

ITEM 5.2: Major Project Permit Stage 1 Modification and Lot Line Adjustment – 200 Gibson Drive – NCRSP PCL 40 - Highland Village – PL18-0258

REQUEST

The applicant requests approval of a Major Project Permit Modification to the Highland Village site plan to eliminate Building 5, increase the size of restaurant Buildings 3 and 4, and add 46 parking spaces to the project site. The request includes changing Building 2 from an office use to medical use. A Lot Line Adjustment is also requested to reconfigure parcels consistent with the revised site plan.

Applicant – David Crawford, RMW Architecture & Interiors
Owner – Timothy Gagnier, 990 Reserve Drive, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to six (6) conditions of approval.
- B. Approve the Lot Line Adjustment subject to eleven (11) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project is within the Highland Village project area located on the southeast side of the intersection of Roseville Parkway and Gibson Drive, in the North Central Roseville Specific Plan (NCRSP) (Figure 1). The General Plan and NCRSP land use designation of the site is Business Professional/Community Commercial (BP/CC), and the zoning designation of the site is Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC).

In January 2008 the Planning Commission approved a Major Project Permit (MPP) Stage 1, Tentative Subdivision Map, and Architectural Guidelines for the Highland Village project to allow a mix of office and commercial uses on nine developable lots and one common area lot. Much of the Highland Village project has been built out including all onsite parking, internal drive aisles, and frontage landscaping. Many of the building pads have been developed, with only Buildings 3, 4, and 5 undeveloped.

Figure 1: Project Location



The current proposal would change the use of Building 2 from general office to medical office, replace Building 5 with parking, and increase the size of Building 3 and Building 4. The request is in response to an increase in the market demand for medical office uses.

