

**ITEM IV-C: MAJOR PROJECT PERMIT MODIFICATION – 1116 GALLERIA BOULEVARD – NCRSP
PARCEL 36 – THE RIDGE AT CREEKSIDE ENHANCEMENTS – FILE # 2012PL-097
(MPP-000040)**

REQUEST

The applicant requests approval of a Major Project Permit Modification to rebrand the Ridge at Creekside by incorporating a new color palate and remodeling the signature tower features.

Applicant – Brian Williams, Perkins, Williams & Cotterill Architects
Property Owner – Trey Gundlach, Evergreen/Britannia LJV

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact for the Major Project Permit Modification; and
- B. Approve the Major Project Permit Modification subject to the three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues with the request.

BACKGROUND

The 28 acre project site (southern retail portion of the Creekside Center), is located on the eastside of Galleria Boulevard and south of Antelope Creek Drive within the North Central Roseville Specific Plan. The subject property has a zoning designation of RC/SA-NC (Regional Commercial/Special Area-North Central Roseville Specific Plan) and is developed with nine pad buildings and two multi-tenant buildings.

In August 1998, the Planning Commission approved a Major Project Permit – Stage One for the Creekside Center project which included a large retail component, an office component, and a hotel component. In May and September of 1999, the Planning Commission approved two Major Project Permits – Stage Two for the northern and southern retail portions of the site, respectively. With the Stage Two approvals, the retail buildings were designed with “Craftsman” architecture, utilizing similar design elements and color schemes throughout both centers to ensure sufficient design compatibility, while still allowing the building tenants the opportunity to incorporate specific signature design elements. Common architectural features utilized included:

- decorative stone at building entries and where individual tenant walls adjoin each other, which serves to frame the limits of the building;
- common base color and material for all buildings;
- common articulation and entry elements such as uniformly painted metal canopies; and
- thematic towers.

On August 9, 2012, the Planning Commission approved a new color palette for the Creekside Town Center (Creekside North), which is under separate ownership. The proposed changes to Creekside

South will provide differences between the two projects and create individual identities for the centers, while still ensuring adequate architectural compatibility.

PROJECT DESCRIPTION

The proposed project will establish a new color palette for The Ridge at Creekside (Creekside South), remodel seven of the thematic tower features, update the decorative light poles, and repaint four of the nine pad buildings located within the center. The remaining five pad buildings (Mimi's Café, Jared Jewelry, Olive Garden, Wells Fargo, and TGI Friday) are under different ownership, and there are no changes proposed to these buildings. As previously mentioned, the existing building elevations utilize similar form, materials, and colors as used in Creekside North.

The Zoning Ordinance requires that requests for significant modifications to Major Project Permits, such as this request, be reviewed and approved by the Planning Commission.

SITE INFORMATION

Location: The project site is bordered by Antelope Creek Drive to the north, Creekside Ridge Drive to the east, Roseville Parkway to the south, and Galleria Boulevard to the west.

Total Acreage: approximately 28 acres

Land Use & Zoning: Regional Commercial/Special Area-North Central Roseville Specific Plan (RC/SA-NC)

Figure 1: Vicinity Map



The project area is bordered in red on the above map, and the buildings proposed for a color change are bordered in yellow.

EVALUATION

Evaluation of the proposed project has been based on the applicable standards and guidelines within the City's Zoning Ordinance, North Central Roseville Specific Plan, Community Design Guidelines, and the previously approved Major Project Permit. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following discussion is provided as clarification on the proposed project.

Design Intent: The applicant proposes a new color scheme for The Ridge at Creekside, which will create a neutral, yet rich color palette that provides commonality between the various buildings and tenants located within the center. The buildings and prominent architectural features will be tied together by the use of common colors applied to specific architectural elements. In addition, rich accent colors that contrast the base wall colors will be used in key areas to create harmony and hierarchy, while also creating identifiable entries and signage bands.

Color Scheme: The proposed color scheme for the project consists of two more colors than the existing color palette utilizes. As proposed, the project will consist of 14 colors including four primary base (earth tone) colors and ten secondary accent colors. Although the proposed color scheme is similar to the existing design, the proposed palette is warmer and richer.

