

ITEM VI-A: REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, LOT LINE ADJUSTMENT, MAJOR PROJECT PERMIT (STAGE 1), & MAJOR PROJECT PERMIT (STAGE 2) – NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE# 2007PL-201 (RZ-000044, GPA-000044, SPA-000032, DA-000040, LLA-000054, MPP-000019, & MPP-000020)

REQUEST

The applicant requests approval to modify the entitlements for the 130-acre Stone Point project. Currently the entitlements allow for the construction of 1.1675 million square feet of research and development and professional office uses. Up to ten percent of the gross building floor area is permitted for retail services and restaurant uses, the majority of which is located on Lots 1-5. The approved entitlements also permit 575 medium and high-density residential units and two parks. The applicant is proposing to locate an office building on Lot 8 and a Renaissance Clubsport hotel/fitness facility on Lot 9 resulting in an increase in the total gross building floor area for the Stone Point Master Plan area to 1.4025 million square feet while maintaining the 575 residential units on Lots 11-14. Specifically, the requested entitlements include a:

- ▶ **Rezone (RZ-000044):** To change the zoning and permitted uses on reconfigured Lots 8 & 9 from Attached Housing/Development Standards (R3/DS) to Planned Development 178 (PD) to allow for an office building and a hotel/fitness facility respectively.
- ▶ **General Plan Amendment (GPA-000044):** To change the land use on Lots 8 & 9 from High Density Residential (HDR) to Community Commercial (CC).
- ▶ **Specific Plan Amendment (SPA-000032):** To change the specific plan land use designation on Lots 8 & 9 from HDR to CC.
- ▶ **Development Agreement Amendment (DA-000040):** To modify the existing Development Agreement to account for the changes resulting from the requested entitlements.
- ▶ **Lot Line Adjustment (LLA-000054):** To adjust the property line between Lots 8 & 9 to change the size of Lot 8 from 6.63 acres to 3.5 acres and Lot 9 from 5.17 acres to 8.29 acres to accommodate the proposed projects.
- ▶ **Major Project Permit, Stage 1 (MPP-000019) to:**
 - Amend the existing site plan to allow for a four-story, 55,000 square foot office building to be located on Lot 8 and to allow for a 6-story/2-story hotel/fitness facility totaling 180,000 square feet (174-room hotel/65,000 square foot fitness facility) to be located on Lot 9;
 - Amend the site plan to allow for revisions to the street design of Stone Point Drive to allow for landscaped bulb outs along the project's frontage; and
 - Amend the Master Plan to reflect the changes resulting from the requested entitlements as they relate to zoning, gross building floor areas, lot configurations, development standards, etc. The amendment will also keep the 225 residential units originally allocated to Lots 8 & 9 in reserve for future use on residential lots within the Master Plan area (Lots 11-14).

- **Major Project Permit, Stage 2 (MPP-000020):** To establish the architecture and landscaping for the hotel/fitness facility proposed on Lot 9.

Project Applicant: Len Howell, Marriott International, Inc.
Property Owner: Tom Kollen, Richland Planned Communities, Inc.

SUMMARY RECOMMENDATION

The proposed project has been evaluated for consistency with the General Plan, the Northeast Roseville Specific Plan, the Zoning Ordinance, and the Stone Point Master Plan. A detailed analysis of each request against these documents follows. In summary, the project has been determined to be consistent with these guiding policies and therefore, is recommended for approval. While the proposed project deviates from the existing Master Plan, staff has determined that the proposed project is consistent with the intent of the Master Plan as a mixed-use campus environment that allows for interconnected land uses through clear pedestrian linkages, view corridors, and common streetscapes and a strong interface between office, commercial, and residential uses.

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Recommend the City Council adopt the applicable findings of fact and approve the Rezone, General Plan Amendment, Specific Plan Amendment, and Development Agreement;
- C. Find the Lot Line Adjustment consistent with the required criteria;
- D. Approve the Lot Line Adjustment subject to twelve (12) conditions of approval;
- E. Adopt the two (2) findings of fact for the Major Project Permit Modification (Stage 1);
- F. Approve the Major Project Permit Modification (Stage 1) subject to eighty-nine (89) conditions of approval;
- G. Adopt the two (2) findings of fact for the Major Project Permit (Stage 2); and
- H. Approve the Major Project Permit (Stage 2) subject to eighty-nine (89) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

Summary of Existing Entitlements

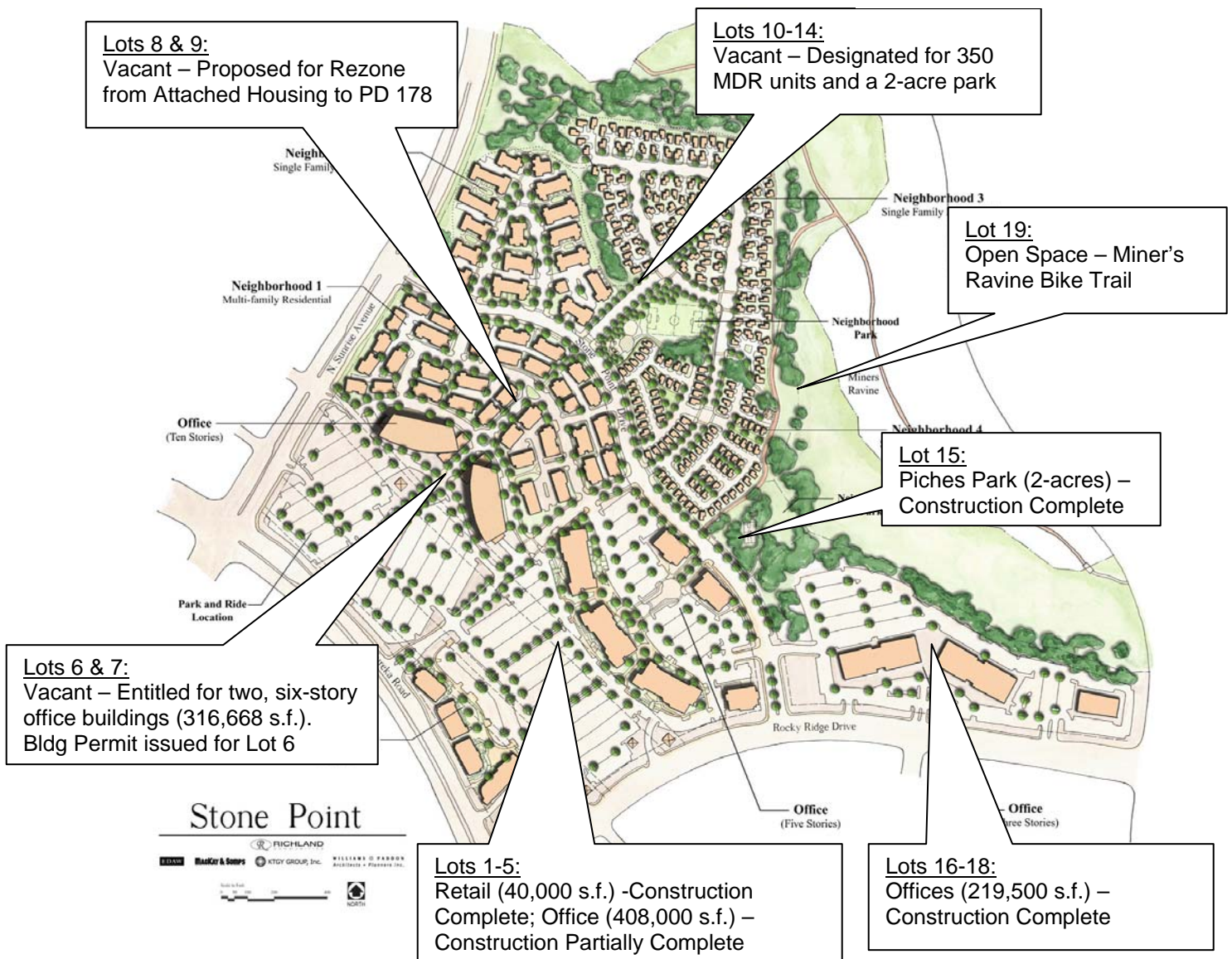
The Stone Point property was zoned and granted land use with the adoption of the Northeast Roseville Specific Plan (NERSP) in April 1987 to accommodate a 2.8 million square foot commercial development. The property was zoned PD for Research and Development with a General Plan land use designation of Business Professional/Light Industrial (BP/LI) and a Specific Plan land use designation of BP/LI.

- 1) In May 2002, the Planning Commission approved a Major Project Permit (Stage 1) and related entitlements for the construction of a 1.65 million square foot Research and Development and Professional Office campus. The approvals consisted of a site development plan, preliminary grading and landscape plans, and the Stone Point Master Plan. The Stone Point Master Plan would serve as the guiding document for the 130-acre plan area.
Since these entitlements were approved in 2002, several lots within the campus have received subsequent Planning Commission approval for modifications to the Stone Point site development plan as well as Major Project Permit Stage 2 entitlements.

2) In February 2005, the Planning Commission approved MPP 01-05A, which significantly amended the Stone Point site development plan for Lots 6-14. The approved changes permitted up to two ten-story office buildings (500,000 square feet total) on Lots 6 & 7, 225 HDR units on Lots 8 & 9, a 2-acre park on Lot 10, and 350 MDR units on Lots 11-14. These changes resulted in a reduction of research and development/professional office uses from 1.65 million square feet to 1.1675 million square feet and 575 residential units.

Figure 1 below provides a synopsis of the activities on the Stone Point lots to date.

Figure 1: Stone Point Parcels 1-19



EXISTING SITE CONDITIONS AND ZONING

SITE INFORMATION

- A. Project Location:** 1410 & 1460 Stone Point Drive
- B. Applicable Specific Plan:** Northeast Roseville Specific Plan (NERSP) Parcel 15
- C. Roseville Coalition of Neighborhood Associations (RCONA):** The proposed project is located within the East Roseville Parkway Neighborhood Association (ERPNA). This neighborhood association comprises the subject property and the Stoneridge Specific Plan area (SRSP). Staff mailed a letter to the neighborhood association board members on December 31, 2007, informing the association of the application on file. On April 2, 2008, staff mailed a public hearing notice/notice of intent to adopt a Mitigated Negative Declaration to the ERPNA board members. To date no comments have been received.
- D. Total Acreage:** 130-acres (overall project site); 11.79 acres (Lots 8 & 9 combined)
- E. Lot Dimensions:** The project site is irregular in shape. The boundaries for the entire 11.79-acre project site include 496± feet along North Sunrise Avenue, 1,280± feet along Stone Point Drive, 471± feet along Street B, and 1,122± feet along Lots 6 & 7.
- F. Topographical/Natural Features:** The Stone Point Master Plan project area was rough-graded in 2003 pursuant to previously approved entitlements. Although significant earthwork ensued, the site continues to have rolling terrain, with steep slopes near North Sunrise Avenue and Miner's Ravine, with a high point on the site at 270± feet above sea level and the low point of the site at 175± feet above sea level. Concurrent with the rough-grading, Stone Point Drive and related backbone utilities were constructed through the project area, linking North Sunrise Avenue to Rocky Ridge Drive. Additionally, backbone storm drain and sewer stubs were installed throughout the project area for connection from future development.

The site continues to drain primarily towards Miner's Ravine at the north and east boundaries of the site, except that the west end of the site drains west to N. Sunrise Avenue. The centerline of Miner's Ravine roughly forms the north and east boundary of the site. Due to the grading activity, little vegetation exists on the site, except where annual grasses have re-established themselves and where existing native oak woodland areas were preserved in Miner's Ravine and in existing lots 11 and 13. The oak woodland includes Blue, Valley, and Interior Live Oak, with some other native shrubs and trees. The property owner received approval of state and federal agency permits on January 7, 1993, to fill, with the exception of Miner's Ravine, the site's wetlands. The landowner has effectuated the permits and there are no wetlands on the site except directly adjacent to Miner's Ravine. A segment of the City's Miner's Ravine bike trail crosses through the site adjacent to Miner's Ravine.

Physical or Natural Features on Adjacent Land: Adjacent parcels to the south and west are developed with commercial uses. The property to the north and east is the Miner's Ravine open space, which is located within the Stoneridge Specific Plan (SRSP) area and is designated for dedication to the City as public open space. Additional segments of the Miner's Ravine bike trail traverse this area. Further to the north and east are residential and commercial lands of the SRSP.

ON-SITE & ADJACENT LAND USE AND ZONING

Figure 2: Existing Land Use

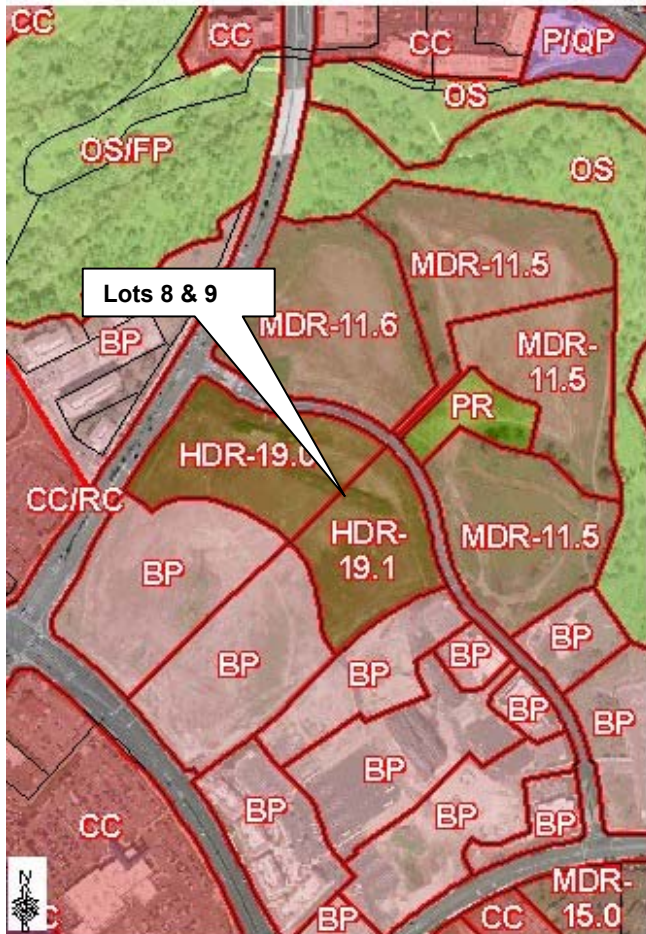


Figure 3: Existing Zoning



EVALUATION

REZONE

The current zoning for Lots 8 & 9 is R3, Attached Housing. The proposed office use on Lot 8 and the hotel/fitness facility on Lot 9 would be inconsistent with the current residential zoning. Therefore, the applicant proposes a rezone to PD for research and development/professional office uses. These changes are illustrated in the attached Rezone exhibit (Exhibit B). In essence, because the original zoning on this portion of the Master plan was PD for research and development/professional office, the applicant is requesting to revert the zoning back to its original designation. The proposed change would allow for the entire non-residential portion of the Master Plan area to have one consistent zoning designation of PD (with the exception of the two park sites), as Lots 1-7 and 16-18 are also zoned PD.

