

**ITEM 6.2: Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 Modification – NIPA PCL CO-42 – Campus Oaks 7-Eleven – File #PL22-0047**

**REQUEST**

The applicant requests a Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 Modification to construct a 4,872 sf fuel station with two restaurant uses and neighborhood convenience market. The original approval was under file #PL18-0080.

Applicant – Scott Pedersen, Morton & Pitalo, Inc.  
Property Owner – BBC Roseville Oaks, LLC

**SUMMARY RECOMMENDATION**

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

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eight (8) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to eight (8) 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 all recommended conditions of approval.

**BACKGROUND**

The project site is located at 1485 Blue Oaks Blvd., on the eastern portion of the Campus Oaks Town Center (COTC) development, at the southeast corner of Blue Oaks Blvd. and Roseville Pw. (see Figure 1). The site has a zoning and land use designation of Community Commercial, and is part of the Hewlett Packard Campus Oaks (HPCO) Master Plan area, located in the North Industrial Planning Area (NIPA). The HPCO Master Plan redesignated 198 acres of industrial land formerly owned by Hewlett Packard to a mix of land uses, including, Low, Medium, and High Density Residential; Business Professional, Community Commercial, Tech/Business Park – Light Industrial, Parks and Recreation, Open Space, and Public/Quasi-Public. The HPCO Master Plan also established development standards, design guidelines, permitted uses, and a development plan for