The intent behind the new color palette is to incorporate richer colors that provide for a more distinctive appearance. In addition, the color palette will continue to include light warm tones to provide contrast. The richer color palette will be applied to the buildings in a manner to break down the scale of the larger major buildings and enhance facade articulation on both pad and major buildings. Additionally, the proposed colors coordinate well with the existing architectural features used throughout the center (i.e. stone veneer, metal canopies, fabric awnings, etc.).



Storefront/Entry Areas: The proposed color palette will incorporate several color schemes for storefronts/entry areas. For example, REI will be identified by the use of the color Realm Green, and David's Bridal storefront will utilize King's Robe Blue. Other storefronts will include colors of tan, brown and burgundy hues (Ivory Sampler, Burlap Gold, Utopia Brown – see Exhibit B). Attachment 1 depicts the proposed color scheme for the storefronts and adjoining architectural elements, and as shown here, each storefront will be unique in appearance, while sharing a common color palette and color distribution.

Tower Elements: With the proposed modifications to the Ridge at Creekside, the seven thematic tower features located throughout the site will be remodeled. Accordingly, the existing hip roof forms will be removed and replaced with a more contemporary horizontal roof plane. In addition, the existing building towers will be remodeled to incorporate trellis features and accent lighting that provides articulation to the existing tower facades. At night, the trellis features will be back lit with wall-wash linear fixtures. The effect will be an illuminated glow behind the trellis elements allowing the towers to continue to be an integral part of the shopping center design at night.

To allow for more project specific identification, the applicant proposes to modify the design of one centrally located tower feature (located on the southwest corner of the multi-tenant building adjacent to Roseville Parkway). The proposed tower will increase in height from 45' to 52', and will have the trellis feature applied to the bottom half of two sides. The main elevation of the tower (facing Galleria Boulevard) will be entirely stucco. The applicant is exploring lighting and/or signage options for this tower that will be brought forward at a later date (see Attachment 2).



Figure 4 – Proposed Tower Feature

Decorative Light Poles: Existing decorative light poles located throughout the center, which are currently painted purple, have faded over the years. These poles will be repainted “Black Cherry” and will match the accent color of the fabric awnings.

CONCLUSION

Staff supports the proposed change in the color palette and repainting of The Ridge at Creekside as it is consistent with the previous Major Project Permit and is an investment into the center to keep it fresh and vibrant. The new color palette, while different than the existing color scheme and recently approved modifications to the northern portion of the center, achieves the same result; individual storefronts within a coordinated color scheme.

Zoning Ordinance Section 19.78.060 J. requires two findings of fact be made in order to approve a Major Project Permit Modification. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed modification to change the color palette and repaint The Ridge at Creekside (south retail portion). The two findings for approval of the Major Project Permit Modification are contained in the Recommendation section of this report.

Copies of the application were sent to other City departments and no additional comments or issues were raised that were not noted above or in the conditions associated with the approval of this request.

ENVIRONMENTAL DETERMINATION

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed below for the MAJOR PROJECT PERMIT MODIFICATION – 1116 GALLERIA BOULEVARD - NCRSP PARCEL 36 - FILE # 2012PL-097 (PROJECT# MPP-000040):
1. *The proposed modification is substantially consistent with the intent of the original approval.*
 2. *The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines, the North Central Roseville Specific Plan and the previously approved Major Project Permit.*
- B. Approve the MAJOR PROJECT PERMIT MODIFICATION – 1116 GALLERIA BOULEVARD – NCRSP PCL 36 – FILE #2012PL-097 (PROJECT# MPP-000040) subject to three (3) conditions of approval below.

CONDITIONS OF APPROVAL

1. All existing conditions for the Stage 2 Major Project Permit (MPP) for The Ridge at Creekside (MPP 99-06) shall apply to this entitlement (Modification to a Stage 2 Approved Major Project Permit), except as conditioned below. (Planning)
2. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire **on January 24, 2015**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
3. The project is approved as shown in Exhibits A & B and as conditioned or modified below. (Planning)

ATTACHMENTS

1. Existing & Proposed Color Scheme
2. Iconic Tower Design
3. MPP 99-06 Conditions of Approval

EXHIBITS

- A. Site Plan
- B. Proposed Color Elevations

<p>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.</p>
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