The proposed office use on Lot 8 would be consistent with the proposed PD zone, which already allows for professional office uses. However, the proposed uses on Lot 9, lodging and indoor sports and recreation, are not currently permitted in this zone. The applicant proposes to add these use types to the list of permitted uses as shown on page 4 of Exhibit Q.

The Renaissance Clubsport facility is a new concept by Marriott that combines a full service hotel with the amenities of a community-serving Athletic Club. The property has 174 guest rooms, 3,500 square feet of meeting space, a full service restaurant that serves both the hotel guests and the club members, and a 65,000 square foot full service athletic club (fitness, day spa, childcare, etc.) Outdoor amenities include an event lawn, a 6-lane lap pool, multi-use exercise pool, jacuzzi spa, and a children's wet play area.

Operationally, the combined hotel/fitness facility allows for guests of the hotel to utilize the services and amenities provided at the fitness facility and vice versa (i.e. day spa use, childcare, restaurant, pool use, etc.), which allows for an efficiency in uses. These uses also work well together because they have different peak demand times. According to the parking study provided by the applicant, fitness facilities are generally most utilized in early evening, whereas hotels are generally most occupied in the late evening/early morning. Also when the Clubsport facility is at its peak demand time (6 p.m.) the employees at the adjacent office buildings will be leaving the campus for the evening. Furthermore, the Clubsport facility is consistent with the Master Plan's intent for the Stone Point properties to develop with a mix of uses that connects residential and non-residential uses together in a functional live/work/recreate environment.

Staff has found the addition of lodging services and indoor sports and recreation uses to be compatible with the uses already located or planned for within the Master Plan area. The Stone Point Master plan calls for a mixed-use project that includes professional office, retail, residential, and recreational uses. The addition of lodging and indoor sports and recreation will complement the plan area and provide services and amenities for residents and visitors. The proposed uses will promote cross connection and walkability within the area should any of the residents or employees on site choose to join the fitness facility or dine in the hotel restaurant. Additionally, the lodging component of the project is compatible with the existing and planned residential and professional office uses within the plan area, as out of town visitors and business persons would have the ability to stay on site and businesses within the Stone Point area would have the option to rent space at the hotel for business meetings and/or events.

As noted above, the Master Plan anticipated residential and office uses to be located adjacent to each other (Lots 6 & 7 and Lots 8 & 9). The proposed project would allow for a larger separation between these two uses than was originally anticipated. This is because the street originally planned to separate these uses (Street A) is designed as a residential street, which is 32 feet wide. Now the residential uses on Lots 11-14 will be separated from the office, lodging, and sports and recreation uses by Stone Point Drive, which is a collector roadway, designed at 48 feet wide. In addition to the increased separation, the landscape setback requirement on the west side of Stone Point Drive is 20 feet and on the east side is 25 feet further increasing the separation between uses while at the same time allowing for cross connection between uses (see MPP Stage 1 Section for more discussion on site design).

Given the introduction of new uses not originally contemplated and the differences in uses, attention to site and architectural design is warranted to ensure that the interface between the office, lodging, and indoor sports and recreation uses on Lots 8 & 9 and the residential uses on Lots 11-14 is appropriate. Staff has ensured that this has been addressed through the updated design standards that have been incorporated into the Master Plan document. These standards and the interface between the uses on Lots 8 & 9 and Lots 11-14 will be discussed in further detail in the MPP Section of the staff report.

As amended, the office building on Lot 8 remains consistent with the existing PD zoning within the Master Plan area. With the proposed Rezone, the hotel/fitness facility will be consistent with the PD zone. Because office uses are already permitted in the PD zone and because the hotel/fitness facility component of the project will be consistent with Master Plan development standards, staff has found the proposed rezone to be appropriate.

GENERAL PLAN AMENDMENT

The current land use for Lots 8 & 9 is HDR, High Density Residential. Because office, lodging, and indoor sports and recreation uses are not allowed under this designation, the applicant proposes to change the land use designation on Lots 8 & 9 to CC, which is illustrated in the attached GPA exhibit (Exhibit C). The surrounding land use for the non-residential portion of the Master Plan is BP. The applicant believes that CC would be a more appropriate land use designation given the commercial type of use located on Lot 9. Additionally, as indicated in the project description, the applicant proposes to keep the 225 residential units currently allocated on Lots 8 & 9 in reserve for the potential future use on residentially zoned lots within the plan area (Lots 11 – 14).

Land Use Compatibility: Again, because the Master Plan calls for a mix of residential and non-residential uses, staff has found that the proposed uses are compatible with the other uses within the plan area. Table II-9 of the General Plan indicates that the CC land use is “Conditionally Compatible” with the MDR residential land use. The General Plan recognizes that the adjacency of office and residential land uses may be appropriate if potential conflicts are avoided through specific project review. As noted in the Rezone Section of this report, the Master Plan contains development standards that address the interface between the conditionally compatible uses. As these development standards will be applied to Lot 8 at the time the applicant submits for a Stage 2 MPP and because staff has ensured that Lot 9 meets these standards for their current request for a Stage 2 MPP (as discussed in more detail in the MPP Stage 2 Section of this report), staff finds the new uses and the new land use to be compatible with the existing Master Plan uses and land uses.

Noise: Per the Master Plan, Lots 8 & 9 were intended to be developed with a residential use, which was subject to (and met) the requirements of the General Plan Noise Policy related to roadway noise sources (North Sunrise Avenue and Eureka Road) and fixed noise sources. As the proposed project will change the land use from HDR to CC, the same General Plan Policy applies. Staff has determined that with the proposed change in land use, the project will be able to meet these same standards outlined in the Noise Element of the General Plan (Tables IX-1 and IX-3).

Traffic: City staff reviewed the proposed project against the Master Plan and determined that the net increase in anticipated trips would be less than 50 p.m. peak trips meaning that the proposed project would have the same level of traffic impacts as what was already approved by the Master Plan and a long-term traffic study would not be required (Attachment 4).

To address site access and on-site circulation, Fehr & Peers completed a short-term traffic study (Attachment 5). The study concluded that the proposed access and circulation is consistent with City Standards and that no additional modifications are required along the public street frontages of Lots 8 & 9 for the proposed uses that have not already been planned for.

Utility Service Demand: Water and sewer services will be provided by the City of Roseville. The Environmental Utilities Department analyzed the project to determine if the proposal would increase the demand for sewer and water capacity. The proposed project on Lots 8 & 9 is expected to generate a sewer demand of 0.22 million gallons/day (MGD) less than what had been previously approved. However, the water demand is slightly more requiring an additional 0.024 acre foot (AF). Environmental Utilities staff has determined that the additional water demand is minimal and water supply is available to accommodate the difference (Attachment 6).

