

# Planning & Redevelopment Department Staff Report Planning Commission Meeting April 12, 2007

Prepared by: Tricia Stewart, Associate Planner

# <u>ITEM IV-C</u>: MAJOR PROJECT PERMIT EXTENSION (STAGE 1) – 1445 EUREKA ROAD (STONE POINT PARCELS 6-14) - FILE # 2007PL-001 (MPP-000010)

#### **REQUEST**

The applicant requests approval of a one (1) year extension of the Major Project Permit (Stage 1) (MPP 01-05A) for the Stone Point project, which permitted the modification of Parcels 6-14 of the site to reduce the previously approved office allocation by 482,000 square feet and allow for the construction of up to 500,000 square feet of research and development or professional office uses, 575 residential units, and a neighborhood park.

Applicants/Property Owners - Ralph Deppisch, Steadfast Business Properties (Parcels 6 & 7) and Matt Bray, Richland Ventures, Inc. (Parcels 8-14)

#### **SUMMARY RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact for the Major Project Permit Extension; and
- B. Approve the Major Project Permit Extension subject to two (2) conditions of approval.

#### **SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this project.

#### **BACKGROUND**

#### Summary of Previous Entitlements:

- On May 23, 2002, the Planning Commission approved a Stage 1 Major Project Permit (MPP) for the phased construction of the Stone Point project, a 1.65 million square foot research and development and professional office campus.
- On February 24, 2005, the Planning Commission approved a modification to the Stage 1 MPP (MPP MOD) for the Stone Point project for Parcels 6-14. The MPP MOD allowed for the construction of up to 500,000 square feet of research and development or professional office uses on Parcels 6 & 7 and a rezone of Parcels 8-14 to allow the development of 575 medium and high density residential units and a neighborhood park.
- On March 8, 2007, the Planning Commission approved another Stage 1 Major Project Permit Modification (MPP MOD) and a Stage 2 MPP for the Stone Point project for Stone Point Parcels 6-14. The March 8<sup>th</sup> approval did not change any of the February 24, 2005 approvals as described above; however, the Stage 1 MPP MOD and the Stage 2 MPP allowed for the following:
  - Minor changes to the Stone Point Master Plan (SPMP) as it related to the interface between the office and residential uses between Parcels 6 & 7 and 8 & 9;
  - Minor revisions to the site plan approved during the Stage 1 process; and
  - The construction of two six-story office buildings on Parcels 6 & 7 totaling approximately 316,000 square feet.

The Major Project Permit (Stage 1) (MPP 01-05A) was conditioned to expire on February 24, 2007 if not effectuated. The applicant submitted an application for an extension of the MPP prior to that time, which extended the MPP by sixty (60) days per the Zoning Ordinance. While, the project has already received Stage 2 approvals for Parcels 6 & 7 and an application is on file with the City for Parcels 10-14, no building permits for Parcels 6-14 have been issued and therefore the MPP has not been effectuated.

The applicant is actively pursuing the necessary entitlements and building permits to effectuate the MPP, but will need additional time to do so and has decided to proceed with the extension request.

Permit extensions are typically approved administratively by the Planning Director. However, the Major Project Permit Processing section of the Zoning Ordinance (Section 19.82.020.B.5) requires MPP extensions to be reviewed and approved by the Planning Commission.

#### **EVALUATION**

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

1. The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing them.

The Planning & Redevelopment Department has forwarded the request for this extension to City Departments, utilities and other service providers. The reviewing parties have not identified any new standards that should be applied to this project.

2. No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval that results in the inability to make findings of approval for the extension consistent with those originally made.

The Planning & Redevelopment Department has not identified any circumstances that have changed which affect the project.

Since the approval of the conditions for MPP 01-05A, more detailed information has become available regarding the specific locations of the required bus shelters on North Sunrise. The Engineering Department has included a revision to condition #49c (MPP 01-05A) that indicates the locations and numbers of the required bus shelters (condition 3).

# **PUBLIC OUTREACH**

In addition to the standard 300-foot radius notification, the Planning Department sent written notification, on February 5, 2007, of the extension request to board members of the East Roseville Parkway Neighborhood Association. Staff has not received any inquiries or comments from the neighborhood association or other interested parties.

#### **ENVIRONMENTAL DETERMINATION**

The Planning Commission previously adopted a Mitigated Negative Declaration for the Stone Point project which was adopted on February 24, 2005. The request is for an extension of the project analyzed in the adopted Mitigated Negative Declaration. No changes to the project are proposed; therefore, additional environmental review is not required. The adopted Mitigated Negative Declaration is available for review in the Planning & Redevelopment Department located at 311 Vernon Street during normal business hours.

### **RECOMMENDATIONS**

The Planning & Redevelopment Department recommends that the Planning Commission take the following actions (A-B):

- A. Adopt the two (2) findings of fact for the MAJOR PROJECT PERMIT STAGE 1 EXTENSION 1445 Eureka Road (STONE POINT PARCESL 6-14 & PORTION OF NERSP PARCEL 15) - FILE # 2007PL-001 (MPP-000010):
  - 1. The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing them.
  - 2. No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval that results in the inability to make findings of approval for the extension consistent with those originally made.
- B. Approve the MAJOR PROJECT PERMIT STAGE 1 EXTENSION 1445 Eureka Road (STONE POINT PARCESL 6-14 & PORTION OF NERSP PARCEL 15) FILE # 2007PL-001 (MPP-000010) subject to the two (2) conditions of approval listed below:

#### CONDITONS OF APPROVAL MAJOR PROJECT PERMIT STAGE 1 EXTENSION (MPP-000010)

- The project shall comply with all originally approved conditions of approval for MPP 01-05A except as modified by the conditions below. (All Departments)
- 2. This Major Project Permit approval shall expire on **February 24, 2008**, unless effectuated. (Planning)
- 3. Condition #49c of MPP 01-05 shall be revised as follows:

The bus turn outs and shelter pads on both sides of N. Sunrise Blvd shall be installed <u>at the following locations:</u> Shelter # 234 N/b N. Sunrise Ave. north of Eureka Rd., past the southern driveway, Shelter #235 N/b N. Sunrise Ave. north of Stone Point Drive and Shelter #191 S/b N. Sunrise Ave., at 560 N. Sunrise Ave. (Engineering)

## **ATTACHMENTS**

- 1. Vicinity Map
- 2. MPP Stage 1 Conditions of Approval (MPP 01-05A)

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 & Redevelopment Director at, or prior to, the public hearing.