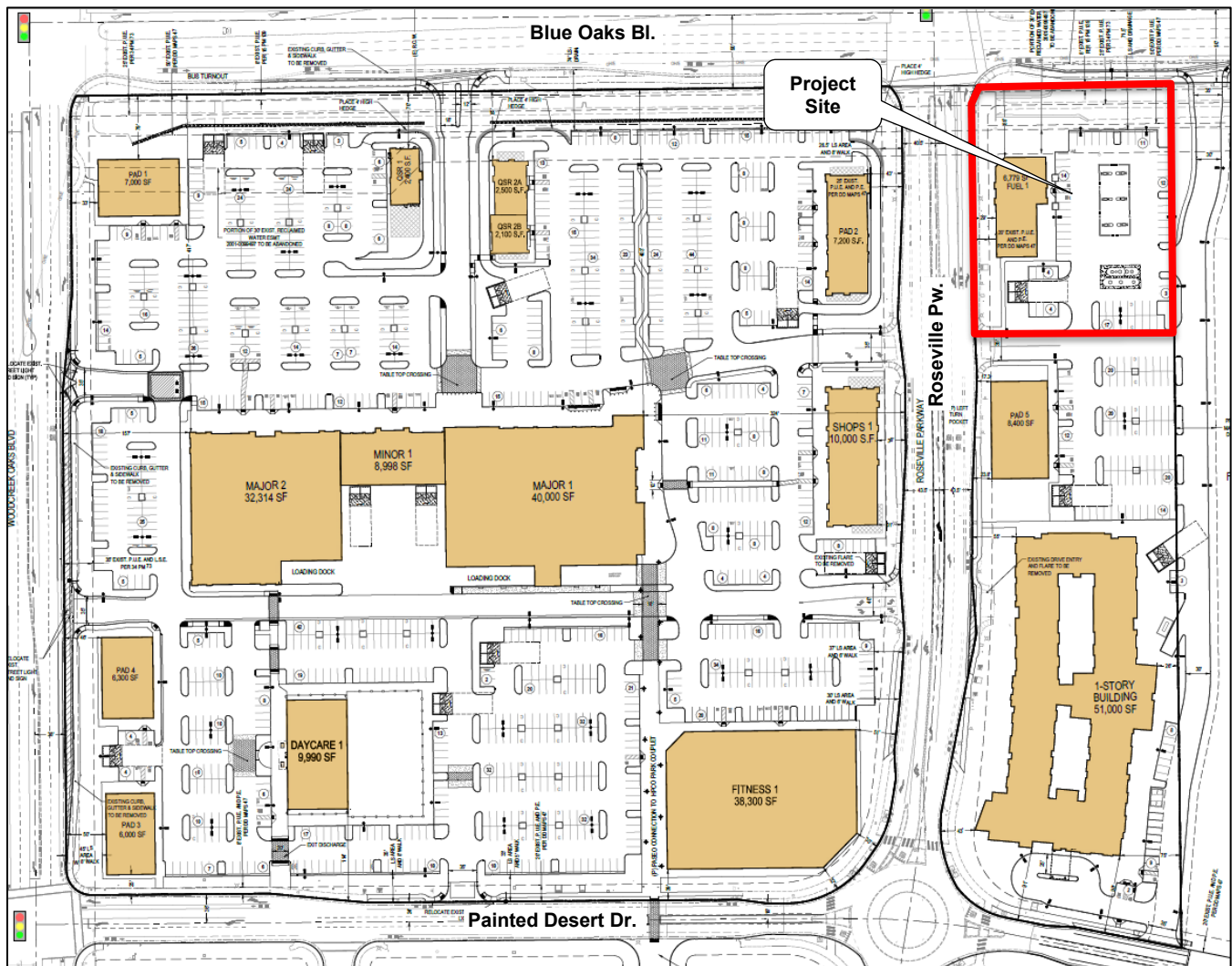
**Figure 1: Project Location**



the area, and a tentative subdivision map to create large lots based on the land use plan. The project received final approval in August of 2015.

The Campus Oaks Town Center (COTC) development is the commercial shopping center portion of the HPCO Master Plan and consists of approximately 29 acres. The COTC is planned to be developed in phases. The entire HPCO Master Plan project was approved through the Major Project Permit (MPP) process. Therefore, any modifications to the site plan require an MPP Stage 1 modification and any modifications to the approved building elevations require an MPP Stage 2 modification. The building footprints for the COTC were approved by the Planning Commission on October 25, 2018, which include a total of 239,281 square feet of retail/commercial space (file #PL18-0080) (see Figure 2 below). Building elevations were also approved for 9 of the 16 buildings in the center. Some of the buildings in the center are fully constructed and currently in operation, including the Nugget Market (the Major 1 tenant). The southern half of the site and the eastern portion (across Roseville Parkway) are currently vacant. Since the original approval in 2018, modifications have been approved for select buildings within the Campus Oaks Town Center. However, no modifications have been made to the area east of Roseville Pw. where the current project is proposed.

**Figure 2: Approved COTC Site Plan (File #PL18-0080)**



**Proposed Project**

A fuel station was approved on the southeast corner of Blue Oaks Blvd. and Roseville Pw with File # PL18-0080. The proposed project includes a request for an MPP Stage 1 Modification to change the

approved site plan by modifying the convenience market building footprint and fueling canopy footprint for the fuel station. The project also includes an MPP Stage 2 modification to evaluate the modifications to the previously approved building elevations.

## **EVALUATION**

The proposed project is being evaluated through the Major Project Permit (MPP) entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2 Modification. Each entitlement is analyzed for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), the North Industrial Planning Area (NIPA), and the HPCO Master Plan Design Guidelines (HPCO Design Guidelines).

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 modifying the site plan and building elevations. This modification does not meet the minor modification criteria and; therefore, requires final action by the Planning Commission. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation.

The findings for a MPP Stage 1 (or modification of same) 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.***

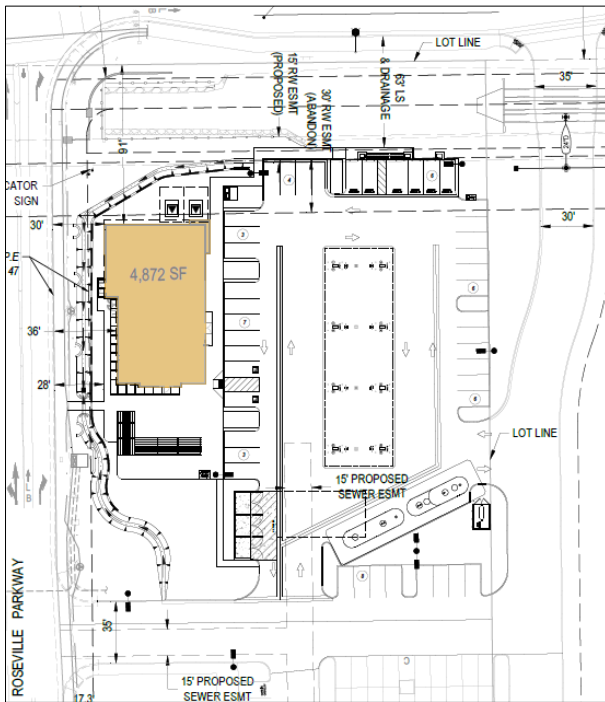
The findings for the MPP Stage 2 (or modification of same) are as follows:

