AREAS.
- ALL SPRAY IRRIGATION TO BE LAID OUT TO AVOID OVER SPRAY.
- ALL PLANTER TO BE TOP DRESSED WITH 3" OR MULCH EXCEPT FOR LAWN AREAS.
- INSTALL TREE ROOT BARRIERS FOR TREES WITHIN 4'-0" OF CONCRETE PAVING OR CURB.

NOTES

NTS



LANDSCAPE PLAN
1" = 40'-0"

Tree Species	Tree Size	Coverage	Qty	Area	Shade Total
<i>Platanus x acerifolia</i> <i>Quercus wislizenii</i> <i>Zelkova serrata</i> 'Green Vase'	35'	Full	19	962	18,278
		Three-Qtrs	8	722	5,776
		Half	27	481	12,987
		Quarter	0	241	0
		Total			
<i>Lagerstroemia</i> 'Natchez' <i>Acer</i> 'Bowhall'	15'	Full	0	314	0
		Three-Qtrs	0	236	0
		Half	12	157	1,884
		Quarter	0	79	0
		Total			
Total Tree Shaded Area Provided					38,925
Total Carport Area Provided					0
Percent of Parking Shaded					60.3%
Total Parking Area					64,544

PARKING SHADE TREE CALCS
NTS

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Applicant Signature License Number Date

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- INSTALL TREE ROOT BARRIERS FOR TREES WITHIN 4'-0" OF CONCRETE PAVING OR CURB.

NOTES
NTS

PLANT_SCHEDULE

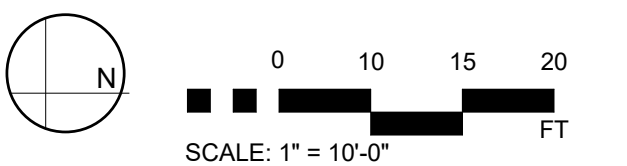
TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	<i>Acer rubrum</i> 'Bowhall' Bowhall Maple	24"box	Med
	<i>Lagerstroemia x 'Natchez'</i> Crape Myrtle	24"box	Low
	<i>Pistacia chinensis</i> 'Kieth Davey' Kieth Davey Chinese Pistache	24"box	Low
	<i>Platanus x acerifolia</i> London Plane Tree	24"box	Low
	<i>Quercus lobata</i> Valley Oak	48"box	Low
	<i>Quercus wislizenii</i> Interior Live Oak	24"box	Low
	<i>Zelkova serrata</i> 'Green Vase' Green Vase Sawleaf Zelkova	24"box	Med

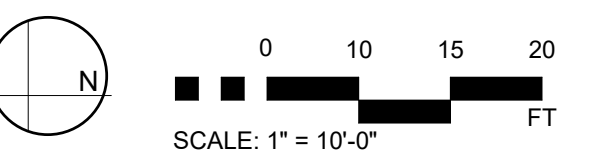
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE
	<i>Arctostaphylos x 'Emerald Carpet'</i> Emerald Carpet Manzanita	2 gal	Low
	<i>Callistemon viminalis</i> 'Better John' Dwarf Weeping Bottle Brush	5 gal	Low
	<i>Chondropetalum tectorum</i> Cape Rush	5 gal	Med
	<i>Cistus x 'Grayswood Pink'</i> Rock Rose	5 gal	Low
	<i>Dietsa bicolor</i> Fortnight Lily	5 gal	Low
	<i>Festuca californica</i> California Fescue	1 gal	Low
	<i>Galvezia speciosa</i> Island Bush Snapdragon	5 gal	Low
	<i>Galvezia speciosa</i> 'Firecracker' Bush Snapdragon	5 gal	Low
	<i>Heuchera elegans</i> Alum Root	1 gal	Low
	<i>Juncus patens</i> 'Elk Blue' Spreading Rush	5 gal	Med
	<i>Kniphofia x 'Lemon Popsicle'</i> Lemon Popsicle Dwarf Hot Poker	5 gal	Low
	<i>Laurus nobilis</i> Sweet Bay	5 gal	Med
	<i>Leymus condensatus</i> 'Canyon Prince' Canyon Prince Blue Rye	5 gal	
	<i>Muhlenbergia rigens</i> Deer Grass	5 gal	Low
	<i>Pittosporum tenuifolium</i> 'Golf Ball' Golf Ball Tawhiwhi	5 gal	Med
	<i>Salvia spathacea</i> Hummingbird Sage	5 gal	

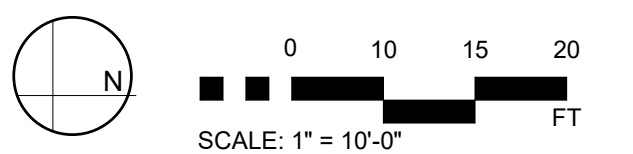
VINE	BOTANICAL / COMMON NAME	CONT	WATER USE
	<i>Parthenocissus tricuspidata</i> 'Veitchii' Boston Ivy	5 gal	Med

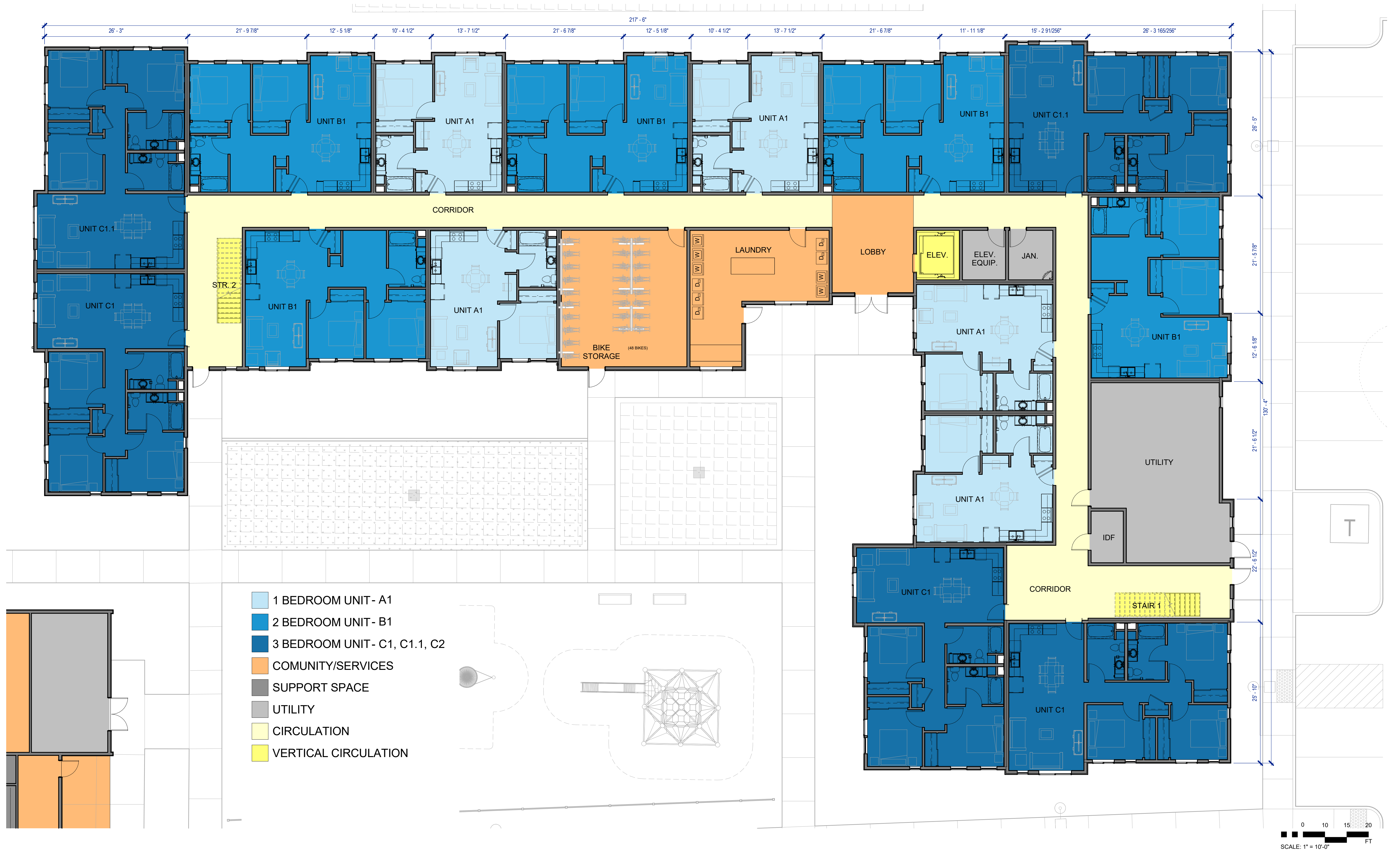
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING
	<i>Bulbine frutescens</i> 'Hallmark' Stalked Bulbine	1 gal	Low	36" o.c.
	<i>Dianella revoluta</i> 'DR5000' TM Little Rev Flax Lily	1 gal	Low	24" o.c.
	<i>Lomandra longifolia</i> 'Platinum Beauty' Variegated Dwarf Mat Grass	1 gal	Low	36" o.c.
	<i>Myoporum parvifolium</i> 'Pink' Trailing Myoporum	1 gal	Low	3" o.c.

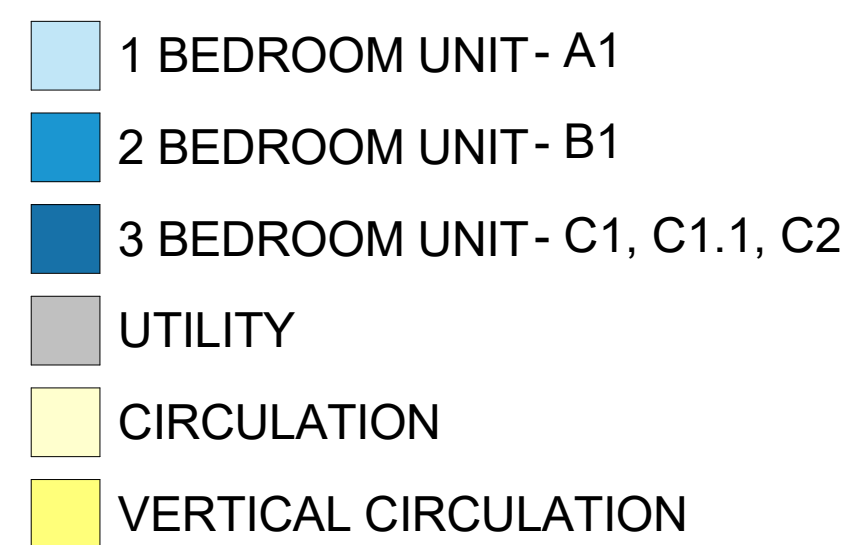
PLANTING SCHEDULE
NTS

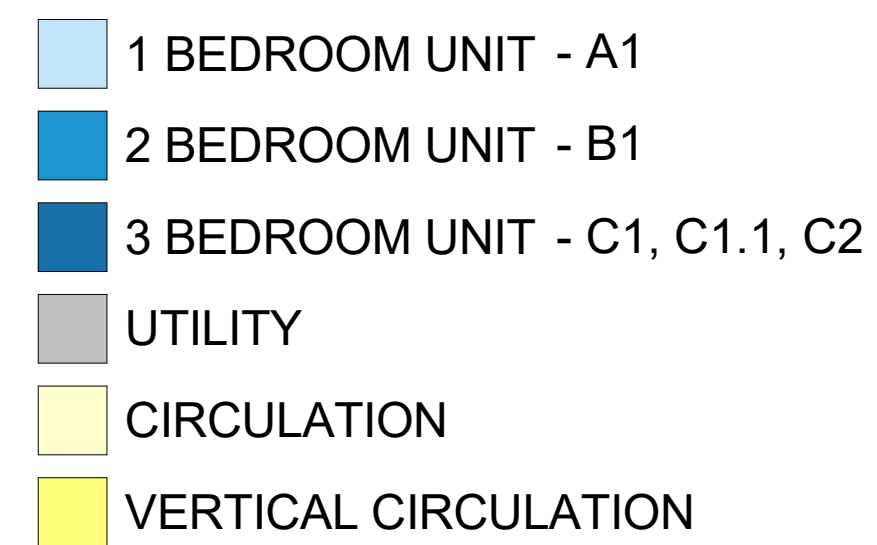


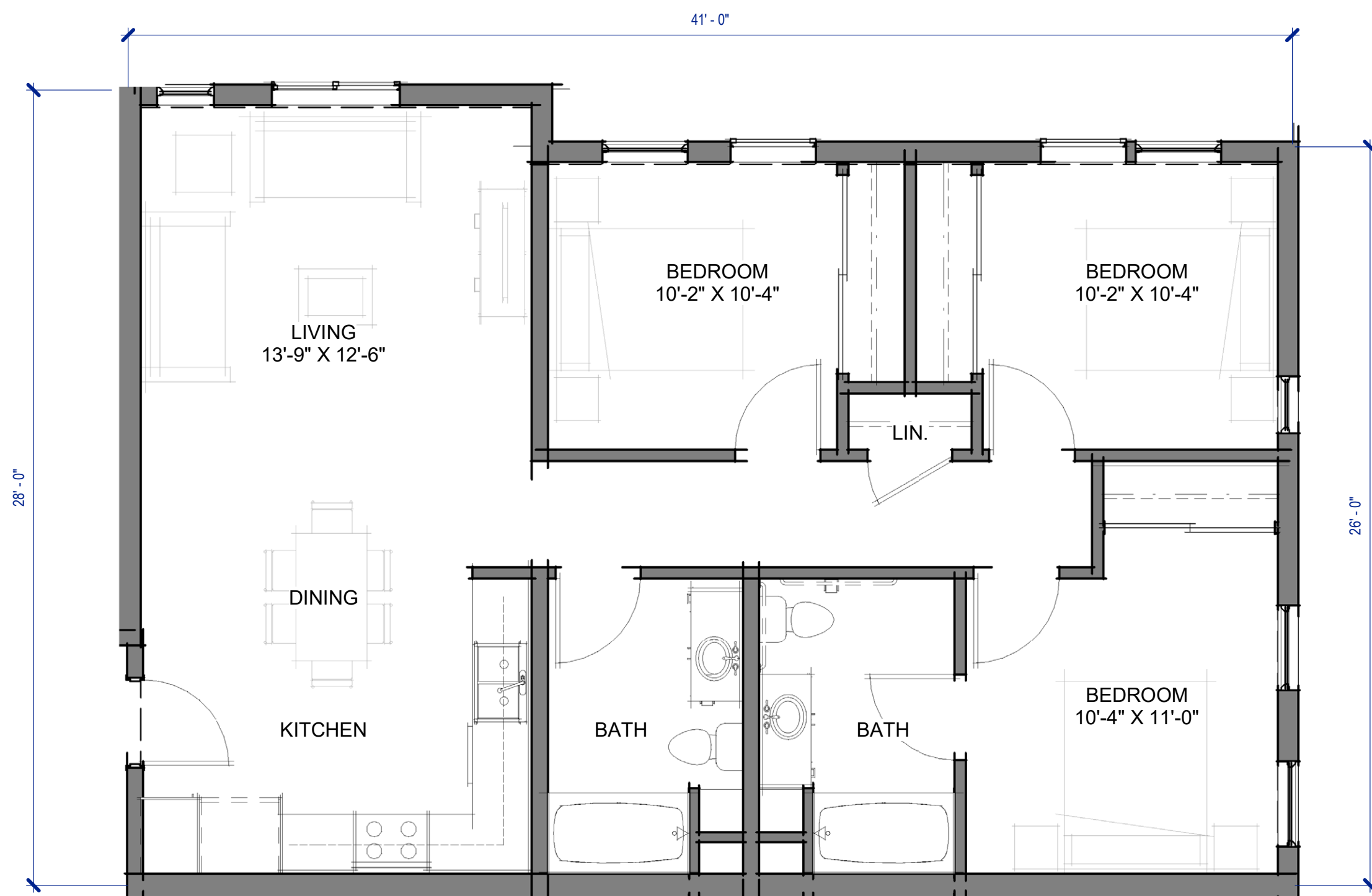




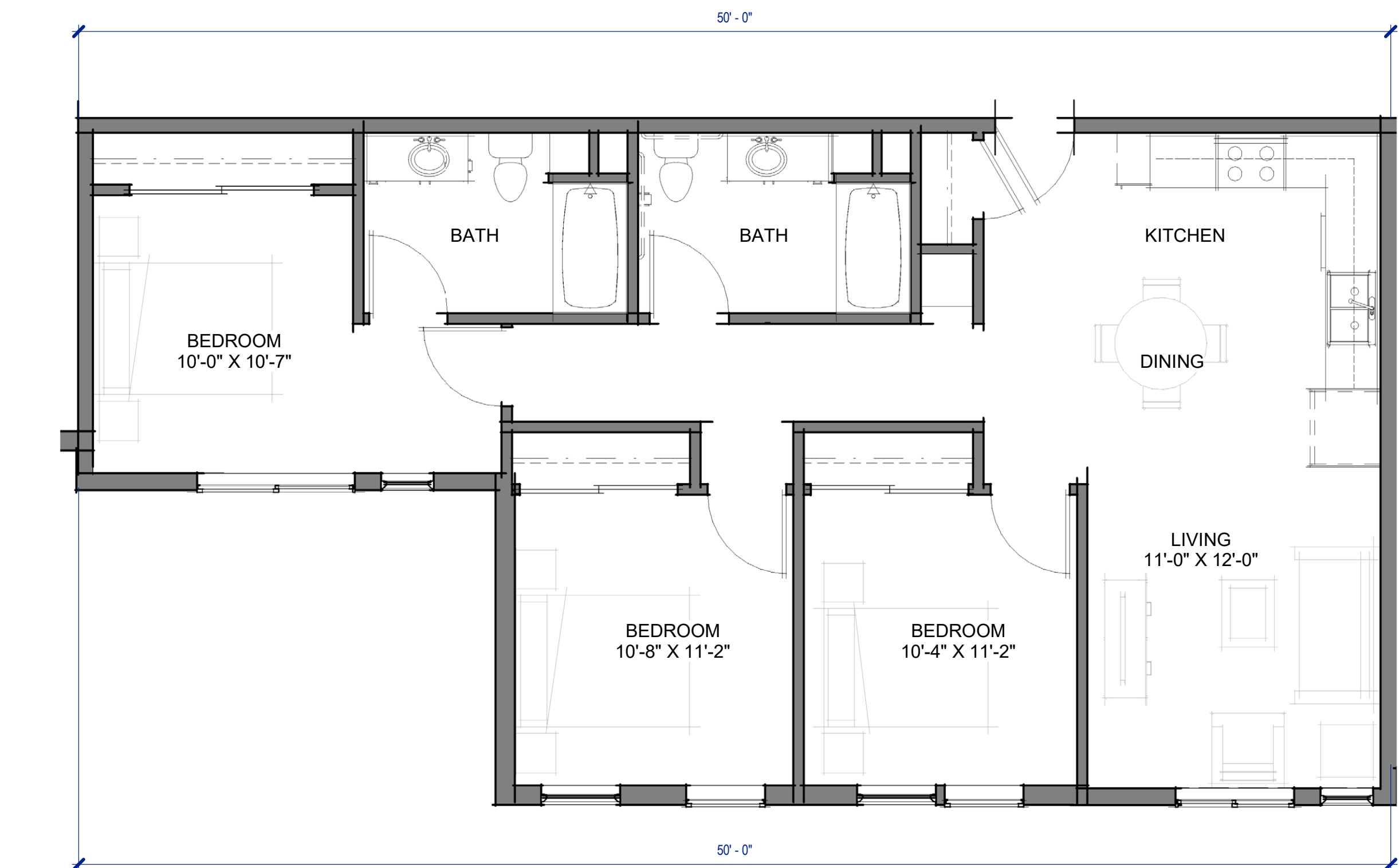




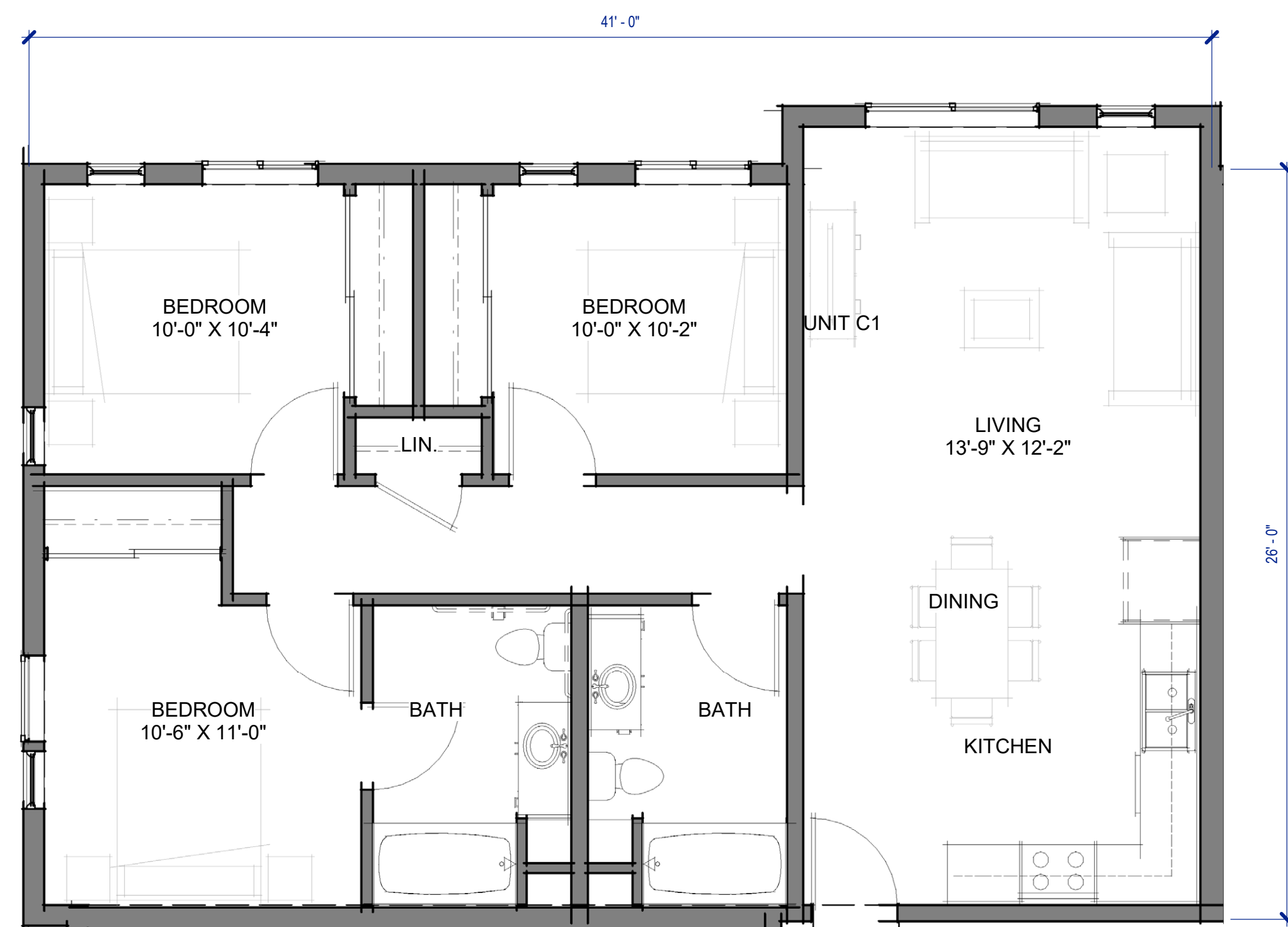




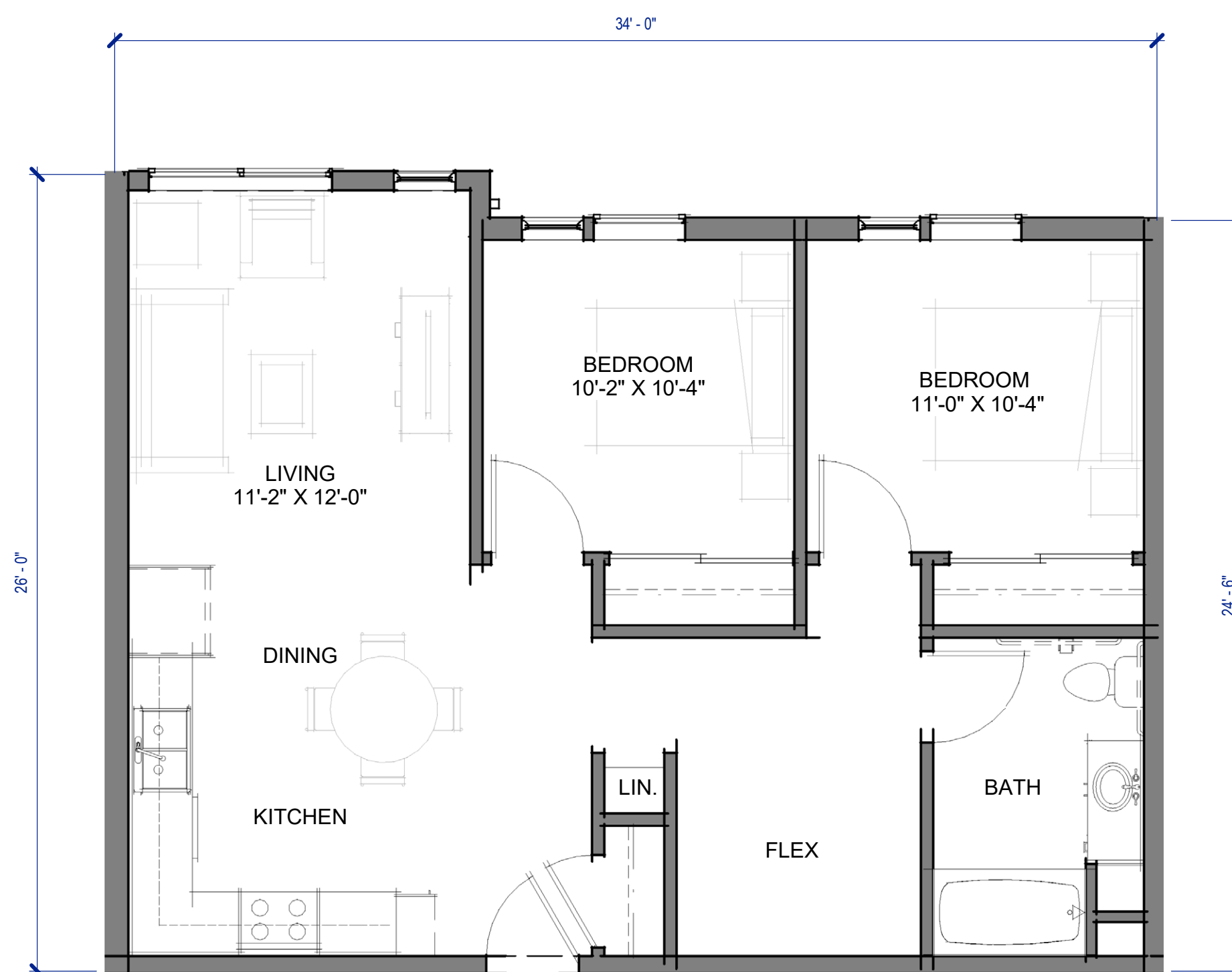
UNIT C1.1 (3 BEDRM.) - 1095 SF
1/4" = 1'-0" C1.1