Environmental Utilities staff also analyzed the proposed project related to water and sewer capacity to see how it would affect the overall Stone Point Master Plan area (1.4025 million square feet of research and development/professional office and 575 residential units). Staff found that the water usage would

decrease by .035 AF with the proposed project. As for sewer, it would remain at 0.22 MGD showing no change in the total sewer capacity for the overall Stone Point area. However, the location of the additional 225 residential units could have an impact on localized flow, which can be addressed through unit distribution and the design of the sewer system if the units are proposed to be used in the future. Given that the unit distribution and sewer system design is unknown at this point, the use of these units on Lots 11-14 will be contingent on the proposed sewer system design for Lots 11-14 and the capacity of the existing sewer facilities.

Water, sewer, and electric services are currently available at the site; therefore, no new backbone infrastructure will be necessary to service the proposed project. The developer has previously extended new utility lines onto the site that serve each parcel via Stone Point Drive. Storm water will be collected on-site and transferred via pipe into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Solid Waste division of Environmental Utilities. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Surewest will provide telephone services, and Surewest and Comcast will provide cable. All of these agencies have been informed of this project and concerns have not been identified.

Public Services: The project area is currently being serviced by the City's Police and Fire Departments. Office/commercial land uses typically generate fewer requests for Police and Fire service than residential uses. Given this, the calls for service are not anticipated to increase over what has already been anticipated. In the case that an applicant for Lots 11-14 chooses to utilize any of the 225 residential units in reserve, they would be required, per existing requirements, to pay an annual tax assessment (by annexing into an existing Municipal Services Community Facilities District) that will be used to augment the City's General Fund for both Police and Fire services. Additionally, related to the residential lots, the existing Development Agreement requires that the applicant pay a fire service construction tax which is used for purchasing capital facilities for the Fire Department. These requirements were established under the MPP 01-05A approval for the currently-approved project and will remain unchanged as they relate to the residential portion of the project. As for the proposed project on Lots 8 & 9, the project will not be subject to these requirements.

Given these findings, staff has determined that the GPA, as proposed, is appropriate.

SPECIFIC PLAN AMENDMENT

Lots 8 & 9 currently have a Specific Plan land use designation of HDR. Per the proposed changes to Lots 8 & 9, the Specific Plan document must be amended to change the land use designation to CC and to allow for the 225 residential units currently allocated to Lots 8 & 9 to remain in reserve for potential future use on residentially zoned lots within the plan area (Lots 11-14.)

Exhibit D summarizes the proposed revisions to the Specific Plan document based on the requested entitlements.

DEVELOPMENT AGREEMENT AMENDMENT

The Stone Point campus is currently subject to the provisions of the adopted Development Agreement between the City of Roseville, Johnson Ranch Investors, and Johnson Ranch Developers including amendments approved as part of the existing Master Plan. The Agreement must be amended at this time to incorporate the proposed project on Lots 8 & 9 because the vested entitlements for the Master Plan are being modified. The Development Agreement Amendment corresponds with the applicant's request in terms of the RZ, GPA, SPA, LLA, MPP (Stage 1), and MPP (Stage 2) as discussed in this report.

For the proposed project, the Development Agreement Amendment reflects the obligations of the property owner and the City for development of Lots 8 & 9 and the ability to keep the 225 residential units in reserve for use on residentially zoned lots within the Master Plan area. The draft Agreement is attached as Exhibit R. The final document will be considered by the City Council along with the RZ, GPA, and SPA for final action. Several of the Development Agreement's key provisions, are summarized below:

- **Affordable Housing:** The provisions related to affordable housing are based on 575 residential units (350 units on MDR Lots 11-14 and 225 units in reserve); however, this number will be adjusted based on the actual number of units that are constructed. Ten percent of the project's residential units will be required to be developed as affordable units. The low and middle-income units are to be provided off site by Richland Planned Communities, at a location to be determined by 2014. By 2014, if the final location of the affordable low and middle income units have not been identified, an in lieu fee will be collected from Richland Planned Communities. The very low income units will be provided through in-lieu fees collected upon the pulling of building permits for the housing units remaining at Stone Point.
- **Park Dedications:** The fees related to parkland dedications are based on the development of 350 residential units; however, in the case that any of the additional 225 residential units in reserve are constructed, the Citywide Parkland Dedication fees will be adjusted accordingly. However, due to the proposed rezone, a loss of Neighborhood Park fee revenue for park development will exist in comparison to what had originally been calculated in the park financing plan. This loss of \$255,825 will be collected through collection of special taxes by the City on properties subject the existing Stone Point CFD #1. For any of the additional 225 residential units in reserve that are constructed, this fee will be adjusted accordingly.
- **Hospitality Fee:** A hospitality fee has been established in the DA for the Clubsport facility on Lot 9. For the first three years, a hospitality fee in the amount of four percent of the gross room rental revenue, additive to the City's Transient Occupancy Tax (TOT), will be provided as revenue to the City. Beginning in year four, the fee will be raised to five percent and will remain in effect in perpetuity.
- **Vesting of Building Permits:** Building permit fees for the development on Lot 9 shall be vested at \$2,277,093.08 as identified in the fee estimate dated 11/13/07 valid through 6/30/08. In the event that building permits fees have not been paid by this date this fee vesting shall be expire.

Staff has determined that the benefits of the project and the provisions of the agreement warrant support of the proposed DAA.

MAJOR PROJECT PERMITS STAGES 1 & 2

The following two sections are related to the MPP requests. As background, the MPP process is intended to streamline the development and review of large and diverse projects. The MPP process includes three stages.

- **Stage 1:** *Stage 1 of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, parking areas and ratios, landscaping, open space, rough grading, drainage, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. Stage 1 review and approval is performed by the Planning Commission.*

- **Stage 2:** Stage 2 of the MPP application process consists of the review of the detailed architecture and landscaping for the project. Stage 2 review is also performed by the Planning Commission.
- **Stage 3:** Stage 3 is an administrative review of the improvement and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

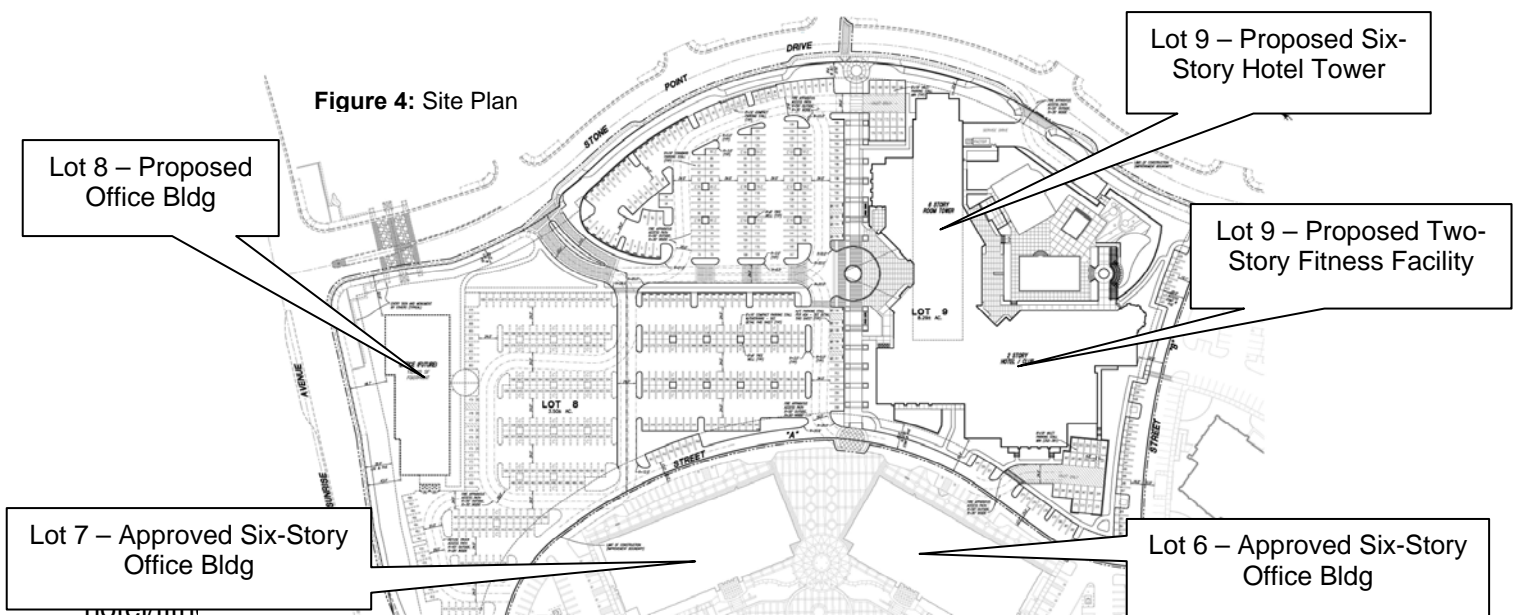
MAJOR PROJECT PERMIT MODIFICATION (STAGE 1):

