

ITEM 5.3: **Extension – 7901 Foothills Bl. – NIPA PCL 50 – Roseville 80 Buildings 5 and 7
Modification Extension – PL24-1002**

REQUEST

The applicant requests approval of an Extension for a Major Project Permit Modification (File #PL21-0227), which was a modification to the Roseville 80 project (original File # PL19-0363). The modification project revised Roseville 80 Buildings 5 and 7; removed Buildings 4 and 6; relocated the stormwater basin; and reduced overall project square footage by approximately 27,000 square feet. A previous one-year extension was approved by File # PL23-0296.

Applicant- Todd Chandler, Panattoni Development Company
Owner – Roseville 80 Land LLC

SUMMARY RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Extension for a Major Project Permit 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 agrees with the recommended conditions of approval.

BACKGROUND

The approximately 25-acre project site is located at 7901 Foothills Boulevard within the City's North Industrial Planning Area (NIPA) (see Figure 1 below). The NIPA is not subject to a specific plan, but is a recognized planning subarea of the City approved in 1995 and intended primarily for industrial uses and employment centers. The project site is located adjacent to Foothills Boulevard to the west, the Southern Pacific Railroad to the east, and light industrial uses to the north and south. The project site has Light Industrial General Plan land use (LI) and zoning (M1) designations.

On October 8, 2020, the Planning Commission approved a Major Project Permit (MPP) Stage 1 and Stage 2 (file #PL19-0363) for the 80-acre Roseville 80 master planned area, which includes the subject parcel. The project approved the site design of all of the existing and proposed buildings on the project site (MPP Stage 1, Buildings 1-7) and architectural and landscape review of the proposed buildings (MPP Stage 2, Buildings 4-7). The total square footage approved was 1,080,454 square feet. Buildings 1-3 are presently constructed and consist of industrial/office uses. The MPP approval allowed three stages for development of the unconstructed portion of the MPP area (Buildings 4-7). The first stage included partial construction of a parking lot in place of Building 7, with complete avoidance of the onsite wetland features. The second stage included completion of the 163-space parking lot once all regulatory permits for impacts to the wetland features have been acquired. The third and final stage included full buildout of the plan area with construction of a 196,900 square-foot industrial building replacing the parking lot, a 97,500-square-foot expansion of Building 1, and an expansion of Building 5 from 107,867 square feet in stage one to 172,348 square feet in stages two and three. Subsequently on January 6, 2021, a Tentative Parcel Map (file #PL20-0107) was approved consistent with the Roseville 80 Stage 1 site plan, which divided the northern undeveloped portion of the Roseville 80 project site into four new parcels.

Figure 1: Project Location



Buildings 4-7 have not yet been constructed. However, the parking lot has been completed and all regulatory permits for impacts to the wetland features have been acquired. On November 18, 2021, the Planning Manager approved an MPP Modification (File #PL21-0227) to remove Buildings 4 and 6, revise the building square footages for Buildings 5 and 7, and to relocate the stormwater management basin. Figure 2 shows the originally approved ultimate site plan and Figure 3 includes the modified site plan. The total square footage for ultimate buildout of the site was reduced by approximately 27,000 square feet (from 1,080,454 square feet to 1,053,230 square feet). These improvements have not been constructed and the entitlements were set to expire on November 18, 2023; however, the applicant submitted a request for a one-year extension prior to the expiration date, on October 27, 2023. Staff administratively approved the requested extension, resulting in a new expiration date of November 18, 2024 (File #PL23-0296).

The current request is for an Extension of the MPP Modification (File #21-0227) for an additional two years, which would allow a new expiration date of November 18, 2026. Per Section 19.82.030.B.5, this extension requires consideration by the Planning Commission as it would extend the MPP Modification beyond the maximum time period that can be administratively approved.

Figure 1: Ultimate Site Plan from Original MPP (File #PL19-0363)