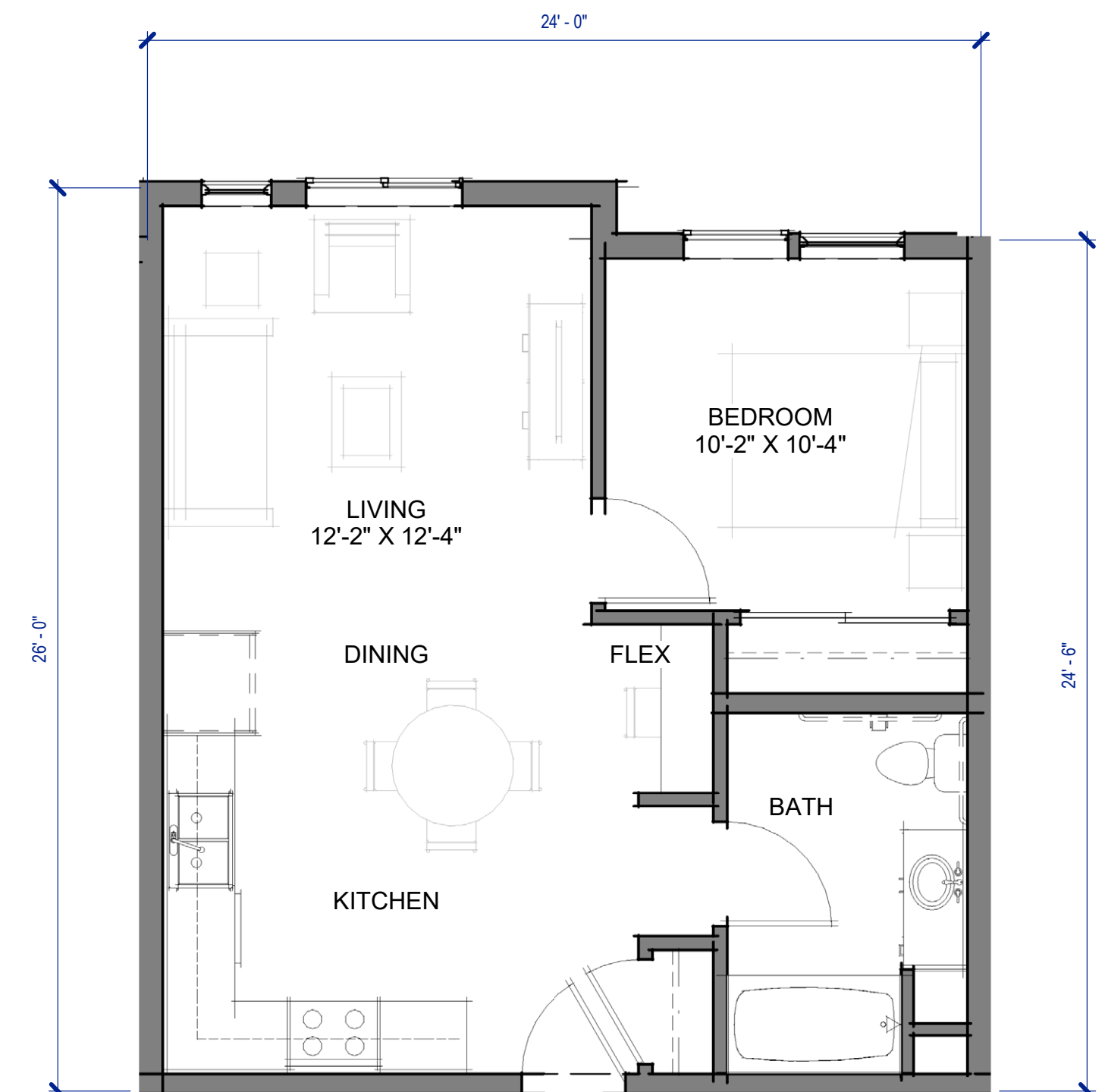
UNIT C2 (3 BEDRM.) - 1108 SF
1/4" = 1'-0" C2



UNIT C1 (3 BEDRM.) - 1095 SF
1/4" = 1'-0" C1

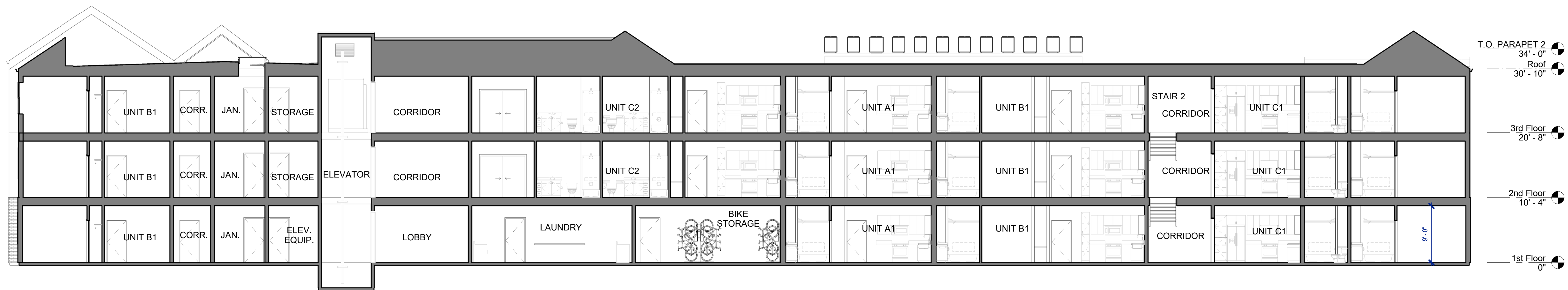


UNIT B1 (2 BEDRM.) - 850 SF
1/4" = 1'-0" B1

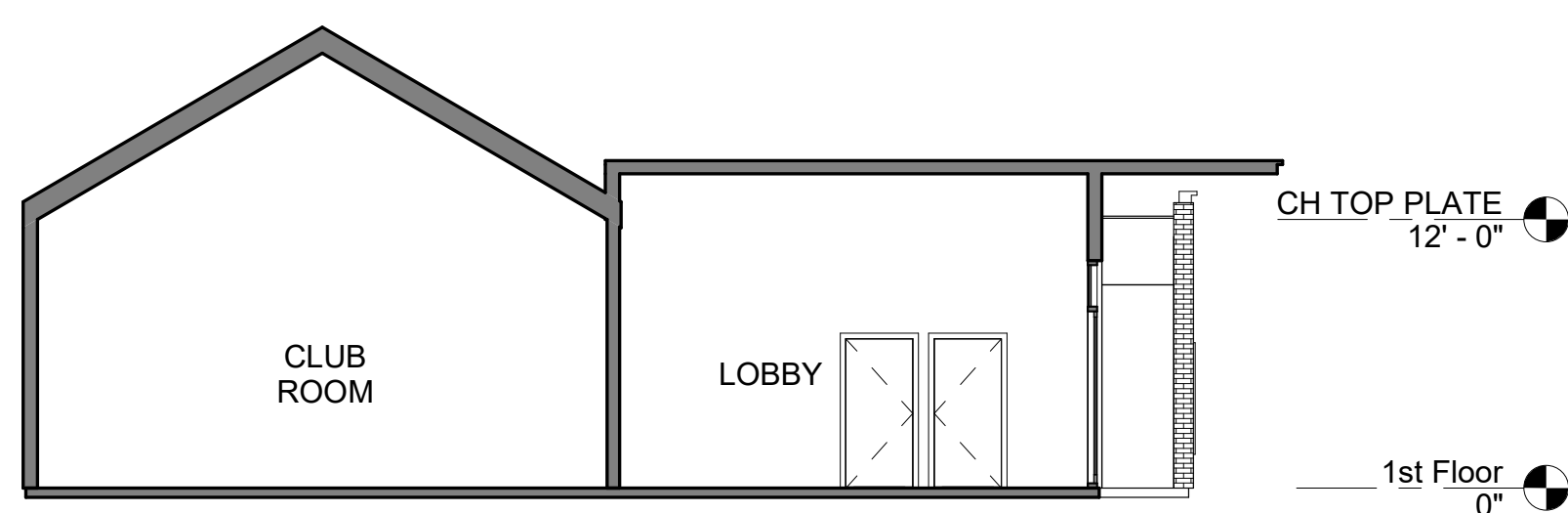


UNIT A1 (1 BEDRM.) - 608 SF
1/4" = 1'-0" A1

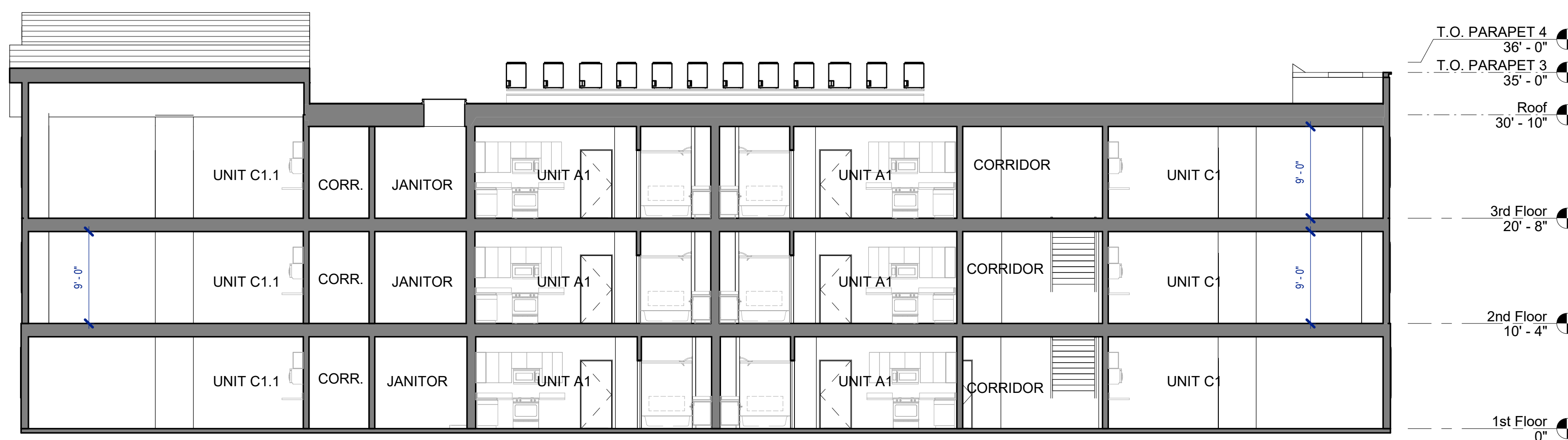




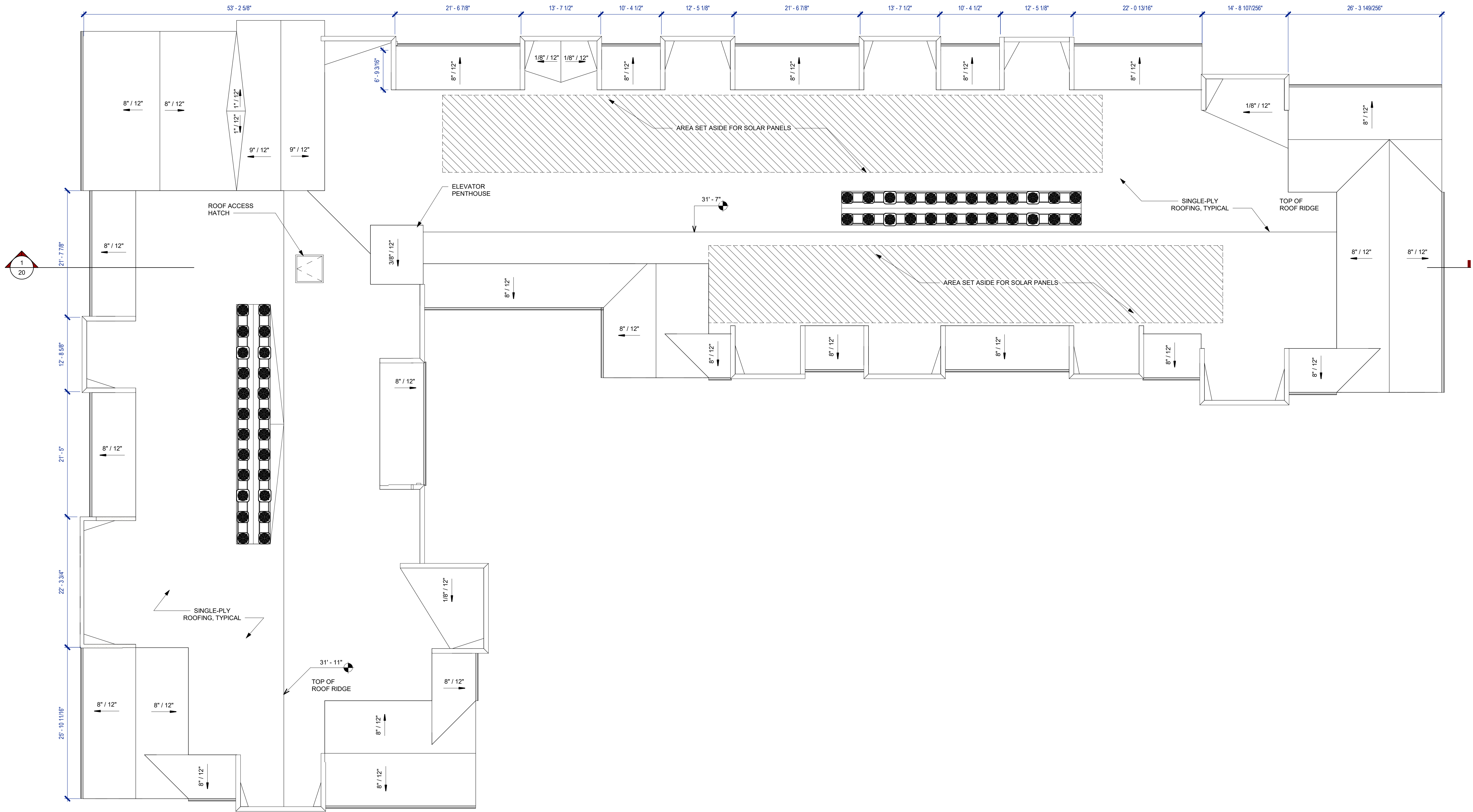
SECTION 1 | 1
1/8" = 1'-0"

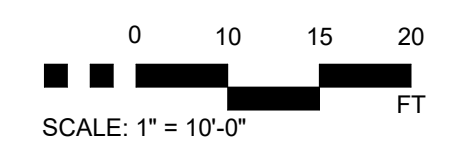
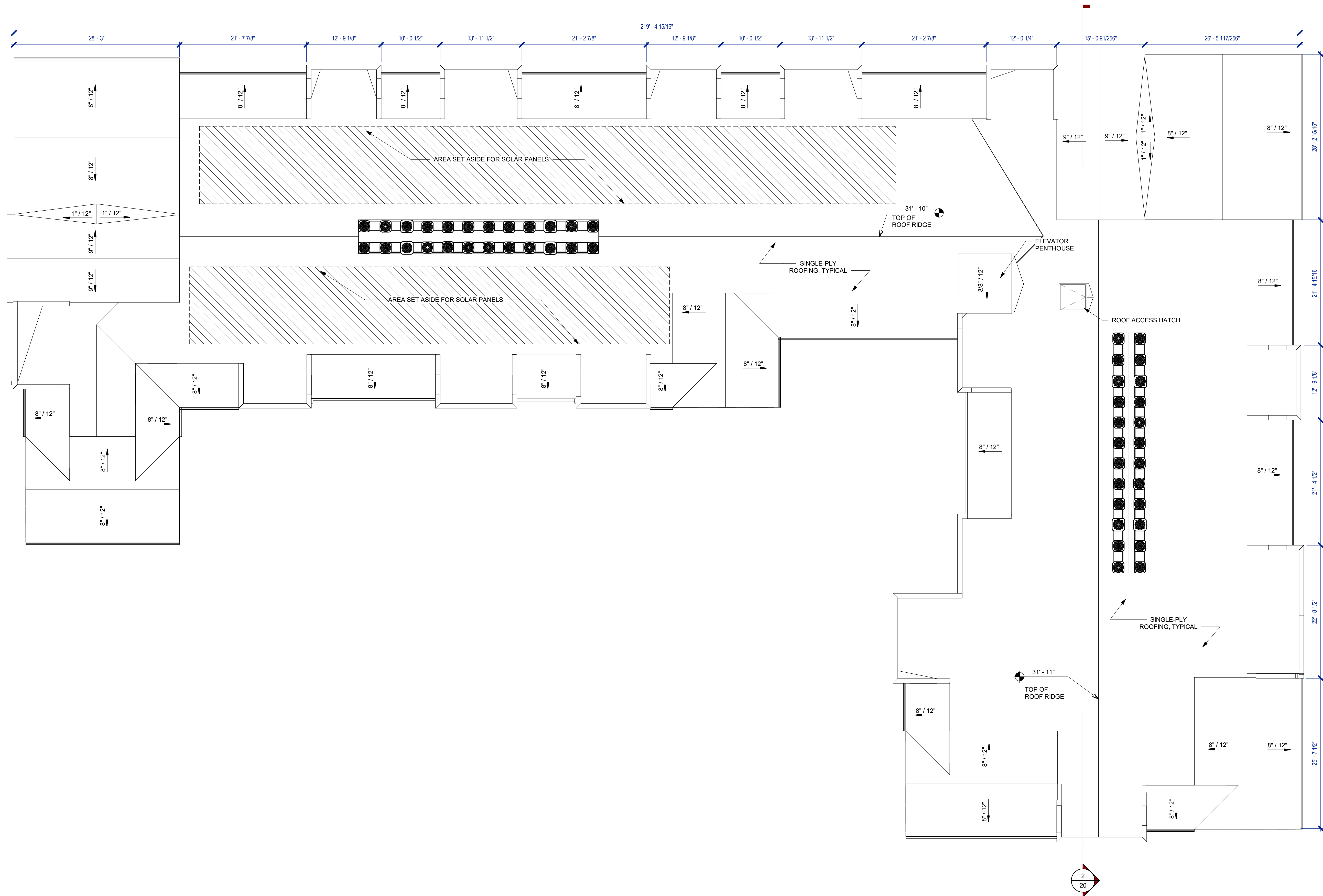


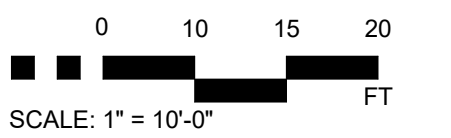
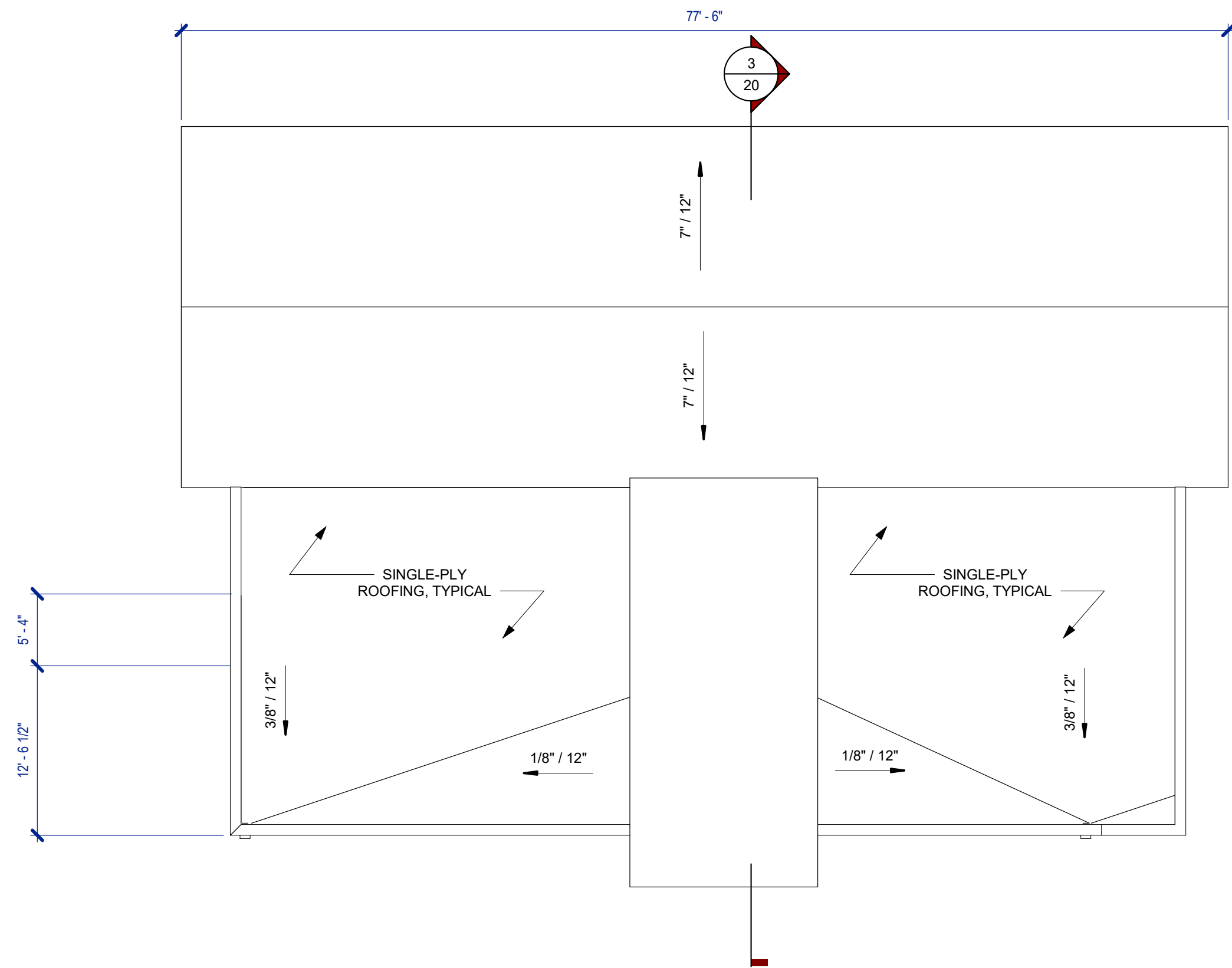
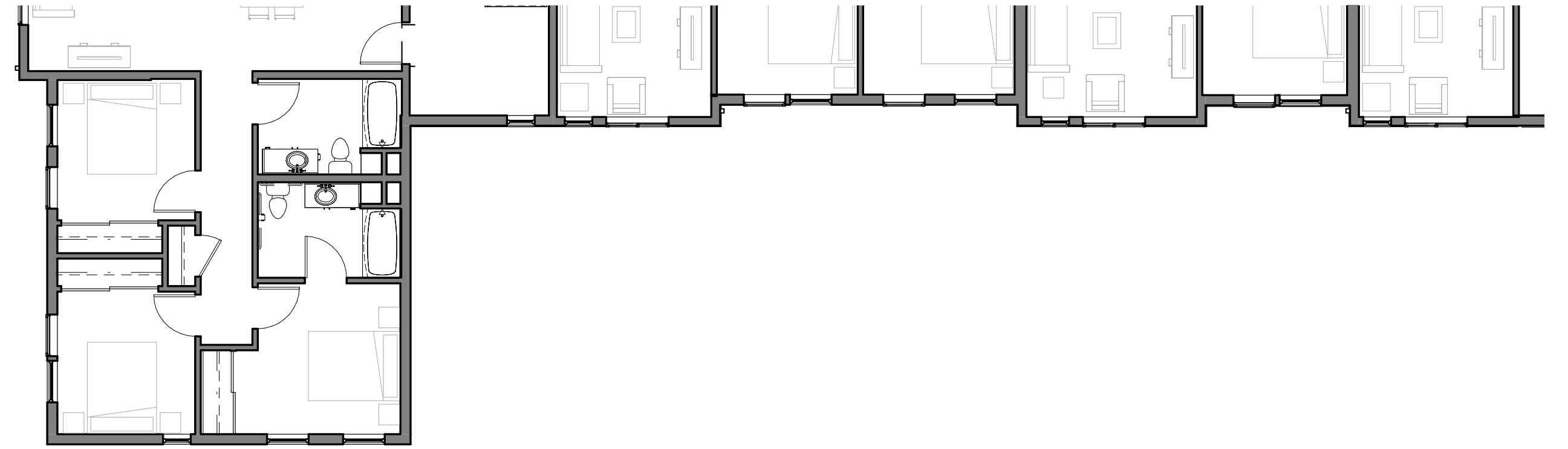
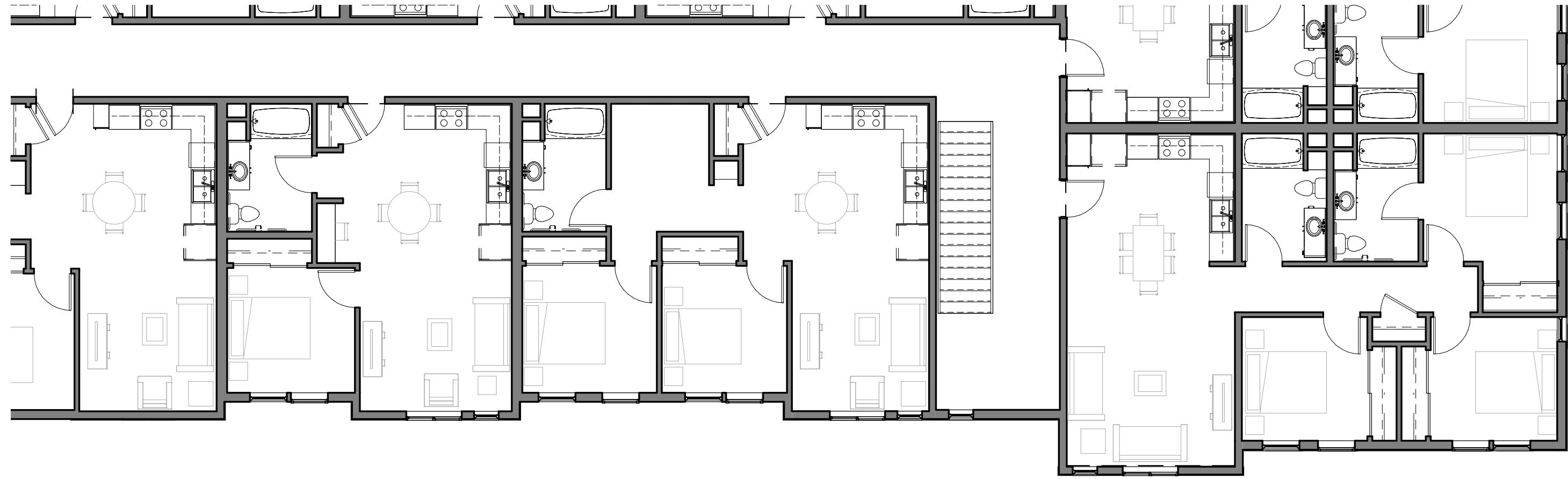
SECTION 3 | 3
1/8" = 1'-0"

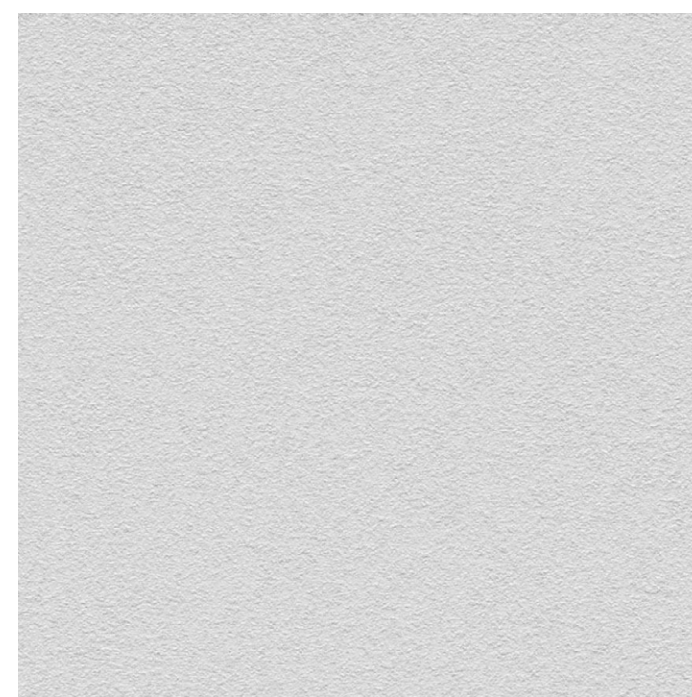


SECTION 2 | 2
1/8" = 1'-0"