The proposed MPP (Stage 1) is applicable to the entire Stone Point Master Plan area. Specifically, approval of the Stage 1 MPP will permit the following as a result of the proposed project on Lots 8 & 9:

- Amend the existing site plan to allow for a four-story, 55,000 square foot office building to be located on Lot 8 and to allow for a 6-story/2-story hotel/fitness facility totaling 180,000 square feet to be located on Lot 9;
- Amend the site plan to allow for revisions to the street design of Stone Point Drive to allow for landscaped bulb outs along the project’s frontage; and
- Amend the Master Plan to reflect the changes resulting from the requested entitlements as they relate to zoning, gross building floor areas, lot configurations, development standards, etc. The amendment will also keep the 225 residential units originally allocated to Lots 8 & 9 in reserve for future use on residentially zoned lots within the plan area (Lots 11-14).

Site Development Plan (Stage 1)

Staff has evaluated the proposed changes on Lots 8 & 9 and has found that the project meets the intent of the Stone Point Master Plan. On Lot 8, a maximum four-story, 55,000 square foot office building is proposed with associated site improvements (landscaping, lighting, and parking). On Lot 9, a single six-story/two-story building with a 174-room hotel and 65,000 square foot fitness facility with associated site improvements is proposed. Lots 8 & 9 will have reciprocal access and will share the same drive entrances. Lot 9 will be developed first, independent of Lot 8.



will be p
 provided
 reviewed under a subsequent MPP (Stage 2) entitlement for architecture and landscaping to ensure

that the landscape palette is consistent with the guidelines of the Master Plan and a consistent streetscape is maintained. A Stage 2 MPP is being requested at this time for Lot 9, which will be discussed in further detail in the MPP Stage 2 Section of this report.

Primary Entry: As the intersection of North Sunrise Avenue and Stone Point Drive is considered a primary entrance by the Master Plan, the corner of Lot 8 at North Sunrise Avenue and Stone Point Drive shall be improved with an enlarged landscaped area, enhanced landscaping and monument signage. While these improvements are not a requirement of the Clubsport project, it is a requirement of the existing Master Plan and DA. These improvements will be constructed by the existing Community Facilities District (CFD) #1 and/or #5 in the future.

Access & Circulation: Access and internal circulation of the project was evaluated in a short-term traffic study by Fehr & Peers dated December 2007. The study concluded that the proposed access and circulation is consistent with City Standards and that no modifications are required along the public street frontages of Lots 8 & 9 for the proposed uses with the exception of bulb outs along Stone Point Drive, which were a requirement of the currently-approved project.

The purpose behind the bulb outs was to slow traffic by narrowing the traffic lanes, increasing the size of bicycle lanes, and providing on-street parking along Stone Point Drive because of the presence of residential uses on either side of Stone Point Drive. While residential uses are no longer proposed on Lots 8 & 9, they will still exist on Lots 11 -14. Therefore, staff has found that the necessity for bulb outs along Stone Point Drive still exists since a residential component will be maintained within the plan area and the goal of the mixed-use campus is to encourage cross connection from the residential lots to the office, commercial, and recreational uses.

Walkways are located in convenient locations for pedestrian access. A pedestrian promenade has been included on Lot 9, which will maintain not only the visual connection from Lots 6 & 7 through Lot 9 towards Miner's Ravine, but also the pedestrian connection through the campus. This visual/pedestrian connection is an important component of the Master Plan and was required to be maintained with the proposed project. Bench seating will be located along the pedestrian promenade which serves as outdoor activity space as recommended by the Stone Point Master Plan.

Parking: For the proposed office building on Lot 8, the NERSP allows parking for office uses to be based off net leasable square footage as opposed to gross square footage. Given this, a 55,000 square foot office building (49,500 net leasable) would require 198 parking spaces based on a parking ratio of 1 space per 250 square feet. If the site were to be developed with a medical office use, the parking would be based on gross square footage. Because medical office buildings are parked at a ratio of 1 to 150 square feet, the maximum size of the building could be approximately 33,000 square feet while still meeting its parking requirement. The proposed site plan indicates an office building can be constructed on Lot 8 while still meeting the City's parking requirements. The ultimate size of a proposed office or medical office building on Lot 8 will depend on the ability to meet the parking requirements as illustrated above.

The MPP process allows the parking requirement to be established through the MPP entitlement. A parking reduction has been requested for Lot 9. A parking study was completed by TJKM Transportation Consultants dated February 12, 2008. A copy of the study is provided as Attachment 7. The study took into account the 174-room hotel (with associated uses) and the 65,000 square foot fitness facility on Lot 9. Both of which will share the same parking facilities on site.

The study indicated that, based on the nature of the shared uses and the fact that these uses have different peak parking demand times, the need for parking is reduced. This determination was based on a parking survey that was conducted at the Renaissance Clubsport Facility in Walnut Creek, CA. The facility was selected for observation because the components of the project are nearly identical to

the proposed Roseville facility (number of hotel rooms, size and type of fitness facility, and the type of amenities within the hotel and fitness facility). Additionally, the Walnut Creek facility has professional office buildings within close proximity, which takes into account the potential for nearby office workers to walk to the facility to use the fitness/restaurant/spa facilities, as will be the case with the Roseville facility.

Based on the observations at the Walnut Creek Clubsport, the largest parking demand generated was 382 parking spaces. This demand for parking was based on a Monday at 6 p.m. when the hotel was 74 percent occupied (Mondays typically have the highest attendance at health club facilities according to the study). For the purposes of anticipating what the highest demand may be at the Roseville Clubsport facility the demand was adjusted assuming 100 percent hotel occupancy on a Monday at 6 p.m. The adjusted demand indicated the greatest amount of parking that would be required would be 400 parking spaces. The total parking proposed to be provided at the Roseville Clubsport is 408 parking spaces. Furthermore, public transit will be available to the Stone Point campus adjacent to the project site, which would give patrons an alternative to driving to the site.