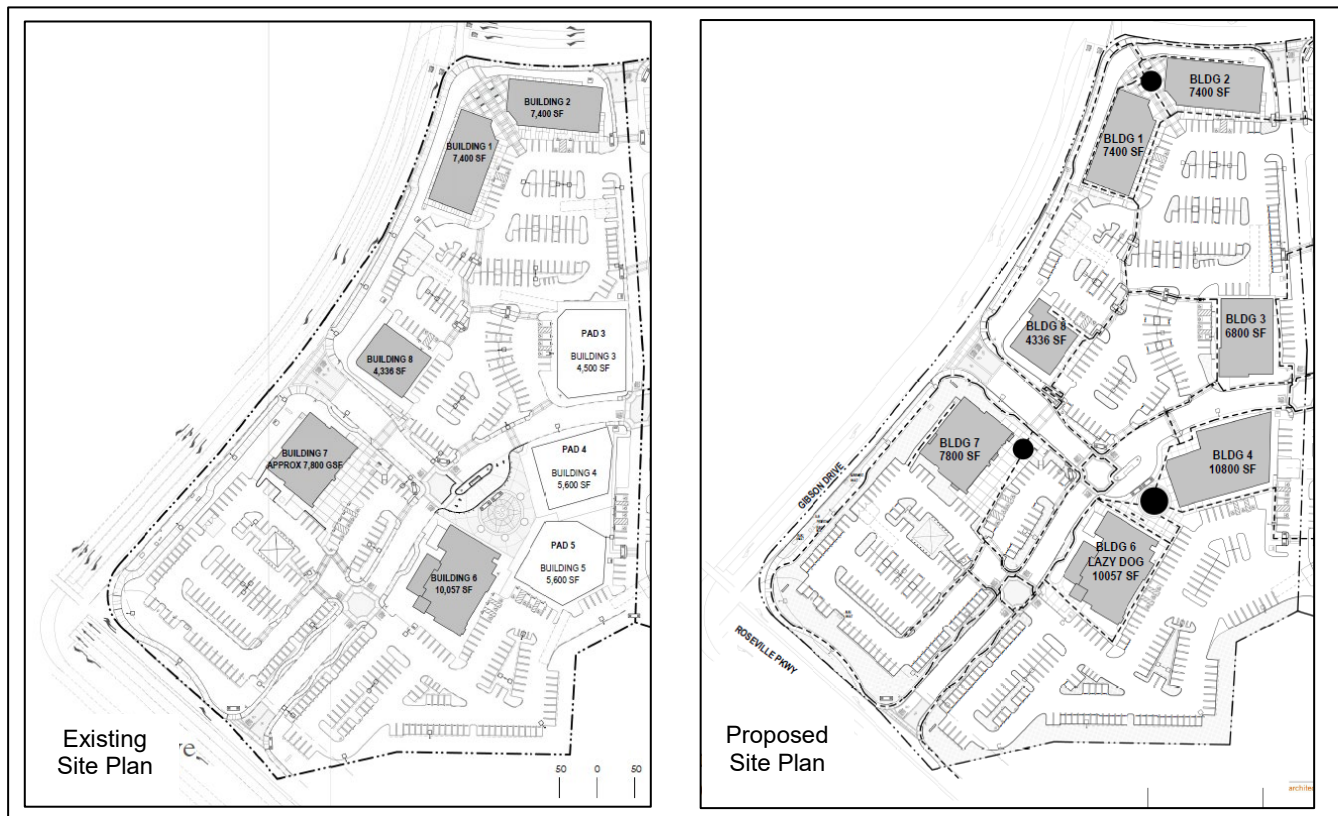
EVALUATION: MPP STAGE 1 MODIFICATION

Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for an amendment to a Major Project Permit. According to Section 19.82.040 C, all amendments that are not considered minor shall be reviewed in the same manner as the initial approval. The proposed request includes removal of one parcel and an increase in the overall square footage within the project area. This modification does not meet the minor modification criteria and; therefore, requires final action by the Planning Commission subject to the findings for a Major Project Permit Stage 1. The required findings are listed below in *italicized, bold text* and are followed by an evaluation.

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and.***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The proposed MPP Stage 1 Modification includes a request to change the use of Building 2 from professional office to medical office. The medical office use is consistent with the allowable uses within the Highland Village center; however, medical uses require more parking than professional office uses. In order to provide the additional 19 spaces needed for the proposed medical office use, the applicant proposes to eliminate Building 5 and its associated parcel and replace it with 26 additional parking spaces. The parcel elimination is evaluated in the Lot Line Adjustment section below. Additionally, five parking spaces will be added east of Building 4, and 15 spaces will be added north and east of Building 3 for a total of 46 new parking spaces. The proposed parking and site plan revisions for Highland Village, including elimination of Building 5, are shown on Figure 2.

Figure 2: Proposed Site Plan Changes



The Highland Village MPP Stage 1 identifies Building 5 as a 5,600 square foot restaurant building with a parking requirement of 56 spaces. Along with the removal of Building 5, the applicant proposes to increase the square footages of Buildings 3 and 4. This increase is also represented in the requested Lot Line Adjustment. The proposed changes to the building square footages are detailed in Table 1. The removal of Building 5, and the additional square footage added to Buildings 2 and 4, will result in an additional 1,900 square feet of restaurant use within Highland Village. These changes are reflected on the proposed Master Site Plan (Exhibit A).

Table 1: Building Square Footage Modification

Building	Existing (square feet)	Proposed (square feet)	Change (square feet)
Building 3	4,500	6,800	+2,300
Building 4	5,600	10,800	+5,200
Building 5	5,600	0	-5,600
Total			+1,900

The requested change in use and the increase in restaurant square footage creates a need for 38 additional parking spaces within Highland Village, for a total requirement of 479 spaces. Table 2 details the proposed parking and site plan changes and the resulting parking requirements. The changes are shown in ~~strike through~~ and **bold**. As discussed above and detailed in Table 2, the proposed modification includes an additional 46 new parking spaces, resulting in a parking surplus of eight spaces. Additionally, as illustrated in Figure 3, the parking is distributed throughout Highland Village providing sufficient parking proximate to each use.

The requested modification will result in a smaller plaza between Building 4 and Building 6 and will reconfigure the pedestrian plan. As modified, the plaza is consistent with the intent of the original MPP Stage 1 approval. The proposed plaza and pedestrian plan maintain pedestrian connectivity to adjacent uses, provide a safe off-street vehicular pick-up and drop-off area, and include the originally planned amenities such as a central fountain, decorative concrete, seating, and landscaping that will create a comfortable gathering place (Exhibits B and C).

With the elimination of Building 5, there is sufficient parking within the center to accommodate the change in use and the increase in restaurant square footage. The proposed modifications are consistent with the mix of uses and site design anticipated with the original approval of the Highland Village MPP Stage 1 and the project complies with the City's Zoning Ordinance, the General Plan, and the NCRSP.

Figure 3: Parking Distribution



Table 2: Proposed Highland Village Parking Table

Building	Use	Room Count	Parking Ratio	Required	Provided
Hyatt Place Hotel (Lot 1)	Hotel	151 Rooms	1 space/room	151	154
Falls Event Center (Lot 2)	Assembly	15,224	as required per MPP	157	157
Total Lot 1 & 2				308	311
Building	Use	Square Footage	Parking Ratio (#/square feet)	Required	Provided
Building 1	Medical	7,400	1 to 150	49	shared parking
Building 2	Office Medical Office	7,400	1 to 250 1 to 150	30 49	
Building 3	Restaurant	4,500 6,800	1 to 100	45 68	
Building 4	Restaurant	5,600 10,800	1 to 100	56 108	
Building 5	Restaurant	5,600	1 to 100	56 0	
Building 6 - Lazy Dog	Restaurant	10,057	1 to 100	101	
Building 7	Restaurant	7,800	1 to 100	78	
Building 8 - Revolutions	Medical	4,336	1 to 150	26	
Total Building Square Footages		52,693 54,593			
Total Parking for Buildings 1 - 8				441 479	445 491