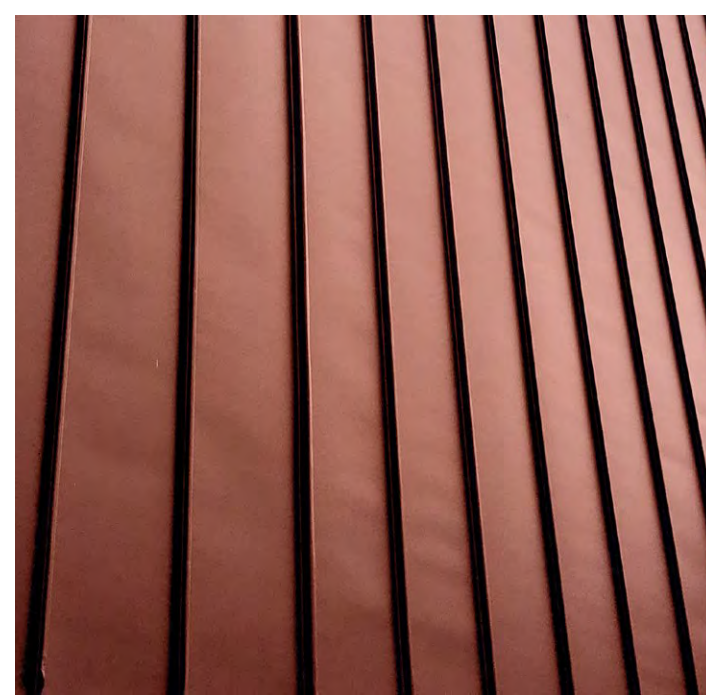




1. WHITE PLASTER - DE6372 LACE VEIL



2. FIBER CEMENT LAPSIDING



3. METAL PANEL - AEP SPAN FLEX SERIES TERRA-COTTA



4. GREY ACCENT



5. PLASTER FINISH



6. PAINT FINISH



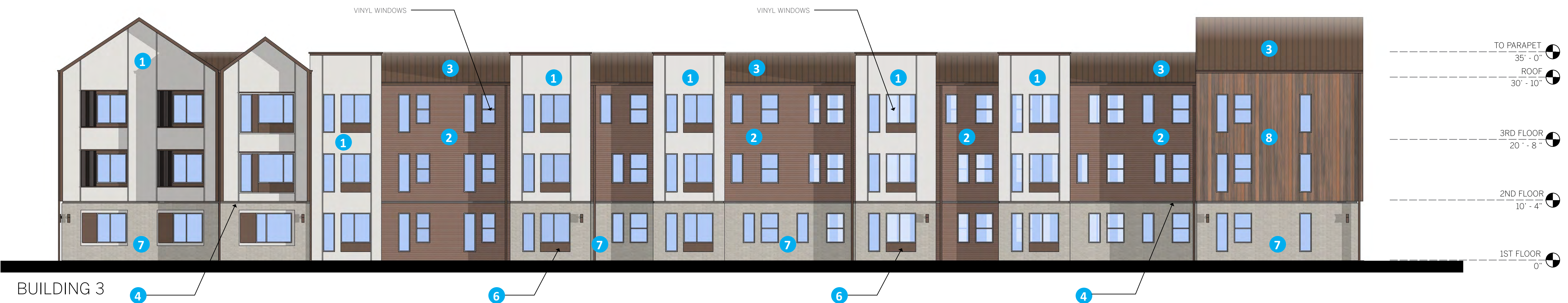
7. THIN BRICK VENEER

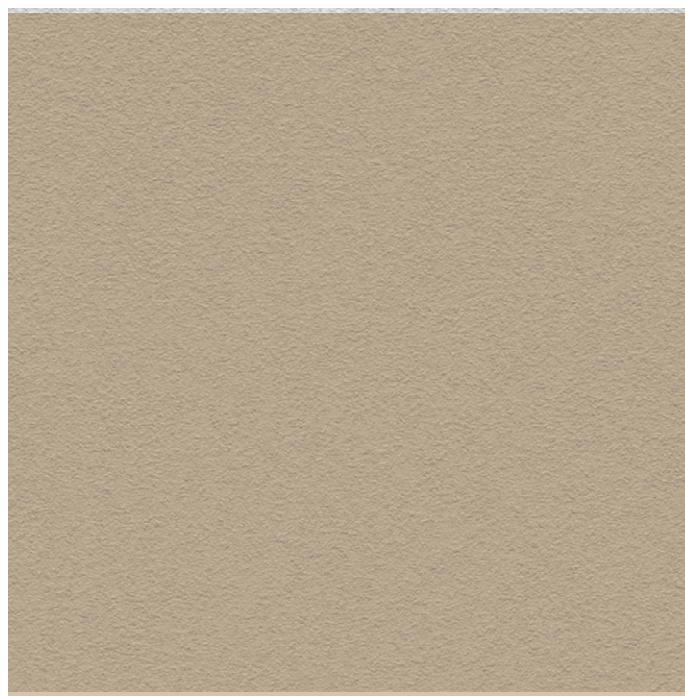
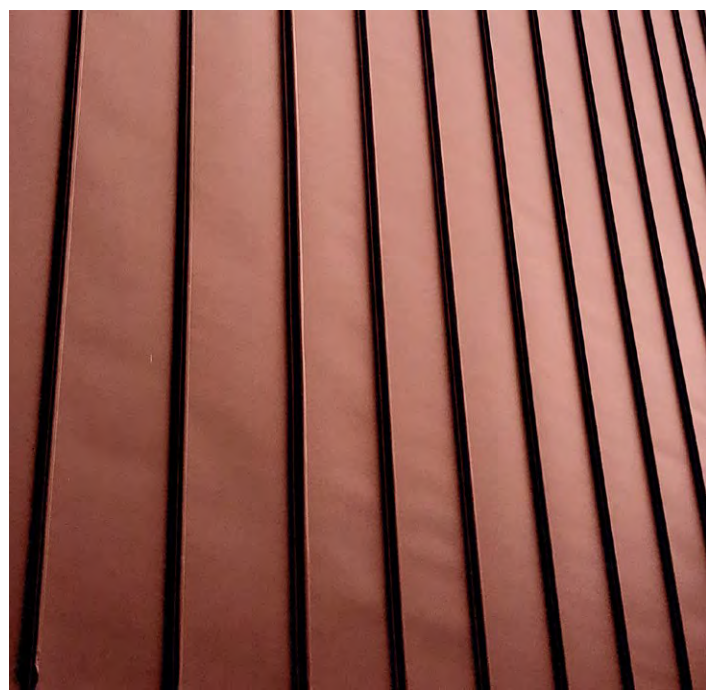
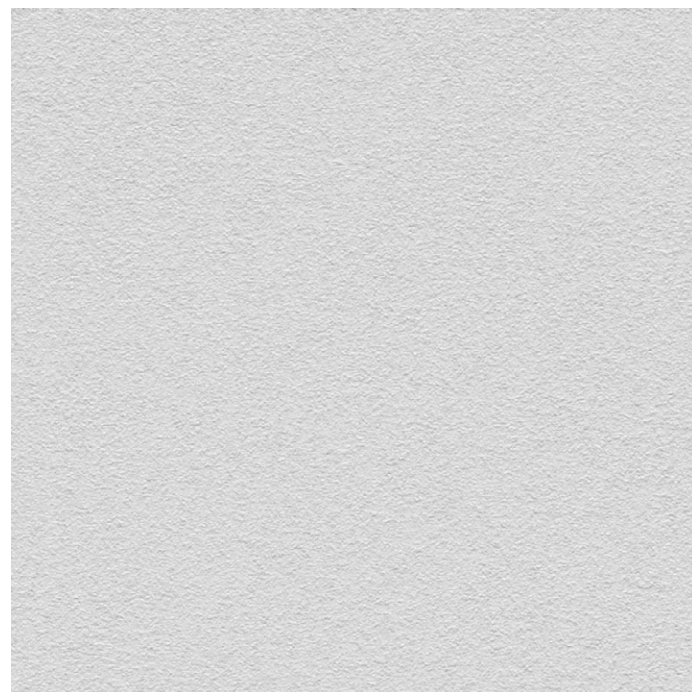


8. FIBER CEMENT NICHHA - SPRUCE



OUTDOOR WALL SCONCE





1. WHITE PLASTER -
DE6372 LACE VEIL

2. FIBER CEMENT
LAPSIDING

3. METAL PANEL -
AEP SPAN FLEX SERIES
TERRA-COTTA

4. GREY ACCENT

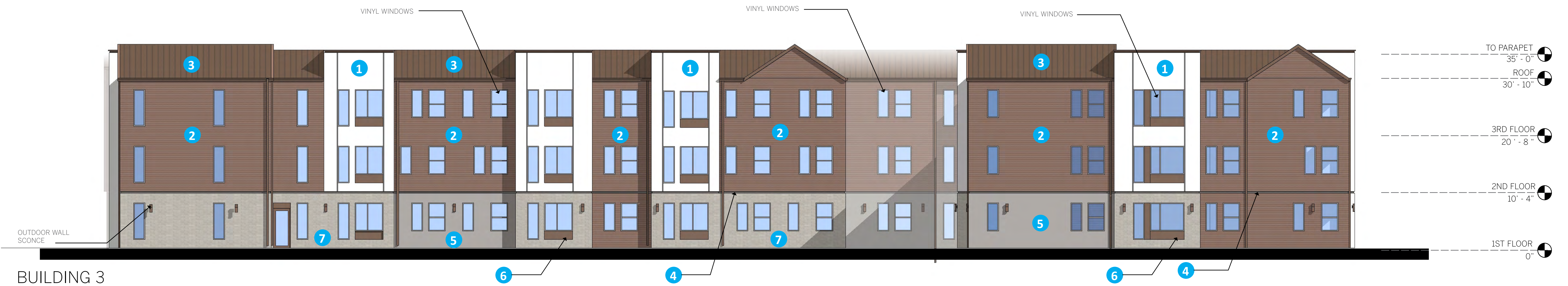
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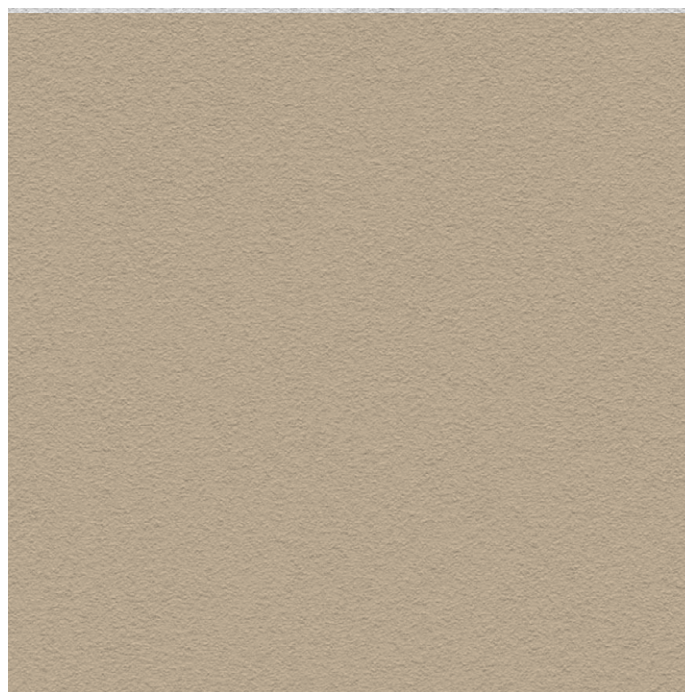
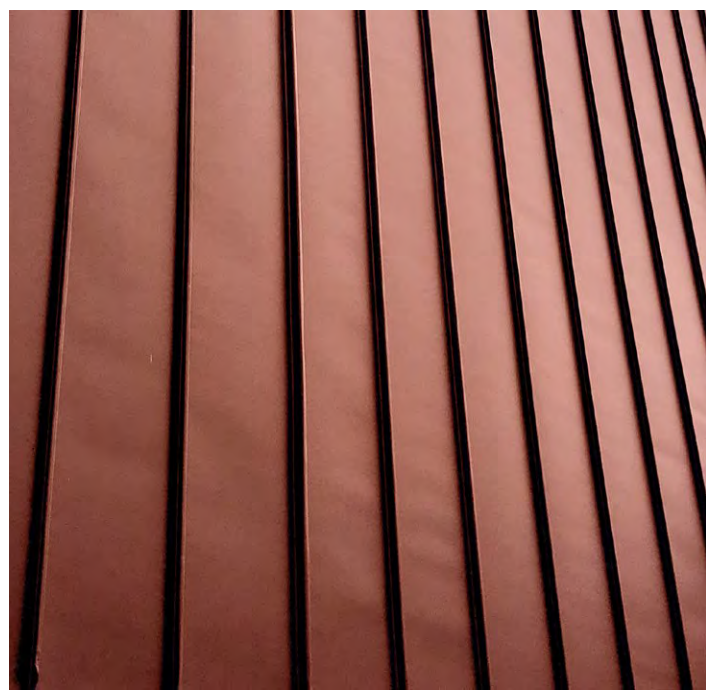
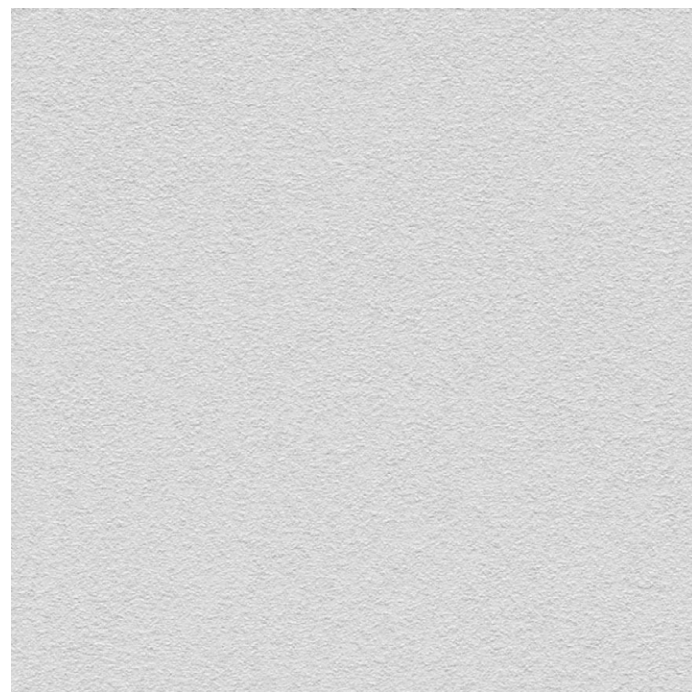
6. PAINT FINISH

7. THIN BRICK VENEER

8. FIBER CEMENT
NICHHA - SPRUCE

OUTDOOR
WALL SCONCE





1. WHITE PLASTER -
DE6372 LACE VEIL

2. FIBER CEMENT
LAPSIDING

3. METAL PANEL -
AEP SPAN FLEX SERIES
TERRA-COTTA

4. GREY ACCENT

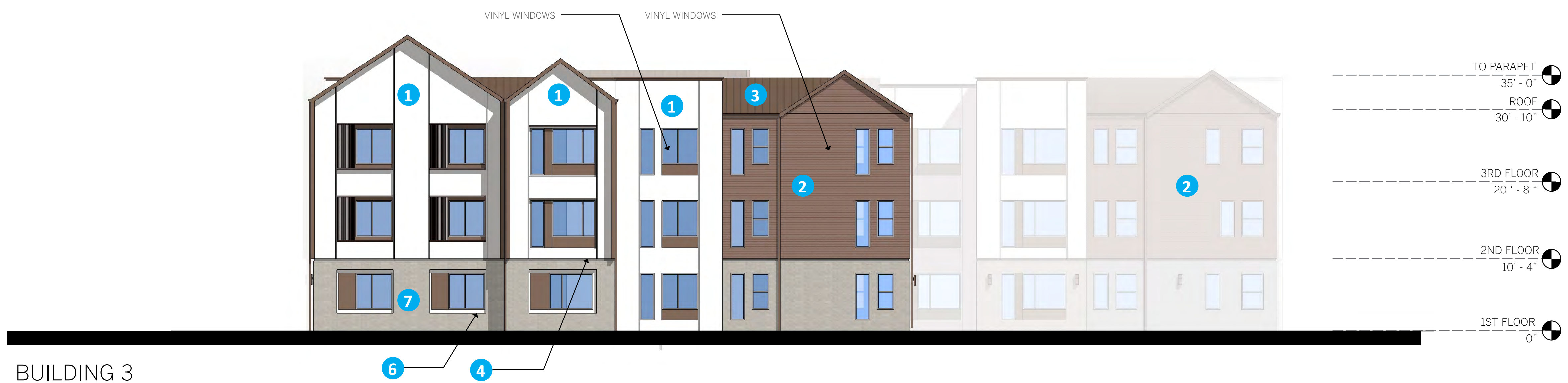
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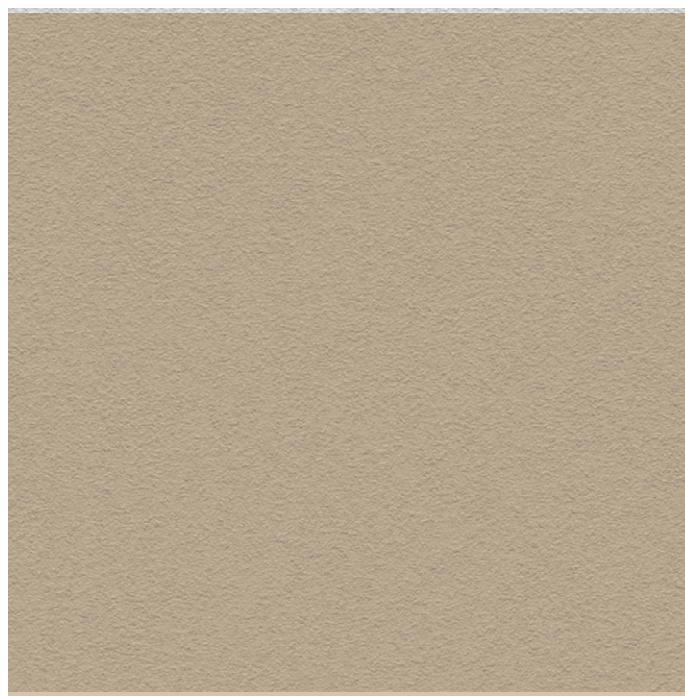
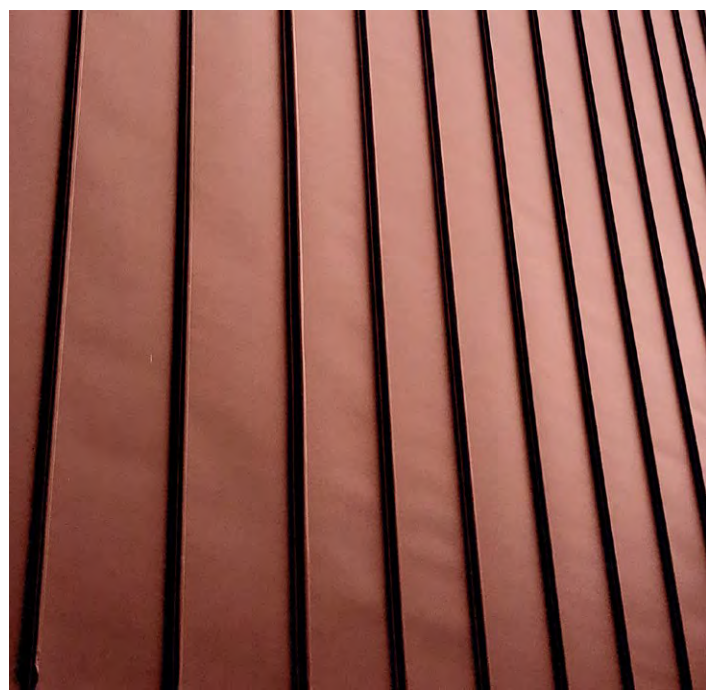
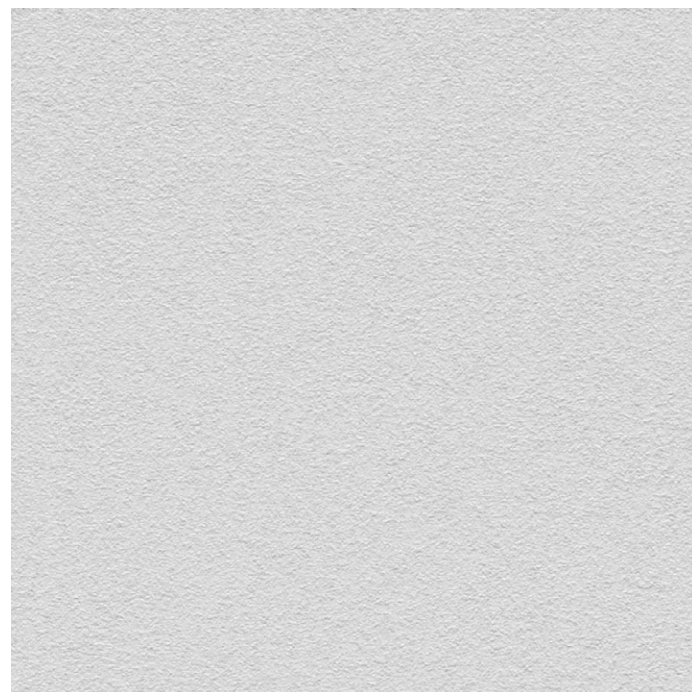
6. PAINT FINISH

7. THIN BRICK VENEER

8. FIBER CEMENT
NICHIBA - SPRUCE

OUTDOOR
WALL SCONCE





1. WHITE PLASTER -
DE6372 LACE VEIL

2. FIBER CEMENT
LAPSIDING

3. METAL PANEL -
AEP SPAN FLEX SERIES
TERRA-COTTA

4. GREY ACCENT

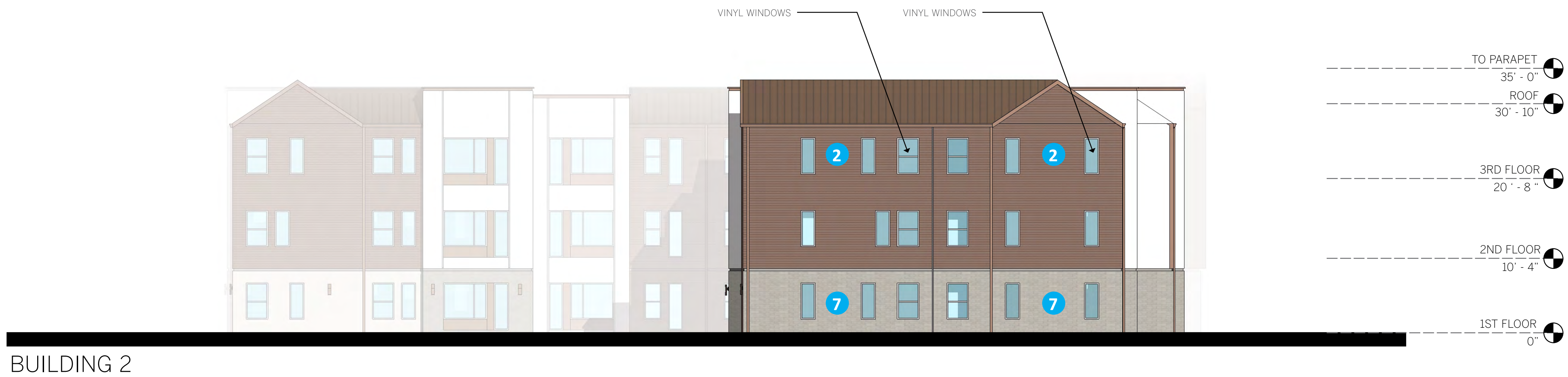
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6. PAINT FINISH

7. THIN BRICK VENEER

8. FIBER CEMENT
NICHHA - SPRUCE

OUTDOOR
WALL SCONCE

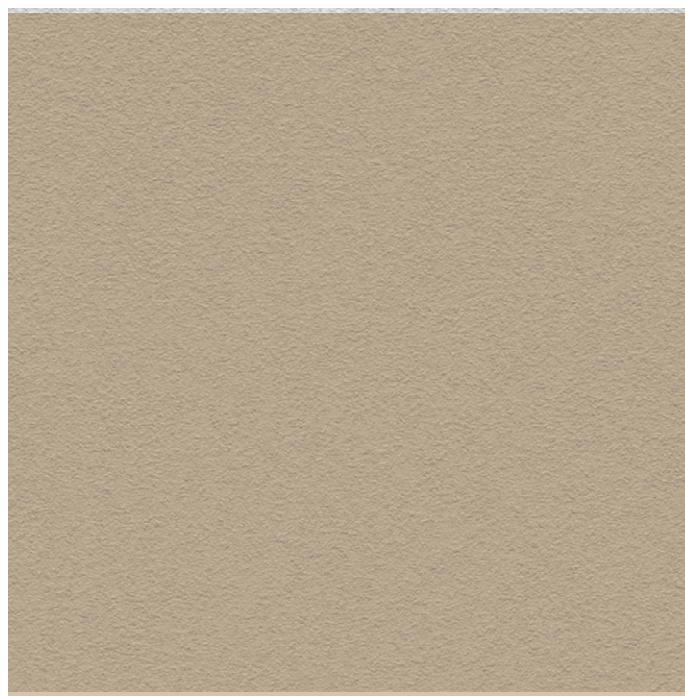
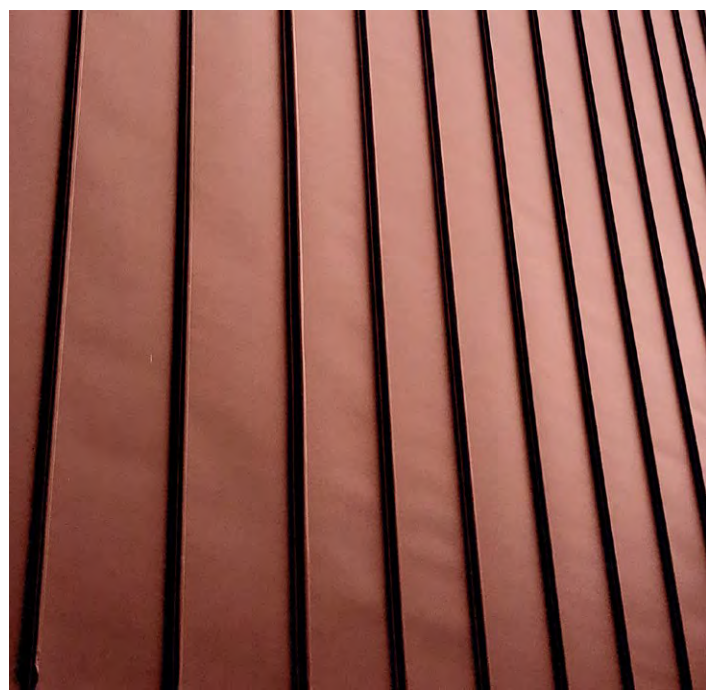
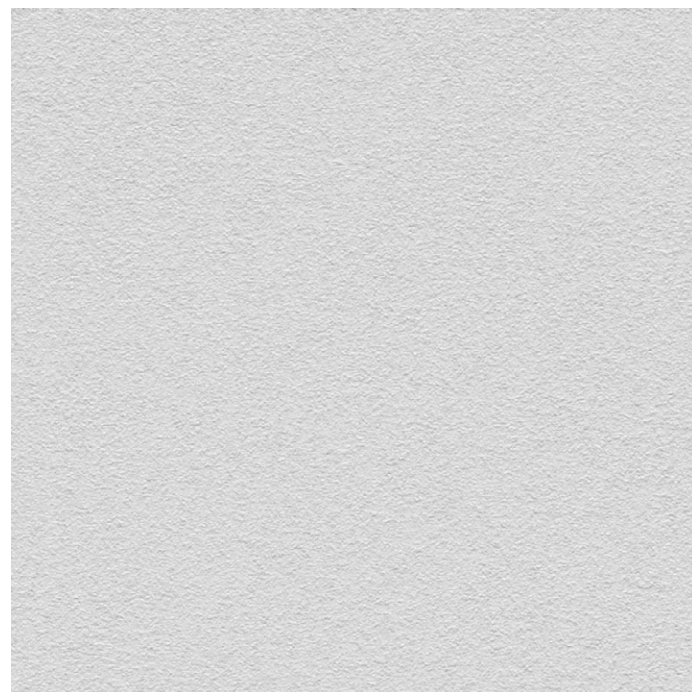




