

RESOLUTION NO. 22-465

AMENDING THE GENERAL PLAN TO CHANGE THE TEXT OF THE
GENERAL PLAN AND TO CHANGE THE LAND USE DESIGNATION
ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE

WHEREAS, the City of Roseville, having seen successful implementation of the Riverside Gateway Plan and Downtown Specific Plan, has an interest in developing updated planning for additional commercial corridors to streamline, incentivize, and accelerate redevelopment and housing production; and

WHEREAS, the City of Roseville has prepared the Atlantic Street Corridor Specific Plan, the Douglas-Harding Corridor Specific Plan, and the Douglas-Sunrise Corridor Specific Plan (Corridor Plans) for adoption; and

WHEREAS, the City of Roseville, having reviewed the land use designations within and surrounding the Corridor Plans found there were land use designation errors and inconsistencies which it would benefit the community to correct; and

WHEREAS, at present, the majority of the Dry Creek open space and floodplain between Folsom Road and Interstate 80 is mostly within the Low Density Residential land use designation, with a small area within the Business Professional land use designation, which is inconsistent with the preservation and passive recreation goals of the Dry Creek corridor, with the presence of floodplain, and with the designation of this area as open space within the City's Open Space Preserve Overarching Management Plan; and

WHEREAS, modifying the land use designation to reflect a more appropriate Open Space designation will more clearly delineate the open space areas, which also contain Open Space (OS), Floodway (FW), and Floodway Fringe (FF) zones along Dry Creek; and

WHEREAS, in order to ensure major roadways are visible on the City's General Plan Land Use Map the General Plan land use designations are not applied to arterial roadways within the City, but some of the older areas of the City, such as the Corridor Plan areas, do not conform to this practice; and

WHEREAS, removing the land use designations over the City's arterial roadways will have no effect on the underlying use of the land, because the areas affected are owned by the City and are identified in the City's General Plan Circulation Element as arterial roadways; and

WHEREAS, a 19-foot wide property with a residential backyard and pool located at 301 Marian Avenue, located adjacent to but outside of the Corridor Plans, is currently within the Community Commercial land use designation and should be within the Low Density Residential land use designation; and

WHEREAS, adoption of the Specific Plans and the other changes listed above necessitates amendments to the General Plan Land Use Map (General Plan Land Use Element Figure II-2); and

WHEREAS, adoption of the Specific Plans necessitates a text amendment to the General Plan Land Use Element to add the Corridor Plans to the list of Planning Areas; amendments to General Plan Figure II-1 (Planning Areas) to reflect the new Specific Plan boundaries; amendments to General Plan Figure II-2 (Land Use Map) to reflect the land use changes on the City's land use map; and amendments to Figures III-3 (Pedestrian Districts) and VIII-3 (Land Use Designations with City's Regulatory Floodplain), because these each include specific plan boundaries and the City's land use map as background information on the figures;

WHEREAS, the Corridor Plans and other changes listed above are consistent with the adopted City of Roseville General Plan, as proposed and revised, and are consistent with the Housing Element; and

WHEREAS, the sites identified in the Housing Element, including the Rezone Program, are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional Housing Need pursuant to Government Code Section 65584, because the Corridor Plans implement the Housing Element Rezone Program and do not reduce the residential density of any site identified in the Housing Element adequate sites inventory (the adequate sites inventory remains as quantified within the adopted Housing Element), nor do they result in a net loss in residential capacity; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the General Plan on October 13, 2022; and

WHEREAS, on December 21, 2022, the City Council considered the Addendum to the 2035 General Plan Environmental Impact Report (inclusive of the 2021 Housing Element Addendum) for the Corridor Plans; and

WHEREAS, on December 21, 2022, the City Council held a public hearing at which time the proposed General Plan Amendments were considered and were found to be consistent with the objectives, policies, general land uses, and programs specified in the City of Roseville General Plan, as revised and consistent with the findings listed above; and

WHEREAS, the Council of the City of Roseville desires to approve said General Plan Amendments as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City and with state law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the General Plan Amendments (attached as Exhibit B.1 through B.9) are hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville and is authorized to make typographical, formatting, or other non-content corrections without further Council approval.

PASSED AND ADOPTED by the Council of the City of Roseville this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk