

RESOLUTION NO. 19-339

DENYING THE APPEAL FROM THE JUNE 13, 2019 APPROVALS BY THE PLANNING COMMISSION; ADOPTING THE FOUR (4) FINDINGS OF FACT AND APPROVING THE DESIGN REVIEW PERMIT SUBJECT TO SIXTY-NINE (69) CONDITIONS OF APPROVAL; ADOPTING THE THREE (3) FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO SIXTY-EIGHT (68) CONDITIONS OF APPROVAL; AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE TREE PERMIT SUBJECT TO TWENTY-ONE (21) CONDITIONS OF APPROVAL

WHEREAS, on June 13, 2019, the Planning Commission held a public hearing on the Roseville Old Town Lofts Project (Project) located on Infill Parcel 246, at 241 Nevada Avenue; and

WHEREAS, the Project consists of twenty-three (23) single-family row houses with two-car garages and useable roof decks; and

WHEREAS, on June 13, 2019, the Planning Commission considered and adopted the Roseville Old Town Lofts Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program; and

WHEREAS, on June 13, 2019, the Planning Commission voted 5-1 to recommend City Council approve the proposed amendments to the General Plan (text and land use map); and

WHEREAS, on June 13, 2018, the Planning Commission voted 5-1 to approve the Design Review Permit after finding that the Project was consistent with the following four (4) Findings of Fact:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
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 and irrigation and lighting which results in a 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.
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 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.
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.

WHEREAS, on June 13, 2018, the Planning Commission voted 5-1 to approve the Tentative Subdivision Map for the Project after finding that the Project was consistent with the following three (3) Findings of Fact:

1. The size, design, character, grading, location, orientation and configuration of lots roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.
2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.
3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.

WHEREAS, on June 13, 2018, the Planning Commission voted 5-1 to approve the Tree Permit for the Project after finding that the Project was consistent with the following two (2) Findings of Fact:

1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.
2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

WHEREAS, following the Planning Commission's approval, an appeal was submitted on June 24, 2019 based on concerns that the project had an inadequate traffic evaluation and a lack of parking; and

WHEREAS, a review of the record shows that the City's Engineering Division assessed the Project's impacts to long term traffic and determined that the additional anticipated twelve (12) peak hour trips expected to be generated would not substantially increase delays at the Nevada Ave./Douglas Blvd. intersection; and

WHEREAS, in addition the proposed ingress only driveway on Douglas Blvd. was designed to reduce traffic impacts to the surrounding neighborhood streets; and

WHEREAS, the Project meets the Zoning Ordinance's parking requirement for single-family dwelling units by providing standard two-car garages and conditions have been placed on the Project to prohibit storage in the garages from displacing vehicle parking; and

WHEREAS, after holding a hearing on August 7, 2019 and considering the entire record, staff recommends that the City Council deny the appeal of the Planning Commission's approval of

the Mitigated Negative Declaration, Design Review Permit, Tentative Subdivision Map, and Tree Permit because the necessary findings of facts can be made; and

WHEREAS, staff recommends that the City Council adopt a resolution approving the General Plan Amendment (text and land use map); and

WHEREAS, staff recommends that the City Council adopt the four (4) Findings of Fact for the Design Review Permit and approve the Design Review Permit subject to sixty-nine (69) conditions of approval; and

WHEREAS, staff recommends that the City Council adopt the three (3) Findings of Fact for the Tentative Subdivision Map and approve the Tentative Subdivision Map subject to sixty-eight (68) conditions of approval; and

WHEREAS, staff recommends that the City Council adopt the two (2) Findings of Fact for the Tree Permit and approve the Tree Permit subject to twenty-one (21) conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville hereby denies the appeal of the Planning Commission's June 13, 2019 approval of the Mitigated Negative Declaration, the Design Review Permit, Tentative Subdivision Map, and Tree Permit; and

BE IT FURTHER RESOLVED that the four (4) Findings of Fact for the Design Review Permit are hereby adopted and the Design Review Permit is hereby approved subject to sixty-nine (69) conditions of approval; and

BE IT FURTHER RESOLVED that the three (3) Findings of Fact for the Tentative Subdivision Map are hereby adopted and the Tentative Subdivision Map is hereby approved subject to sixty-eight (68) conditions of approval; and

BE IT FURTHER RESOLVED that the two (2) Findings of Fact for the Tree Permit are hereby adopted and the Tree Permit is hereby approved subject to twenty-one (21) conditions of approval.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk