

ITEM 6.1: Major Project Permit Stage 1 MOD and Major Project Permit Stage 2 MOD – 350 Roseville Parkway – NIPA PCLs CO-22 and CO-23 – Campus Oaks Apartments Phase 1 and Phase 2 MPP MOD – PL20-0234

REQUEST

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.

Owner – Campus Oaks Apartments 2 LP
Applicant – Paul Gotta, Alan Ives Construction

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 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.

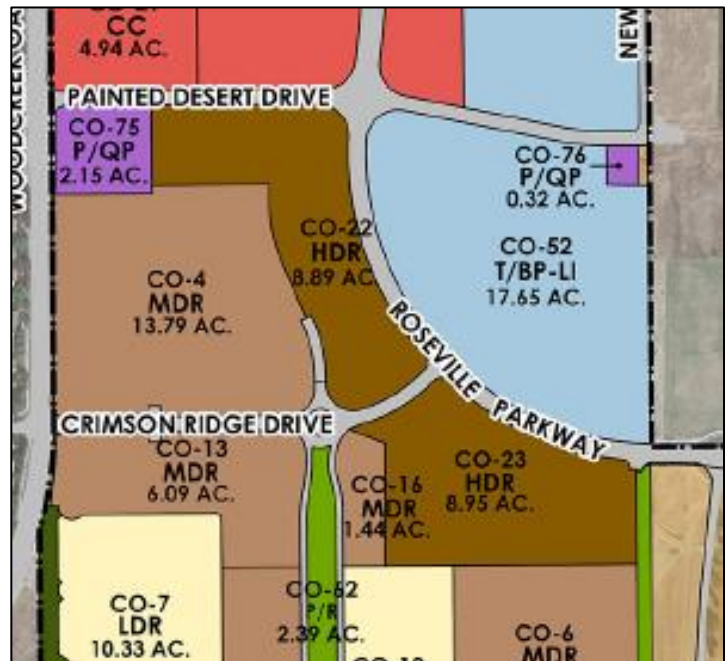
SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The subject project is located on Parcel CO-22 and Parcel CO-23 within the Hewlett Packard Campus Oaks Master Plan (HPCO MP) area. Parcels CO-22 and CO-23 are located on the west side of Roseville Parkway south of Painted Desert Drive (Figure 1). The subject properties have a High Density Residential General Plan land use designation and are zoned Multi-family Residential with a Development Standard (R3/D3) overlay. In 2015, the Planning Commission approved a Major Project Permit (MPP) Stage 1 for the HPCO MP to allow the development of a mix of residential, commercial, and office uses in the Hewlett Packard Campus. In 2017, the HP Campus Oaks Master Plan Design Guidelines (Design Guidelines) were adopted to provide direction for planning, design, and review of residential neighborhoods within the HPCO MP. In February 2017, the Planning Commission approved the first phase of the Campus Oaks Apartment project on Parcel CO-23, which has since been completed. In June 2019, the

Figure 1: Project Location



In June 2019, the

Planning Commission approved the second phase of the Campus Oaks Apartments on Parcel CO-22. Phase 2 is currently under construction.

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.

SITE INFORMATION

Location: 350 Roseville Parkway

Total Size: 8.89 acres and 8.93 acres

Topography and Setting: Both CO-22 and CO-23 have been graded and have buildings constructed. CO-23 is fully constructed and the apartments are occupied. CO-22 is currently under constructed with the buildings close to completion. The parcels are surrounded by developing single-family subdivisions to the south and west, commercial development to the north, and Hewlett Packard properties to the east.

EVALUATION

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 the addition of a new pool and clubhouse on CO-22 and the addition of a private landscaped pedestrian area where “Road A” was previously approved on CO-23. These modifications do not meet the minor modification criteria and; therefore, require final action by the Planning Commission subject to the findings for a Major Project Permit Stage 1 (Campus Oaks Apartments Phase 1) and a Major Project Permit Stage 2 (Campus Oaks Apartments Phase 2). The required findings are listed below in ***italicized, bold text*** and are followed by an evaluation.

MPP STAGE 1 MODIFICATION

The findings for a Major Project Permit Stage 1 are as follows:

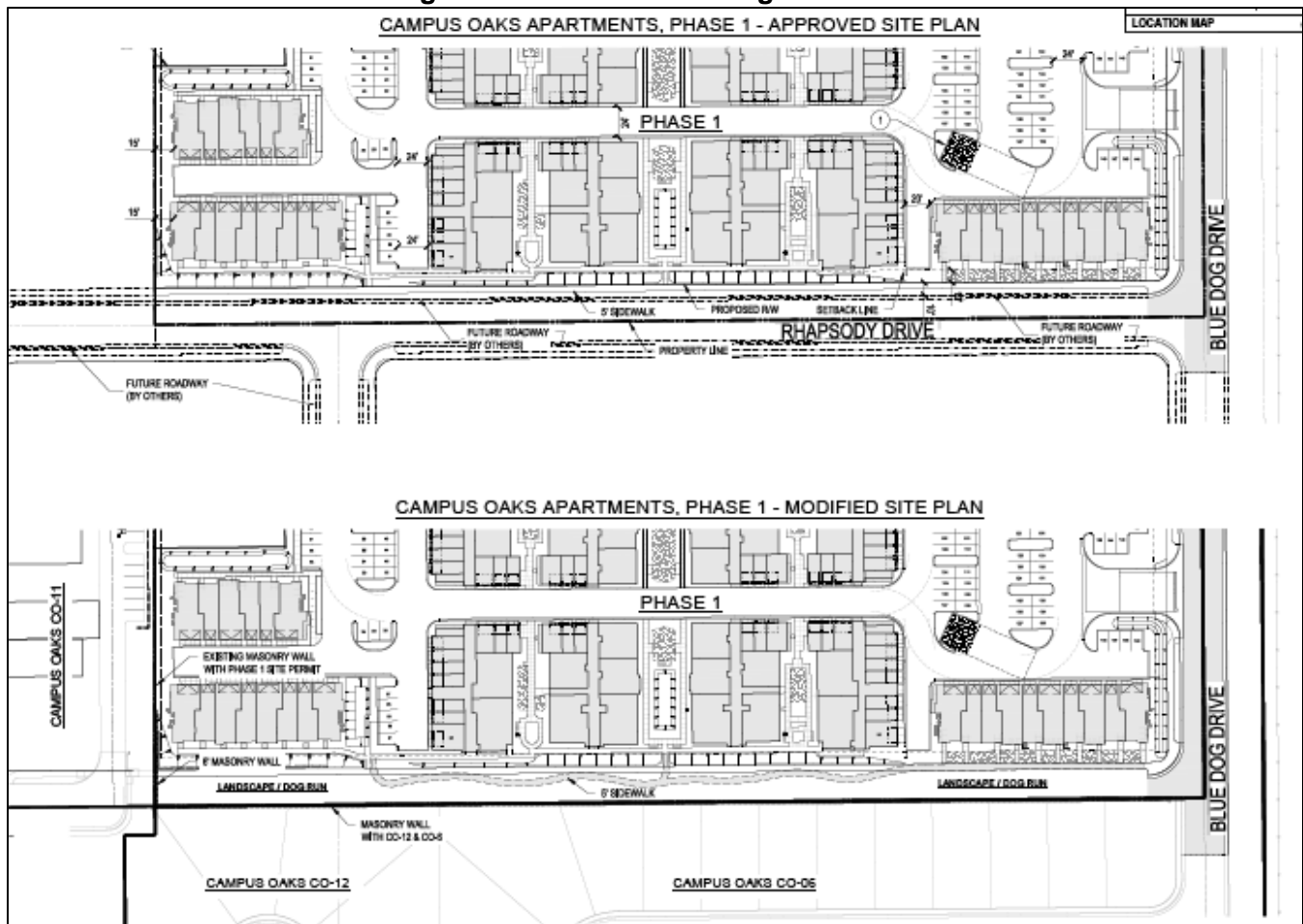
- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to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

The MPP for the Campus Oaks Master Plan includes construction of new roadways to connect the new residential development to the existing adjacent roadways as well as new internal roadways to serve that development. The site plan for the Campus Oaks Apartments Phase 1 project (PL17-0207 and PL16-0331) included partial construction of an east/west internal roadway between the park couplet and the eastern boundary of the Campus Oaks Master Plan. At the time Phase 1 was being constructed, the adjacent property owner to the south was processing an amendment to the Campus Oaks Master Plan and Tentative Subdivision Map that would eliminate “Road A” (PL18-0192). In anticipation of the change, the applicant left the northern half of “Road A” undeveloped. On April 23, 2020, Planning Commission approved the modification to the Campus Oaks Master Plan eliminating the “Road A” construction requirement. Consistent with that amendment, the applicant proposes a modification to the Campus

Oaks Apartments Phase 1 site plan to allow construction of a landscaped pedestrian path instead of the northern half of “Road A”.

The project will modify the site plan to replace “Road A” with a landscaped pedestrian path. Figure 2 shows the existing and proposed condition. The area will be accessible from the apartment complex for private use by the residents of the complex. The western boundary will be enclosed with a masonry wall installed with the project, the southern boundary will be enclosed by a masonry wall installed by the adjacent residential project, and the northern and eastern boundaries will be connected and open to the apartment complex. The area will be landscaped with a mixture trees, shrubs, grasses, and ground covers. A portion of the area will be dedicated as a dog run.

Figure 2: Site Plan Showing “Road A”



The proposed design and landscape plants and materials are consistent with the existing design and materials within the Campus Oaks Apartments Phase 1 and are consistent with the landscaping materials detailed in the Campus Oaks Design Guidelines.

MPP STAGE 2 MODIFICATION

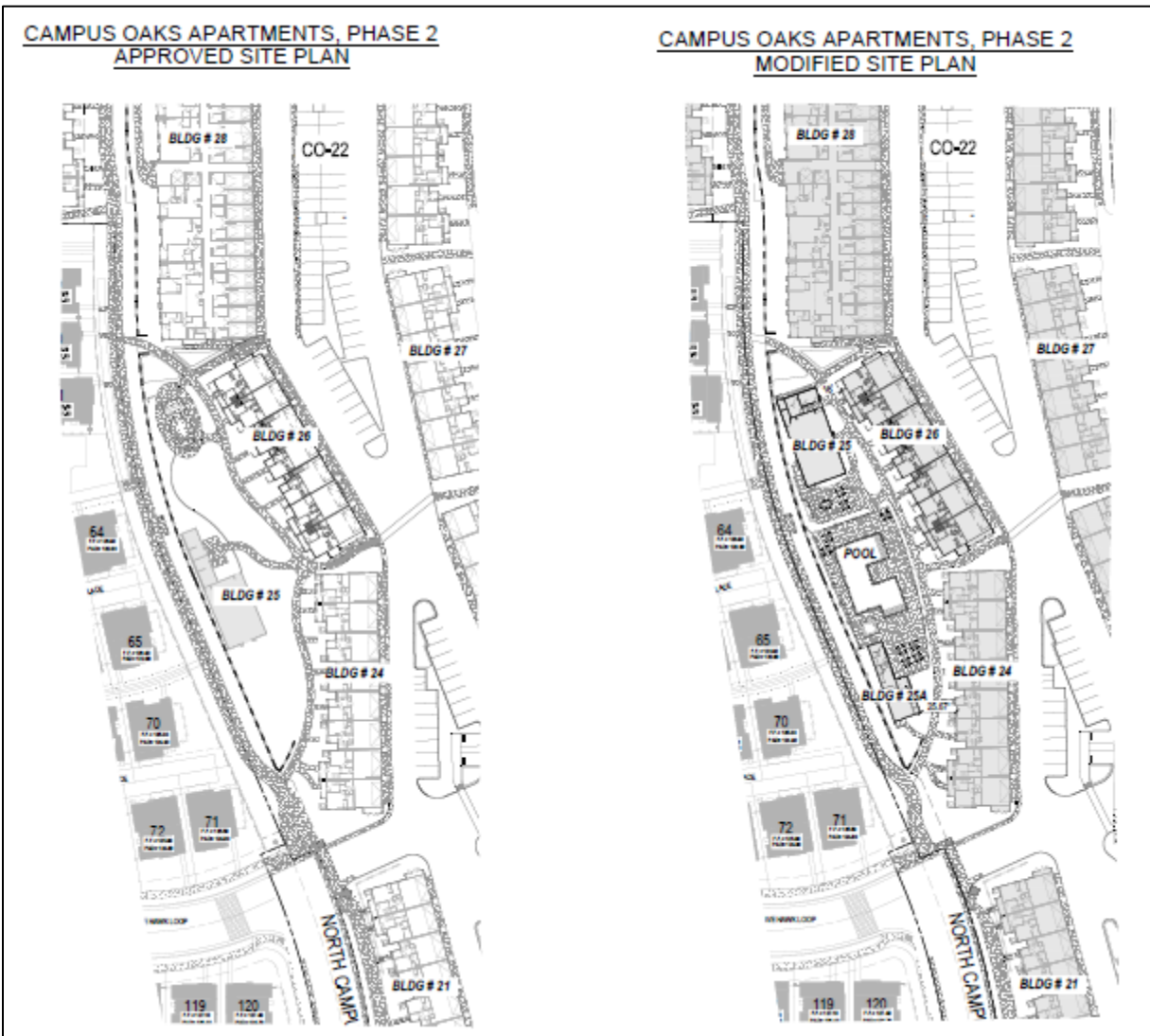
The findings for a Major Project Permit Stage 2 are as follows:

- 1. The Architecture and Landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and Phase 1 approval; 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 Campus Oaks Apartments Phase 2 Stage 2 approval included an outdoor gathering area adjacent to the paseo located along the western property boundary between the apartments (CO-22) and the adjacent single-family development (CO-4). The gathering area included outdoor seating, barbecue areas, dining areas, a community building, and outdoor seating area. The proposed modification will maintain the approved footprint of the outdoor area while adding a pool and pool building with restrooms and showers. The proposed modification is illustrated in Figure 3.

Figure 3: Phase 2 Modification



The proposed modification will include a 1,829 square-foot community building, an 892 square-foot pool building, pool, and outdoor seating. The proposed buildings are shown in Figure 4. Consistent with the previous approval, the architecture of the proposed buildings consists of concrete roof tiles and brick and stone accents. The proposed building colors are consistent with the previously approved color palettes. The western boundary of the pool will be shielded by a six-foot fence. The fence will be constructed of Trex brand composite material, will be capped, and include segments separated by pilasters.

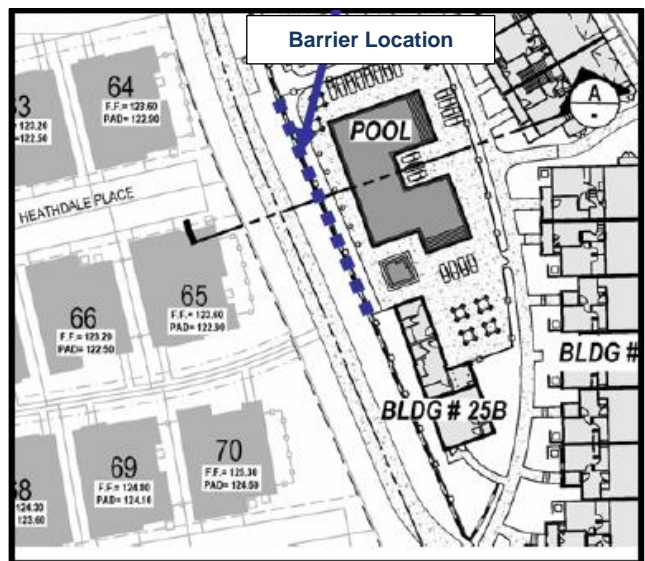
Figure 4: Proposed Community and Pool Buildings



