

ITEM 6.1: MAJOR PROJECT PERMIT STAGE 1 MODIFICATION AND MAJOR PROJECT PERMIT STAGE 2 MODIFICATION – 135 ROSEVILLE PARKWAY – NIPA PCL CO-42 – CAMPUS OAKS 7-ELEVEN – FILE #PL24-0842

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 1 and 2 Modifications to review the site plan and building elevations for a 6,779 square foot 7-Eleven store within the Campus Oaks Town Center. This project includes two separate tenants in the retail building and 8 fuel dispensers with a fuel canopy. The original approval was under File #PL18-0080.

Applicant – Chandra Miehe, TAIT & Associates
Property Owner – Sunny Dharni, S&B Investments

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 within the City's 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

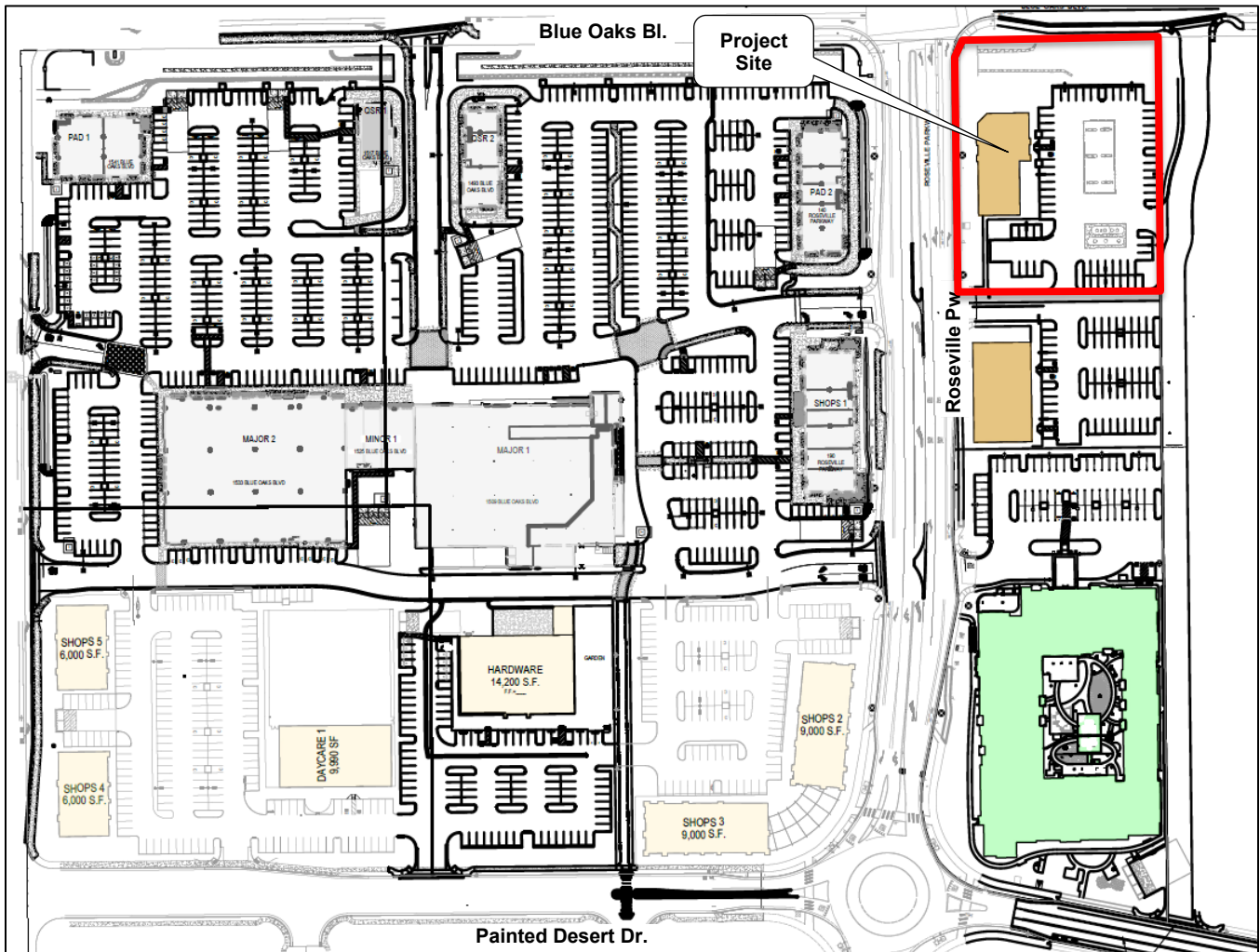
Figure 1: Project Location



standards, design guidelines, permitted uses, and a development plan for 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 and 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. Many of the buildings in the northern portion of the center are fully constructed and currently in operation, including the Nugget Market (Major 1). The last project approved within the Campus Oaks Town Center was the Ivy at Blue Oaks assisted living and memory care facility (File #PL22-0178). The COTC site plan including the Ivy at Blue Oaks is included below (Figure 2).

Figure 2: Approved COTC Site Plan as of 2022



Proposed Project

A fuel station was originally approved on the southeast corner of Blue Oaks Blvd. and Roseville Pw. (File# PL18-0080). A modification to allow a 4,872 sf 7-Eleven fuel station building with outdoor eating area was approved by Planning Commission on April 28, 2022 (File #PL22-0047). That approval has

since expired. 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. The building footprint area is proposed to match the original 2018 building footprint.