- 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.***

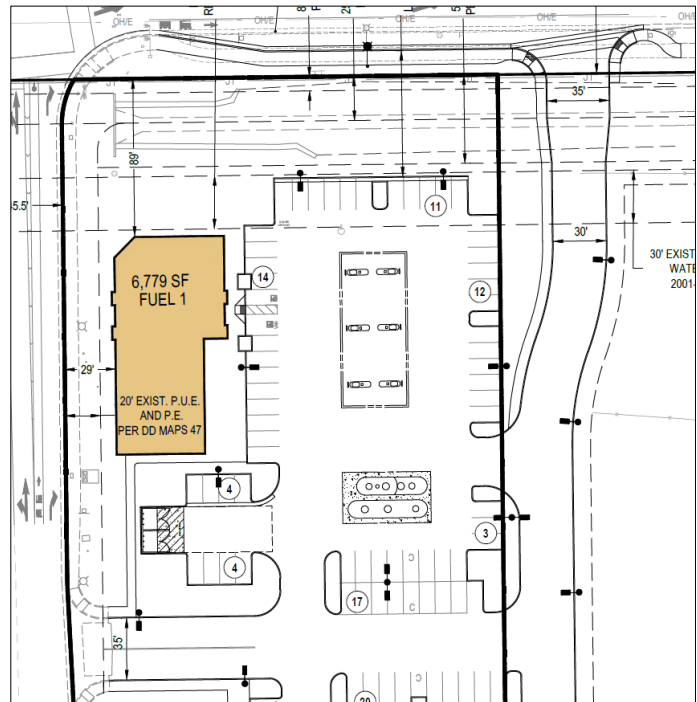
These findings are essentially the same, with the MPP Stage 1 Modification findings referring to the preliminary development plan, and the original MPP Stage 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, both stages are examined together.

**Site Plan and Building Siting:** The project will modify the approved site plan by reducing the footprint of the approved convenience store building from 6,779 sf to 4,872 sf (see Figure 3 and Figure 4 for comparison). The building will be sited in the same location in the northwest corner of the property. The canopy is proposed away from the corner as recommended in the Community Design Guidelines (CDG). The building will be set back approximately the same distance from Blue Oaks Blvd. and Roseville Pw. as originally approved. To compensate for the reduced building footprint from the original approval, the applicant proposes an outdoor dining area to the south of the building, which will be shaded by a trellis. The proposed site plan also includes the addition of two fuel pumps to the existing six pumps and a corresponding increase in the area of the fuel canopy.

**Figure 3: Proposed Site Plan**



**Figure 4: Approved Site Plan**



**Vehicle Access and Circulation:** Despite changes to the site plan, the general access and circulation pattern for the site will remain the same as approved. There will be access to the site from driveways on Blue Oaks Blvd. and Roseville Pw., consistent with the original MPP approval. As with the original approval, the access from Blue Oaks Blvd. is not within the boundaries of the project property. However, this access is necessary for the site and has been made a condition of approval. When the applicant constructs the driveway they will need a right of entry from the adjacent property owner (see Condition 7). Connectivity will be maintained with the future Pad 5 parcel to the south via drive aisles and the shared parking areas. City Engineering and Fire Department staff have reviewed the project and found it to conform to City design standards and emergency vehicle response standards. The project has adequate vehicle site access, meets design standards, and will not be detrimental to public health and safety.

**Pedestrian Access and Circulation:** Consistent with the HPCO Design Guidelines, the original and proposed site plan provide access to other buildings, parking areas, and the sidewalks along the public streets. Given the proposed modifications will maintain pedestrian connections, the project conforms to the HPCO Master Plan Design Guidelines related to pedestrian access and circulation.

**Parking:** The approved MPP for the entire COTC site provides a total of 1,275 spaces, which is 48 spaces more than the minimum that was required. Of these spaces, 754 are currently constructed in the central portion of the site north of Nugget Market. Pursuant to the conditions of approval, a reciprocal access and parking agreement is recorded over the site. Since approval of the original MPP, the corresponding Zoning Ordinance parking requirements based on use type have been applied as tenant spaces have been leased out.

The parking for the 7-Eleven site will be separated from the rest of the existing Campus Oaks Town Center by Roseville Pw., so for this project parking was evaluated specifically for the use on this parcel. The Zoning Ordinance parking requirement for Gasoline Sales with associated neighborhood commercial sales is one space per 300 sf of sales area. The Zoning Ordinance does not contain provisions for gasoline sales with restaurants in addition to commercial sales. Therefore, the 1/300 requirement is used to determine a parking requirement of 16 spaces. The proposed 7-Eleven use anticipates two restaurants will be located within the building and occupy approximately 1,500 sf of the total building. If the parking for this portion of the building were to be calculated using the typical restaurant parking ratio of one space

per 100 sf of the total requirement for the building would be 27 spaces. The proposed project exceeds even this conservative calculation by providing a total of 43 spaces.