In the case that the parking demand for the two uses (hotel (with associated uses) and the fitness facility) were to be calculated separately without taking into account the nature of the shared use and the different peak times, the demand for parking would be 693 parking spaces based on the City's Zoning Ordinance requirements. Therefore, the applicant is requesting a 40 percent reduction in parking.

Based on: 1) the parking study provided and the fact that the facility observed was a Renaissance Clubsport facility that was identical to what is being proposed, 2) the ability of the project on Lot 8 to meet its parking requirement, and 3) the fact that the overall Stone Point Master Plan has a reciprocal parking agreement with uses that have varying peak demand times, staff is supportive of the reduction in parking.

Grading: The Stone Point site has previously been rough-graded per the grading plan approved with the previous Major Project Permit. As part of this project, the applicant has submitted grading plans for Lots 8 & 9. In total, the applicant proposes balanced earthwork on the site, resulting in approximately 20,000 cubic yards of cut and fill.

Multiple walls (retaining and screen) will be located on site. An 8-foot tall split face CMU wall is proposed around the pool area. The wall will be tan in color (see Exhibit O) and will incorporate vine plantings as well as tree and shrub plantings for screening. An 8-foot tall screen wall will also be located on the south elevation that will be located around the Kids World play yard. The wall will have a stucco finish and will match the building in color. This wall will also include shrubs to soften the appearance of the wall. Retaining walls will also be located on site ranging in height from one to seven feet. The wall will be split face CMU that will match the pool wall. The walls are located adjacent to the main drive entry and near the valet area towards the southern corner of the project site. Staff has reviewed the proposed plan and as conditioned, is satisfied with the grading plan.

Master Plan Document Revisions: Minor changes are proposed to the Master Plan document to address the changes that are proposed by this project (Exhibit Q). The Stone Point Master Plan already includes design guidelines that specifically address the interface between the office and residential uses between Lots 6 & 7 and 8 & 9 (currently-approved project). These guidelines addressed setbacks, landscape corridors, automobile and pedestrian circulation, office building materials relative to reflectivity, and siting of loading/trash facilities. These design guidelines have been revised slightly to address the proposed project, but in essence, achieve the same goal of ensuring high quality design and compatibility between uses.

As reflected in the proposed changes to the General Plan, Specific Plan, and Development Agreement Amendment, the revisions to the Master Plan also includes language that will permit the 225 residential units originally planned for Lots 8 & 9 to be held in reserve for the potential use on residentially zoned lots within the Stone Point area (Lots 11-14).

MAJOR PROJECT PERMIT (STAGE 2):

The applicant requests approval of a Stage 2 MPP for the Clubsport facility on Lot 9. The Stage 2 MPP entitlement will determine the approved architecture and landscaping for the hotel/fitness facility.

The Clubsport facility has a single building footprint that consists of a six-story hotel tower and a two-story fitness facility. The hotel portion of the building is rectangular and is located towards the east side of the project site with a primarily east/west building orientation. The building has varied wall planes and a variation in roofline through the incorporation of two tower elements at the north end of the building and another towards the center of the building. The façade of the building provides a regular pattern of rectangular windows and a glass tower located over the primary entry to the hotel.

The fitness facility portion of the building is also rectangular and is perpendicular to the hotel tower. This portion of the building is located towards the southeast side of the project site. Due to the nature of its use and the layout of the basketball, racquetball and squash courts, aerobics rooms, locker rooms, etc., sections of the building have larger wall areas that have limited openings; however the layout of the floor plan does allow for a substantial amount of variation in the wall planes depths.

Architecture: The architectural exterior provides a clean, contemporary design in keeping with the new office and retail development of adjacent properties. The horizontal color blocking establishes different massing elements, while the contrast of the vertical green and blue glass tower emphasizes the main entry. Shade and shadow around the windows will be achieved by incorporating varying window recess dimensions. Exterior materials are painted E.I.F.S. with stone accent tiles at the main entry. Architectural towers and roof screens will hide all rooftop mechanical equipment.



Figure 5: Rendering (Front Elevation)



Staff has compared the proposed architecture against the Stone Point Master Plan. Copies of the renderings are provided as Attachment 2 and color and black and white elevations of the building are provided as Exhibit L. In summary, the *Architectural Standards for Commercial Buildings* requires the following of all commercial buildings:

- **Relative to height and scale, buildings shall conform to their surroundings.**

The project meets this requirement as surrounding buildings on Lots 1-5, 6 & 7 and 11-14 are permitted at five-stories tall, six-stories tall (but approved to up to ten-stories), and three-stories tall respectively. The Renaissance Clubsport facility is a single building with a six-story hotel tower component that reaches a height of 74 feet and a two-story fitness facility component that reaches a height of 42 feet.

- **All elevations shall include architectural treatments drawn from the primary elevation; rooflines, wall planes, and wall heights are to be varied and articulated to avoid blank expanses of building; roof-mounted mechanical equipment shall be screened; and color and texture must be used to provide for visual interest.**

All elevations include color and color blocking and varied wall projections as provided in the primary elevation. The tower elements utilized on the building are visible from all elevations, which aid in visual interest as do the varied window recesses throughout the building, which include recesses from 0, 4, 6, 9, 19, and 22 inches, which provide for shade and shadow.

Concrete wall tiles (Pineapple Grove Bay Leaf) are used along the fitness facility portion of the building as an accent treatment. Additionally, in areas where additional architectural treatments were warranted, but not provided, staff suggested the use of enhanced landscaping in these areas, which has been provided.

Roof mounted mechanical equipment will be screened from view. One of the screening methods utilized includes incorporating the equipment in the tower features on the building, which serves as an attractive architectural component of the building. Two smaller pieces of equipment would have been minimally visible but will be screened from view by roof screens that will match the building in material and color.

The applicant has worked with staff on the proposed color palette. The goal of the color palette was to provide a palette that would be attractive for years to come while still providing enough variation in color to provide for visual interest. The colors are indicated in Exhibits L & S and include *Eucalyptus Leaf*, which is used on focal points on the building (near entries and on tower components); *Gladstone Tan* and *Quincy Tan* which are used as main field colors that have a strong contrast against each other which aids in visual interest and avoiding blank expanses in wall planes; Kingsport Gray, Swiss Coffee, and Amherst Gray as accent colors. The building material will consist of a stucco float finish texture and the main entry of the building will include two types of accent wall tiles, a textured gray stone and a smooth neutral limestone.

- **Building entries must be emphasized and easily identified from main street/parking area and building entries must have pedestrian scale.**

The building entry is emphasized by utilizing a focal color (Eucalyptus Leaf) as well as the incorporation of a glass tower element that reaches from the second floor to the top of the building. The entry includes a large metal porte cochere feature, which not only serves to protect pedestrians from the elements, but also serves as an architectural treatment that identifies the building's main entry. As noted above, two different types of accent wall tiles will be incorporated into the walls at the main entry which provide enhanced pedestrian scale and further emphasizes the building's entry.

Additional development standards exist to address the interface between the office/commercial uses on Lots 8 & 9 and the future residential uses on Lots 11-14. While the text in these sections has been modified slightly to address the removal of HDR units from Lots 8 & 9, the overall intent of these guidelines as they relate to building setbacks, screening for service areas, and use of landscaping is maintained.

Landscaping: The proposed landscape plan is provided as Exhibit N. The landscape plan is consistent with the trees and plants outlined in the Master Plan with the exception of one type of accent tree. Staff has included Condition 11, which requires the addition of the pyrus kawakamii (Evergreen Pear) as an accent tree along Stone Point Drive. With this addition, the streetscape landscaping will match the landscaping that is approved for projects on adjacent lots, resulting in a consistent and uniform streetscape.

The pedestrian promenade is 30 feet wide, which will be lined with London Plane trees, approximately 25 feet on center on each side of the walkway. The pedestrian promenade, drive entry, and main entry to the hotel will include enhanced paving in the areas indicated on the Landscape Plan consistent with the colors/materials provided in Exhibit O.

While a Stage 2 MPP is not requested at this time for the development on Lot 8, staff has requested that both sides of the main drive entry into the Clubsport project be landscaped. This will allow for a uniform streetscape and will allow for a completed main drive entry into the project. The landscape plan indicates that these improvements will be included along the Stone Point frontage of Lot 8 and along the main drive entry. Condition 15 has been included to ensure that landscaping in this area is completed as part of the project.

As conditioned, staff has found the proposed project consistent with the Stone Point Master Plan.

LOT LINE ADJUSTMENT

As mentioned in the project description, the project proposes to adjust the sizes of Lots 8 & 9 to accommodate the Clubsport Facility. The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment, however, a Lot Line Adjustment must comply with the following criteria in **bold text**. Each criterion is followed by a discussion/evaluation.

1. Compliance with the City of Roseville General Plan.

The proposed project requires approval of a GPA. Subject to approval of the requested entitlements, the LLA related to this project will be in compliance with the General Plan.

2. Compliance with the Zoning Ordinance for the district in which it is located.

The development of properties within the Stone Point area is guided by the Stone Point Master Plan which includes development standards to address setbacks, building siting, landscape corridors, vehicle and pedestrian circulation, architectural standards, landscaping, etc. Staff has reviewed the site plan for Lots 8 & 9 as it compares to the guidelines and development standards within the Master Plan and has found that the site plan meets the document's prescriptive standards and overall intent.

As for architecture and landscaping, these elements for Lot 8 will be evaluated when the applicant requests approval of a Stage 2 MPP. At that time, staff will ensure that the guidelines and development standards of the Master Plan are met. Related to the development on Lot 9, staff has reviewed the elevations and landscape plans and has found that the project meets the intent of the Master Plan document. Therefore, staff finds that the project is in compliance with the Stone Point Master Plan which is the governing document for this district.

3. Compliance with the local building regulations.

The Uniform Building Code (UBC) establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. Staff has confirmed that the location of the proposed buildings on Lots 8 & 9 comply with the setback requirements of the Stone Point Master Plan and the building locations will not conflict with the newly proposed property lines. Therefore, there are no conflicts with the local building regulations.

4. Provisions for relocation of existing infrastructure or easements.

Staff has forwarded this proposal to City departments and utilities for review and comment. Staff has not received any comments related to infrastructure or easements as it relates to property lines. The Lot Line Adjustment will not affect any existing or result in a need for any new infrastructure or easements, and therefore complies with this criterion.

CONCLUSION

Although the proposed project departs from the existing Master Plan, the project is consistent with the intent of the Master Plan as a mixed-use campus environment that allows for interconnected land uses through clear pedestrian linkages, view corridors, and common streetscapes and a strong interface between office/commercial and residential uses. Furthermore, as part of this project, it is the intent to maintain a portion if not all of the residential units currently allocated to Lots 8 & 9 for future use in the plan area. As proposed, and as conditioned, the project meets the findings and criteria required to approve the requested entitlements.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that, with mitigation measures, there will be no significant environmental impacts. At this meeting, the Approving Authority may adopt the proposed Mitigated Negative Declaration. The Mitigated Negative Declaration is circulating for a 20-day public review from **April 4, 2008 through April 24, 2008**. The Initial Study/Mitigated Negative Declaration is available for public review at the Roseville Permit Center and the City Clerk's Office, 311 Vernon Street, Roseville, CA 95678 (8:00 A.M. to 5:00 P.M., Monday through Friday). To date no comments have been received.

RECOMMENDATION

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Adopt the Mitigated Negative Declaration, as shown in Exhibit A.
- B. Recommend that the City Council adopt the two (2) findings of fact as stated below for the **REZONE - NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (RZ-000044)**:
 1. *The proposed rezone is consistent with the General Plan; and*
 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- C. Recommend that the City Council approve the **REZONE - NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (RZ-000044)** as shown in Exhibit B.
- D. Recommend that the City Council approve the **GENERAL PLAN AMENDMENT – NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (GPA-000044)** as shown in Exhibit C.
- E. Recommend that the City Council adopt the one (1) finding of fact as stated below for the **SPECIFIC PLAN AMENDMENT – NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (SPA-000032)**:
 1. *The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and Northeast Roseville Specific Plan.*
- F. Recommend that the City Council approve the **SPECIFIC PLAN AMENDMENT – NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (SPA-000032)** as shown in Exhibit D.
- G. Recommend that the City Council adopt the findings of fact for the **DEVELOPMENT AGREEMENT AMENDMENT – NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (DA-000040)**:
 1. *The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;*
 2. *The Development Agreement is consistent with the City of Roseville Zoning Ordinance;*
 3. *The Development Agreement is in conformance with the public health, safety and welfare;*
 4. *The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and*
 5. *The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement.*

- H. Recommend that the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT – NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (DA-000040)** as shown in Exhibit R.
- I. Find the **LOT LINE ADJUSTMENT** for **NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (LLA-000054)** consistent with the four criteria listed in the staff report.
- J. Approve the **LOT LINE ADJUSTMENT - NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (LLA-000054)** subject to twelve (12) conditions of approval.
- K. Adopt the two (2) findings of fact for the **MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) – NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (MPP-000019)** as stated below:
- 1. The Preliminary Development Plan for the Stone Point Master Plan is consistent with the General Plan, the Northeast Roseville Specific Plan, and the Community Design Guidelines; and,*
 - 2. The design and the installation of the Stone Point Master Plan will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*
- L. Approve the **MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) – NERSP PCL 15 LOTS 8 & 9 MARRIOTT RENAISSANCE CLUBSPORT – 1410 & 1460 STONE POINT DRIVE – FILE # 2007PL-201 (MPP-000019)** as shown in Exhibits F - I & Q subject to eighty-nine (89) conditions of approval.
- M. Adopt the two findings of fact for the **MAJOR PROJECT PERMIT (STAGE 2) – NERSP PCL 15 LOT 9 MARRIOTT RENAISSANCE CLUBSPORT – 1460 STONE POINT DRIVE – FILE # 2007PL-201 (MPP-000020)**:
- 1. The architecture and landscaping of the project is consistent with the General Plan, the Northeast Roseville Specific Plan, the Community Design Guidelines, and the Stage 1 approval; and*
 - 2. The design of the project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*
- N. Approve the **MAJOR PROJECT PERMIT (STAGE 2) – NERSP PCL 15 LOT 9 MARRIOTT RENAISSANCE CLUBSPORT – 1460 STONE POINT DRIVE – FILE # 2007PL-201 (MPP-000020)** as shown in Exhibits J - P & S subject to eighty-nine (89) conditions of approval.