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 slightly modify the approved site plan by adjusting the configuration of the originally approved convenience store building while retaining the same building size of 6,779 sf (see Figure 3 and Figure 4 for comparison). The building will be divided into two tenant spaces. The southern tenant space is 3,877 sf and will be occupied by a 7-Eleven convenience market. The tenant for the 2,902 sf northern space is unknown at this time but may be a restaurant. The building will be sited in the same location in the northwest corner of the property. The fuel canopy is proposed away from the corner as recommended in the Community Design Guidelines (CDG). The building will be set back the same distance from Blue Oaks Blvd. and approximately six feet farther from Roseville Pw. than

originally approved. The proposed site plan includes the addition of two fuel pumps to the approved six pumps and a corresponding increase in the area of the fuel canopy. The trash enclosure is proposed to be expanded from two bays to three bays in order to provide an organics bin, which was not required at the time of original approval.

Figure 3: Proposed Site Plan

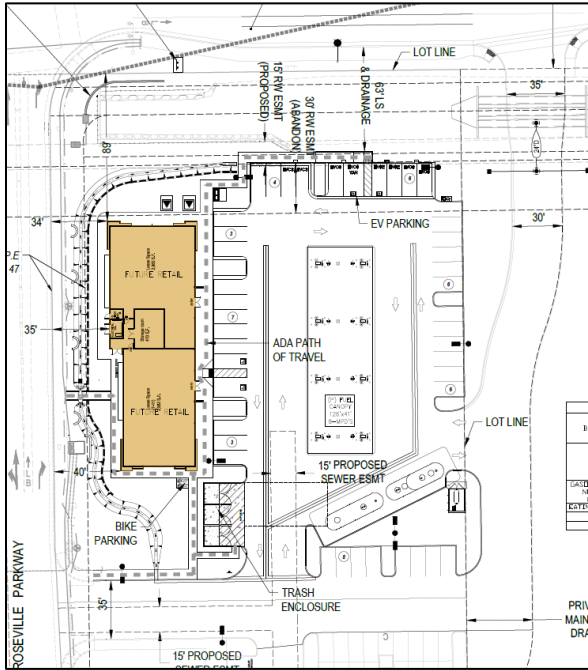
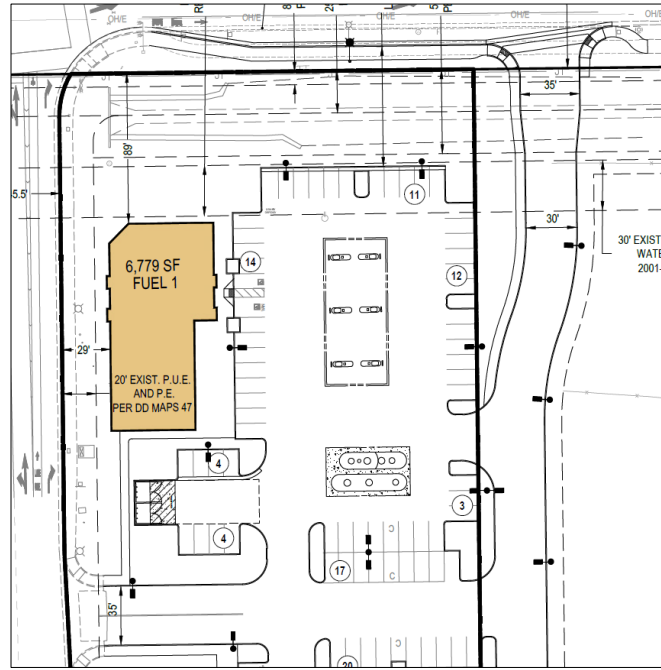


Figure 4: Approved Site Plan (2018)



Vehicle Access and Circulation: Despite minor 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 6). 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. One additional pedestrian access is provided from Roseville Pw. with the proposed site plan. 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. Therefore, the 1/300 requirement is used to determine a parking requirement of 13 spaces for the 7-Eleven tenant space. The tenant for the other space is unknown at this time. However, the parking for this portion of the building was calculated using the typical restaurant parking ratio of one parking space per 100 sf creating a requirement of 29 spaces. Therefore, the total parking requirement would be 42 spaces. The applicant proposes 43 spaces on-site to satisfy the requirement.

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. Modern materials such as stucco siding and a large glass storefront system 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 other buildings within the center. 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 of South and East Elevation (Front Entrance)



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 52 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. 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 September 27, 2024 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 – 135 ROSEVILLE PARKWAY – NIPA PCL CO-42 – CAMPUS OAKS 7-ELEVEN – FILE #PL24-0842** 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 – 135 ROSEVILLE PARKWAY – NIPA PCL CO-42 – CAMPUS OAKS 7-ELEVEN – FILE #PL24-0842** subject to eight (8) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MPP STAGE 1 MODIFICATION AND MPP STAGE 2 MODIFICATION – FILE #PL24-0842

1. This Major Project Permit Stage 1 and 2 Modification approval shall be effectuated within a period of two (2) years from **October 10, 2024** and if not effectuated shall expire on **October 10, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 10, 2027**. (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 electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated

parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).

6. 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 with a city standard taper. 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)
7. The applicant shall install 100 feet of extruded curb along the centerline of the Roseville Parkway northbound left turn pocket to deter illegal U-turns. (Engineering)
8. The trash enclosure colors and materials shall match those in the rest of the Campus Oaks Town Center.

EXHIBIT

A. Plans

<p><u>Note to Applicant and/or Developer:</u> 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.</p>
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