EVALUATION: LOT LINE ADJUSTMENT

In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance Chapter 18.10, the evaluation of the request is based on compliance with the City’s Zoning Ordinance and Building Code as follows:

- 1. The proposed Lot Line Adjustment complies with the Zoning Ordinance for the district in which the parcels are located.***

The proposed Lot Line Adjustment would result in the elimination of one lot for Building 5 and an increase in the size of the lots for Building 3 and Building 4 (Exhibit D). These lots would be adjusted relative to the existing common area lot, increasing its size to 7.6 acres. The resulting lots are consistent with the zoning requirements for lots within the CC/SA-NC zone and no conflicts have been identified.

- 2. The proposed Lot Line Adjustment complies with the local building regulations, including the California Building Code.***

The California Building Code (CBC) establishes building regulations based on the type of construction, the use of a building or structure, and a building’s proximity to other buildings and property lines. The future construction and uses of the site have been and will continue to be reviewed for compliance with the NRCSP’s and City’s Design and Development Standards and the CBC through the building permit process. Therefore, approval of the Lot Line Adjustment will not create conflicts with local building regulations. In addition, the project has been reviewed by the City’s Building Division and appropriate conditions of approval have been included with the project.

- 3. The proposed Lot Line Adjustment provides for any necessary relocation of existing infrastructure or easements.***

The proposed lot line adjustment will adjust lines between existing buildable lots and an existing common area lot. The project has been reviewed by various departments and divisions within the City of Roseville, and conditions have been recommended to ensure that any relocations of easements or infrastructure are accommodated. No conflicts have been identified.

4. Compliance with General, NCRSP, and Subdivision Design Standards.

The subject parcels have a BP/CC (Business Professional and Community Commercial) land use designation in the General Plan and in the NCRSP. Medical uses are consistent with the commercial use type. The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. No conflicts with the General Plan, NCRSP, or Subdivision Design Standards have been identified.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on January 25, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration was prepared for the NCRSP Parcel 40C - Highland Village project, File #2007PL-123 and adopted by the Planning Commission on January 10, 2008. The proposed project is within the scope of the analysis prepared for that project; therefore, consistent with Section 15162 of the CEQA Guidelines, no further analysis is required.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact listed in the Staff Report and approve the **Major Project Permit Stage 1 Modification – 200 Gibson Drive – NCRSP PCL 40 - Highland Village – PL18-0258** subject to six (6) conditions of approval.
- B. Approve the **Lot Line Adjustment - 200 Gibson Drive – NCRSP PCL 40 - Highland Village – PL18-0258** subject to eleven (11) conditions of approval.

CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION PL18-0258

1. The project is approved as shown in Exhibit A - D, and as conditioned or modified below. (Planning)
2. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from **February 7, 2019** and if not effectuated shall expire on **February 7, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 7, 2022**. (Planning)
3. This project is subject to the previously approved conditions of approval for File # PL17-0202 and File # MPP-000016, except as conditioned or modified below. (Planning)

4. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as “Carpool/Clean Air/EV”. Do not use “Vanpool”. (Alternative Transportation, Building).
5. Due to the changes in the proposed project, a new Transportation System Management (TSM) Plan and Agreement will be required. (Alternative Transportation)
6. Due to the expansion/alteration of this application, the fire department access road shall be maintained in accordance with this department’s policy of 20 feet wide unobstructed fire lanes and turning radii provisions of 30 and 50 respectively throughout the parcel adjacent to the structure. The designated fire lanes shall be for aisles fronting the premises excluding the public right of ways. (Fire)

DRAFT CONDITIONS OF APPROVAL FOR A LOT LINE ADJUSTMENT OR VOLUNTARY MERGER

1. The Voluntary Merger or Lot Line Adjustment is approved as shown in Exhibit A. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Voluntary Merger or Lot Line Adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder’s Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger or Lot Line Adjustment per the “Digital Submittal of Cadastral Surveys.” (Environmental Utilities)
6. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City’s surveyor’s processing and consulting fee of \$150. (Engineering)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. Easement widths shall comply with the City’s Design and Construction Standards. (Engineering, Environmental Utilities, Electric)

8. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
9. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger or Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
10. All existing buildings shall conform to Table 602 of the CBC for fire separation distance requirements. (Building)
11. Any structures crossing the adjusted parcel lines shall be removed prior to recordation of the Voluntary Merger or Lot Line Adjustment documents. (Engineering)

Exhibits

- A. Master Site Plan
- B. Plaza Design
- C. Pedestrian Connectivity Plan
- D. Lot Line Adjustment Exhibit

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.