

**ITEM V-A: MAJOR PROJECT PERMIT (STAGE 2) – 1125 GALLERIA BOULEVARD - NCRSP  
PARCEL 35 – JC PENNEY EXPANSION (GALLERIA MALL EXPANSION PROJECT) -  
FILE# 2007PL-149 (MPP-000017)**

**REQUEST**

The applicant requests approval of a Stage 2 Major Project Permit (architecture and landscaping) for the expansion of JC Penney Department Store at the Galleria Mall by 40,000 gross square feet (34,000 square feet net leasable) consistent with the approved Stage 1 Major Project Permit.

Applicant – Tim Nalodka, Nudell Architects  
Property Owner – Giovanni Mayorga, JC Penney

**SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Adopt the two findings of fact for the Major Project Permit (Stage 2); and
- B. Approve the Stage 2 Major Project Permit with nine (9) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues. The applicant is in agreement with the recommended conditions of approval.

**BACKGROUND**

The project site is located at 1125 Galleria Boulevard, at the northwest corner of Galleria Boulevard and Roseville Parkway. The Galleria Mall properties total 94.2 acres and are identified as Parcel 35 of the North Central Roseville Specific Plan (NCRSP). JC Penney's Department Store, which is located at the east end of the Galleria Mall, is located on a 7.65-acre parcel (see Figure 1). The mall site, including the JC Penney's property, has a zoning and land use designation of Regional Commercial (RC). The Galleria is developed with a ±1.3 million gross (1.1 million leasable) square-foot regional mall complex consisting of four anchor tenants (Nordstrom, J.C. Penney, Macy's & Sears), 120 shops, a food court, outdoor Promenade, and restaurants.

***Entitlement History***

In June 2006, the Planning Commission approved a modification to the Stage 1 Major Project Permit (site layout, building orientation, grading) for the Galleria Mall and also approved a Stage 2 MPP for architectural and landscaping approval of a 486,806 gross square-foot expansion of the existing mall. The Stage 2 MPP approval only included the parking structures and expanded in-line retail space within the mall. It was Westfield's intent to apply for individual Stage 2 MPP applications for the anchor store expansions.

The applicant is now seeking architectural and landscape approval of the 40,000 square-foot expansion of JC Penney's Department Store approved with Stage 1 of the MPP.

## **MAJOR PROJECT PERMIT PROCESS**

The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each Stage:

- **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, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off-site, 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 initially 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.

## **SITE INFORMATION**

- A. Project Location:** 1125 Galleria Boulevard
- B. Applicable Specific Plan:** North Central Roseville Specific Plan (NCRSP) Parcel 35
- C. Roseville Coalition of Neighborhood Associations (RCONA):** RCONA #40, Galleria – This Neighborhood Association is not active.
- D. Total Acreage:** 7.65± acres (JC Penney); 94.2± (total acreage of the Galleria Mall properties)
- E. Lot Dimensions:** The project site is irregular in shape and has approximately 1,065 linear feet of frontage abutting Galleria Circle. The remainder of the parcel is internal to the Galleria Mall.
- F. Topographical/Natural Features:** The subject parcel is currently developed with a two story department store (145,824 square feet), which is part of the overall 1.3 million square-foot regional mall. No natural features such as wetlands or native oak trees are present on the developed site.
- G. Site Access:** Access to the mall is provided via three driveways from Galleria Boulevard and two from Roseville Parkway.



## **EVALUATION**

Stage 2 of the Major Project Permit includes the review of the architectural design and landscape treatments. The project has been evaluated based upon the applicable design standards of the North Central Roseville Specific Plan Design Guidelines, the City's Community Design Guidelines, and the existing design of the JC Penney Department Store.

## **SITE DESIGN/ARCHITECTURE**

Consistent with the Stage 1 MPP approval for the expansion of the Galleria Mall (including the expansion of the anchor department stores), JC Penney will be expanded by 40,000 gross square feet and 34,000 net leasable (see Condition #3a). The expansion of JC Penney's will extend north of the existing building and will consist of two levels.