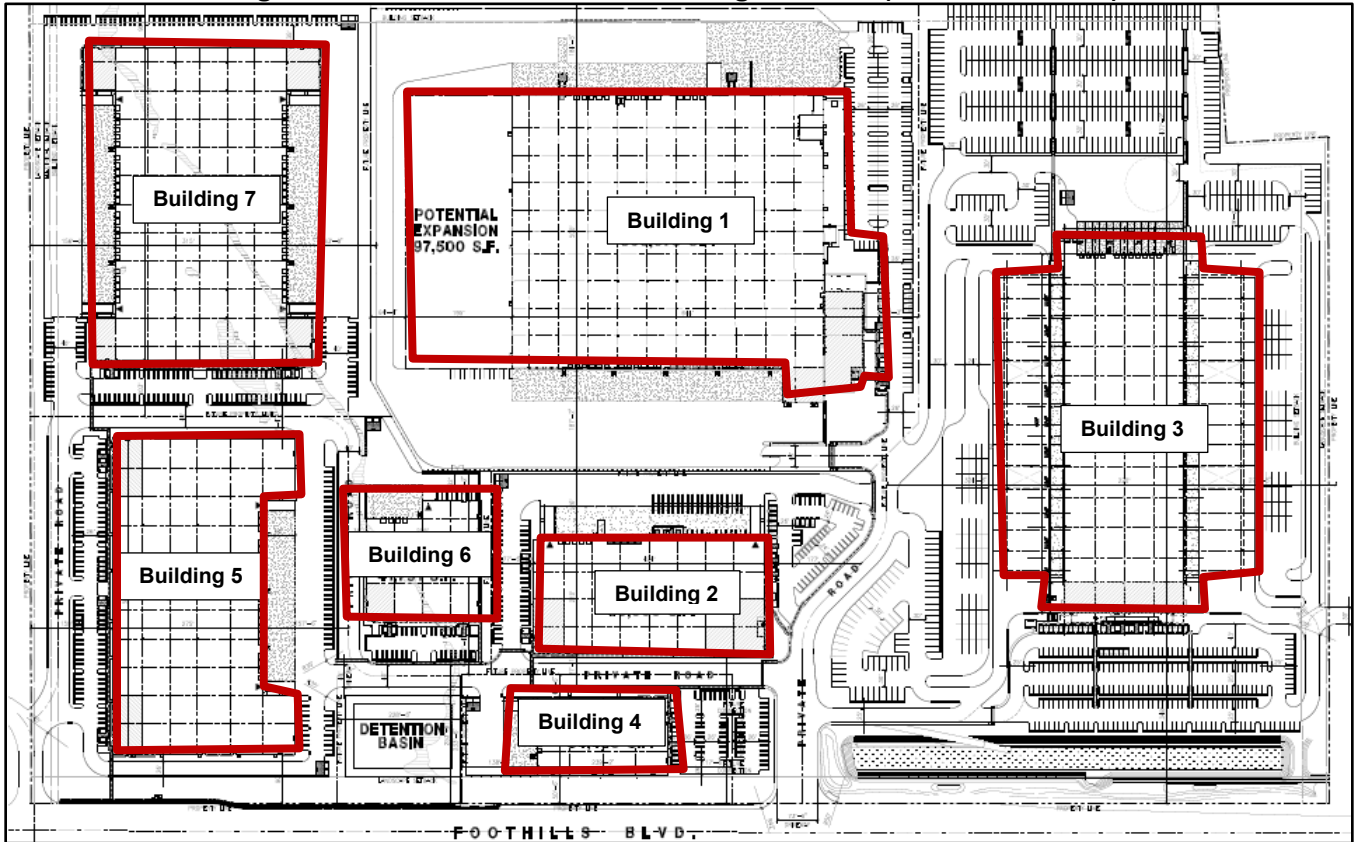
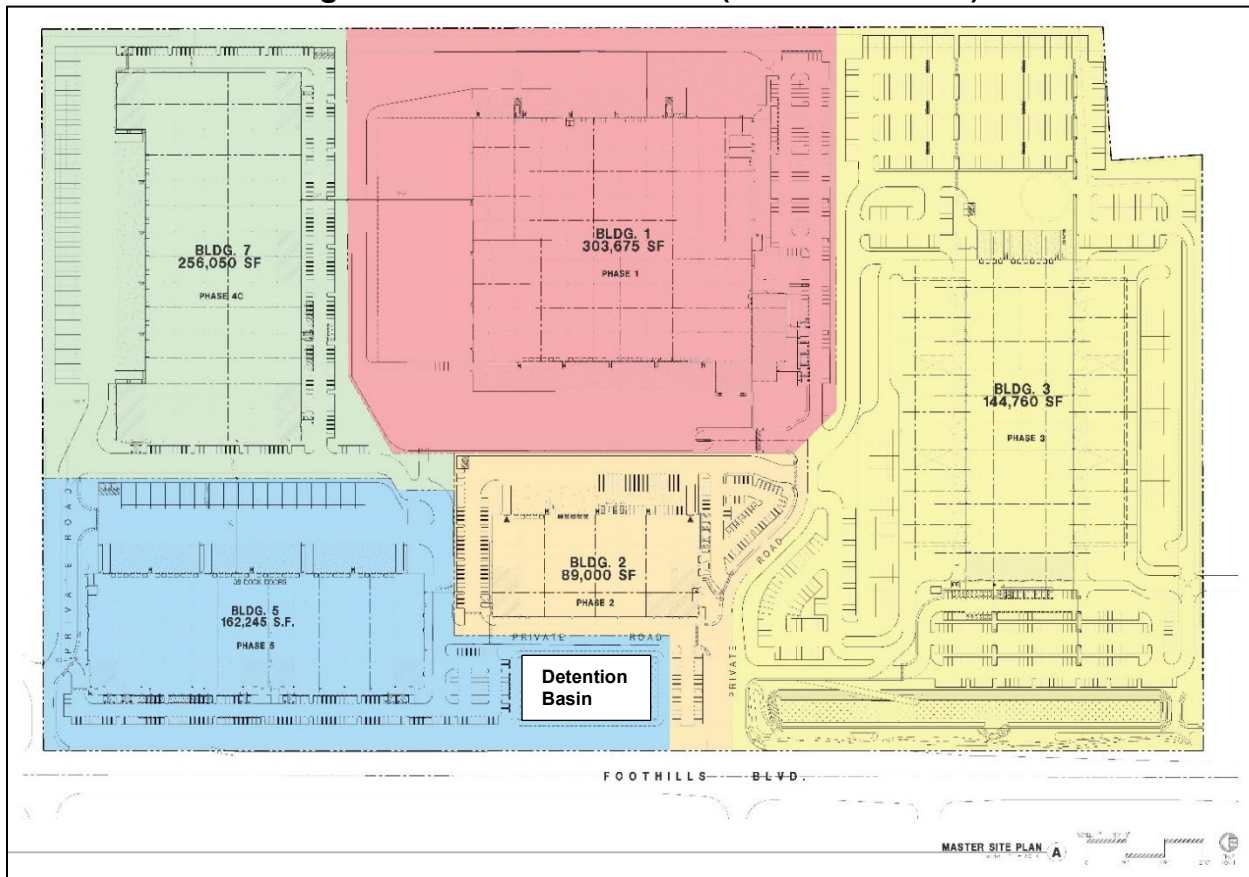