NORTH ELEVATION



SOUTH ELEVATION



1. WHITE PLASTER - DE6372 LACE VEIL

2. FIBER CEMENT LAPSIDING

3. METAL PANEL - AEP SPAN FLEX SERIES TERRA-COTTA

4. GREY ACCENT

5. PLASTER FINISH

6. PAINT FINISH

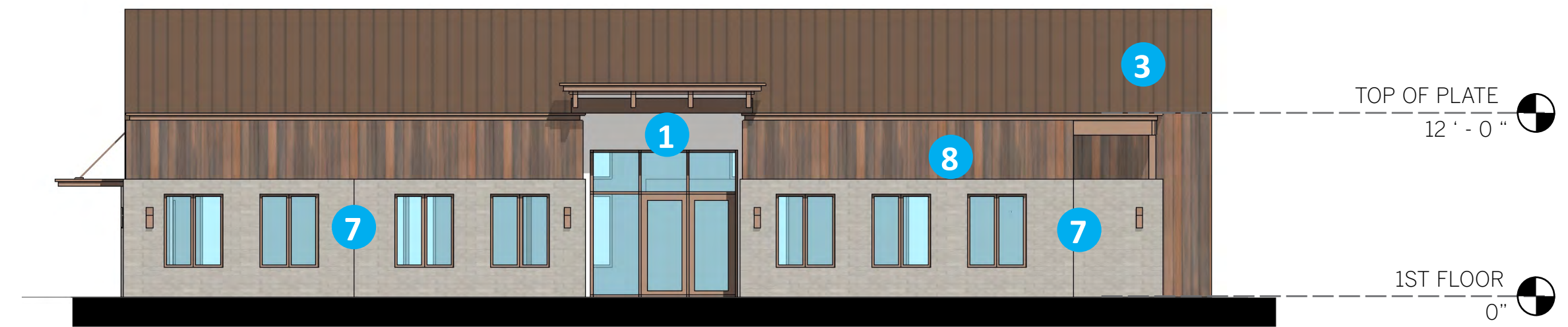
7. THIN BRICK VENEER

8. FIBER CEMENT NICHHA - SPRUCE

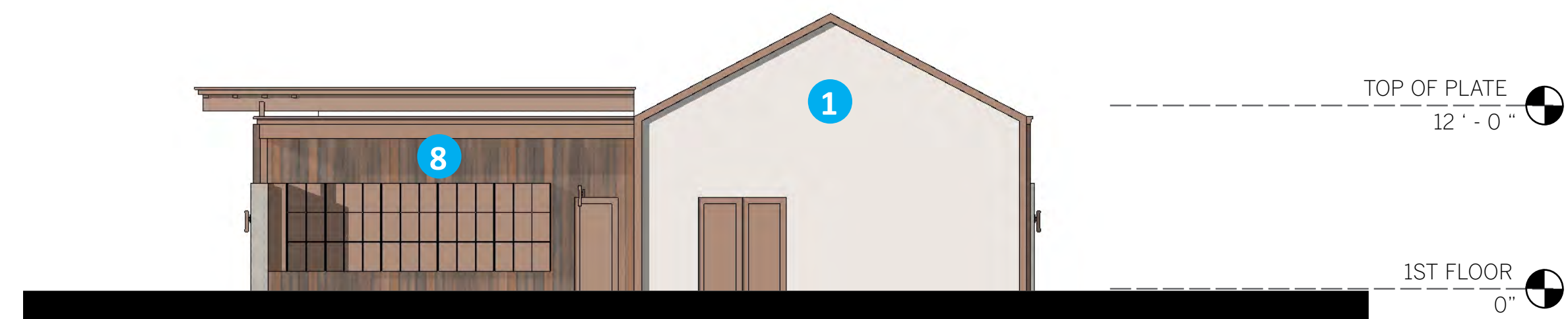
OUTDOOR WALL SCONCE



NORTH ELEVATION



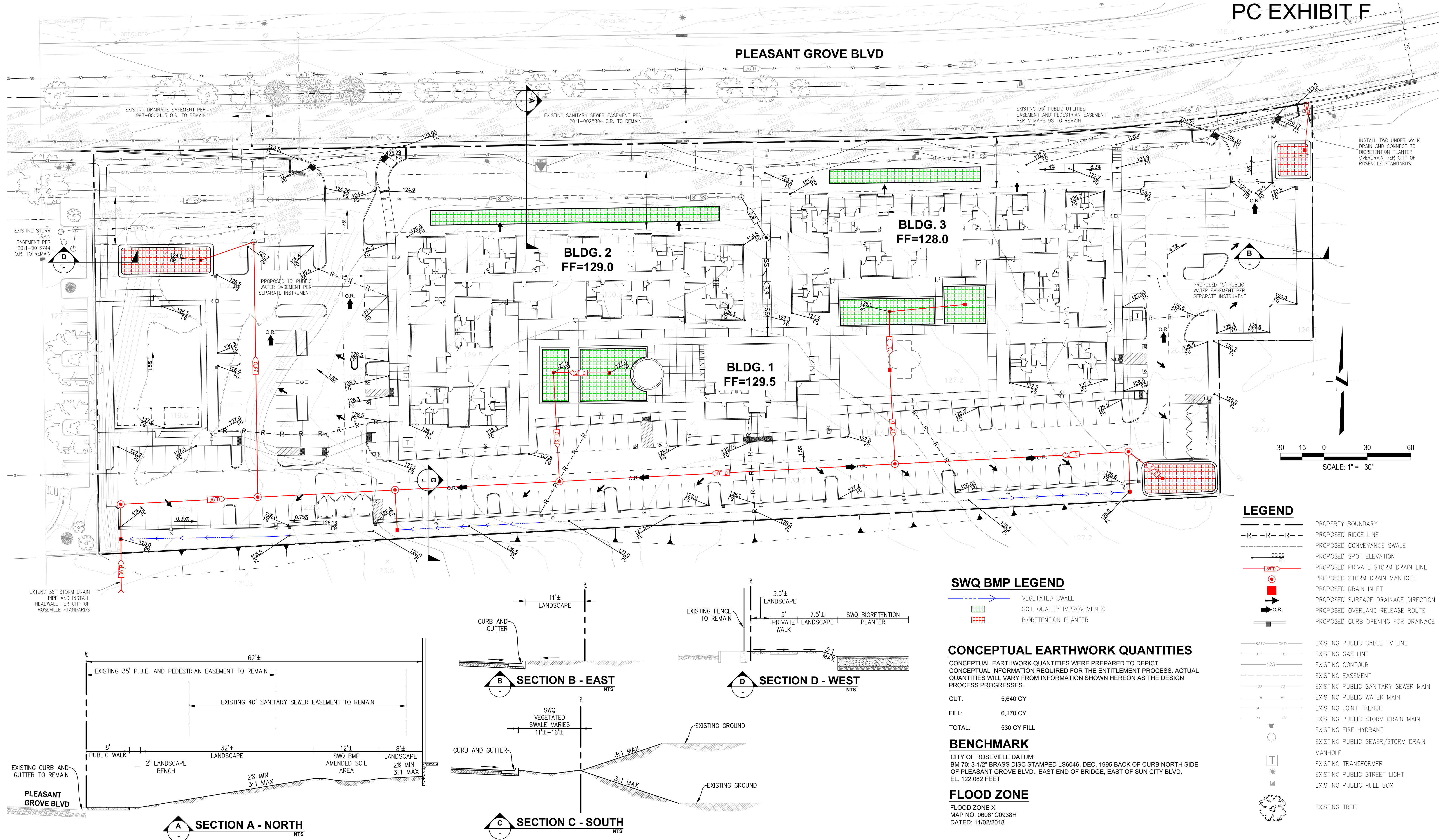
SOUTH ELEVATION

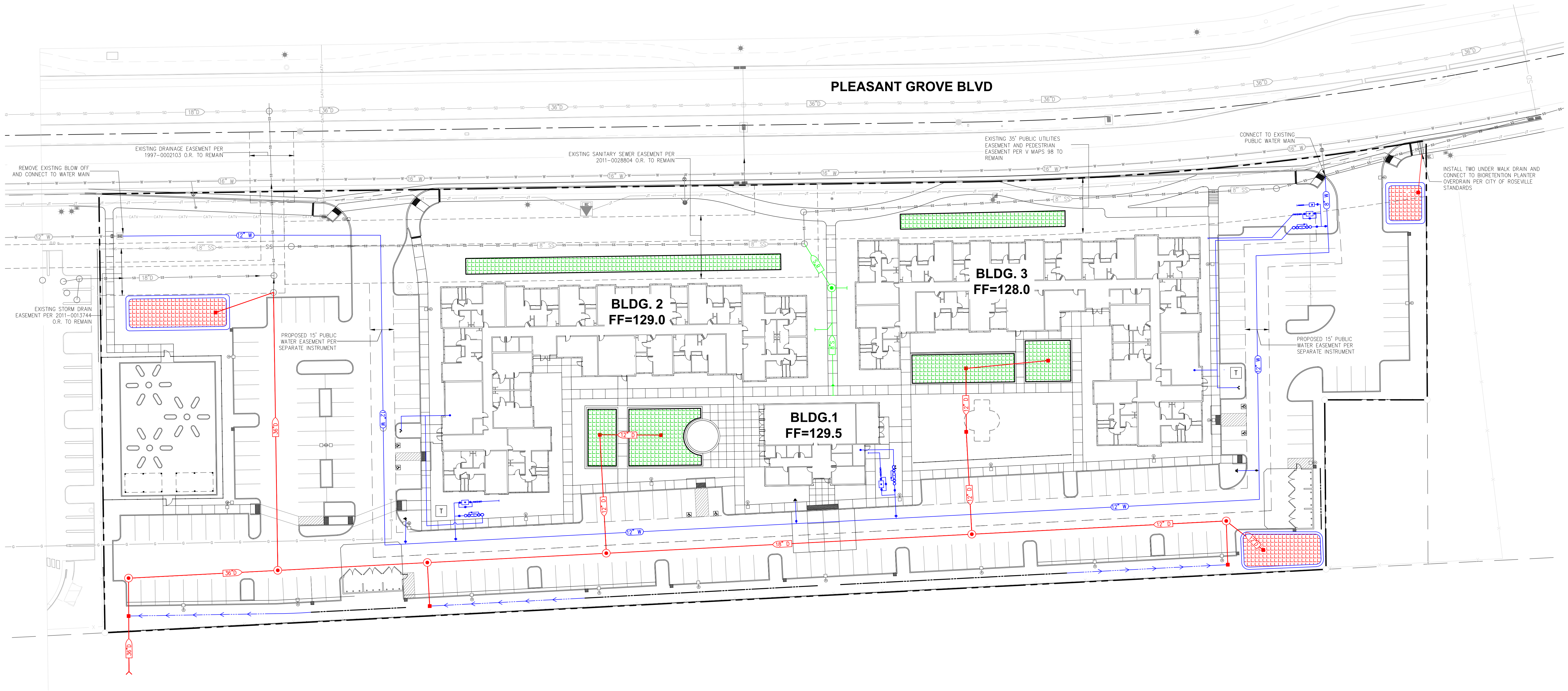


EAST ELEVATION



WEST ELEVATION





NOTES

1. THESE CONCEPTUAL GRADING, DRAINAGE AND UTILITY EXHIBITS WERE PREPARED TO DEPICT PROPOSED GRADING, DRAINAGE AND UTILITY CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. THIS PLAN IS BASED ON THE PLEASANT GROVE MERCY HOUSING SITE PLAN PREPARED BY LPAS ARCHITECTURE AND DESIGN DATED JULY 2020.
3. PROPOSED ELEVATIONS, PIPE SIZES AND ALIGNMENTS SHOWN ARE ESTIMATES ONLY. ACTUAL FINAL DESIGN MAY CHANGE AS THE DESIGN PROCESS PROGRESSES.
4. EARTHWORK QUANTITIES PROVIDED ARE ESTIMATES ONLY. ACTUAL EARTHWORK QUANTITIES MAY CHANGE DURING FINAL DESIGN.
5. POST CONSTRUCTION STORM WATER QUALITY TREATMENT BMP'S SHOWN HEREON ARE CONCEPTUAL. FINAL SIZE, LOCATION, LAYOUT AND TYPE MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
6. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MARCH 2020.
7. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS AND AGENCY PROVIDED BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.

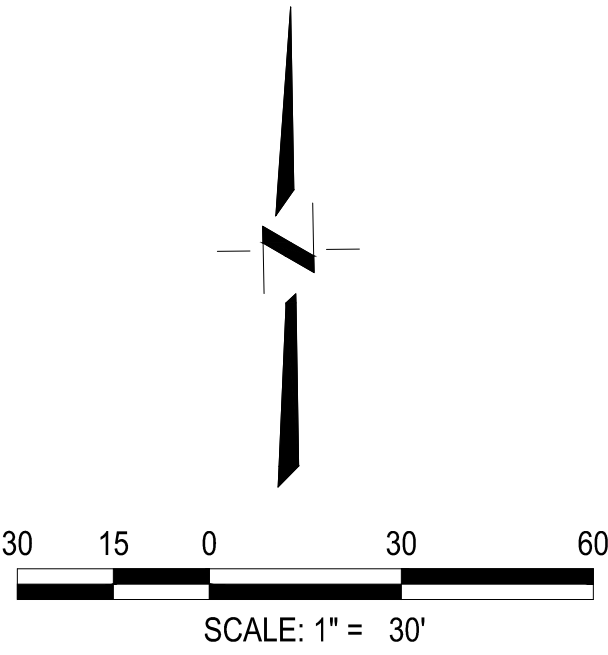
LEGEND

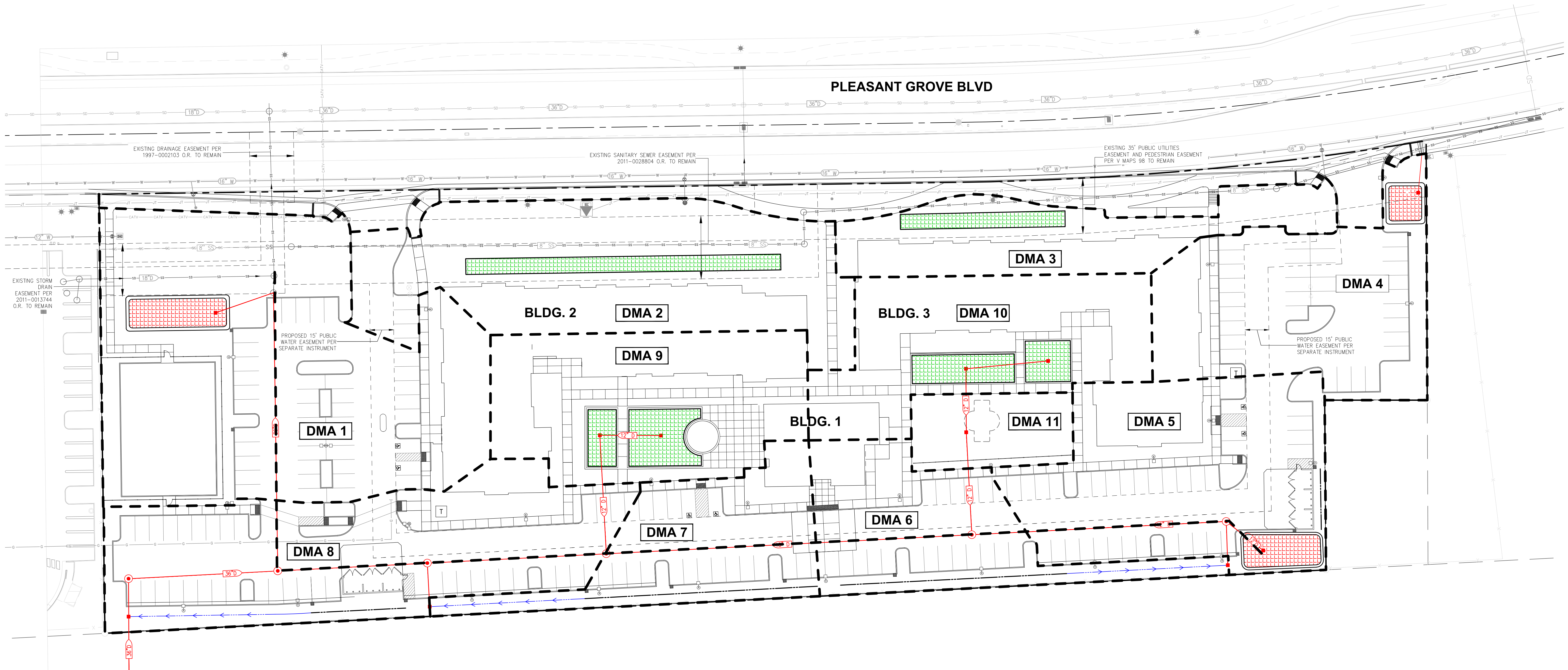
- | | |
|-------|--|
| --- | PROPERTY BOUNDARY |
| 12" W | PROPOSED PUBLIC WATER MAIN |
| 36" D | PROPOSED PRIVATE STORM DRAIN LINE |
| 8" S | PROPOSED PRIVATE SANITARY SEWER LINE |
| --- | PROPOSED CONVEYANCE SWALE |
| ● | PROPOSED STORM DRAIN MANHOLE |
| ■ | PROPOSED STORM DRAIN INLET |
| ● | PROPOSED SANITARY SEWER MANHOLE |
| □ | PROPOSED PRIVATE WATER SERVICE WITH CHECK VALVE AND METER (PER CITY CITY OF ROSEVILLE STANDARDS) |
| ○ | PROPOSED WATER VALVE |
| ▼ | PROPOSED FIRE HYDRANT |
| ⬇ | PROPOSED FIRE DEPARTMENT CONNECTION |

SWQ BMP LEGEND

- | | |
|-----|--------------------------|
| --- | VEGETATED SWALE |
| ■ | SOIL QUALITY IMPROVEMENT |
| ■ | BIORETENTION PLANTER |

- | | |
|------|-------------------------------------|
| CATV | EXISTING PUBLIC CABLE TV LINE |
| G | EXISTING GAS LINE |
| --- | EXISTING EASEMENT |
| SS | EXISTING PUBLIC SANITARY SEWER MAIN |
| W | EXISTING PUBLIC WATER MAIN |
| JT | EXISTING JOINT TRENCH |
| SD | EXISTING PUBLIC STORM DRAIN MAIN |
| ● | EXISTING FIRE HYDRANT |
| ○ | EXISTING PUBLIC SEWER MANHOLE |
| ▼ | EXISTING PUBLIC STORM DRAIN MANHOLE |
| ⬇ | EXISTING TRANSFORMER |
| ★ | EXISTING PUBLIC STREET LIGHT |
| □ | EXISTING PUBLIC BOX |





POST CONSTRUCTION STORMWATER QUALITY MEASURES

DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	PERVIOUS AREA (SF)	TREATMENT MEASURES	REQUIRED BMP SIZING	PROVIDED BMP SIZING
DMA1	39,736	16,453	BIORETENTION POND	1,150 CF	1,955 CF
DMA2	23,582	15,806	SOIL QUALITY IMPROVEMENTS	1,100 SQFT	2,000 SQFT
DMA3	11,885	7,407	SOIL QUALITY IMPROVEMENTS	615 SQFT	1,000 SQFT
DMA4	17,587	3,907	BIORETENTION POND	928 CF	928 CF
DMA5	20,734	4,951	BIORETENTION POND	1,116 CF	1,439 CF
DMA6	13,098	4,183	VEGETATED SWALE	66 FEET	100 FEET
DMA7	12,025	4,195	VEGETATED SWALE	66 FEET	100 FEET
DMA8	25,034	8,702	VEGETATED SWALE	84 FEET	100 FEET
DMA9	17,733	6,142	SOIL QUALITY IMPROVEMENTS	1,600 SQFT	2,000 SQFT
DMA10	16,148	4,895	SOIL QUALITY IMPROVEMENTS	1,550 SQFT	1,910 SQFT
DMA11	4,800	-	PLAYGROUND - SELF TREATED	-	-
TOTAL	202,362	76,641			

LEGEND

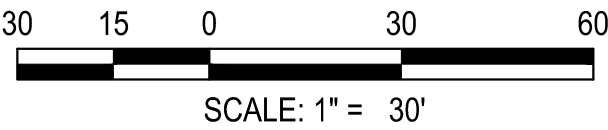
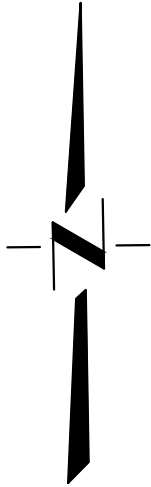
- PROPERTY BOUNDARY
- PROPOSED CONVEYANCE SWALE
- PROPOSED PRIVATE STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- CONCEPTUAL SHED AREA

SWQ BMP LEGEND

- VEGETATED SWALE
- SOIL QUALITY IMPROVEMENTS
- BIORETENTION PLANTER

NOTES

- THIS CONCEPTUAL PRELIMINARY STORMWATER QUALITY EXHIBIT WAS PREPARED TO DEPICT THE PROPOSED POST CONSTRUCTION STORMWATER QUALITY TREATMENT BMPs AS REQUIRED FOR THE ENTITLEMENT PROCESS. FINAL SIZE, LOCATION, LAYOUT AND TYPE MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- THIS PLAN IS BASED ON THE PLEASANT GROVE MERCY HOUSING SITE PLAN PREPARED BY LPAS ARCHITECTURE AND DESIGN DATED JULY 2020.
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MARCH 2020.





PLANNING COMMISSION COMMUNICATION

Title: Density Bonus Update Project, 311 Vernon St, File # PL21-0074

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

Meeting Date: 3/25/2021

Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Ordinance

ITEM 6.2: **Zoning Ordinance Amendment – 311 Vernon Street (Citywide) – Density Bonus Update – PL21-0074**

REQUEST

The Density Bonus Update project (File PL21-0074) is a request to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code (Residential Density Bonus) to be consistent with state law.

Owner/Applicant – City of Roseville

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council adopt an ordinance to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

A density bonus is an affordable housing incentive strategy which, in exchange for providing minimum levels of affordability, permits an affordable housing developer more units (density) than ordinarily permitted by the land use designation. California's first density bonus law was enacted in 1979 and over the ensuing decades has been amended many times. The City last updated the Residential Density Bonus chapter of the Zoning Ordinance in 2013. As the City began updating the Housing Element of the General Plan and reviewing its programs—one of which is the Density Bonus program—staff determined that further changes in state law since 2013 require updating the City's Residential Density Bonus ordinance.

EVALUATION

State density bonus law is found in California Government Code Sections 65915 through 65918. The City Attorney's office thoroughly reviewed the current law and developed the edits necessary to ensure consistency between the City's existing ordinance and current state law. Key updates in state law reflected in the proposed ordinance include the expansion of the density bonus tables to allow a density bonus of up to 50% (instead of the prior 35%), adding a new density bonus provision for 100% affordable housing projects, adding density bonus provisions for additional types of residential development (such as housing for disabled veterans and student housing), amending the parking requirements to reflect factors such as proximity to transit, and adding a new incentive for 100% affordable housing projects.

The changes proposed in the City's ordinance are already adopted in state law and would apply to any new affordable housing project proposed in the City. The purpose of this update is simply to make the City's processes clear and correct.

PUBLIC OUTREACH

Early notification of the intent to update the Residential Density Bonus ordinance was posted on the City's Housing Element Update website and communicated as part of the various public updates on the Housing Element Update progress. An update announcing the Planning Commission hearing and describing the project was posted to the Housing Element website on March 8, 2021, and the website

update was publicized via Facebook, Twitter, and the City's newsletter. Notification of the Planning Commission hearing was posted in the Roseville Tribune, on the City's website, and the Roseville Coalition of Neighborhood Association (RCONA) website.

ENVIRONMENTAL DETERMINATION

Adoption of the proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) in that the amendments involve general policy and procedure making and do not have the potential to cause a significant effect on the environment, or a reasonably foreseeable indirect physical effect on the environment. The amendments merely reflect existing state law which is already in effect.

RECOMMENDATION

The Planning Division recommends the Planning Commission recommend the City Council adopt an ordinance to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code.

Exhibits

A. Density Bonus Ordinance

<u>Note to Applicant and/or Developer:</u> 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.
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ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
CHAPTER 19.28 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE
REGARDING RESIDENTIAL DENSITY BONUS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 19.28 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

Chapter 19.28 RESIDENTIAL DENSITY BONUS

19.28.010 Purpose.

This chapter is adopted pursuant to the provisions of California Government Code Sections 65915 through 65918, [as they now exist or may hereafter be amended](#). The purpose of adopting this chapter is to encourage affordable housing by providing the incentive of increased density and such other incentives provided by this chapter. The provisions of this chapter are intended to comply with California Government Code Sections 65915 through 65918. In the event that any provision of this chapter conflicts with California Government Code Sections 65915 through 65918, state law shall control over the conflicting provision.

19.28.020 Definitions.

For the purpose of this chapter, the following words and phrases shall have the following meanings:

A. “Approving authority” is as defined in the Roseville Municipal Code Title 19, Zoning Section 19.78.020.

B. “Child care facility” is defined as a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school-age child care centers.

C. “Density bonus” ~~means~~ is defined as an increase in density over the otherwise maximum allowable residential density under the applicable general plan designation as of the date of filing of an application for density bonus with City or, if elected by the applicant, a lesser percentage of density increase. A density bonus request shall be considered as a component of a qualified housing development.

D. “Development standard” is defined as the site, development, or construction standards and/or conditions of approval that apply to a residential development.

E. “Housing development” is defined as ~~one or more groups of projects for a~~ development project for five or more residential units, including mixed-use developments, constructed within a large lot parcel. For the purposes of this chapter, “housing development” also includes a subdivision or common interest development as defined in Section ~~1351~~ 4100 of the Civil Code and consists of residential units or unimproved residential lots. A density bonus ~~may~~ shall be permitted in geographic areas of the housing development other than the areas where the affordable units are located, so long as the density bonus units are located on the same large lot parcel.

F. “Incentive” is defined as a reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission. An incentive can be requested by the applicant for purposes of reducing the cost of development to make the project financially feasible. The term “incentive” includes the term “concession” as that term is used in California Government Code Sections 65915 through 65918.

G. “Large lot parcel” is defined as that term is used in any applicable specific plan (large lot parcel is hereby generally deemed as a geographic area).

H. “Located within one-half mile of a major transit stop” means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this chapter, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop.

H.I. “Lower income” is defined as less than 80 percent of the area median income, as defined by Section 50079.5 of the California Health and Safety Code.