**Architecture:** The proposed elevations are consistent with the modern agrarian design concept developed for the COTC by incorporating the colors and materials used throughout the center. The modern agrarian style incorporates traditional building forms and materials associated with rural or agricultural settings—such as barn-style building forms and wood or metal cladding or roofs—coupled with modern design styles such as flat parapets, stucco, and modern glass and metal storefronts. Given many of the elevations of buildings in the COTC are already approved, the proposed project will be evaluated based on its consistency with the approved designs, colors, and materials.

The proposed elevations include traditionally agrarian cladding such as the “vintagewood cedar” panels used on all elevations and the metal accent siding used on the south elevation. Modern materials such as stucco siding and a large glass storefront system on the south and east elevations are also incorporated into the design. These contrasting materials have been applied to the building in a cohesive way (Figure 5). Conceptual elevations of the fuel canopy were not included in the original approval for the site. The applicant proposes an aluminum composite canopy painted to match the building with metal panels around the base that match the entry on the south elevation of the building. As proposed, the building design is cohesive with the overall design of the COTC, and is consistent with the HPCO Design Guidelines and the CDG.

**Figure 5: Rendering from Southeast**



**Landscaping:** Landscaping for the overall COTC was approved with the original MPP, which included a variety of plants designed to be consistent with the theme established in the HPCO Design Guidelines. The project will maintain the approved street trees along Blue Oaks Blvd. (London Plane Tree) and Roseville Pw. (Red Sunset Maple). The CDG require that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project site will provide 55-percent parking lot shading, using a combination of Chinese Pistache and Accolade Elm, as was originally approved. Various trees, hedges, and shrubs are proposed throughout the site to add visual interest and screen undesirable views such as of the electrical transformers on the north side of the building. Additionally, green screens are proposed on the north side of the building to add texture to the wall. Overall, the landscape design is consistent with the landscaping palate used throughout the COTC and is consistent with the CDG.

## **CONCLUSION**

The proposed project is consistent with the City's General Plan, NIPA, Zoning Ordinance, CDG, and the prior Campus Oaks Town Center project approvals. Therefore, staff recommends that the Planning Commission approve the MPP Stage 1 Modification and MPP Stage 2 Modification.

## **PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on April 16, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

## **ENVIRONMENTAL DETERMINATION**

An Addendum to the Hewlett Packard Master Plan EIR (SCH #95112022) was prepared for file #PL18-0080 consistent with California Environmental Quality Act Section 15164. The Addendum evaluated the impact of development of the Campus Oaks Town Center, including the fuel station. The proposed project is substantially consistent with the previously evaluated project, and no new effects are expected to occur.

## **RECOMMENDATION**

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

1. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – 1485 BLUE OAKS BOULEVARD – NIPA PCL CO-42 – Campus Oaks 7-Eleven – FILE #PL22-0047** subject to eight (8) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 2 MODIFICATION – 1485 BLUE OAKS BOULEVARD – NIPA PCL CO-42 – Campus Oaks 7-Eleven – FILE #PL22-0047** subject to (8) conditions of approval.

### **CONDITIONS OF APPROVAL FOR THE MPP STAGE 1 MODIFICATION AND MPP STAGE 2 MODIFICATION – FILE #PL22-0047**

1. This Major Project Permit Stage 1 and 2 Modification approval shall be effectuated within a period of two (2) years from **April 28, 2022** and if not effectuated shall expire on **April 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 28, 2025**. (Planning)
2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for (Campus Oaks Commercial, File #PL18-0080), except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Hewlett-Packard Master Plan Environmental Impact Report and subsequent Hewlett-Packard Campus Oaks Addendums and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
5. 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).

6. The applicant/developer shall update the Transportation Systems Management (TSM) Plan for Campus Oaks Town Center. (Alternative Transportation)
7. Blue Oaks Boulevard frontage shall be improved to provide a standard 35' wide Type A-7 driveway with access restricted to right turn ingress and egress only. The driveway shall be accessed through a 10-foot right turn lane, which will extend from the existing bus turnout. This will include the removal and replacement of curb-gutter and a portion of the sidewalk. A right of entry (CO-51) will be required as part of the driveway and drive aisle construction. (Engineering)
8. 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)

**EXHIBIT**

A. Plans

**Note to Applicant and/or Developer:** Please contact 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.