Figure 3: Modified Site Plan (File #PL21-0227)



EVALUATION AND FINDINGS

According to Section 19.82.030.B.5 of the City of Roseville Zoning Ordinance, a Major Project Permit shall expire two years from the date of the Planning Commission's action unless effectuated, or unless a Extension of up to two additional years is approved. The section states that the Planning Commission may specify a longer period of time prior to the expiration of a preliminary development plan. As the current request would extend the approval beyond the maximum permitted by the Zoning Ordinance, the request must be considered by the Planning Commission.

Section 19.78.060D of the City of Roseville Zoning Ordinance requires that two findings be made prior to the approval of an Extension. The required findings are listed below in *italicized bold print* and are followed by an evaluation.

- 1. The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing item; and*
- 2. No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval, which results in the inability to make findings of approval for the extension consistent with those originally made.*

No changes in the project design are proposed with this extension; nor have the applicable standards changed since the MPP Modification was approved. Therefore, the project is compliant with all applicable standards. There have been no changes in circumstances since project approval. The project is subject to the originally approved conditions of approval for the Roseville 80 MPP (file #PL19-0363) and the subsequent MPP Modification (file #PL21-0227). As such, the required findings listed above can be made.

PUBLIC OUTREACH

The project was distributed to applicable City departments and divisions for review, as well as appropriate outside agencies. All comments or recommended conditions of approval have been incorporated into the project, as appropriate. In addition, a notice of the proposed project was distributed to property owners within 300 feet of the project site and to Roseville Coalition of Neighborhood Associations (RCONA). The public hearing notice was published on December 27, 2024. No comments were received.

CONCLUSION

Based on the foregoing analysis, staff recommends that the Planning Commission approved the Extension request.

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the original Major Project Permit for Roseville 80 (SCH # 2020080354, file #PL19-0363), which was adopted by the Planning Commission on October 8, 2020. The Planning Manager has determined that the proposed project is within the scope of the previously approved project and will not result in any new environmental impacts. All applicable mitigation measures from the IS/MND will be implemented during the design and construction of the project. Therefore, no further environmental review is required.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **Extension – 7901 Foothills Bl. – NIPA PCL 50 – Roseville 80 Buildings 5 and 7 Modification Extension – PL24-1002** subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL FOR TIME EXTENSION FILE # PL24-1002

1. This Major Project Permit Modification approval shall expire on **November 18, 2026**, unless effectuated. (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 the Roseville 80 MPP (file #PL19-0363) and MPP Modification (file #PL21-0227), except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Roseville 80 MPP Initial Study/Mitigated Negative Declaration (SCH #2020080354), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
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).

APPEAL REQUIREMENTS:

Appeal Procedure: The decision of the Planning Manager is final unless appealed. Persons dissatisfied with the Planning Manager’s decision may appeal it to the Planning Commission by filing a written appeal, with the associated appeal fee, within 10 calendar days of the date of Administrative Permit approval. All appeals shall be filed with the Planning Division. You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issue you believe to be wrongly decided.

Attachments

1. File #PL19-0363 Conditions of Approval
2. File #PL21-0227 Staff Report and Conditions of Approval

Exhibit

- A. Plans