H.J. “Lower income unit” is defined as a unit with an affordable rent or payment that does not exceed 30 percent of 60 percent of area median income adjusted for family size appropriate for the unit.

K. “Major transit stop” is defined as a site containing any of the following: (1) an existing rail or bus rapid transit station; (2) a ferry terminal served by either a bus or rail transit service; or (3) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

JL. “Moderate income” is defined as less than 120 percent of the area median income, as defined in Section 50093 of the California Health and Safety Code.

KM. “Moderate income unit” is defined as a unit with an affordable rent or payment that does not exceed 35 percent of ~~140~~120 percent of area median income adjusted for family size appropriate for the unit.

N. “Unobstructed access to a major transit stop” means a resident is able to access the major transit stop without encountering natural or constructed impediments. “Natural or constructed impediments” includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

LO. “Very low income” is defined as less than 50 percent of the area median income, as defined in Section 50105 of the California Health and Safety Code.

MP. “Very low income unit” is defined as a unit with an affordable rent or payment that does not exceed 30 percent of 50 percent of the area median income, adjusted for family size appropriate for the unit.

NQ. “Senior citizen housing development” is defined as a housing project where residency is restricted to persons 62 years of age or older, or 55 years of age or older in a senior citizen housing development per Sections 51.3 ~~and 51.12~~ of the California Civil Code.

19.28.030 Application requirements.

A density bonus may be approved pursuant to a request for approval of a density bonus, provided the request complies with the provisions of this chapter. Each application for a density bonus request shall be accompanied by the following:

A. A site plan that identifies all units in the project including the location of the affordable units and the bonus units.

B. A narrative briefly describing the housing development and shall include information on:

1. The number of units permitted under the ~~G~~general ~~P~~plan;
2. The total number of units proposed in the project;
3. The number of affordable and/or senior units;
4. The number of bonus units requested based on the tables provided in Section 19.28.050 of this chapter;
5. A breakdown of units proposed for very low, lower, and moderate income, senior citizen, and/or market rate units; and
6. Any requested incentive(s), including an explanation as to why the incentive(s) is required for the housing development.

C. Information indicating that appropriate and sufficient infrastructure capacity (water, sewer, roadway) and water supply is available to serve the bonus units.

D. A pro-forma illustrating the financial need for the density bonus and/or any requested incentives. ~~t~~The information that shall be included is as follows:

1. The project pro-forma shall include, but is not limited to: capital costs, operating expenses, return on investment, revenues, loan-to-value ratio and debt-coverage ratio, any contribution provided by subsidy programs, and the economic effect created by the use and income restrictions of the affordable units;
2. An appraisal report indicating the value of the density bonus and any incentive(s) requested; and

3. A source and use of funds statement identifying any projected financing gap of the project. The developer shall establish how much of the gap is covered by the density bonus units, and how much will be covered by the requested incentive(s).

E. Any such additional information in support of a request for a density bonus as may be requested by the planning ~~and redevelopment department~~[division](#).

19.28.040 Eligibility for bonus.

A developer of a housing development containing five or more units may qualify for a density bonus and at least one other incentive as provided by this chapter if the developer does one of the following:

A. Agrees to construct and maintain at least five percent of the units dedicated to very low income households;

B. Agrees to construct and maintain at least 10 percent of the units dedicated to lower income households;

C. Agrees to construct and maintain at least 10 percent of the units in a common interest development (as defined in Section ~~1351~~[4100](#) of the California Civil Code) dedicated to moderate income households, provided that all units in the development are offered to the public for purchase;

D. Agrees to construct and maintain a senior citizen housing development, as defined in Section 19.28.020 of this chapter, [or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California Civil Code](#);

E. Donates land to the City dedicated for the construction of very low income units pursuant to Section 19.28.080 of this chapter;~~or~~

F. Includes a qualifying child care facility as described in Section 19.28.070 of this chapter in addition to providing housing as described in subsections A through C of this section;

G. Agrees to construct and maintain at least 10 percent of the units of a housing development for transitional foster youth, as defined in Section 66025.9 of the California Education Code, disabled veterans, as defined in Section 18541 of the California Government Code, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.), dedicated to very low income households;

H. Agrees to construct and maintain at least 20 percent of the units for lower income students in a student housing development pursuant to Section 19.28.085 of this chapter; or

I. Agrees to construct and maintain 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that up to 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households.

19.28.050 Density bonus calculation and allowance.

A. **State Law Preemption.** Pursuant to state law, the granting of a density bonus or the granting of a density bonus together with an incentive(s) shall not be interpreted, in and of itself, to require a general plan amendment, specific plan amendment, rezone, or other discretionary approvals.

B. **Density Bonus Calculation.** An applicant must choose a density bonus from only one applicable affordability category in subsection C and may not combine categories with the

exception of child care facilities or land donation, which may be combined with an affordable housing development, ~~for an additional density bonus up to a combined maximum of 35 percent.~~

C. Density Bonus Allowance. In calculating the number of units required for very low, lower and moderate income households, the density bonus units shall not be included. In no event shall a density bonus exceed ~~35~~30 percent. A housing development that satisfies all applicable provisions of this chapter shall be allowed the following applicable density bonuses:

1. Very Low Income. The density bonus for very low income units shall be calculated as follows:

Percentage of Very Low-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
<u>12</u>	<u>38.75</u>
<u>13</u>	<u>42.5</u>
<u>14</u>	<u>46.25</u>
<u>15</u>	<u>50</u>

2. **Lower Income.** The density bonus for lower income units shall be calculated as follows:

Percentage of Lower Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35
<u>21</u>	<u>38.75</u>
<u>22</u>	<u>42.5</u>
<u>23</u>	<u>46.25</u>
<u>24</u>	<u>50</u>

3. **Moderate Income.** The density bonus for moderate income ownership units shall be calculated as follows:

Percentage of Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24

Percentage of Moderate-Income Units	Percentage Density Bonus
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
<u>41</u>	<u>38.75</u>
<u>42</u>	<u>42.5</u>
<u>43</u>	<u>46.25</u>
<u>44</u>	<u>50</u>

4. Senior Citizen Housing Development. The density bonus for a senior citizen housing development that provides housing for seniors consistent with Section 19.28.040 of this chapter shall be 20 percent.

5. Child Care Facility. A project (whether a housing, commercial, or industrial project) is eligible for a density bonus for a child care facility when in compliance with Section 19.28.070 of this chapter and California Government Code Section 65917.5.

6. Donation of Land. A project is eligible for the following density bonus for the donation of land when in compliance with Section 19.28.080 of this chapter:

Percentage of Very Low-Income Units	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29

25	30
26	31
27	32
28	33
29	34
30	35

7. Conversion of Apartments to Condominiums. A project is eligible for a 25 percent density bonus for the conversion of apartments to condominiums when in compliance with California Government Code Section 65915.5.

8. Foster Youth, Disabled Veterans, and Homeless Persons. The density bonus for a housing development for transitional foster youth, disabled veterans, or homeless persons shall be 20 percent.

9. Students. The density bonus for a student housing development that provides housing for students consistent with Section 19.28.085 of this chapter shall be 35 percent.

10. One Hundred Percent Affordable. The density bonus for a 100 percent affordable housing development consistent with Section 19.28.040(I) of this chapter shall be 80 percent of the number of units for lower income households. Except that, if the affordable housing development is located within one-half mile of a major transit stop, maximum density requirements shall not apply.

19.28.060 Eligibility and application requirements for incentives.

A. Available Incentives. A housing development qualifying for a density bonus may be entitled to at least one incentive. Incentives may include, but are not limited to:

1. A reduction in site development standards such as:
 - a. Reduced minimum lot sizes and/or dimensions.
 - b. Reduced minimum lot setbacks.
 - c. Reduced minimum outdoor and/or private outdoor living area.
 - d. Increased maximum lot coverage.
 - e. Increased maximum building height and/or stories.
 - f. Reduced on-site parking requirements.
 - g. Reduced street standards.
2. A reduction in architectural design requirements.
3. A density bonus greater than the amount required by this chapter.
4. Other regulatory incentives proposed by the developer or the City, which

result in identifiable, financially sufficient, and actual cost reductions.

B. Parking Requirements.

~~5.~~ If an applicant qualifies for a density bonus pursuant to this chapter, the applicant may request, in addition to any requested incentive(s), that ~~the following~~reduced parking requirements be applied to the project in place of the City's current parking requirements. The parking requirement is inclusive of accessible and guest parking for the entire housing development, but shall not include on-street parking spaces in the count towards the parking requirement. The housing development may provide onsite parking through tandem or uncovered parking, but not through on-street parking. In calculating the number of parking

spaces required for a development, if the total number of parking spaces is other than a whole number, the number shall be rounded up to the next whole number.

1. Except as otherwise provided in this subsection, the following parking requirements shall apply:

- a. Zero to one bedroom: one on-site parking space.
- b. Two to three bedrooms: ~~two~~one and one-half on-site parking spaces.
- c. Four or more bedrooms: two and one-half on-site parking spaces.

2. If the housing development includes at least 20 percent lower income units or at least 11 percent very low income units, is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then the parking requirement shall be one-half on-site parking space per unit.

3. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California Health and Safety Code, then no parking spaces shall be required as long as the development meets either of the following criteria:

- a. The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development; or
- b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the California Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

4. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California Health and Safety Code, and the development is either a special needs housing development, as defined in Section 51312 of the California Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the California Health and Safety Code, then no parking spaces shall be required. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

BC. Eligibility for Incentives. Incentives are available to a housing developer as follows:

1. One incentive for housing developments that: (a) restrict at least 10 percent of the total units to lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development, or (b) are for senior housing.

2. Two incentives for housing developments that restrict at least ~~20~~¹⁷ percent of the total units to lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.

3. Three incentives for housing developments that restrict at least ~~30~~²⁴ percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

4. Four incentives for housing developments that restrict 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that up to 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

19.28.070 Child care facilities.

A. Child Care Facility Density Bonus. When an applicant proposes to construct a housing development that is eligible for a density bonus under Section 19.28.040 of this chapter and California Government Code Section 65917.5, and includes a child care facility that will be located on the premises or adjacent to the housing development, the City shall grant either:

1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the square footage of the child care facility ~~up to a combined maximum of 35 percent of the project square footage without the density bonus~~; or
2. An additional incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

B. Child Care Facility Requirements. The City shall require, as a condition of approving the housing development, that the following occur:

1. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the affordable units are required to remain affordable per this chapter; and

2. Of the children who attend the child care facility, the children of very low income households, lower income households or families of moderate income households shall equal a percentage that is equal to or greater than the percentage of affordable units in the housing development that are required for very low, lower or families of moderate income households.

C. **Child Care Facility Criteria.** The City shall not be required to provide a density bonus or incentive for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

19.28.080 Donation of land.

A. **Donation of Land Density Bonus.** When a developer of a tentative subdivision map, parcel map, or other residential development donates land to the City, the developer shall be entitled to a density bonus above the otherwise maximum allowable residential density, up to a maximum of 35 percent depending on the amount of land donated (see Section 19.28.050 of this chapter). This increase shall be in addition to any increase in density permitted by Section 19.28.040 of this chapter up to a maximum combined density increase of 35 percent if an applicant seeks both the increase required by Section 19.28.040 and this section of this chapter.

The developer shall be eligible for the density bonus for the donation of land, if all of the following conditions are met:

1. The developer shall donate and transfer land no later than the date of approval of the final subdivision map, parcel map, or residential development application.
2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income

households in the amount not less than 10 percent of the residential units in the proposed development.

3. The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The transferred land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income units on the transferred land, except that the City may subject the proposed development to subsequent design review if the design is not reviewed by the local government prior to the time of transfer.

4. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Section 19.28.110 of this chapter if required by financing programs or subsidy programs.

5. The land is transferred to the City or to a housing developer approved by the City. The City may require the developer to identify and transfer the land to the affordable housing developer.

6. The transferred land shall be within the boundary of the proposed development or, if the City determines appropriate, within one-quarter mile of the boundary of the proposed development.

7. A proposed source of funding for the very low income units shall be identified no later than the date of approval of the final subdivision map, parcel map, or residential development application.

19.28.085 Student housing.

A. Student Housing Density Bonus Requirements. In order for a student housing development to be eligible for a density bonus under Section 19.28.040 of this chapter, the student housing development must meet the following requirements:

1. All units in the student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. The developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the City that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions.

2. The applicable 20 percent units will be used for lower income students. For purposes of this clause, “lower income students” means students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the California Education Code.

3. The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

4. The development will provide priority for the applicable affordable units for lower income students experiencing homelessness.

B. Definition of Units. For purposes of calculating a density bonus granted for a student housing development, the term “unit” means one rental bed and its pro rata share of associated common area facilities.

19.28.090 General guidelines.

A. Location of Bonus Units. As required by California Government Code Section 65915(~~g~~), the location of density bonus units within the qualifying housing development may be at the discretion of the developer, and need not be in the same area of the project where the units for the lower income households are located as long as the density bonus units are located within the same housing development.

B. Preliminary Review. A developer may submit to the planning ~~and~~ ~~redevelopment department~~division a preliminary proposal for the development of housing pursuant to this chapter prior to the submittal of any formal application for a density bonus. The City shall, within 90 days of receipt of a written proposal, notify the housing developer in writing of either: (1) any specific requirements or procedures under this chapter, which the proposal has not met; or (2) the proposal is sufficient for preparation of an application for density bonus.

C. Infrastructure and Supply Capacity. Criteria to be considered in analyzing the requested bonus will include the availability and capacity of infrastructure (water, sewer, road capacity, etc.) and water supply to accommodate the additional density.

19.28.100 Findings for approval for density bonus and/or incentive(s).

A. Density Bonus Approval. The following finding shall be made by the Approving Authority in order to approve a density bonus request:

1. The density bonus request meets the requirements of this chapter.

B. Density Bonus Approval with Incentive(s). The following findings shall be made by the Approving Authority in order to approve a density bonus and incentive(s) request:

1. The density bonus request meets the requirements of this chapter;
2. The incentive is required in order to provide affordable housing; and
3. Approval of the incentive(s) will have no specific adverse impacts upon health, safety, or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, low, and moderate income households.

C. Denial of a Request for an Incentive(s). The Approving Authority shall make the following findings prior to disallowing an incentive (in the case where an accompanying density bonus may be approved, or in the case of where an incentive(s) is requested for senior housing or child care facility):

1. That the incentive is not necessary in order to provide for affordable housing costs as defined in Section 19.28.020 of this chapter, or for rents for the targeted units to be set as specified in Section 19.28.020 of this chapter.

2. That the incentive would result in specific adverse impacts upon health, safety, or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, low, and moderate income households.

3. That the incentive would be contrary to state or federal law.

19.28.110 Affordable housing agreement required.

A. Agreement Required. In approving a density bonus, the associated permit or tentative map shall require that an affordable housing agreement, or other form of agreement as approved by the City Attorney, effectuating the terms of affordability of the development be executed prior to effectuation of the permit or recordation of the final map.

B. Continued Availability. The density bonus request shall include the procedures proposed by the developer to maintain the continued affordability of all affordable income density bonus units and shall be evidenced by an affordable housing agreement as follows:

1. An applicant shall agree to, and the City shall ensure, continued affordability of all very low and low income units that qualified the applicant for the award of the density bonus for ~~30~~⁵⁵ years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units shall be set at an affordable rent as defined in

Section 19.28.020 of this chapter. Owner-occupied units shall be available at an affordable housing cost as defined in Section 19.28.020 of this chapter.

2. An applicant shall agree to, and the City shall ensure that, the initial occupants of the moderate income units are directly related to the receipt of the density bonus in the common interest development as defined in Section ~~1351~~4100 of the California Civil Code, are persons and families of moderate income, as defined in Section 19.28.020 of this chapter and that the units are offered at an affordable housing cost, as that cost is defined in Section 19.28.020 of this chapter. The City shall enforce an equity-sharing agreement unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity-sharing agreement:

a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture any initial subsidy and its proportionate share of appreciation, which shall then be used within ~~three~~five years for any of the purposes described in subdivision (e) of Section 33334.2 of the California Health and Safety Code that promote homeownership.

b. For purposes of this subdivision, the City's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

c. For purposes of this subdivision, the City's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale.

C. **Specialty Units.** In approving a density bonus for units for transitional foster youth, disabled veterans, homeless persons, and students, the associated permit or tentative map shall require that an affordable housing agreement, or other form of agreement as approved by the City Attorney, effectuating the terms of affordability of the development for 55 years be executed prior to effectuation of the permit or recordation of the final map. In addition, for units for transitional foster youth, disabled veterans and homeless persons, the units shall be provided at the same affordability level as very low income units.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PLANNING COMMISSION COMMUNICATION

Title: Accessory Dwelling Unit Ordinance Update, 311 Vernon St, File # PL21-0075
Contact: Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 3/25/2021
Item #: 6.3.

ATTACHMENTS:

Description

PC Memorandum

Staff Report

Attachment 1 Fee Policy

Exhibit A Ordinance

MEMORANDUM

To: Planning Commission

From: Sean Morales, Assistant Planner

Date: March 25, 2021

Re: Item 6.3 Zoning Ordinance Amendment Related To Accessory Dwelling Units (File # PL21-0075)
Environmental Determination

This memorandum is to notify the Planning Commission that section 19.60.120.B.10 was mistakenly missing from the published version of the ADU Ordinance.

The section will be added to the final version to read:

10. Junior accessory dwelling units shall not be required to provide parking nor be required to provide replacement parking if constructed within an attached garage.

Section 19.60.120.B.10 in the published document will become 19.60.120.B.11.

ITEM 6.3: **ZONING ORDINANCE AMENDMENT RELATED TO ACCESSORY DWELLING UNITS – CITYWIDE – FILE# PL21-0075**

REQUEST

The application is a request to amend the Roseville Municipal Code (RMC) in response to changes in state law related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The amendment includes adjustments to Chapter 19.60 of the Zoning Ordinance. These proposed changes will bring that chapter of the City's Zoning Ordinance into compliance with state law.

Applicant/Owner– City of Roseville

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to Accessory Dwelling Units.

SUMMARY RECOMMENDATION

There are no outstanding issues associated with this request.

BACKGROUND

Over the last few years significant state legislation has been enacted related to ADUs, because the State's Housing and Community Development Department (HCD) and Government Code Section 65852.150 consider ADUs a critical component to address California's lack of housing by providing additional housing options in a more streamlined and cost effective way. The State views ADUs and JADUs as an alternative to a traditional residential unit that can "...provide dwelling units for family members, students, the elderly, in-home health care providers, the disabled, and others at below market prices within existing neighborhoods."

The most significant changes in state law occurred in 2017, and Chapter 19.60 was repealed and replaced by City Council in 2018 in response to these bills (along with many other sections of the Zoning Ordinance, which were also modified at that time to align with the changes in Chapter 19.60).

In an effort to further incentivize the construction of ADUs and clarify the previous laws, the State has since enacted additional legislation related to ADUs, including AB 3182, AB 68, AB 881, SB 13, AB 587, AB 670, and AB 671. This new legislation requires the current proposed update. Many of these laws are aimed at reducing the number of requirements that local municipalities impose on ADUs and JADUs in order to reduce the number of potential barriers to their production. Since these laws went into effect on January 1, 2020, the City has relied on State guidelines for ADUs and JADUs until an amendment could be made to the Zoning Ordinance.

The new legislation requires a range of amendments to Chapter 19.60. While there are many other sections of the Zoning Ordinance that refer to and rely on Chapter 19.60, no changes are needed to these other sections. Anticipating additional future legislation, staff ensured the 2018 updates were designed to minimize the need for future revisions to other Zoning Ordinance sections which rely on the Accessory Dwelling Unit Ordinance. The Zoning Ordinance update has also prompted an update to the City's ADU

Fee Policy, which addresses how and when fees for ADUs and JADUs (connection and development impact) are charged. All these proposed changes are necessary for consistency with state law.

EVALUATION

The new legislation prompted multiple changes to the City's Zoning Ordinance Chapter 19.60 and ADU Fee Policy. The purpose of the legislative changes was to make ADUs and JADUs easier to create by allowing for reduced development standards and reduced fees. The following outlines the most impactful changes to Chapter 19.60. Changes to the Fee Policy are described later in the staff report.

Definition

The definition for an ADU has been slightly revised for clarification and to address new requirements of the Government Code. The key difference is the definition of an ADU now requires the unit to be located on the same parcel as a proposed or existing single-family dwelling, two-family, or multi-family dwelling, where before it was limited to single-family dwellings. The revised definition also clarifies that an ADU shall be located on a permanent chassis if it is a manufactured home.

Statewide Exemption ADU

Although the recent legislation is largely meant to restrict the control that municipalities have over the size and location of ADUs, there are still a handful of standards that the City may enforce. However, the legislation and the proposed ordinance specify that there is a minimum ADU that must be allowed on any lot zoned to allow ADUs. This minimum standard is referred to as a Statewide Exemption ADU. A Statewide Exemption ADU is an ADU of up to 800 square feet, 16 feet in height, and with 4 foot side and rear yard setbacks. ADU law requires that no lot coverage, floor area ratio, open space, or minimum lot size may preclude the construction of a Statewide Exemption ADU. A property with a Statewide Exemption ADU may also contain one JADU.

Junior Accessory Dwelling Units (JADUs)

A JADU differs from an ADU in that it is smaller, contained entirely within an existing or proposed home, and does not require a full kitchen. JADUs are also significant because they allow for the addition of a second accessory dwelling unit when combined with an ADU under certain circumstances. While previous legislation made permitting JADUs optional, the new legislation requires that JADUs be principally permitted where an ADU is permitted. JADUs were previously not covered in detail under Chapter 19.60 except to say that an Administrative Permit was required to allow construction of a JADU. Consistent with the revisions to law, the requirement for an Administrative Permit is being removed, and a definition for JADUs is now being added to the ordinance. JADUs are subject to the use restrictions that were formerly reserved for ADUs, including a deed restriction requirement (see next section).

Use Restrictions

There are a suite of use restrictions that the City formerly imposed for ADUs that were certified through a Zoning Clearance Certificate before building permit submittal. These restrictions included the prohibition of separate sale of the ADU, an owner occupancy requirement in the primary unit or ADU, a prohibition on short-term rentals, and a requirement for a deed restriction to be recorded on the property to ensure these limitations. The most recent legislation prohibits an owner occupancy requirement. Staff recommends that the deed restriction requirement be removed from the ordinance for ADUs as this was largely required because of the owner occupancy restriction. The remaining use restrictions on ADUs can be adequately enforced by local and state code.

JADUs are required by the State to be subject to the full suite of use restrictions formerly reserved for ADUs, including a deed restriction requirement. A separate Zoning Clearance Certificate is no longer being required before building permit submittal, as this practice proved more cumbersome than helpful

for permitting processes or tracking. The deed restriction for JADUs will be required to be filed by the time of final building inspection.

Zoning

The 2017 legislation permitted ADUs on property zoned to allow a single-family dwelling, but the updated legislation amended the law to permit ADUs and JADUs on property within a residential or mixed-use zone. Therefore, ADUs and JADUs can be located on any property that is residentially-zoned, (including commercial mixed use (CMU), single-family residential (R1), small lot residential (RS), two-family residential (R2), multi-family housing (R3), and residential mixed use (RMU) zoning districts) provided the lot contains an existing or proposed single-family, two-family or multi-family dwelling unit. There are changes proposed to the ordinance for allowing ADUs on non-residentially zoned properties. ADUs are now principally permitted on properties zoned neighborhood commercial (NC), community commercial (CC), general commercial (GC), and highway commercial (HC) provided the lot contains an existing or proposed single-family, two-family or multi-family dwelling unit, which has an approved conditional use permit. If no existing conditional use permit is approved, then an administrative permit is required. Staff does not have concerns with this change as an ADU would still only be permitted on a lot that already has a dwelling and staff will be able to evaluate the appropriateness of ADUs in non-residential zones via the administrative permit process.

Number

Previously, one ADU was allowed per qualifying property. However, the new legislation requires that multiple ADUs or a JADU plus an ADU be allowed in certain circumstances including:

- If one new detached ADU is present that meets the Statewide Exemption requirements one JADU is also permitted on the property.
- Both an ADU and a JADU are permitted on a lot with a proposed or existing single-family dwelling if all setbacks and requirements can be met.
- At least one accessory dwelling unit is permitted within an existing multi-family dwelling or up to 25% of the existing multi-family dwelling units may be converted to accessory dwelling units, whichever is greater.
- Two newly constructed detached ADUs are permitted per lot that has an existing multi-family dwelling unit, subject to a height limit of 16 feet and four-foot rear and side setbacks.

Permanent Provisions or Infrastructure

The State definition for ADUs requires that they include “permanent provisions for living, sleeping, eating, cooking, and sanitation.” In order to consistently enforce this requirement, a definition is proposed to be added to the ordinance to clarify that permanent provisions means a permanent kitchen consisting of a sink, a counter for food preparation, a food storage area, and either a minimum 220V receptacle or a dedicated gas line for a cooking appliance, a toilet connected to plumbing, a bathroom sink connected to plumbing, and a bathing facility connected to plumbing, such as a shower or bathtub. The new definition will provide staff and residents a clear idea of the minimum provisions that must be provided.

Existing Structures

The legislation includes clarifications to the definition of existing structure and what can be added to the structure and maintain “existing structure” status. “Existing structure,” for the purposes of defining an allowable space that can be converted to an ADU, means the following: The proposed ADU is located within the walls and roofline of a fully enclosed, existing structure and the structure can be made safe under local building codes regardless of any nonconforming zoning conditions. The addition of square footage is not considered to be “within the existing space,” unless the expansion is for ingress and

egress and does not exceed 150 square feet. Additions of square footage which are not “within the existing space” are treated as new construction.

Development Standards

In general, the most recent legislation reduces the standards that municipalities can impose on the size and location of ADUs. Table 1 is included below with a summary of key development standards and a comparison to the existing ADU ordinance.

Table 1. Development Standards Summary

Development Standard	Existing Ordinance		Proposed Ordinance			
	Attached ADU	Detached ADU	ADU within Existing Structure	New Construction Attached or Detached ADU	Statewide Exemption ADU	JADU
Max Floor Area Percentage	< 50% of existing Structure	N/A	Up to 100% of existing structure (150 sf expansion allowed for ingress/egress)	N/A		
Max Unit Size	800 sf	800 sf	850 sf for Studio or 1BR, 1,000 sf for 2+ BR		800 sf	500 sf
Parking Requirement	1+BR requires 1 space. Any converted or eliminated spaces must be replaced. N/A near transit*.		N/A	1+BR requires 1 space. No replacement requirement. N/A near transit*.		Any converted or eliminated spaces must be replaced
Height	Zone Standard (Typically 35 ft)		Zone Standard (Typically 35 ft)	Zone Standard (Typically 35 ft)	16 ft	N/A
Side Setback	Zone standard (typically 5 ft)		N/A	4 ft		4 ft for any ingress/egress expansion
Rear Setback	Zone standard (typically 20 ft)		N/A	4 ft		4 ft for any ingress/egress expansion

* Near Transit = Within one-half mile walking distance of a bus stop or train station

Fee Policy

Revisions to the City’s Accessory Dwelling Unit Fee Policy are proposed as a result of the changed legislation. This fee policy was established in the 1990s and has been updated periodically. This Policy document was established to set clear expectations regarding the application of fees (building permit fees, connection fees, and development impact fees) related specifically to ADUs and JADUs. The most significant change is that development impact fees may not be charged for ADUs under 750 square feet or JADUs. Staff has updated this policy and modified the document in response to any new requirements. The proposed policy, as provided in Attachment 1, addresses these situations. The fee policy will be adopted by resolution by City Council and no action is required by the Planning Commission. The fee policy is attached for reference only.