CONDITIONS OF APPROVAL – LOT LINE ADJUSTMENT (LLA-000054)

1. The Lot Line Adjustment shall be recorded within one year of **April 24, 2008**, otherwise it will be considered null and void. (Planning)

2. The Lot Line Adjustment is approved as shown in Exhibit E and is subject to the following conditions. (Planning, Engineering)
3. The following shall be submitted to Engineering prior to recordation of the 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)
4. 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 Records Office. (Engineering)
5. Prior to recordation of the lot line adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$75. (Engineering)
6. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
7. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded lot line adjustment per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

8. The following easement(s) shall be provided by separate instrument:
 - a. A 25' public utility easement will be granted contiguous with the southerly property line between lots 9 and 3. (Electric),
9. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Engineering, Environmental Utilities, Electric)
10. 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)
11. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
12. Prior to the approval of the Improvement Plans, it will be the project proponents responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

1. This Major Project Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **April 24, 2010**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A - S and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading and/or Improvement Plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)

8. Signs and/or striping shall be provided on-site as required by the Planning & Redevelopment Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
10. The landscape plan shall comply with the Northeast Roseville Specific Plan, the Stone Point Master Plan, and the City of Roseville Water Efficient Landscape Requirements. (Planning)
11. Per the requirements of the Master Plan, the landscaping along Stone Point Drive shall include *pyrus kawakamii* (Evergreen Pear) as an accent tree along Stone Point Drive. In addition to the primary and subordinate trees as shown in Exhibit N include *pyrus kawakamii* as the approved accent tree. (Planning)
12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
13. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2" bark (no shredded bark) or (2") mulch covering. (Planning)
14. Following the completion of the development on Lot 9, Lot 8 shall be treated with a hydro seed mix. (Planning, Engineering)
15. As indicated on the Landscape Plan (Exhibit N), the Stone Point Drive frontage of Lot 8 including both sides of the main drive entry into Lot 9 shall include landscape improvements as a part of the project on Lot 9. (Planning, Engineering)
16. Tree mitigation for Lot 9 of 283 inches for previously removed Category One trees shall be provided through in-lieu fees in the amount of \$21,225 in accordance with the Stone Point Master Plan Tree Mitigation Plan. Tree mitigation shall be paid prior to building permits being issued. (Planning)
17. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
18. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
19. **Multiple Building Complexes.** As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
20. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)

21. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
22. **Maintenance of copy of building plans.** Health and Safety Code Section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
23. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
24. The Improvement Plans shall include a complete set of Landscape Plans. The landscape plan shall comply with the Northeast Roseville Specific Plan, the Stone Point Master Plan, and the City of Roseville Water Efficient Landscape Requirements. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
25. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City Grading Ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore, modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the Improvement Plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
26. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
27. If not existing, the Developer shall be responsible for the modification of the Stone Point Drive curb and gutter along the frontage to provide on street parking. The existing site access from Stone Point Drive shall be modified to accommodate the modification to the curb and gutter. An 8-foot wide detached pedestrian path shall be placed across the frontage. (Engineering)
28. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

29. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
30. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) as required by the Storm Water Quality manual. The storm drain system shall be a private system and shall be maintained by the property owner. Prior to the approval of the improvement plans, a maintenance schedule shall be provided for the maintenance of all approved storm water treatment devices. (Engineering)
31. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
32. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
33. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
34. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
35. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water and sewer mains shall not exceed a depth of 12' below finished grade, with the exception for approximately 700 lineal feet of sanitary sewer pipe located in Street "A" where the sewer main is not to exceed 15' unless authorized by EUD. Sanitary sewer main shall be designed as shallow as possible while still allowing service to the project.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval.
 - d. Water and sewer to use existing stubs. (Environmental Utilities)

36. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Marriott Renaissance Clubsport on Lot 9 to be reviewed and approved by the Transportation Commission. (Transportation)
37. The total number of bike parking spaces provided on site shall be per the Zoning Ordinance, which results in 11 spaces. Of that total, the project shall include a minimum of two (2) long term bike parking spaces (bike lockers or bike room). (Transportation, Planning, Engineering)
38. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
39. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
40. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
41. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
42. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
43. Route of travel for Fire Department use shall be maintained and made available throughout the life span of this project. (Fire)
44. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
45. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
46. All light fixtures (parking lot, building mounted, walkway, etc.) for Lot 9 shall be approved by the Planning & Redevelopment Director during the Stage 3 MPP (plan check) process. (Planning)
47. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
48. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

49. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
50. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- Water and sewer easements (Environmental Utilities)
- 10' public utility easement will be required centered on the electrical facilities once the final high voltage design is complete. (Electric)
51. 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. (Engineering, Environmental Utilities, Electric)
52. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
53. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
54. The project on Lot 9 shall be addressed as 1460 Stone Point Drive. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)

55. This project falls within the Commercial land use category of the Miners Ravine Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
56. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the Improvement Plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
57. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
58. All improvements being constructed in accordance with the approved Grading and Improvement Plans shall be accepted as complete by the City. (Engineering)
59. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
60. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Marriott Renaissance Clubsport to be reviewed and approved by the City Manager. (Transportation)
61. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
62. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
63. **Restaurants or other food services.** The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
64. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
65. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
66. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
67. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
68. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
69. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

70. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
71. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings' telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
72. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

73. All existing public utility, electric, water, sewer and recycled water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
74. The project shall comply with the requirements of the Development Agreement (Fourth Amendment). (All Departments)
75. Within 60-days of approval of these entitlements, the applicant shall provide staff with ten bound copies of the revised Stone Point Master Plan (including a CD copy in an editable format). (Planning)
76. The project shall comply with all required environmental mitigation identified in the Mitigated Negative Declaration that was adopted as part of this project (File #2007PL-201). (Building, Planning, Engineering)
77. Signs shown on the elevations, walls or monument signs are not approved as part of the Major Project Permit. The Master Sign Program for Stone Point will need to be amended and Sign Permits are required for all project signs. (Planning)
78. Prior to any building construction activities on Lot 8, the applicant is required to obtain approval of a MPP Stage 2 for architecture and landscaping. (Planning)
79. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
80. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
81. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
82. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire

Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

83. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
84. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
85. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved Improvement Plans for the project. (PG&E)
86. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday, Sunday, and holidays. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
87. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
88. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
89. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

1. Project Description
2. Color Renderings
3. Aerial Cover Sheet MPP
4. Long Term Traffic Analysis (See Exhibit A – Attachment 3)
5. Short Term Traffic Analysis (See Exhibit A – Attachment 4)
6. Environmental Utilities Analysis (See Exhibit A – Attachment 6)
7. Parking Study (See Exhibit A – Attachment 5)
8. Air Quality Study (See Exhibit A – Attachment 2)
9. Exterior Renderings/Perspective Views
10. Street B Elevation

EXHIBITS

- A. Mitigated Neg Dec/Initial Study
- B. Rezone
- C. General Plan Amendment
- D. Specific Plan Amendment
- E. Lot Line Adjustment
- F. Site Plan
- G. Utilities & Grading Plan
- H. Water & Sewer Plan
- I. Retaining Wall Design
- J. Floor Plans
- K. Roof Plan
- L. Exterior Elevations (Black/White & Color)
- M. Building Sections
- N. Landscape Plans
- O. Wall & Pavement Details
- P. Site Lighting & Photometric Plan
- Q. Master Plan Changes
- R. Development Agreement Amendment
- S. Color & Material Board (On File at the Planning & Redevelopment Department)

Note to Applicant and/or Developer: Please contact the Planning Department 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 Director at, or prior to, the public hearing.