Elevation plans, including colored renderings, (Exhibits B & C) have been provided for the JC Penny expansion. As this is an expansion of an existing building, the proposed design, materials and colors match the existing building. Consistent with the existing building design, the addition will be designed with varying layers of wall planes as shown in Figures 3 and 4.

Figure 2: JC Penney's Expansion



## **Building Materials**

The walls of the building utilize an Exterior Insulation Finish System (EIFS), which has an appearance similar to stucco. A rock veneer is used as a wainscot on the exterior wall plane and Viracon glass panels are provided at each entrance.

### Building Colors

The three “layers” of EIFS building walls have different colors. All of the colors are earthtones – light browns and off-white (“Coffee milk”, “Arizona tan”, and “Classico beige”). The canopies, entry columns, and mullions are stainless steel with a matte finish.

The areas identified by the dotted line in the figures below indicate the areas of expansion.

Figure 3: East Elevation



Figure 4: North Elevation



The proposed architecture matches the existing JC Penney’s building. No change to the project architecture is recommended.

### LANDSCAPING

Changes to the existing landscaping are limited to the areas impacted by the building expansion only. The landscape plan is provided as Exhibit E. The landscape plan proposes trees, shrubs, and ground covers to the north and east of the expansion area and is consistent with the existing landscaping that surrounds the existing building. To create a more immediate landscape presence, the Deodar Cedar and African Sumac tree sizes are proposed as 24-inch boxes (see Exhibit E).

### STAGE 2 MPP SUMMARY

In summary, staff finds that the proposed architectural and landscaping plans comply with the requirements for Stage 2 approval. Therefore, staff recommends that the Planning Commission approve Stage 2 of the Major Project Permit for the JC Penney’s Roseville Galleria Expansion project.

### ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration for the Major Project Permit (Stage 1) for the Galleria Mall Expansion was adopted by the Planning Commission on June 22, 2006. The Mitigated Negative Declaration evaluated the environmental impacts of a 487,806 square foot expansion of the mall, including the proposed 40,000 square foot JC Penny expansion. The Planning Director has determined that the project is consistent with the previous environmental findings and no further environmental review is necessary. A copy of the Galleria Mall Expansion Mitigated Negative Declaration is on file with the Planning & Redevelopment Department and is available for review during normal business hours at the Roseville Civic Center, 311 Vernon Street.

### **RECOMMENDATION**

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

- A. Adopt the two findings of fact for the MAJOR PROJECT PERMIT - STAGE 2 – 1125 GALLERIA BOULEVARD - NCRSP PARCEL 35 – JC PENNEY'S EXPANSION (GALLERIA MALL EXPANSION PROJECT) - FILE# 2007PL-149 (MPP-000017):
  1. *The architecture and landscaping for the JC Penney's Expansion project is consistent with the General Plan, the North Central Roseville Specific Plan, the Community Design Guidelines, and the Stage One approval; and*
  2. *The design of the JC Penney's Expansion project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*
- B. Approve the MAJOR PROJECT PERMIT - STAGE 2 - 1125 GALLERIA BOULEVARD - NCRSP PARCEL 35 – JC PENNEY'S EXPANSION (GALLERIA MALL EXPANSION PROJECT) - FILE# 2007PL-149 (MPP-000017) as shown in Exhibits A-E and subject to the nine (9) conditions of approval below.

### **CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT STAGE 2 (MPP 000017):**

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 **October 25, 2009**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **October 25, 2009**. (Planning & Redevelopment)
2. The project is approved as shown in Exhibits A-E and as conditioned or modified below. (Planning & Redevelopment)
3. All conditions of approval from MPPMOD 95-01A and MPP 04-02 shall remain in full force and effect, except as modified below. (All Departments)
4. The expansion shall not exceed a floor area of 40,000 gross square feet and 34,000 net leasable square feet. (Planning & Redevelopment, Building)
5. 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)
6. 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. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)

7. Power will be feed from existing transformer onsite. Any required upgrade to existing high voltage electrical facilities due to the expansion will be at the developer's expense. (Electric)
8. 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)
9. 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)

**EXHIBITS:**

- A. Site Plan
- B. Exterior Elevations
- C. Color Elevations
- D. Partial Building Section and Roof Plan
- E. Planting Plan

**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.