PUBLIC OUTREACH

Early notification of the intent to update the Accessory Dwelling Unit ordinance was posted on the City's Housing Element Update website and communicated as part of the various public updates on the Housing Element Update progress. An update announcing the Planning Commission hearing and describing the project was posted to the Housing Element website on March 8, 2021, and the website update was publicized via Facebook, Twitter, and the City's newsletter. Notification of the Planning Commission hearing was posted in the Roseville Tribune, on the City's website, and the Roseville Coalition of Neighborhood Association (RCONA) website.

ENVIRONMENTAL DETERMINATION

Adoption of the Accessory Dwelling Unit Zoning Ordinance amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) in that the amendments involve general policy and procedure making and do not have the potential to cause a significant effect on the environment, or a reasonably foreseeable indirect physical effect on the environment. The proposed amendments are necessary to conform to State law.

RECOMMENDATION

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

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to Accessory Dwelling Units.

Attachments

1. Accessory Dwelling Units Fee Policy

Exhibits

- A. Proposed ordinance to amend Chapter 19.60 of Title 19 of the Roseville Municipal Code

Accessory Dwelling Units Fee Policy



**City of Roseville
Development Services Department**

Adopted by City Council on May 23, 2018 by Resolution No. 18-185
Amended by City Council on (Date) by Resolution No. 21-_____

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INTRODUCTION

An accessory dwelling unit (ADU) is defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions (or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family, two-family or multi-family dwelling is situated or proposed¹ to be situated. ADUs can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters, carriage units, and tiny houses as long as such units otherwise meet this definition. Roseville Municipal Code (RMC) Chapter 19.60 outlines the requirements for ADUs, which includes minimum and maximum sizes for ADUs.

A junior accessory dwelling unit is defined by Government Code Section 65852.22, as it now exists or may hereafter be amended, and means a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

The City of Roseville (City) originally established a fee policy for ADUs (formerly Second Dwelling Units) in the 1990's which has periodically been updated. The latest update occurred in May of 2018. New legislation has resulted in revisions to RMC Chapter 19.60 addressing ADUs and requires revisions to the fee policy. This fee policy recognizes that since ADUs generally result in fewer infrastructure demands and impacts to City services than single-family dwelling units, fees are charged proportionally for ADUs. It is the City's intent, consistent with State law, that this policy also apply to any ADU where a primary dwelling (single-family, two-family or multi-family unit) and ADU are being constructed at the same time.

The purpose of maintaining and updating this fee policy is to clarify the application of fees on the various types of ADUs that may be constructed within the City. Specifically, this policy outlines the methodology pursuant to Government Code Section 65852.2 for the application of development impact and connection fees related to ADUs that are charged on a per unit basis. It is the City's goal, consistent with State law and as reflected in this policy, to encourage the development of ADUs that can meet current City standards.

ADUs can take on multiple building configurations (attached and detached), type of ADU (existing or new), and service connections (shared or separate). The multiple configurations create different demands for services, and accordingly, fees are calculated and applied differently. This policy serves to address these different scenarios.

In the event that a provision of RMC Chapter 19.60 or this fee policy conflicts with the terms of a specific plan or associated development agreement, the provision that is most favorable to the property owner will be applied.

¹ For purposes of this policy, a single-family, two-family or multi-family dwelling unit will be deemed "proposed" provided that an application for a building permit has been submitted to the City for the unit.

I. Utility Connection Fees

Pursuant to Section 65852.2(f)(4) of the California Government Code, the City may not require the payment of utility connection fees or capacity charges for an ADU if the ADU is developed within the existing space of a single-family residence or accessory structure unless the ADU was constructed simultaneously with a new single-family residence. For newly constructed ADUs, Section 65852.2(f)(5) authorizes the City to charge such fees as long as the charges are proportionate to the burden of the proposed ADU. As of the date of the adoption of this policy, the City charges the following utility connection fees: water connection fee (RMC Chapter 14.08), regional sewer connection fee (RMC Section 14.16.080), local sewer connection fee (RMC Section 14.16.060), and electric backbone mitigation fee (RMC Chapter 4.54).

The following includes the provisions that will be applied to ADUs based on the type of structure and utilities proposed which include: (a) New Structures with Shared Connections; (b) New Structures with Separate Connections; (c) Existing Structures/Spaces/Living Areas with Shared Connections; and (d) Existing Structures/Spaces/Living Areas with Separate Connections.

a. “New Structures” with Shared Connections

Attached or detached ADUs developed as new structures, or the addition of new square footage to an existing structure, with common water, sewer, and/or electric connections will be subject to the following:

i. Water

1. When an ADU is constructed on the same parcel as an existing or proposed single-family dwelling, water service may be provided by utilizing a single water service for both the primary dwelling and the ADU.
 - a. When the existing water service is utilized for both the primary dwelling and the ADU, the property owner must prepare and submit an analysis demonstrating that the size of the water service is adequate to serve both units. If the existing service size is not adequate to serve both dwelling units, at the property owner’s discretion, the water service will either require upsizing to current City standards at the property owner’s expense or a second service shall be installed at the property owner’s expense pursuant to Section I(b)(i).
2. Please contact the Environmental Utilities Department Engineering Division at (916) 774-5752 for cost estimates.

ii. Sewer/Wastewater

1. When an ADU is constructed on the same parcel as an existing or proposed single-family dwelling, sewer service may be provided by

PC Attachment 1

utilizing a single sewer service for both the primary dwelling and the ADU.

- a. When the existing sewer service is utilized for both the primary dwelling and the ADU, the property owner must prepare and submit an analysis demonstrating that the size of the sewer service is adequate to service both units. If the existing service size is not adequate to serve both dwelling units, at the property owner's discretion, the sewer service will either require upsizing to current City standards at the property owner's expense or a second service shall be installed at the property owner's expense pursuant to Section I(b)(ii).

2. Please contact the Environmental Utilities Department Engineering Division at (916) 774-5752 for cost estimates.

iii. Electric

1. When an ADU is constructed on the same parcel as an existing or proposed single-family dwelling, electric service may be provided by utilizing a single electric metered service panel for both the primary dwelling unit and the ADU.
 - a. When the existing metered service panel is utilized for both the primary dwelling and the ADU, the property owner must prepare and submit an analysis demonstrating that the size of the existing metered service panel is adequate to service both units. If the existing service panel is not adequate to serve both dwelling units, the panel and service entrance conductor will require upsizing to meet the version of the California Building Code standards adopted by the City. This may also require the upsizing of the service box by the property owner to meet City standards. All costs associated with upgrading the customer owned infrastructure shall be at the property owner's expense.
2. The property owner should be aware that any upsizing of Roseville Electric equipment required to feed the additional load will be at the property owner's expense. Please contact the Electric Department – New Services Division at (916) 797-6937 for cost estimates.

b. “New Structures” with Separate Connections

Attached or detached ADUs developed as new structures, or the addition of new square footage to an existing structure, with separate water, sewer, and/or electric connections will be subject to the following:

i. Water

PC Attachment 1

1. When an ADU is constructed on the same parcel as an existing or proposed single-family, two-family or multi-family dwelling and is utilizing a separate water service, the property owner shall be responsible for payment of water service connection fees and a City meter installed per current City standards for the separate service.
2. In addition to the water service connection fees and the City water meter fee, the property owner shall also be charged for the installation costs by the City. Please contact the Environmental Utilities Department Engineering Division at (916) 774-5752 for cost estimates.

ii. Sewer/Wastewater

1. When an ADU is constructed on the same parcel as an existing or proposed single-family, two-family or multi-family dwelling and is utilizing a separate sewer connection, the property owner shall be responsible for the payment of regional and local sewer service connection fees charged to the ADU.
2. In addition to regional and local connection fees, the property owner shall also be charged for the installation costs by the City. Please contact the Environmental Utilities Department Engineering Division at (916) 774-5752 for cost estimates.

iii. Electric

1. When an ADU is constructed on the same parcel as an existing or proposed single-family, two-family or multi-family dwelling and is utilizing a separate electric metered service panel, the property owner shall be responsible for payment of an electric backbone fee for the ADU.
2. Only one point of connection is allowed per lot. Both the primary and secondary electric metered service panel shall be located at the same location.
3. If the existing secondary service conduit and conductor from the City service box to the dual meter location is not adequate to serve both dwelling units, the customer owned service conduit and conductor will require upsizing to meet the version of the California Building Code standards adopted by the City. This may also require the upsizing of the service box by the property owner to meet City standards. All costs associated with upgrading the customer owned infrastructure shall be at the property owner's expense.
4. The property owner should be aware that any upsizing of Roseville Electric equipment required to feed the additional load will be at the property owner's expense. Please contact the Electric Department – New Services Division at (916) 797-6937 for cost estimates.

c. “Existing Structures/Spaces/Living Areas²” with Shared Connections

Attached or detached ADUs developed within existing structures/spaces/living areas with common water, sewer, and/or electric connections will be subject to the following:

i. Water

1. When an ADU is proposed within an “existing structure,” “existing space,” or “existing living area” as defined in RMC Chapter 19.60, water service may be provided by utilizing a single water service for both the primary dwelling and the ADU.
 - a. When the existing water service is utilized for both the primary dwelling unit and the ADU, the property owner must prepare and submit an analysis demonstrating that the size of the water service is adequate to serve both units. If the existing service size is not adequate to serve both dwelling units, the water service will require upsizing to current City standards at the property owner’s expense. While not required, at the property owner’s discretion, the property owner can choose to install a second service pursuant to Section I(d)(i).

i. There are two scenarios in this situation which are:

1. Shared connection and adequate capacity:

- a. Property owner may utilize the existing shared connection. If the shared connection has adequate capacity and a shared connection is utilized, no residential water service connection charges will be imposed on the ADU; or
- b. Even though adequate capacity exists, if the property owner requests a separate connection, the separate connection would be at the property owner’s discretion and expense. Water connection fees and the City meter fee would be charged. Additionally, the property owner will be charged time and materials costs for the installation of the portion of the second service located on public property.

2. Shared connection and inadequate capacity:

² An “existing structure or space” is an existing accessory structure or non-living area (e.g., garage). An “existing living area” is a habitable space within an existing dwelling unit (e.g., basements, attics).

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- a. At property owner's cost, the existing line will be upsized to current City standards. No connection charges will be imposed. However, the property owner will be responsible for the cost of time and materials for upsizing the portion of the system located on public property; or
 - b. At property owner's request and cost, a second service may be installed. Water connection fees and the City meter fee would be charged. Additionally, the property owner will be charged time and materials costs for the installation of the portion of the second service located on public property.
 2. Please contact the Environmental Utilities Department Engineering Division at (916) 774-5752 for cost estimates.
- ii. Sewer/Wastewater
 1. When an ADU is proposed within an "existing structure," "existing space," or "existing living area" as defined in RMC Chapter 19.60, sewer service may be provided by utilizing a single sewer service for both the primary dwelling and the ADU.
 - a. When the existing sewer service is utilized for both the primary dwelling and the ADU, the property owner must prepare and submit an analysis demonstrating that the size of the sewer service is adequate to service both units. If the existing service size is not adequate to serve both dwelling units, the sewer service will require upsizing to current City standards at the property owner's expense. While not required, at the property owner's discretion, the property owner can choose to install a second service at the property owner's cost pursuant to Section I(d)(ii).
 - i. There are two scenarios in this situation which are:
 1. Shared connection and adequate capacity:
 - a. Property owner may utilize the existing shared connection. If the shared connection has adequate capacity and a shared connection is utilized, no regional or local sewer service connection charges will be imposed on the ADU; or

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- b. Even though adequate capacity exists, if the property owner requests a separate connection, the separate connection would be at the property owner's discretion and expense. Regional and local sewer connection fees would apply along with time and materials costs for the construction of the portion of the second service located on public property.

2. Shared connection and inadequate capacity:

- a. If the shared connection has inadequate capacity, regional and local sewer service connection charges will be imposed if the property owner chooses to install a second service. Additionally, the property owner shall be charged time and materials costs for the construction of the portion of the second service located on public property; or
- b. At property owner's cost, the existing line will be upsized to current City standards. No regional or local sewer service connection fees will be imposed if the property owner chooses to upsize the existing line to current City standards. The property owner will be responsible for the cost of time and materials for upsizing the portion of the system located on public property.

- 2. Please contact the Environmental Utilities Department Engineering Division at (916) 774-5752 for cost estimates.

iii. Electric

- 1. When an ADU is proposed within an "existing structure," "existing space," or "existing living area" as defined in RMC Chapter 19.60, electric service may be provided by utilizing a single electric metered service panel for both the primary dwelling and the ADU.
 - a. When the existing metered service panel is utilized for both the primary dwelling and the ADU, the property owner must prepare and submit an analysis demonstrating that the size of the existing metered service panel is adequate to service both units. If the existing service panel is not adequate to serve both dwelling units, the panel and service entrance conductor

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will require upsizing to meet the version of the California Building Code standards adopted by the City. This may also require the upsizing of the service box by the property owner to meet City standards. All costs associated with upgrading the customer owned infrastructure shall be at the property owner's expense.

2. The property owner should be aware that any upsizing of Roseville Electric equipment required to feed the additional load will be at the property owner's expense. Please contact the Electric Department – New Services Division at (916) 797-6937 for cost estimates.

d. “Existing Structures/Spaces/Living Areas” with Separate Connections

Attached or detached ADUs developed within existing structures/spaces/living areas with separate water, sewer, and/or electric connections will be subject to the following:

i. Water

1. When an ADU is proposed within an “existing structure,” “existing space,” or “existing living area” as defined in RMC Chapter 19.60, separate utility connections are not required. However, if the property owner chooses to install a separate connection in place of utilizing the existing system (if adequate) or in place of upsizing the system to current City standards, the property owner shall be responsible for time and materials costs for the installation of the portion of the separate water service located on public property, the cost of the City water meter, and the water service connection fee.
2. Please contact the Environmental Utilities Department Engineering Division at (916) 774-5752 for cost estimates.

ii. Sewer/Wastewater

1. When an ADU is proposed within an “existing structure,” “existing space” or “existing living area” as defined in RMC Chapter 19.60, separate utility connections are not required. However, at the property owner's discretion, if the property owner chooses to install a separate connection in place of utilizing the existing system (if adequate) or in place of upsizing the system to current City standards, the property owner shall be responsible for payment of time and materials costs for the installation of the portion of the separate sewer service located on public property, in addition to the regional and local sewer service connection fees.
2. Please contact the Environmental Utilities Department Engineering Division at (916) 774-5752 for cost estimates.

iii. Electric

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1. When an ADU is proposed within an “an existing structure,” “existing space,” or “existing living area” as defined in RMC Chapter 19.60, a second electric metered service panel is not required. However, if the property owner chooses to install a second electric metered service panel in place of a shared service, the property owner shall be responsible for payment of an electric backbone fee for the ADU.
2. Only one point of connection is allowed per lot. Both the primary and secondary electric metered service panel shall be located at the same location.
3. If the existing secondary service conduit and conductor from the City service box to the dual meter location is not adequate to serve both dwelling units, the customer owned service conduit and conductor will require upsizing to meet the version of the California Building Code standards adopted by the City. This may also require the upsizing of the service box by the property owner to meet City standards. All costs associated with upgrading the customer owned infrastructure shall be at the property owner’s expense.
4. The property owner should be aware that any upsizing of Roseville Electric equipment required to feed the additional load will be at the property owner’s expense. Please contact the Electric Department – New Services Division at (916) 797-6937 for cost estimates.

II. Development Impact Fees

Development Impact Fees (also known as Mitigation Fees)³ will not be charged for ADUs less than 750 square feet and for junior ADUs. Development Impact Fees will apply to all ADUs greater than 750 square feet, whether newly constructed or constructed within existing spaces or living areas. As provided for in State law, Development Impact Fees charged for ADUs shall be charged proportionally in relation to the square footage of the primary dwelling unit.

Detached units tend to function more as separate standalone units and may generate the same level of service or utility impacts as the primary residence. For this reason, fees are assessed to each of the detached units. For the purpose of assessing fees, attached structures shall be deemed attached when connected by a common wall. Breezeways, corridors, gazebos or other like features shall not be considered attached units for the purpose of this policy. It must be recognized that this fee policy is established for the calculation and assessment of fees and the provisions within this policy do not correlate to the building code or other construction or improvement standards. For example, a breezeway connecting two structures may meet the building code requirements for the two structures to be considered attached; however, the building code definition has no bearing on the application of impact fees for ADUs.

³ For purposes of this policy, “development impact fee” shall have the same meaning as the term “fee” is defined in Government Code Section 66000(b), except that it also includes fees specified in Government Code Section 66477 (Quimby Act). “Development impact fee” does not include any utility connection fee or capacity charge.

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a. Traffic Mitigation Fees (Over 750 Square Feet)

- i. **Attached ADU:** Where the primary dwelling unit and the ADU are constructed as attached structures, the development impact fees shall be calculated for the primary dwelling unit only at the single-family development impact fee rate and no fee shall apply to the attached ADU. Fees are to be calculated consistent with the fee established for the property/plan area.
- ii. **Detached ADU:** A detached ADU shall be charged a development impact fee at the multi-family rate consistent with the traffic impact fees established for the property/plan area. The multi-family rate is the dwelling unit equivalent (DUE) established for Land Use (220) "Apartment" by the Institute of Transportation Engineers (ITE) in their regularly published Trip Generation report, the latest copy of which is incorporated into the City's approved Traffic Mitigation Fee program (TMF). At the time of adoption of this policy, the DUE equivalent for multi-family development is 0.62 dwelling units.

When a single permit is required for construction of the primary residence and the ADU, the development impact fees for the new primary dwelling and ADU shall be calculated as follows:

Primary dwelling unit	= 1.0
ADU	= <u>+0.62</u>
Primary and ADU Unit Fee	= 1.62 DUE

Where separate permits are required or utilized, the primary unit shall be charged traffic mitigation fees based on 1.0 DUE and the ADU shall be charged traffic mitigation fees based on 0.62 DUE or the current multi-family rate approved with the City's TMF program if other than 0.62 DUE.

Notwithstanding the foregoing, traffic mitigation fees shall be charged proportionately in relation to the square footage of the primary dwelling unit if that methodology results in lower fees than using the multi-family rate set forth above.

b. Park and Bike Trail Fees (Over 750 Square Feet)

Neighborhood park development fees shall be waived.

As it relates to Citywide Park and Bike Trail fees the following shall apply.

- i. **Attached ADU:** Construction of an attached ADU shall not be subject to City-wide park development and bike trail fees provided the primary dwelling unit paid the fees at the full single-family rate.
- ii. **Detached ADU:** City-wide park development and bike trail fees for construction of detached ADUs shall be charged proportionately in relation to the square footage of the primary dwelling unit.

c. Public Facility Fees (Over 750 Square Feet)

- i. **Attached ADU:** Construction of an attached ADU shall not be subject to public facility fees provided the primary dwelling unit paid the fees at the full single-family rate.
- ii. **Detached ADU:** Public facility development impact fees for construction of detached ADUs shall be charged proportionately in relation to the square footage of the primary dwelling unit..

d. Connection, Capacity, and Other Development Impact Fees

For development impact fees not listed above, including utility connection fees and capacity charges, fees for ADUs will be charged as follows:

1. **Refuse Fees:** Solid waste impact fees that are collected will be charged at the full flat rate based on a single-family dwelling unit.
2. **Water Connection Fees:** Water connection fees that apply to an ADU will be based on the high density residential rate. If additional water connection(s) to a lot is required due to insufficient capacity or at the request of the property owner, then the equivalent water connection fees will be applied. If an upsize of the existing service is required due to insufficient capacity or at the request of the property owner, the applicable water connection fee for the new service size will be charged less any previous water connection fees paid.
3. **Sewer Fees:** Regional and local sewer connection fees shall not be charged for ADUs unless additional sewer connection(s) to a lot is required due to insufficient capacity or at the request of the property owner. In such cases, an equivalent number of additional regional and local sewer connection fees will be applied.

If not addressed in the list directly above, fees will be charged as follows:

4. **Dwelling Unit Types:** For fees charged based on dwelling-unit type, ADUs will be charged proportionately in relation to the square footage of the primary dwelling unit..
5. **Flat Rate:** For fees charged based on a flat rate, ADUs will be charged proportionately in relation to the square footage of the primary dwelling unit..

III. Other Fees

Property owners shall be responsible for paying all other applicable City fees including, but not limited to, permit fees, administrative fees, service fees, and any other fees set forth in development agreements applicable to the property or plan area.

IV. Carriage Units

Some Specific Plans and Development Agreements include an additional dwelling type referred to as “Carriage Units”. These types of Carriage Units have been approved for construction on medium density residential parcels in some areas of the City. In these instances, a Carriage Unit is limited to a maximum of 500 square feet and includes a kitchen. They shall have a studio configuration, be constructed over a garage only, and have separate entrances which may be accessible from alleys. A single electrical service is required; however, separate meters may be installed. Carriage Units that meet this definition are required to have a single water and sewer service to the primary dwelling (separate water and sewer services are not allowed). For purposes of collecting fees, these types of Carriage Units will not be charged development impact fees.

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
CHAPTER 19.60 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE
REGARDING ACCESSORY DWELLING UNITS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 19.60 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

Chapter 19.60 ACCESSORY DWELLING UNITS

19.60.010 Purpose.

This chapter provides criteria for the approval of accessory dwelling units and junior accessory dwelling units. This chapter is adopted pursuant to the authority of Government Code Sections 65852.2 and 65852.22, as ~~it~~they now exists or may hereafter be amended.

19.60.020 Findings.

The City Council finds that accessory dwelling units and junior accessory dwelling units are considered ~~a~~-residential uses that isare consistent with existing General Plan objectives and

the zoning designation for the lots upon which ~~the~~ accessory dwelling units or junior accessory dwelling units ~~is~~are located. The City Council further finds that accessory dwelling units and junior accessory dwelling units that comply with the requirements set forth in this chapter shall be deemed to be ~~an~~ accessory uses or ~~an~~ accessory buildings or structures and shall not be considered to exceed the allowable density for ~~the~~ lots upon which ~~the~~ accessory dwelling units or junior accessory dwelling units ~~is~~are located.

19.60.030 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section. Words and phrases not defined in this section, shall have the meanings respectively ascribed to them in Chapter 19.95 (Definitions of Terms and Phrases).

A. “Accessory dwelling unit” shall be as defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit ~~which~~that provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation or a permanent chassis if a manufactured home, have an independent exterior access (if located within a single-family dwelling unit), and shall include permanent provisions or infrastructure to support ~~permanent provisions (such as stubbing gas, water or sewer lines)~~ for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family, two-family or multi-family dwelling is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law

quarters, casitas, carriage units, and tiny houses as long as such units otherwise meet this definition.

B. “Accessory structure” means a structure that is accessory and incidental to a single-family, two-family or multi-family dwelling located on the same lot.

BC. “Car share vehicle” means a vehicle that can be rented for short periods of time and is available 24-hours a day, seven days a week at unattended self-service locations.

CD. “Existing structure,” for the purposes of defining an allowable space that can be converted to an accessory dwelling unit, means the following:

1. The proposed accessory dwelling unit is located within the ~~four~~-walls and roofline of ~~any~~ a fully enclosed, existing structure (i.e., the existing footprint); and ~~existing on or after January 1, 2017~~

2. The existing structure ~~that~~ can be made safely habitable under local building codes at the determination of the building official, regardless of any ~~non-compliance with zoning development standards~~ nonconforming zoning conditions.

E. “Junior accessory dwelling unit” shall be as defined by Government Code Section 65852.22, as it now exists or may hereafter be amended, and means a unit that is no more than 500 square feet in size and contained entirely within an existing or proposed single-family dwelling. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

DE. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

G. “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.

E.H. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

I. “Permanent provisions or infrastructure,” in the context of the definition of an “accessory dwelling unit,” means a permanent kitchen consisting of a sink, a counter for food preparation, a food storage area, and either a minimum 220V receptacle or a dedicated gas line for a cooking appliance (a 110V receptacle for a microwave, toaster, hotplate, etc. is not a permanent provision); a toilet connected to plumbing; a bathroom sink connected to plumbing; and a bathing facility connected to plumbing, such as a shower or bathtub.

F.J. “Primary dwelling unit” means a proposed or existing single-family, two-family or multi-family dwelling unit located on the lot where the accessory dwelling unit is proposed to be developed, and includes attached, enclosed accessory structures, such as a garage.

K. “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

L. “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

G.M. “Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

H.N. “Within the existing space” includes areas within an existing primary dwelling unit or within an existing attached or detached accessory structure such as a garage, storage area,

a carriage house, a pool house, studio, and similar enclosed structures. The addition of square footage, including, but not limited to, the addition of another floor, is not considered to be “within the existing space.” unless the expansion is for the purposes of ingress and egress and does not exceed 150 square feet. Additions of square footage which are not “within the existing space” ~~Such situations~~ are considered new construction.

19.60.040 Permit requirements.

~~Prior to the issuance of a building permit for an accessory dwelling unit, approval of a zoning clearance certification in accordance with Chapter 19.72 (Zoning Clearance Certification) is required.~~ A building permit shall be required prior to construction or creation of an accessory dwelling unit or junior accessory dwelling unit.

19.60.050 Designated areas.

A. ~~Principally Permitted~~ Mixed Use and Residential Zones. Accessory dwelling units are principally permitted in the commercial mixed use (CMU), single-family residential (R1), small lot residential (RS), two-family residential (R2), ~~attached~~ multi-family housing (R3), and residential mixed use (RMU) zoning districts, provided the lot contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Section 19.08.080(F) ~~(2)~~ (Residential Use Types) and the accessory dwelling unit complies with the standards identified in this chapter. ~~Only one accessory dwelling unit is permitted per lot.~~

B. ~~Conditionally Permitted~~ Commercial Zones. Accessory dwelling units are also ~~conditionally~~ principally permitted in the neighborhood commercial (NC), community

commercial (CC), general commercial (GC), and highway commercial (HC) zoning districts, provided the lot contains an existing or proposed single-family, two-family or multi-family dwelling unit which has an approved conditional use permit as defined in Section 19.08.080(F)(2) (Residential Use Types) and the accessory dwelling unit complies with the standards identified in this chapter. ~~Only one accessory dwelling unit is permitted per lot. If a commercially zoned lot contains an existing single-family, two-family or multi-family dwelling unit which does not have an approved conditional use permit, then the accessory dwelling unit shall be required to obtain an Administrative Permit pursuant to Chapter 19.74 (Permit and Variance Requirements).~~

19.60.060 Development standards for accessory dwelling units proposed within existing structures ~~spaces~~ or existing living areas.

Accessory dwelling units are permitted to be developed within existing ~~spaces~~ structures or within the living area of an existing primary dwelling unit. Accessory dwelling units developed within existing ~~spaces~~ structures or living areas shall be allowed only in compliance with the following standards:

A. Setbacks. ~~Accessory dwelling units developed within existing spaces shall have side and rear yard setbacks sufficient for fire safety, as required by the building division and the fire department. No setback shall be required for an existing garage that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit. No setback shall be required for an accessory dwelling unit, including porches, decks, balconies, stairs, and patios which are attached to and for the use of the accessory dwelling unit, built within the footprint and~~

dimensions of an existing living area or existing structure. Garages are subject to the setbacks of Section 19.22.030 (Accessory Structures).

B. Floor Area. The total floor area ~~of floorspace~~ of an attached accessory dwelling unit developed within an existing ~~living area~~ primary dwelling unit shall not exceed ~~50% of the floor area of the~~ existing ~~living area, with a maximum conversion in floor area not to exceed 800 square feet.~~ primary dwelling unit, except that an expansion of up to 150 square feet beyond the same physical dimensions as the existing primary dwelling unit is permitted for accommodating ingress and egress. The total floor area ~~of floorspace of an~~ for a detached accessory dwelling unit developed within ~~the an~~ existing ~~space of a~~ detached accessory structure ~~, or within the existing non-living area attached to a dwelling unit (e.g., attached garage),~~ shall not exceed ~~the total area of floorspace as the existing space or existing non-living area~~ the floor area of the standards of Section 19.60.060(C) Unit Sizes existing detached accessory structure, except that an expansion of up to 150 square feet beyond the same physical dimensions as the existing detached accessory structure is permitted for accommodating ingress and egress. Expansions beyond 150 square feet must comply with the standards set forth in Section 19.60.070 (Development Standards for Accessory Dwelling Units Proposed as New Construction).