The applicant provided a noise analysis to determine the expected noise level at the adjacent residential properties from activities occurring in the pool area (Attachment 1). The analysis determined that the noise level at the adjacent residential properties would not exceed 43 dB Leq and 62 dB Lmax, which is within the City’s thresholds for non-transportation noise sources. The analysis assumed a six-foot tall noise barrier located adjacent to the western boundary of the pool. The location of the barrier is documented in the report, and is shown on Figure 5.

With inclusion of the fence, as currently proposed, the project will not generate noise at the adjacent properties in excess of City standards. At the time of this report, the color of the proposed fencing had not yet been determined. Condition 5 of this project requires that the color of the Trex composite fence be compatible with the adjacent development to the satisfaction of the Planning Division. The Planning Division will confirm consistency with this requirement during building permit review.

Figure 5: Sound Barrier Location



The proposed modifications are consistent with the existing design and materials within the Campus Oaks Apartments Phase 2 and are consistent with the Campus Oaks Design Guidelines.

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 February 26, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As described in the analyses above, the requested MPP Stage 1 and Stage 2 Modifications are consistent with the Campus Oaks Master Plan and Design Guidelines, the City's General Plan, and the City's Design Guidelines and will not be detrimental to the public.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) was prepared as part of the analysis for the Campus Oaks Master Plan project (Hewlett-Packard Campus Oaks Addendum), which was approved by City Council on August 5, 2015. This activity is within the scope of the Addendum to the HPMP EIR; therefore, pursuant to the California Environmental Quality Act, Sections 15168 and 15162, no further analysis is required.

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 **NIPA PCL CO-23 - MPP STAGE 1 MODIFICATION – 350 ROSEVILLE PARKWAY – CAMPUS OAKS APARTMENTS PHASE 1 AND 2 MOD – PL20-0234** subject to three (3) conditions of approval.
- B. Adopt the findings of fact as stated in the staff report and approve the **NIPA PCL CO-22 - MPP STAGE 2 MODIFICATION – 350 ROSEVILLE PARKWAY – CAMPUS OAKS APARTMENTS PHASE 1 AND 2 MOD – PL20-0234** subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL NIPA PCL CO-23 MPP STAGE 1 MOD

1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
2. The project is subject to the previously approved conditions of approval for the previously approved project File # PL17-0207), except as conditioned or modified below. (Planning)
3. For File # PL17-0207, Condition #5 shall be modified as follows:

Condition #30 in the COA for the MPP (PL16-0331) shall be rewritten to the following:

The following improvements shall be constructed with Phase 1 of the project:

- a) The area referred to as Rhapsody Drive (Road "A") shall be constructed as an irrigated planted dog-run as shown in Exhibit A.

CONDITIONS OF APPROVAL NIPA PCL CO-22 MPP STAGE 2 MOD

1. The project is approved as shown in Exhibits B-D and as conditioned or modified below. (Planning)
2. The noise barrier between the pool and paseo shall be constructed of trex composite material as shown on Exhibit B. The trex composite material color shall be compatible with the adjacent buildings on both the subject property and the adjacent properties to the west to the satisfaction of the Planning Division as determined during building permit review. (Planning)
3. The project is subject to the previously approved conditions of approval for the previously approved project (PL19-0372), 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. (Alternative Transportation, Building).
5. 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)

Attachments

1. Noise Analysis

Exhibits

- A. NIPA PCL CO-23 Phase 1 MOD
- B. NIPA PCL CO-22 Phase 2 MOD
- C. NIPA PCL CO-22 Phase 2 Design Plans
- D. NIPA PCL CO-22 Phase 2 Landscape

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.