C. ~~Minimum~~ Unit Sizes.

1. An accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, as it now exists or may hereafter be amended.

2. An accessory dwelling unit shall not be more than 850 square feet for a studio or one-bedroom or more than 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

D. Minimum Facilities. Accessory dwelling units developed within existing ~~spaces-~~
structures or living areas shall include permanent provisions for independent living, sleeping,
eating, cooking, and sanitation within the unit and must include a separate exterior entrance from
the primary dwelling unit if the primary dwelling is a single-family dwelling.

E. Appearance. The accessory dwelling unit shall be designed and constructed so as
to be compatible with the existing primary dwelling unit and neighborhood in terms of height,
form, and materials, as determined by the Planning Manager or designee applying objective
standards, and the accessory dwelling unit shall be subordinate to the primary dwelling unit.
Manufactured homes shall meet the architectural standards set forth in Section 19.10.030(E)
(Residential Zone General Development Standards).

F. Parking Requirements. Accessory dwelling units developed within existing
~~spaces-~~structures or living areas shall not be required to provide parking. A garage, carport, or
covered parking structure shall be subject to the development regulations of Section 19.22.030
(Accessory Structures), if the owner chooses to provide parking as part of the accessory dwelling
unit. -except thatIn addition, when a garage, carport, or covered parking structure is converted to
an accessory dwelling unit, the required off-street parking spaces for the primary dwelling unit, if
eliminated, ~~shall be replaced~~do not need to be replaced. If the property owner chooses to replace
the parking spaces. ~~T~~he replacement spaces may be located in any configuration on the same lot
as the accessory dwelling unit, including within the front yard or street side setback, and may be
covered spaces subject to conformance with the applicable requirements set forth in Section
19.22.030(C)(2) (Permitted Accessory Structures to Dwelling Use Type (Single-Family and
Two-Family)) or Section 19.22.030(D)(3) (Permitted Accessory Structures to Dwelling Use
Type (Multi-Family)), uncovered spaces or tandem spaces. All replacement parking shall comply

with the requirements set forth in Section 11.20.110 (Parking on Private Property Prohibited),
~~and~~ Section 19.10.030(F) (Residential Zone General Development Standards), and Section 19.26.040(A) (Design and Improvement of Parking).

G. Passageways. No passageways shall be required in conjunction with accessory dwelling units developed within existing ~~spaces~~structures or living areas.

H. Building and Fire Codes. Except as otherwise provided in this chapter, accessory dwelling units developed within existing ~~spaces~~structures or living areas shall comply with all local building and fire codes.

I. Fire Sprinklers. Accessory dwelling units developed within existing ~~spaces~~structures or living areas shall not be required to provide fire sprinklers if fire sprinklers were not required for the primary dwelling unit.

J. Utilities. Accessory dwelling units developed within existing ~~spaces~~structures or living areas shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the public utility infrastructure, unless the accessory dwelling unit was constructed with a new single-family dwelling unit. However, if necessary utility infrastructure does not exist with capacity available to serve both the primary dwelling unit and the accessory dwelling unit, the property owner shall be responsible for all costs related to installation of necessary infrastructure or upsizing existing infrastructure. Property owners may install a new or separate utility connection directly between the accessory dwelling unit and the public utility infrastructure at the property owner's option and expense.

K. Height. An accessory dwelling unit shall not exceed the height limits prescribed in Section 19.10.030 (Residential Zone General Development Standards) for the ~~district~~zone in which the accessory dwelling unit will be located, or if not within a residential zone, the height

shall not exceed the standards established in Section 19.10.030 for the single-family residential (R1) zone.

L. Number Permitted. Except as otherwise permitted by subsection M, only one accessory dwelling unit is permitted per lot.

M. Exceptions to Development Standards.

1. One accessory dwelling unit and one junior accessory dwelling unit is permitted per lot with a proposed or existing single-family dwelling if all of the following apply:

a. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling unit or existing space of a single-family dwelling unit or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

b. The space has exterior access from the proposed or existing single-family dwelling unit.

c. The side and rear setbacks are sufficient for fire and safety.

d. The junior accessory dwelling unit complies with the requirements of Government Code Section 65852.22, as it now exists or may hereafter be amended.

2. Multiple accessory dwelling units within portions of existing multi-family dwelling units are permitted in areas not used as livable spaces, including, but not limited to,

storage rooms, boiler rooms, passageways, attics, basements, or garages, if all of the following apply:

a. Each unit complies with state building codes for dwellings.

b. At least one accessory dwelling unit is permitted within an existing multi-family dwelling or up to 25% of the existing multi-family dwelling units may be converted to accessory dwelling units, whichever is greater.

3. Two detached accessory dwelling units are permitted per lot that has an existing multi-family dwelling unit, subject to a height limit of 16 feet and four-foot rear and side setbacks.

N. **Waivers.** Notwithstanding anything to the contrary contained in this title, limits on height, setbacks, lot coverage, floor area ratio, open space, and lot sizes are hereby waived if they do not permit at least an 800 square foot accessory dwelling unit that is at least 16 feet in height, and which provides four-foot rear and side setbacks.

19.60.070 Development standards for accessory dwelling units proposed as new construction.

Newly ~~proposed~~constructed accessory dwelling units are permitted to be attached to a proposed or existing primary dwelling unit or detached from a proposed or existing primary dwelling unit as long as the newly ~~proposed~~constructed accessory dwelling unit is located on the same lot as a proposed or existing primary dwelling unit. Newly ~~proposed~~constructed accessory dwelling units shall be allowed only in compliance with the following standards:

A. **Minimum Lot Area.** ~~5,000 square feet.~~ There is no minimum lot area.

B. **Maximum Lot Coverage.** ~~The maximum combined building coverage shall not exceed the percentage prescribed in Section 19.10.030 (Residential Zone General Development Standards) for the district in which the accessory dwelling unit will be located.~~ There is no maximum lot coverage.

C. **Setbacks.** ~~An accessory dwelling unit shall maintain the setbacks required in the zoning district in which the accessory dwelling unit will be located and shall comply with all local building and fire codes.~~ No setback shall be required for an accessory dwelling unit constructed in the same location (i.e., footprint) and to the same dimensions as an existing accessory structure. A setback of ~~five~~four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is otherwise newly constructed, including porches, decks, balconies, stairs, and patios which are attached to and for the use of the accessory dwelling unit. ~~above an existing garage.~~

D. **Floor Area.** The total floor area ~~of floorspace~~ of an attached accessory dwelling unit shall not be less than 150 square feet nor exceed ~~50% of the proposed or existing primary dwelling unit~~ the standards of Section 19.60.070(E) (Unit Sizes). ~~living area, with a maximum increase in floor area not to exceed 800 square feet.~~ The total floor area ~~of floorspace~~ for a detached accessory dwelling unit shall not be less than 150 square feet nor exceed the standards of Section 19.60.070(E) (Unit Sizes) ~~800 square feet.~~

E. **~~Minimum~~ Unit Sizes.**

1. An accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, as it now exists or may hereafter be amended.

2. An accessory dwelling unit shall not be more than 850 square feet for a studio or one-bedroom or more than 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

F. Minimum Facilities. The accessory dwelling unit shall include permanent provisions for independent living, sleeping, eating, cooking, and sanitation within the unit and must include a separate exterior entrance from the primary dwelling unit if the primary dwelling is a single-family dwelling.

G. Appearance. The accessory dwelling unit shall be designed and constructed so as to be compatible with the proposed or existing primary dwelling unit and neighborhood in terms of height, form, and materials, as determined by the Planning Manager or designee applying objective standards, and the accessory dwelling unit shall be subordinate to the primary dwelling unit. Manufactured homes shall meet the architectural standards set forth in Section 19.10.030(E) (Residential Zone General Development Standards).

H. Parking Requirements. Except as otherwise provided by this chapter, the parking required by this section is in addition to that required for the primary dwelling unit located on the lot by Chapter 19.26 (Off-Street Parking and Loading). Garages, carports, and covered parking structures attached to the accessory dwelling unit and built to satisfy the required parking standards for the accessory dwelling unit are subject to the same setbacks and other development regulations as the accessory dwelling unit.

1. Accessory dwelling units with one or more bedrooms shall provide at least one off-street parking space. Studios shall not be required to provide any parking spaces. The parking requirement for accessory dwelling units with bedrooms can be met by providing the required parking space within the ~~20-foot~~ front yard setback and may be located in tandem with

other on-site parking as long as it complies with the requirements set forth in Section 11.20.110 (Parking on Private Property Prohibited), ~~and~~ Section 19.10.030(F) (Residential Zone General Development Standards), and Section 19.26.040(A) (Design and Improvement of Parking).

2. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, the required off-street parking spaces for the primary dwelling unit, if eliminated, ~~shall be replaced~~ do not need to be replaced. If the property owner chooses to replace these parking spaces, ~~the~~ the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including within the front yard or street side setback, and may be covered spaces subject to conformance with the applicable requirements set forth in Section 19.22.030(C)(2) (Permitted Accessory Structures to Dwelling Use Type (Single-Family and Two-Family)) or Section 19.22.030(D)(3) (Permitted Accessory Structures to Dwelling Use Type (Multi-Family)), uncovered spaces or tandem spaces. All replacement parking shall comply with the requirements set forth in Section 11.20.110 (Parking on Private Property Prohibited), ~~and~~ Section 19.10.030(F) (Residential Zone General Development Standards), and Section 19.26.040(A) (Design and Improvement of Parking).

3. Notwithstanding the above, accessory dwelling units shall not be required to provide parking in any of the following circumstances:

a. When the accessory dwelling unit is located within one-half mile walking distance of ~~a public bus stop, bus station or train station~~ public transit.

b. When the accessory dwelling unit is located within the Old Town Historic District (DT-4) or the Central Business District (DT-6).

c. When the accessory dwelling unit is part of an existing or proposed primary dwelling unit or an existing accessory structure.

d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

e. When there is a car share vehicle located within one block of the accessory dwelling unit.

I. Passageways. No passageways shall be required in conjunction with the construction of an accessory dwelling unit.

J. Building and Fire Codes. Except as otherwise provided in this chapter, newly ~~proposed~~constructed accessory dwelling units shall comply with all local building and fire codes.

K. Fire Sprinklers. Accessory dwelling units shall not be required to provide fire sprinklers if fire sprinklers were not required for the primary dwelling unit.

L. Utilities. New or separate utility connections directly between the accessory dwelling unit and the public utility infrastructure shall only be required if directed by the environmental utilities department or the electric department. In such cases, if necessary utility infrastructure does not exist with capacity available to serve both the primary dwelling unit and the accessory dwelling unit, the property owner shall be responsible for all costs related to installation of necessary infrastructure or upsizing existing infrastructure.

M. Height. An accessory dwelling unit shall not exceed the height limits prescribed in Section 19.10.030 (Residential Zone General Development Standards) for the ~~district~~zone in which the accessory dwelling unit will be located, or if not within a residential zone, the height

shall not exceed the standards established in Section 19.10.030 for the single-family residential (R1) zone.

N. **Number Permitted.** Except as otherwise permitted by subsection O, only one accessory dwelling unit is permitted per lot.

O. **Exceptions to Development Standards.**

1. One newly constructed detached accessory dwelling unit that does not exceed four-foot rear and side setbacks, which may be combined with one junior accessory dwelling unit, is permitted per lot if all of the following apply:

a. The total floor area for the newly constructed detached accessory dwelling unit shall not exceed 800 square feet.

b. The newly constructed detached accessory dwelling unit shall not exceed 16 feet in height.

2. Two newly constructed detached accessory dwelling units are permitted per lot that has an existing multi-family dwelling unit, subject to a height limit of 16 feet and four-foot rear and side setbacks.

P. **Waivers.** Notwithstanding anything to the contrary contained in this title, limits on height, setbacks, lot coverage, floor area ratio, open space, and lot sizes are hereby waived if they do not permit at least an 800 square foot accessory dwelling unit that is at least 16 feet in height, and which provides four-foot rear and side setbacks.

19.60.080 Use restrictions.

A. Sales Prohibited. Accessory dwelling units shall not be sold independently of the primary dwelling unit on the lot.

~~**B. Owner Occupancy.** Applications for building permits for accessory dwelling units must be submitted by the owner of the property proposed for an accessory dwelling unit. The owner of the property proposed for an accessory dwelling unit shall occupy as a principal residence either the primary dwelling unit or the accessory dwelling unit.~~

~~**C.B. Rentals.** Accessory dwelling units may be rented as long as the rental term exceeds 30 calendar days.~~ or complies with all City short-term rental regulations, policies and procedures. Accordingly, short-term rental permits authorized pursuant to Chapter 4.25 (Short-Term Rentals) will not be issued for accessory dwelling units.

~~**D. Deed Restriction.** Following final inspection approval of a building permit for an accessory dwelling unit, a deed restriction, in a form approved by the City Attorney, shall be recorded with the Placer County Recorder's office, which shall include the applicable restrictions and limitations of an accessory dwelling unit identified in this chapter. Said deed restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the City stating that:~~

~~1. The accessory dwelling unit shall not be sold separately from the primary dwelling unit.~~

~~2. The accessory dwelling unit is restricted to the maximum size allowed per the development standards identified in this chapter.~~

~~3. The accessory dwelling unit shall be considered legal only so long as either the primary dwelling unit, or the accessory dwelling unit, is occupied by the owner of record of the property.~~

~~4. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain an accessory dwelling unit on the property.~~

19.60.090 ~~Accessory dwelling units with a~~**Nonconforming primary dwelling unit**zoning conditions.

~~When the primary dwelling unit is nonconforming, a~~An accessory dwelling unit or junior accessory dwelling unit in compliance with the ~~above~~ standards set forth in this chapter is still permitted even when the primary dwelling unit has a nonconforming zoning condition, ~~providing that the accessory dwelling unit does not increase the nonconformity.~~

19.60.100 Fees.

All fees and charges, ~~including, but not limited to, mitigation fees, development impact fees, and connection fees and capacity charges for water, sewer, and electric services,~~ will be charged in accordance with the Accessory Dwelling Units Fee Policy adopted by the City Council on ~~May 23~~ , 201821 by Resolution No. ~~1821-185~~ , as amended from time to time.

19.60.110 Administrative permit requirements.

An accessory dwelling unit or junior accessory dwelling unit which does not meet the standards set forth in this chapter, shall be required to obtain an Administrative Permit pursuant to Chapter 19.74 (Permit and Variance Requirements).

~~The provisions of this chapter do not apply to junior accessory dwelling units as defined in Government Code Section 65852.22, as it now exists or may hereafter be amended. Junior accessory dwelling units shall also be required to obtain an administrative permit pursuant to Chapter 19.74.~~

19.60.120 Junior accessory dwelling units.

A. Junior accessory dwelling units are principally permitted within areas zoned to allow single-family residential use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types).

B. Junior accessory dwelling units are subject to the following conditions:

1. Only one junior accessory dwelling unit is permitted per residential lot.

2. A junior accessory dwelling unit shall not exceed 500 square feet.

3. The property owner shall occupy the single-family dwelling unit in which the junior accessory dwelling unit will be permitted. The property owner may reside in either the remaining portion of the single-family dwelling unit or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.

4. Following final inspection approval of a building permit for a junior accessory dwelling unit, a deed restriction, in a form approved by the City Attorney, shall be recorded with the Placer County Recorder's office, which shall include the applicable restrictions

and limitations of a junior accessory dwelling unit identified in this chapter. Said deed restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the City stating that:

a. The junior accessory dwelling unit shall not be sold separately from the single-family dwelling unit.

b. The junior accessory dwelling unit is restricted to the development standards, including maximum size, identified in this chapter.

c. The junior accessory dwelling unit shall be considered legal only so long as either the single-family dwelling unit, or the junior accessory dwelling unit, is occupied by the owner of record of the property.

d. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.

5. The junior accessory dwelling unit shall be constructed within the walls of the proposed or existing single-family dwelling unit, including attached garages.

6. The junior accessory dwelling shall include a separate entrance from the main entrance to the proposed or existing single-family dwelling unit.

7. The permitted junior accessory dwelling unit must include an efficiency kitchen, which shall include at a minimum all of the following:

a. A cooking facility with appliances.

b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

8. Junior accessory dwelling units shall comply with all local building and fire codes applicable to the existing single-family dwelling unit except that fire sprinklers shall not be required if fire sprinklers were not required for the single-family dwelling unit.

9. Junior accessory dwelling units may be rented as long as the rental term exceeds 30 calendar days. Accordingly, short-term rental permits authorized pursuant to Chapter 4.25 (Short-Term Rentals) will not be issued for junior accessory dwelling units.

10. Junior accessory dwelling units shall comply with all other applicable requirements set forth in this chapter.

C. Junior accessory dwelling units shall not be required to provide parking.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2021, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PLANNING COMMISSION COMMUNICATION

Title: Objective Design Standards Project, 311 Vernon Street, File # PL21-0018

Contact: Gina McColl, gmccoll@roseville.ca.us, 916-774-5452

Meeting Date: 3/25/2021

Item #: 6.4.

ATTACHMENTS:

Description

Staff Report

Exhibit A ODS Table Final

Exhibit B Ordinance

ITEM 6.4: Zoning Ordinance Amendment – 300 Vernon Street (Citywide) – Objective Design Standards – PL21-0018

REQUEST

The Objective Design Standards project (File PL21-0018) is a request to amend portions of Title 19 of the Roseville Municipal Code for the purpose of establishing a streamlined ministerial review of qualified affordable housing projects, consistent with SB 35 and AB 2162. The request also includes approval of Objective Design Standards which will be used in lieu of the City's Community Design Guidelines to evaluate qualified affordable housing projects during building permit review.

Owner/Applicant – City of Roseville

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council approve the Objective Design Standards; and
- B. Recommend the City Council adopt an ordinance to amend portions of Title 19 of the Roseville Municipal Code in order to acknowledge the establishment of Objective Design Standards and a new streamlined process for eligible affordable housing projects.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

Senate Bill 35 (SB 35), adopted in 2018, and Assembly Bill 2162 (AB 2162), adopted in 2019, provided legislation to address the State's affordable housing crisis. Both SB 35 and AB 2162 require cities to provide a streamlined review process for affordable housing projects. To meet this requirement, the City's Planning Division developed quantifiable design standards, referred to as Objective Design Standards, to review new affordable housing projects through a streamlined (i.e. over the counter) ministerial permitting process. Qualified projects demonstrating compliance with the Objective Design Standards will be approved to proceed directly to the building permit and engineering permit review process. Establishment of the proposed Objective Design Standards is by resolution. Minor modifications to the Zoning Ordinance are also proposed to acknowledge this streamlined process and allow qualified projects to be exempt from the design review process. Use of the streamlined process is elective; applicants of qualified projects may use either the streamlined process or the City's standard Design Review Permit process. This ensures an applicant requesting more flexibility in design can elect to be processed through the existing design review process, which allows for a wider variety of design options that could meet the intent of the existing Community Design Guidelines.

EVALUATION

State law allows for cities to develop objective development and design standards that are unique to each city. Planning staff used the City's existing Community Design Guidelines, examples from other California cities, and input from the various City Departments and affordable housing developers to develop the proposed Objective Design Standards. The proposed Objective Design Standards, provided in Exhibit A, provide quantifiable development and design standards for site design, architecture, and landscaping for affordable housing projects. Examples of the proposed site design standards include requirements for

building siting to minimize conflicts when adjacent to single family residential property, encouraging natural topography, screening of utilities, and requiring circulation patterns consistent with City standards. The proposed architectural standards require articulation in rooflines and wall planes, a variety in exterior colors and materials, minimum illumination levels, and minimum square footage of private outdoor space. Projects are required to have a landscape plan prepared by a licensed landscape architect and the plans must demonstrate compliance with the City's Water Efficient Landscape requirements, shading requirements and planting size standards. All projects are also required to comply with the applicable mitigation measures of the overarching environmental document and applicable development agreement. Staff's intent was to ensure new housing developments would meet City development standards and develop in a manner consistent with other similar housing projects in Roseville. The Planning Division is responsible for maintenance of the Objective Design Guidelines and, upon adoption, will ensure the guidelines are available to the public via the Permit Center and City website.

Minor modifications are proposed to the Zoning Ordinance to acknowledge the establishment of the Objective Design Standards and the new streamlined process. Zoning Ordinance amendments are proposed to define qualified affordable housing developments and to allow an exception from the Design Review Permit process for qualified affordable housing developments. The proposed redlines to the Zoning Ordinance are provided in Exhibit B, the Ordinance amending Title 19 of the Roseville Municipal Code, and are summarized as follows:

- **Section 19.74.01.D.6.** - text is added to reference the definition of "qualified affordable housing projects" and allow an applicant to elect to process their project using the Objective Design Standards through the ministerial building permit process in lieu of the City's discretionary Design Review Permit process; and
- **Section 19.95.030.Q.** – adding the definition for "qualified affordable housing project" as either 1) a multi-unit or mixed use development that provides a minimum of 20% of the housing units as affordable, complies with the Objective Design Standards, and agrees to enter into an Affordable Housing Agreement prior to building permit issuance, or 2) a residential project consistent with Government Code Section 65913.4.

The above proposed amendments to the Zoning Ordinance are consistent with the requirements outlined in SB 35 and AB 2162. Per the requirements of the Zoning Ordinance, staff also finds that the proposed amendments do not conflict with the public interest, health, safety, or welfare of the City, or the General Plan and any applicable specific plan of the City of Roseville.

PUBLIC OUTREACH

The Objective Design Guidelines were reviewed by internal City departments and divisions, and the City reached out to several affordable housing developers who have developed in Roseville and shared a draft version on the Objective Design Standards. Any comments received were incorporated into the proposed guidelines. Early notification of the intent to develop the guidelines was also posted on the City's Housing Element Update website and communicated as part of the various public updates on the Housing Element Update progress. An update announcing the Planning Commission hearing and describing the project was posted to the Housing Element website on March 8, 2021, and the website update was publicized via Facebook, Twitter, and the City's newsletter. Notification of the Planning Commission hearing was posted in the Roseville Tribune, on the City's website, and the Roseville Coalition of Neighborhood Association (RCONA) website.

ENVIRONMENTAL DETERMINATION

Adoption of the Objective Design Standards and the proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) in that the amendments involve general policy and procedure making and do not have the

potential to cause a significant effect on the environment, or a reasonably foreseeable indirect physical effect on the environment. The amendments will preserve and enhance aesthetic resources and the proposed amendments are necessary to conform to State law.

RECOMMENDATION

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

- A. Recommend that the City Council consider and adopt a Resolution establishing the Objective Design Standards.
- B. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates that acknowledge the establishment of Objective Design Standards and a new streamlined process for eligible affordable housing projects.

Exhibits

- A. Objective Design Standards
- B. Ordinance Modifying the Zoning Ordinance

<u>Note to Applicant and/or Developer:</u> 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.
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Adopted April 21, 2021 (Resolution No. #####)

Objective Design Standards	
Site Design	
Setbacks	Buildings shall comply with the setbacks established in the Zoning Ordinance or the applicable specific plan, whichever is more restrictive.
	When not already established by a specific plan or other applicable standards, the minimum landscape setback shall be 20 feet, measured from the ultimate back of curb.
Building Orientation	Residential projects located adjacent to or across the street from other street facing residential developments shall orient the buildings to the street with individual entries, patio areas, and landscaping facing the street.
	Parking lot areas and carports/garages shall not be located along residential neighborhood street frontages or common property lines adjacent to other residential neighborhoods.
	Common recreational areas, such as tot lots and swimming pools, shall not be located adjacent to any private residential outdoor spaces (e.g. backyards) on adjacent residential properties. These recreational areas shall be setback a minimum of 20 feet from the shared property line.
	For projects adjacent to open space, parks, or other common use gathering spaces, each residential unit along the building side adjacent to the public space shall have at a minimum one window facing the public space.
Fencing/walls	Projects abutting single-family residential zoned properties, or where required for sound per the applicable specific plan, shall provide a masonry block wall along the shared project boundary except at pedestrian access points. Walls shall be split face or stucco covered with integral color matching the façade.
	Fencing and wall height and location shall comply with the Zoning Ordinance fence regulations.
	Fencing proposed along open space shall be an open type wrought iron material, to allow views of the open space, and shall include access and access control per the Specific Plan and Development Agreement.
Grading	Grading plans shall comply with the City's Improvement Standards.
	Natural topography shall be integrated into the site design to minimize the use of retaining walls. Retaining walls shall not exceed six feet in height.
	Retaining walls greater than four feet in height, when measured from finished grade, shall be set back from property frontages and public

	sidewalks to allow a minimum of six feet of landscaping in front of the wall.
	Adjacent to open spaces or parks, grading shall be fully contained within the property lines and increased run-off due to new development shall be collected before draining into these spaces and/or directed toward the street's drainage system.
	Grading around native oak trees shall comply with the regulations of the Tree Preservation Ordinance (RMC, Chapter 19.66).
	Removal of native oak trees shall comply with requirements of the Tree Preservation Ordinance (RMC, Chapter 19.66).
Parking	Parking shall be provided consistent with the Zoning Ordinance parking standards (RMC, Chapter 19.26) unless the project is eligible for a less restrictive parking requirement in accordance with California State law.
Utilities	Trash enclosure location, dimensions, and design shall comply with current City standards.
	A minimum three-foot landscape buffer shall be provided on all non-accessible sides of trash enclosures.
	Air conditioning units, electrical meter boxes, and other private utilities shall be screened from public view via landscaping, low walls, roof parapets or a combination of the same. Such utilities shall not be located along the front or street-facing façade.
Circulation	When not already existing, frontage improvements (i.e. sidewalks, curb, gutter, street improvements, transit turnout, pad and shelter, etc.) shall be installed along the project frontages, consistent with the applicable specific plan or City Improvement Standards.
	Driveways shall be installed per City standards.
	Site circulation shall accommodate a dial-a-ride pick-up with visible covered bench. The bench may be located within a common area (i.e. lobby space) of the building provided the bench is visible from the dial-a-ride pick-up area.
	Site circulation shall allow for and facilitate emergency access to the site and all buildings, and shall comply with the Fire Department standards and Refuse Division standards.
	All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the American's with Disabilities Act (ADA), California Building Standards Code Title 24 and the City's Improvement Standards.
	A continuous minimum five-foot-wide pedestrian path shall connect the public building entrance to the public sidewalk.
Architecture	
Wall and roof forms	Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.

	Buildings shall have massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Massing breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.
Building Colors & Materials	A minimum of three colors and/or materials shall be applied on all elevations.
	A high quality/durable material, such as stone or brick, that is different from the primary façade material, shall be applied to the base of the building (minimum four feet tall) for at least 30% of the length of each façade on all public street and public facing facades.
	All windows, doors, and other wall openings shall be trimmed consistent with the architectural style.
	Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.
Lighting	All lighting sources shall have cut off lenses and shall be located so there is no light spillage onto adjacent properties.
	Streets, entry drives, drive aisles, and parking areas shall have a minimum illumination level of 1.0 footcandle at the pavement surface.
	Pedestrian walks shall have minimum maintained illumination levels of 0.5 footcandles at the walking surface.
Porches, balconies, and outdoor space	For porches located on the ground floor, clear definition of the semi-private space shall be maintained from the public space through the use of low walls and/or evergreen landscaping. Porches located within 10 feet of a public sidewalk shall be elevated a minimum of two feet from the adjacent public sidewalk.
	A minimum of 40 square feet of private outdoor space per residential unit shall be provided directly adjacent to the unit. For the purposes of this standard, private outdoor space is defined as outdoor space that is usable and accessible only to the building residents and their visitors, but not to the general public. Private outdoor space can be provided by porches and balconies with a minimum depth of six feet. Alternatively, common outdoor space can be substituted for private outdoor space when the following standards are met: • The square footage of the common area is equivalent to the combined square footage required for each residential unit; • The common outdoor space is only available for use by the residents and their guests; and • The common outdoor space provides amenities such as a BBQ and gathering space.
Landscaping	
General	Landscape plans shall be prepared by a licensed landscape architect and shall be prepared in accordance with the City's Water Efficient Landscape Requirements.

	Where private landscape spaces are adjacent to city-maintained streetscape landscaping, a mowband delineation is required to distinguish between private and public landscaping.
Shading/Trees	Parking areas shall be a minimum of 50% shaded by trees or other permanent structures that comply with the development regulations. Tree shade is as measured at 15-year maturity based on the tree species and mid-summer sun angle conditions. The shade values for various tree species are located in the various Specific Plan landscape guidelines. Shade calculations shall be made in accordance with the Parking Lot Shade Diagram in Appendix C of the Community Design Guidelines.
	Trees shall be a minimum of fifteen gallon size. It is recommended that larger sized trees be incorporated for accent or activity areas.
	The following minimum planter widths (measured inside curbs) shall be provided: • Eight feet for large canopy trees; • Six feet for medium canopy trees; and • Four feet for small canopy trees.
Other plantings	Shrubs and screen plantings shall be a minimum of five gallon in size in order to provide immediate effectiveness. Shrub ground covers may be specified in either flats or one gallon sizes.
Other	
	Projects shall comply with all applicable mitigation measures in the applicable environmental document and applicable development agreement.

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION
19.74.010 OF CHAPTER 19.74 AND SECTION 19.95.030 OF CHAPTER 19.95 OF TITLE 19
OF THE ROSEVILLE MUNICIPAL CODE REGARDING PERMIT AND VARIANCE
REQUIREMENTS AND ZONING DEFINITIONS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 19.74.010 of Chapter 19.74 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.74.010 Permit requirements.

In addition to any other approval required by this Code or by applicable law, the following discretionary approvals may be required:

A. Administrative Permit (AP). An Administrative Permit shall be obtained pursuant to this title prior to initiation of certain activities or construction of improvements which are permitted pursuant to Articles II, III and IV of this title and only upon compliance with specific standards as specified in this title. The Approving Authority for Administrative Permits shall be the Planning Manager as outlined in Section 19.78.020 (and following public notice, the Planning Manager may waive the requirement for a public hearing). If a public hearing is requested, the Planning Manager shall schedule and notice the permit for public hearing by the Planning Commission except as otherwise specified by this title.

B. Conditional Use Permit (CUP). A Conditional Use Permit shall be obtained prior to initiation, modification or expansion of a use pursuant to Article II and III, and upon compliance with specific standards, as applicable, of Article IV of this title. The Approving Authority for Conditional Use Permits shall be the Planning Commission as outlined in Section 19.78.020.

C. Design Review Permit, Minor (MDRP). A Minor Design Review Permit shall be obtained prior to the issuance of a building permit for minor improvements to multi-family residential and non-residential developments, including but not limited to the following types of projects:

1. Minor facade improvements including color changes and/or the introduction of a new exterior building material, provided these are consistent with the Community Design Guidelines and/or the applicable specific plan design guidelines;

2. A project within the Downtown Specific Plan area which is consistent with the design guidelines and regulations outlined within the Downtown Code; and

3. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements which are: (a) compatible with and in substantial conformance with the existing development and/or the previously approved permit; (b) do not create the need for new parking nor affect existing required parking; and (c) meet all the requirements of this title and the Community Design Guidelines.

With the exception of projects involving a significant building, a MDRP is not required for: a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials; or for projects listed in Section 19.72.020 that are issued a Zoning Clearance Certificate. The Approving Authority for Minor Design Review Permits is the Planning Manager, as outlined in Section 19.78.020.

If in the opinion of the Planning Manager, a project is not in substantial conformance with applicable adopted design guidelines or prior conditions of approval, or if the Planning Manager determines that, because of location, size or design that the public hearing should not be waived, the Planning Manager may require the project be processed as a Modification to the original design review permit, as outlined in subsection (I) below.

D. Design Review Permit (DRP). A Design Review Permit shall be obtained prior to the issuance of a building permit or improvement plan for the following types of multi-family and non-residential projects:

1. New construction of multi-family residential, commercial and industrial projects;
2. Significant site, circulation, and parking modifications which in the opinion of the Planning Manager, significantly differs from the project originally approved by the Approving Authority, and which the Planning Manager determines will not be processed through a Modification;
3. Demolition of a significant building as defined in Chapter 19.61 of this title, and as otherwise required by this title;
4. Projects which deviate from the requirements or standards of adopted Community Design Guidelines or an applicable, adopted specific plan;
5. Any other improvements subject to design review as designated by resolution of the City Council from time to time; and
6. Any other improvements subject to design review that the Planning Manager determines, based on the project size, complexity, significant changes or other factors, shall be processed through a Design Review Permit.

With the exception of projects involving a significant building, a Design Review Permit is not required; for a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials of multi-family residential or non-residential buildings; for projects processed through a Major Project Permit as outlined in Chapter 19.82; ~~or~~ for projects processed through a Design Review Permit for Residential Subdivision (DRRS) identified in subsection E-; or for qualified affordable housing projects, as defined in Section 19.95.030(Q)(1), where the applicant has elected to process their qualified project using the City's Objective Design Standards through the ministerial building permit process in lieu of the City's discretionary Design Review Permit process. The approving authority for a Design Review Permit is the Design Committee, as outlined in Section 19.78.020, unless the Design Review Permit is being processed in conjunction with any permit where Chapter 19.74 identifies the Planning Commission as the Approving Authority.

E. Design Review Permit for Residential Subdivisions (DRRS). A Design Review Permit for Residential Subdivisions shall be obtained when required in Article II concurrent or following processing an application for a tentative residential subdivision map. The Approving Authority for design review for residential subdivisions is the Planning Commission. If, in the opinion of the Planning Manager, a Design Review Permit for Residential Subdivision is not consistent with the goals and intent of the compact residential component of the Community Design Guidelines, the Planning Manager may refer the application to the Design Committee for an advisory recommendation to be considered by the Planning Commission.

F. Extension (EXT). An extension shall be obtained pursuant to the requirements of Section 19.76.210. The Approving Authority for extensions shall be the Planning Manager,

unless the Planning Manager determines that a public hearing is required. The Planning Commission shall be the Approving Authority for all other extensions requiring a public hearing.

G. Flood Encroachment Permit (FEP). A flood encroachment permit shall be obtained prior to commencement of any use or activity, as listed in Chapter 19.18, within the floodway or floodway fringe zone. The Approving Authority for a flood encroachment permit shall be the Planning Commission.

H. Major Project Permit (MPP). A major project permit shall be obtained pursuant to Chapter 19.82, prior to initiation of construction on a project as defined in Section 19.82.020. The Approving Authority for each stage of a major project permit shall be as indicated in Chapter 19.82.

I. Modification (MOD). A modification shall be obtained pursuant to the requirements of Section 19.76.180. The Approving Authority for modifications shall be the Planning Manager, unless the Planning Manager determines that a public hearing is required. If a public hearing is required for a modification, refer to the table in Section 19.78.020 for the Approving Authority of the original entitlement.

J. Tree Permit (TP). A Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or the removal of a native oak tree. The Approving Authority for Tree Permits shall be the Planning Commission, unless the Tree Permit is processed in conjunction with a permit reviewed by the Design Committee (DC) in which case the Approving Authority shall be the DC.

K. Tree Permit, Administrative (ATP). An Administrative Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or the removal of a native oak tree, pursuant to Section 19.66.030. The

Approving Authority for Administrative Tree Permits shall be the Planning Manager, unless the Administrative Tree Permit is processed in conjunction with another permit or variance under this title, in which case the Approving Authority shall be the Approving Authority for the other permit or variance.

SECTION 2. Section 19.95.030 of Chapter 19.95 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

- A. 1. Accessory Building or Structure:** (See Building, Accessory).
- 2. Act:** The Fair Housing Amendments Act of 1988.
- 3. Amendment:** Any change, modification, deletion, or addition to the wording, text or substance of this title or any change, modification, deletion, or addition to the application of this title to property within the City of Roseville, including any alteration in the boundaries of a zone district, when adopted by ordinance passed by the City Council in the manner prescribed by law.
- 4. Antenna:** A device used in communications which transmits or receives radio signals. Common forms of antennae are panel arrays and whip antennas. Panel arrays are designed to concentrate a radio signal in a particular area and are typically flat and rectangular in design. Whip antennas transmit a signal 360 degrees and are cylindrical with an 18-foot height limit.
- a. Co-Location. Locating wireless communications equipment from more than one provider on a single site.
 - b. Telecommunication Facility. A land use facility supporting antennas and microwave dishes that sends and/or receives radio-frequency signals. Communication facilities include structures (aka monopole, towers) and accessory buildings.

- c. Dish Antenna. A dish-like antenna used to link communication sites together by wireless transmission of voices or data. Also called microwave antenna or microwave dish antenna.
- d. Equipment Building, Shelter or Cabinet. A structure designed and used to house equipment used by telecommunication providers at a facility.
- e. Monopole. A structure of a single spire used to support communications equipment.
- f. Related Equipment. All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.
- g. Satellite Antennas. A satellite antenna is a dish like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.
- h. Stealth Facility. Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like light poles. Also called concealed antennas.
- i. Telecommunication Tower. A mast, pole, monopole or guyed or lattice, free-standing tower designed and primarily used to support antennas, to include dishes, arrays and similar devices.

5. **Appellate Approving Authority:** As designated in Section 19.80.020, it is either the Planning Commission or the City Council that is authorized to hear and act on appeals to actions and decisions provided by this title.

6. **Approving Authority:** As designed in Section 19.80.020, it means one of the following depending on the nature of the application: City Council, Planning Commission, Design Committee, Planning Manager, or designee.

B. 1. **Building:** Any structure having a roof supported by columns and/or walls and intended for the shelter, housing and enclosure of any individual, animal, process, equipment, vehicles, goods or materials of any kind or nature.

2. **Building or Structure, Accessory:** A building or structure detached from a principal building on the same lot and incidental to the principal building.

3. **Building or Structure, Nonconforming:** A building or structure, or portion thereof, which was lawfully erected, altered or maintained, prior to the effective date of the ordinance codified in this title, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located.

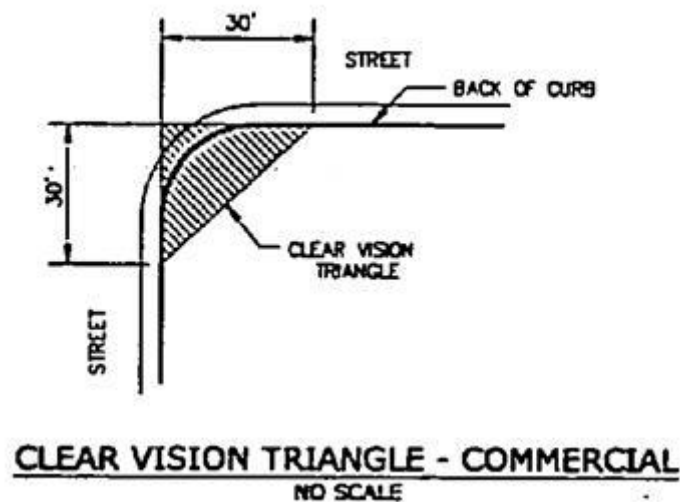
4. **Building(s), Primary:** A building(s) devoted primarily to the principal or conditionally permitted use of the lot or building site on which it is situated, as permitted by this title.

5. **Bus Depot or Station:** A place of business serving as a point of arrival or departure for passengers traveling by intercity or interstate bus, except those buses operated by a governmental entity.

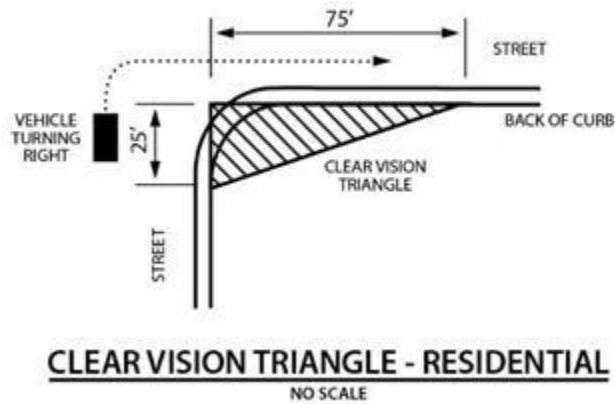
C. 1. **City:** The City of Roseville, California.

2. **City Council:** The City Council of the City of Roseville.

3. **Clear Vision Triangle, Commercial:** That portion of both private property and public right-of-way located at any corner where two streets intersect. The clear vision triangle is defined by the triangular area created by the diagonal connection of two points measured 30 feet back from the intersection of the prolongation of points measured along the front and corner street side back of curb (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created



4. **Clear Vision Triangle, Residential:** The clear vision triangle is defined by the path of travel of a vehicle making a right turn at an intersection, and is intended to preserve appropriate line-of-sight for the driver and pedestrians at a turn. The clear vision triangle is the area created by the diagonal connection of two points measured 25 feet along the back of curb on the right-hand side of the vehicle as it approaches the intersection to turn right, and 75 feet along the perpendicular side of the back of curb on the right-hand side of the vehicle as it completes the turn and departs the intersection (see figure below).



5. **Compact Residential Development:** Attached or detached single-family housing units on a parcel or parcels with a General Plan land use designation of medium density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map).
6. **Condominium:** An estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling, industrial or commercial building on such real property, such as an apartment, office, warehouse or store. A condominium may include, in addition, a separate interest in other portions of such real property.
7. **Condominium Conversion:** Condominium conversion occurs whenever a multiple residential dwelling unit building or a residential housing project containing three or more dwelling units under the same ownership, or such a project that has been granted an occupancy permit is subdivided so that individual dwelling units are available for sale as condominiums within the meaning of Civil Code Section 783.
8. **Cooking:** As referred to in Section 19.08.080 and Chapter 19.60, “cooking” means that the unit will contain a residential stove/oven/cooktop requiring dedicated utility connections such as large amperage wiring or a dedicated gas connection.
9. **Council, or City Council:** The City Council of the City of Roseville, California.

10. Construction Trailer: A trailer used as an on-site office only during actual construction of an approved building site.

D. 1. Density: The number of dwelling units per gross acre excluding accessory dwelling units pursuant to Government Code Section 65852.2.

2. Department: The planning and redevelopment department of the City of Roseville.

3. Design Guidelines: A set of guidelines adopted by the City of Roseville, defining elements and dimensions to be followed in site, building design, landscaping and development.

4. Development: Shall be as defined by California Government Code Section 65927.

5. Development Standard: Those parts of a zone district and any other regulation of this title which regulates aspects of physical development, including, but not limited to, density, lot area, lot width, lot coverage, building height, and setbacks.

6. Disabled Person: Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment; or anyone who has record of such impairment. People who are currently using illegal substances are not covered under the Act unless they have a separate disability or otherwise qualify.

7. Distance between Structures: The shortest horizontal distance measured between two vertical walls of two structures.

E. 1. Expansion, Building or Structure: An alteration of a building/structure that results in an increase in its size, either in extent or bulk, or an increase in its area or volume.

2. Expansion, Use: An alteration of a use that results in an increase in its size, either in extent, intensity or in the nature of the activities conducted.

F. 1. Family: An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent.

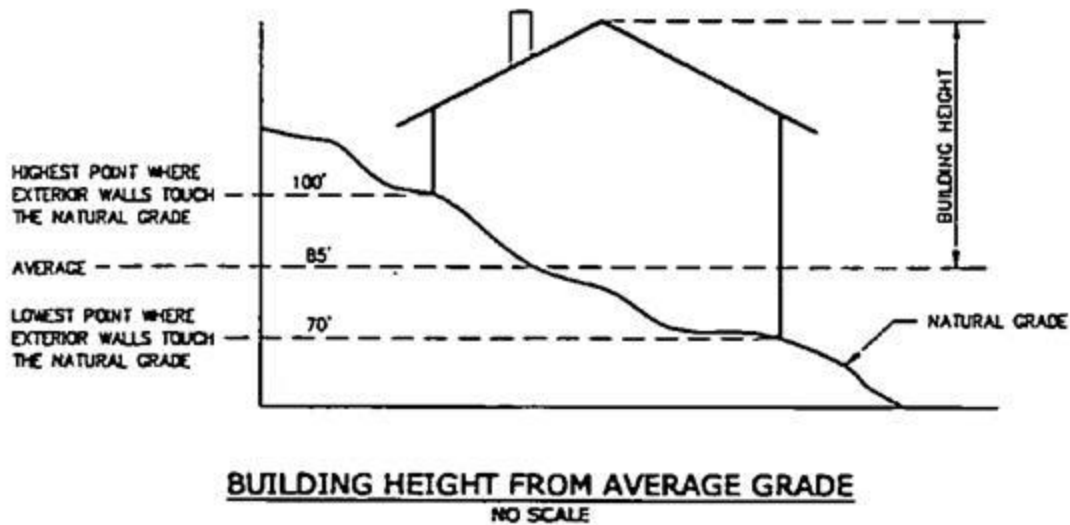
2. Fence: An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

G. 1. Garage Sale: The temporary sale of used household or personal articles held on the seller's own residential premises, also referred to as a yard sale or rummage sale.

2. General Plan: As used in this title, the term General Plan means the City of Roseville General Plan, and all revisions and amendments to the Plan.

3. Group Home: Those uses or facilities identified with Sections 19.08.070(J)(3), 19.08.080(C), 19.08.080(D) and such other sections of this title, which provide for the care of disabled or supervised individual(s).

H. 1. Height, Building and Other Structures: The vertical distance from the highest point of the building or structure to the average of the highest and lowest points where the exterior walls or supports touch the natural grade.



2. **Height, Fence or Wall:** The height of a fence or wall shall be determined from the highest finished grade adjacent to the fence or wall.

3. **Home, Model Complex:** One or more dwelling units or one temporary trailer temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental for the first time in a particular subdivision or residential development which may be comprised of single detached, semi-detached, or multiple unit dwellings, or a combination thereof. It also includes one sales office and associated parking.

I. **Reserved.**

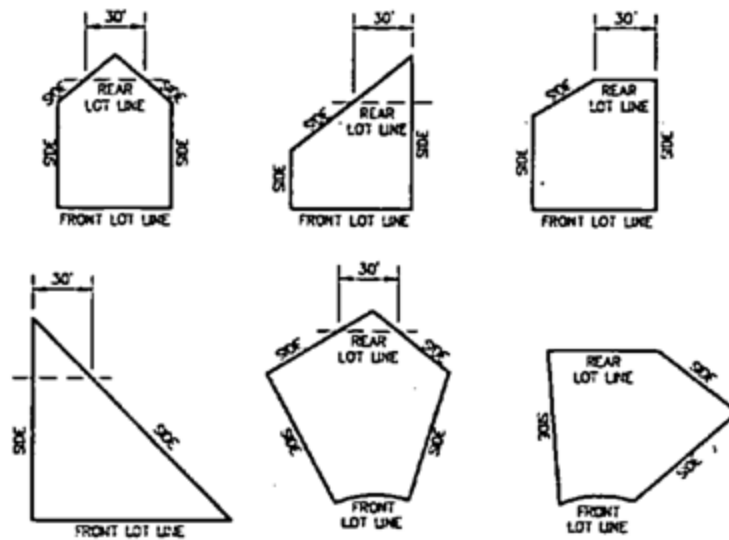
J. 1. **Junk Yard:** Any area of 200 square feet or more used for the storage of junk, scrap materials, materials, salvaged from wrecked or demolished buildings, machinery or equipment; or used for the wrecking or demolishing of automobiles, other vehicles, or machinery.

K. **Reserved.**

4. Lot, Corner: A lot located at the intersection of two or more streets, with one property boundary bordering on each street frontage (see figure).



5. **Lot, Developed:** A lot with buildings or structures.
6. **Lot, Flag:** A lot having access to a public or private street by a narrow strip of land (see figure under Lot, Corner).
7. **Lot, Frontage:** That portion of the lot contiguous to the street.
8. **Lot, Interior:** A lot, other than a corner lot, abutting only one street (see figure under Lot, Corner).
9. **Lot, Key:** A lot with a side line that abuts the rear line of any one or more adjoining lots (see figure under Lot, Corner).
10. **Lot Line, Front:** The lot line separating a lot from a street right-of-way. The front lot line of a corner lot may face either street frontage, at the option of the owner, provided that the required rear yard setback is obtainable opposite from the front lot line.
11. **Lot Line, Rear:** That lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of 30 feet parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this title (see figures below).



REAR LOT LINE - IRREGULAR LOTS
NO SCALE

12. **Lot Line, Side:** Any lot line which is not a front or rear lot line.
 13. **Lot, Reversed Corner:** A corner lot, the rear of which abuts the side of another lot (see figure under Lot, Corner).
 14. **Lot, Area:** The area contained within the boundary lines of a lot.
 15. **Lot, Coverage:** The land area covered by all primary buildings on a lot, including cantilevered enclosed space located above the ground floor.
 16. **Lot, Through:** A lot having frontage on two generally parallel streets (see figure under Lot, Corner).
 17. **Lot, Width:** The horizontal distance between the side lot lines, measured at the front setback line.
- M. 1. Manager:** The Planning Manager of the City of Roseville or the Planning Manager's designee.
- 2. Manufactured Home:** A factory built or manufactured home permitted by State of California and federal laws.

3. **Mobile Home:** Same as manufactured home, but subject to the National Manufactured Housing Construction and Safety Act of 1974.

4. **Mobile Home Park:** Any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.

5. **Model Home Complex:** One or more dwellings used for the display and sale of units and lots within a subdivision.

N. 1. **Nonconforming Structure or Building:** A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

2. **Nonconforming Use:** A use or activity that was lawful prior to the adoption, revision or amendment of the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

O. 1. **Open Air Vending Facilities:** The sale of prepared food, fresh cut flowers or plants, or the sale of items determined by the Planning Manager to be consistent with this type of use, from a stand or non-motorized non-stationary cart or pushcart.

2. **Outdoor Sales Area:** An outdoor area located on the same lot as the principal business used for merchandise display or storage as allowed under this title.

P. 1. **Parcel:** Means an area of land.

2. **Parcel, Nonconforming:** A parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.

3. **Parking Lot:** An area of land, a yard or other open space on a lot legally used for or designed for parking motor vehicles.
4. **Parking Space:** An unobstructed space or area other than a street or alley which is permanently reserved and maintained for the parking of one motor vehicle.
5. **Peak Load:** The generation of electricity during the highest electrical demand within a particular period of time. Daily electric peaks on weekdays occur in late afternoon and early evening. Annual peaks occur on hot summer days.
6. **Permitted:** Means any use or activity allowed by the provisions of this title, and subject to the applicable regulations contained within this title.
7. **Person:** An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, local agency, or any other group or combination acting as an entity.
8. **Planning Commission:** The Planning Commission of the City of Roseville.
9. **Property Owner:** A person or persons having a possessory interest in the property, other than a periodic tenancy, estate at will, or sufferance, or a person having a contractual right which will ripen into such a possessory interest in the property.
- Q. **Reserved.**¹ **Qualified Affordable Housing Project:** A qualified affordable housing project is defined as either: (a) a residential multi-unit (three or more units) or mixed use housing project that provides a minimum of 20% of the units as affordable units for low, very-low or extremely low income; complies with the City's Objective Design Standards; and agrees to enter into an Affordable Housing Agreement prior to issuance of building permits; or (b) a residential project consistent with Government Code Section 65913.4, as it now exists or may hereafter be amended.

R. Reserved.

S. 1. Sale, Fundraising: The temporary sale of new or used merchandise conducted by a charitable, eleemosynary, or non-profit organization or by groups associated with churches, schools and clubs.

2. Seating Capacity: The actual seating capacity of an area based upon the number of seats of one seat per 18 inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.

3. Secondary Use: A purpose for which land or a building is or may be intended, occupied, maintained, arranged, or designed, which is less visible, prominent, or important than the primary use(s) on the same lot or parcel.

4. Setback: The required distance that a building, parking lot or other designated item must be located from a lot line. For buildings and structures, the setback is measured to the exterior face/finish of the wall, post or railing.

5. Setback, Front: The front setback is an area formed by a line parallel to a front lot line. The front setback is measured at right angles to the front lot line.

6. Setback, Rear: The rear setback is an area formed by a line parallel to the rear lot line. Rear setbacks are measured at right angles to the rear lot lines.

7. Setback, Side: The side setback is an area formed by a line parallel to the side lot line, that extends between front and rear setback areas. Side setbacks are measured at right angles to the side lot lines.

8. Shopping Center: Two or more contiguous or separate retail commercial stores that share access and/or parking, which function by design, or ultimately function, as a single entity.

9. Street: A public or permanent private way 30 feet or more in width, which affords a primary means of access to property.

10. Structural Alterations: Any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joints, girders or rafters, or changes in roof or exterior lines.

11. Structure: Anything constructed or erected which requires location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, antennas, signs and billboards, but not including outdoor areas such as paved areas, tennis courts, driveways, parking spaces where the area is unobstructed from the ground up.

T. 1. “Theater” means a building or structure used for the purpose of conducting live dramatic, comedic or musical performances, the showing of motion pictures or similar recorded media, or other live performing arts.

U. 1. Uniform Building Code: The Uniform Building Code currently in use and adopted by the City of Roseville.

2. Usable Open Space: One or more open areas adjacent to residential uses, the purpose of which is to provide an outdoor area designed for outdoor living and recreation, and which is located at, below, or above grade. This space is typically accommodated within side and rear yard areas. The area covered by accessory structures meeting the standards for unenclosed structures (see Section 19.22.030) may be counted towards usable open space.

3. Use: The purpose of which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied or maintained.

4. Use, Accessory: See Accessory Uses, Article III, Chapter 19.22.

5. **Use, Conditionally Permitted:** A use type subject to a Conditional Use Permit, which use may be essential or desirable to the public convenience or welfare in one or more zones but which may also impair the integrity and character of the zone or adjoining zone or be detrimental to the public health, safety or welfare unless additional restrictions on location and extent of use are imposed and enforced. Such use shall be permitted when all specific additional restrictions are completed and permanently satisfied in conformance with an approved Conditional Use Permit. Should such restrictions be of a continuing nature, the use will remain conditional so long as the restrictions are complied with, but shall become an illegal use whenever and so long as the restrictions are not complied with.

6. **Use, Primary:** The primary use or uses for which land or a building is or may be intended, occupied, maintained, arranged or designed and includes principally, conditionally and administratively permitted uses.

7. **Use, Principally Permitted:** The primary use of land or of a main building which use is compatible with the purpose of the zone and which is permitted in the zone. If a use is listed in a specific zone as a principally permitted use, it means that the owner, lessee or other person who has legal right to use the land, has right to conduct such principally permitted use subject to the regulations and procedural requirements of this title.

8. **Use, Temporary:** See Temporary Uses, Article IV, Chapter 19.64.

9. **Use Type:** A category or class of land uses which share common functional, product or compatibility characteristics and which have been classified under a discreet use type in these regulations, commencing at Article II of this title.

V. **Reserved.**

W. **Reserved.**

X. **Reserved.**

Y. **Reserved.**

Z. **1. Zoning District:** A designated/mapped portion of the City within which a uniform set of regulations apply.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk