

ITEM VI-A: HP/JMC REZONE PROJECT - GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT / AMENDMENT, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT, TREE PERMIT - 1451 BLUE OAKS BOULEVARD - FILE #'S GPA -000015, RZ-000021, DA-000014, SUB-000032, SUB-000033, DRP-000065, & TP-000052 (*CONTINUED FROM THE MEETING OF APRIL 27, 2006*).

REQUEST

Heritage Preservation, LLC (an affiliate of John Mourier Construction, Inc.) is under contract with the Hewlett-Packard (HP) Corporation to purchase 297 acres of the larger 498-acre HP campus. The applicant has requested the necessary approvals to change the adopted land use and zoning designations of approximately 253 acres of the larger 498-acre HP campus to a mix of residential, commercial, office, and public land uses. An amendment to the HP Master Plan (adopted 1996) is also proposed to remove the land area to be purchased from the boundaries of the master plan. The entitlements requested include a General Plan Amendment (includes the Master Plan Amendment), Rezone, Development Agreement, Development Agreement Amendment, Tentative Subdivision Maps (large lot and small lot), Design Review Permit, Tree Permit, and certification of a Subsequent Environmental Impact Report (SEIR).

Applicant: Steve Schnable, Heritage Preservation, LLC.

Owner: Tom Barrington, Hewlett-Packard

SUMMARY RECOMMENDATION

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

- A. Find that the Commission has reviewed, considered, and found the Draft SEIR adequate, and forward all comments received on the Draft SEIR for inclusion in the Final SEIR for consideration by the City Council.
- B. Recommend that the City Council adopt resolutions approving the following components of the General Plan Amendment:
 - Amend the General Plan Land Use Map.
 - Amend the General Plan text.
 - Adopt a Pedestrian District Overlay for a portion of the project.
 - Amend the Hewlett-Packard Master Plan
- C. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone.
- D. Recommend that the City Council adopt the five (5) findings of fact and approve the Hewlett-Packard Development Agreement Amendment.
- E. Recommend that the City Council adopt the five (5) findings of fact and approve the Heritage Preservation Development Agreement.

SUMMARY OF OUTSTANDING ISSUES

There are no remaining outstanding issues associated with the project.

BACKGROUND

On April 27th, the Planning Commission held a public workshop with the purpose of receiving public comment on the project and Draft Subsequent EIR, and to provide direction to staff on several key design issues. As described in the April 27th staff report, the purpose of the May 25th hearing is to present the significant provisions of the draft Development Agreements (please see **Exhibits W and X** and **Section 4** of this report) and to present any changes to the project made in response to Commission direction. Staff also advised the Commission that it would present comments made by the Parks and Recreation Commission at its May 8th meeting.

After receiving public comment and providing staff with comments, the Planning Commission continued the public hearing to its May 25th meeting and directed staff and the applicant to seek resolution to the following key issues:

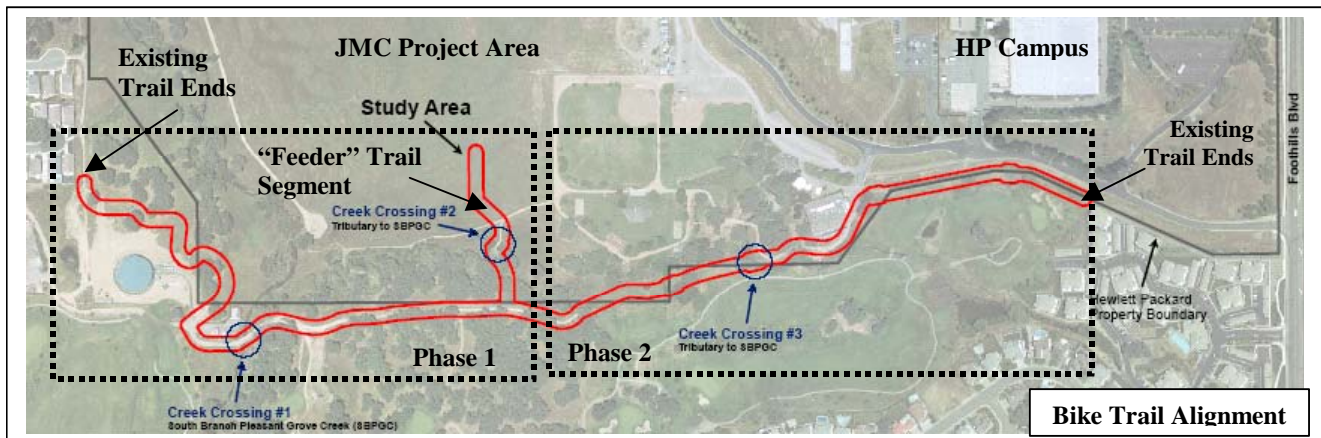
1. Bike trail funding.
2. Affordable housing site – density and design.
3. Architectural detailing.
4. Knoll Lots.
5. Encourage non-auto related uses on the corner of Blue Oaks and Woodcreek Oaks Boulevard in the commercial center.
6. Explore HOA-maintained front yard landscaping throughout the front-loaded detached neighborhoods.

In addition to these key issues, the Commission requested additional discussion regarding the project's impact on public safety and traffic. Further evaluation of each of these items is provided below.

RESPONSE TO COMMISSION DIRECTION

1. Bike trail funding

Both applicants agree that the bike trail is a required component of the project. JMC will be obligated to construct the “feeder” trail segment that links the project to the open space Class 1 trail. JMC will also contribute \$1.5 million toward the open space bike trail. HP will be required to dedicate right of way necessary for trail construction. Staff is satisfied with this agreement, as it provides funding to construct the western portion of the trail (Phase 1), and provides “seed money” for the City to acquire grant funding for the remainder of the trail (Phase 2). Please note that time did not permit the draft DAs to be modified to reflect this agreement before this report was printed.



2. HDR / Affordable Rental Site

The Planning Commission indicated a concern with how the proposed density of the affordable housing site (30.5 du/ac) would translate to the design of a future apartment project. The Commission asked staff to research other projects within the City that approached a similar density. Aside from age-restricted (i.e., senior) projects, no other family apartment projects (affordable or otherwise) with a comparable density could be found within the City; the majority of apartment projects (family) have been constructed in the 21 to 22 du/ac range.

Staff and the applicant have resolved this issue. The HDR apartment site will be increased in size to just over 6 acres (6.03 acres) and will be assigned a net density of 22 units per acre. The total units permitted on the apartment site would be 133. Designating the site at 22 units per acre would provide the opportunity for a family affordable project, as the lower density provides more room for surface parking. Staff is more comfortable with the lower density, as projects with similar densities are common throughout the City. Should a higher density project be proposed in the future that meets the City's various design and parking requirements, a 25% density bonus could be requested pursuant to the Zoning Ordinance and applicable state law, provided certain criteria were met.

As a part of the compromise reached between JMC and staff, JMC will be required to develop a conceptual site plan for the apartment site. The conceptual layout will be included with the staff report for the large and small lot tentative maps expected to be heard by the Commission in August. JMC will also be required to provide disclosures to purchasers in the adjacent townhouse large lot parcel regarding the adjacency of the affordable project. The apartment site must also be posted with signage indicating its future intended use.

Since a specific design for the apartment site has not been brought forward for consideration at this time, staff is more comfortable with the approach outlined above. Due to time constraints, revisions to the applicable exhibits (land use exhibit, master site plan, zoning exhibit, etc.) could not be accomplished in time to be printed with this report. Exhibits will be revised and presented for the Commission's consideration at the May 25th hearing.

3. Architectural Detailing

At the April 27th workshop, the Commission directed staff and the applicant to look for opportunities to enhance the architectural detailing of the tuck-under and three-story products. The Commission also expressed concern with the color palette. The Commission's comments focused on varying the roof pitch and materials between units, providing more color differentiation between units, providing additional material differentiation, and enhancing the "richness" of the project.



Revised exhibits have been prepared in response to the Commission's direction, which are included as revised **Exhibit R**. Staff believes the changes made to date improve the appearance of the project and adequately address the Commission's comments. The project architect will present the revised architecture and describe the overall design intent for the project at the May 25th hearing.



In addition to the attached products, staff indicated to the Commission at the workshop that work was continuing on the side and rear elevations of the front-loaded detached product. The applicant has

provided elevations indicating an enhanced window trim on these elevations (see **Exhibit V**). Staff is satisfied with the proposed elevations. Note, however, that the Design Guidelines (page 19) call for more enhancements on the perimeter units that back up to the open space. These units would be expected to incorporate additional detailing such as shutters or other various accent details. The applicant agrees and will enhance the rear elevations of the open space facing lots, consistent with the Design Guidelines.

4. *Knoll Lots*

The applicant has submitted a letter to staff (Attachment 5) requesting that the application be amended to omit the Knoll Lots. Omitted from the application, the Knoll Lot property would retain its existing Light Industrial land use and zoning. In an agreement reached with City staff, JMC agrees to consider dedicating the 0.9 acres to the City at a future date. If dedicated, the City would change the land use and zoning to Open Space in association with a General Plan update or other convenient opportunity.

Emails received in opposition to the Knoll Lots are included for the Commission's reference as Attachment 3.

5. *Auto-related uses on corner of commercial center*

Consistent with the goal of providing a "village" or "main street" retail center that focuses equally on the surrounding neighborhood, staff is recommending that non-auto related uses be encouraged at the corner of Woodcreek Oaks and Blue Oaks Boulevards. This would be accomplished by adding the following bullet point to the commercial center guidelines:

- Encourage non-automotive related uses (i.e., pedestrian-oriented retail buildings as opposed to drive thrus and gas canopies) on the corner of Blue Oaks and Woodcreek Oaks Boulevards.

Design review approval of the commercial center is not requested at this time. However, Design Guidelines are proposed for the project that will guide future design of all project components, including the commercial center. Staff believes this addition to the Guidelines is important to ensure that the commercial center achieves the project's vision of a pedestrian-friendly, neighborhood-integrated commercial center. The applicant agrees with staff's recommendation and has incorporated the recommended change on Page 23.

6. *Homeowners Association maintenance of front yard landscaping for Neighborhood 5*

The Commission expressed an interest in having the Homeowners Association maintain the front yard landscaping for Neighborhood 5 (front-loaded product). The Commission also asked for other examples of projects with a similar requirement. The only comparable example is the Longmeadow project across Blue Oaks Boulevard. Portions of the Longmeadow project are gated, which already required a Homeowners Association for maintenance of the gates and private streets. According to JMC, the incremental assessment for yard maintenance amounted to approximately \$20 more per unit. In the case of the HP/JMC Rezone project, none of the subdivisions in Neighborhood 5 are gated, and there are no common area improvements to maintain; therefore, a Homeowners Association is not currently proposed by the applicant or recommended by staff.

7. *Provisions for Public Safety*

Fire Protection: The conversion of non-residential to residential land use will result in an overall increase in calls for service by the Fire and Police Departments. As indicated in the Draft SEIR (page 14-27, Impact 14.15), fire protection to medium and high-density residential development requires more resources to respond. This is because fires are likely to spread beyond the unit of origin when units are attached or constructed in close proximity. In addition, the increased density of the project could result

in an increase in the volume of service calls on a per-acre basis. However, the Draft SEIR concludes that with compliance with City and State fire protection requirements (Fire Code), project impacts to fire protection would be less than significant. In addition, the Fire Department is implementing of a fire sprinkler ordinance that would require sprinklers for all single-family attached products. Fire sprinklers would help suppress fires to the unit of origin until Fire Department apparatus arrives on-scene. The Ordinance was approved unanimously by the City Council on May 10, 2006. The Development Agreement obligates the project to comply with the fire sprinkler ordinance.

Police Protection: Calls for Police Department service are also expected to increase with the conversion of non-residential to residential land use. The Police Department anticipates the need to hire an additional six police officers as a result of the population increase associated with the project. The fiscal impact of additional law enforcement and fire personnel will be offset by the various fees and taxes levied on the proposed project. Note that build out of the HP Master Plan did not warrant additional police officers since HP provided its own on-site security services.

Both the Police and Fire Departments have been highly involved in the review of the project. Many revisions to the project design occurred throughout the planning process to mitigate impacts to police and fire protection and focused primarily on street widths, turning radii, on-street parking, and unit design.

Project Safety: During the application review process, Planning Department staff works closely with the Police Department to ensure that the project does not result in unnecessary hazards to the safety of the future residents. The project's pedestrian orientation, lighting, unit design, window placement, and street orientation were among the many design elements evaluated during review of the project. Particular attention was paid to creating opportunities for "natural surveillance" by orienting activity areas within the product types (e.g., kitchen, living room, and bedrooms) toward the street and alleys. Orienting these internal activity areas to the street and alleys allows the occupants of the home to monitor outdoor activities and report suspicious activity to the Police Department.

Creating "defensible space" is another crime prevention design technique used throughout the project. Elevating the product types above the sidewalk and street, along with incorporation of strategically placed planter boxes make it more difficult for a potential intruder to access a unit. It also creates a distinction between public (i.e., sidewalk) and private (i.e., patio) space and creates a sense of "high ground" for the homeowner.

8. Traffic Impacts

On-site circulation was thoroughly reviewed by the Public Works Department and the City's transportation consultant, Fehr & Peers. As indicated in the April 27th staff report, the internal street network will operate with a higher number of daily trips than typically seen on residential roadways. However, staff's conclusion is that the project will function well with implementation of the various traffic calming and pedestrian features throughout the project. The Public Works Department will provide a detailed presentation to the Commission at the May 25th hearing regarding the internal street design intent.

As identified in the Draft SEIR and April 27th staff report, the project results in a total increase of 21,030 daily trip "ends." The existing HP Master Plan is expected to generate 44,279 daily trips at full buildout, while the proposed project (including the university), is expected to generate 65,309 daily trips.

PARKS AND RECREATION COMMISSION DISCUSSION

The project was presented to the Parks and Recreation Commission at its May 8th meeting for review and comment of the proposed park plan. Parks Commission comments included the following:

- Population estimate from project seems too low (4,877).
- The R-21 site does not have enough parking. Is there a plan for more parking for a university?
- What role did the Parks Department play in the siting of parks throughout the project?
- Is the Parks Department okay with the proposed layout?
- Park sizes seem small for the amount of people living in proximity.
- Half-acre parks cannot hold a lot of people.
- Surrounding streets should be widened.
- University on R-21 site is a good idea.
- Are enough park facilities being provided given the proposed population in the project?
- Pedestrian circulation (paseos) looks well thought out.
- Blue Oaks and Woodcreek Oaks Boulevards need to be widened.
- Distance of park sites from each other and proximity to majority of residences.
- Are alleys public or private?
- Will bike trail connect to other parks offsite, such as Blue Oaks Park?

Overall, the Parks Commission commented that the project was well designed and thought out and that the project will be a great example for other compact developments. The Parks Commission voted unanimously to endorse the project as proposed. The Parks Commission also voted to approve the park concept plans.

CONCLUSION

The remaining project issues have been resolved. Staff recommends that the Planning Commission forward recommendations to the City Council to approve the General Plan Amendment, Rezone, and Development Agreements as presented in the staff report.

RECOMMENDATION

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

- A. Find that the Commission has reviewed, considered, and found the analysis within the Draft SEIR adequate, and forward all comments received on the Draft SEIR during the public review period for inclusion in the Final EIR for City Council review (written responses and Planning Commission meeting minutes).
- B. Recommend that the City Council adopt resolutions approving the GENERAL PLAN AMENDMENT – 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) – FILE #GPA-000015 amending the General Plan Land Use Map as shown in Exhibit G, amending the text of the General Plan as shown in Exhibit C, adopting a Pedestrian District Overlay for the property, and amending the Hewlett-Packard Master Plan as shown in Exhibit B.
- C. Recommend the City Council adopt the two findings of fact as stated below for the REZONE -- 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) – FILE #RZ-000021:
 1. *The proposed rezone is consistent with the General Plan.*
 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*

- D. Recommend that the City Council approve the REZONE -- 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) – FILE #RZ-000021 as shown in Exhibits E (Design Guidelines) & F (zoning exhibit).
- E. Recommend that the City Council adopt the five findings of fact for the HEWLETT-PACKARD DEVELOPMENT AGREEMENT AMENDMENT - 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) – FILE #DAA-000014:
1. *The Development Agreement Amendment is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan.*
 2. *The Development Agreement Amendment is consistent with the City of Roseville Zoning Ordinance.*
 3. *The Development Agreement Amendment is in conformance with the public health, safety and welfare.*
 4. *The Development Agreement Amendment will not adversely affect the orderly development of the property or the preservation of property values.*
 5. *The provisions of the Development Agreement Amendment will provide sufficient benefit to the City to justify entering into the Agreement.*
- F. Recommend that the City Council approve the HEWLETT-PACKARD DEVELOPMENT AGREEMENT AMENDMENT - 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) – FILE DAA-000014 as shown in Exhibit W.
- G. Recommend that the City Council adopt the five findings of fact for the HERITAGE PRESERVATION DEVELOPMENT AGREEMENT - 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) – FILE #DAA-000014:
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 Amendment is consistent with the City of Roseville Zoning Ordinance.*
 3. *The Development Agreement Amendment is in conformance with the public health, safety and welfare.*
 4. *The Development Agreement Amendment will not adversely affect the orderly development of the property or the preservation of property values.*
 5. *The provisions of the Development Agreement Amendment will provide sufficient benefit to the City to justify entering into the Agreement.*
- H. Recommend that the City Council approve the HERITAGE PRESERVATION DEVELOPMENT AGREEMENT - 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) – FILE DAA-000014 as shown in Exhibit X.

STAFF REPORT SECTIONS:

1. Project Entitlements Summary (*Included with the April 27th report*)
2. Draft SEIR Discussion Items (*Included with the April 27th report*)
3. Project Design (and Design Guidelines) Discussion Items (*Included with the April 27th report*)
4. Development Agreement Discussion Items (*Included with the May 25th report*)

EXHIBITS (bold text denotes exhibits included with the May 25th staff report):

- A. Draft Subsequent Environmental Impact Report (SEIR) (transmitted to Planning Commission on April 11, 2006). Additional copies of the document are available at the Roseville Planning & Redevelopment Department (Permit Center Counter), at the Downtown and Maidu Branch Libraries, and on the City's website. (*provided with the April 27th staff report*)
- B. **Draft Hewlett-Packard Master Plan (Amendment)**
- C. **General Plan Change Pages**
- D. Master Site Plan (*provided with the April 27th staff report*)
- E. **Design Guidelines**
- F. **Rezone Exhibit (1 sheet) (REVISED – excludes Knoll Lots)**
- G. **General Plan Amendment Exhibit (1 sheet) (REVISED – excludes Knoll Lots)**
- H. Small Lot Tentative Subdivision Map (Grading/Drainage Plans to be provided under separate cover) (*provided with the April 27th staff report*)
- I. Large Lot Tentative Subdivision Map (1 sheet) (*provided with the April 27th staff report*)
- J. Intersection Striping Detail Exhibit (1 sheet) (*provided with the April 27th staff report*)
- K. Recycled Water Master Plan Exhibit (one 11"x17" reduced sheet) (*provided with the April 27th staff report*)
- L. Potable Water Master Plan (one 11" x 17" reduced sheet) (*provided with the April 27th staff report*)
- M. Sewer Master Plan (one 11" x 17" reduced sheet) (*provided with the April 27th staff report*)
- N. Phasing Plan (one 11" x 17" reduced sheet) (*provided with the April 27th staff report*)
- O. Well Site Exhibit (one 11"x17" reduced sheet) (*provided with the April 27th staff report*)
- P. On-Street Parking Exhibit (one 11"x17" reduced sheet) (*provided with the April 27th staff report*)
- Q. Typical Landscape Details by Block (one 11"x17" reduced sheet) (*provided with the April 27th staff report*)
- R. Block Details, **Elevation & Floor Plans, & Master Site Plan** (11"x17" book) (**REVISED 3-story and tuck-under, roundabout detail**)
- S. Fehr & Peers Exhibits (ADT) (*provided with the April 27th staff report*)
- T. Conceptual Park Plans (*provided with the April 27th staff report*)
- U. Fiscal Study (*provided with the April 27th staff report*)
- V. **Rear & Side Elevations of Neighborhood 5 (front-loaded product)**
- W. **DRAFT Development Agreement Amendment by and between the City of Roseville and the Hewlett-Packard Corporation.**
- X. **DRAFT Development Agreement by and between the City of Roseville and Heritage Preservation, LLC.**

ATTACHMENTS:

1. Vicinity Map
2. Rivermark DVD (provided in Commission packets – available for download at www.roseville.ca.us - Streaming Video Center)
3. **Letters/emails received in opposition to Knoll Lots**
4. **DSEIR Comments received to date**
5. **Letter from Applicant Requesting Withdrawal of Knoll Lot Proposal – dated May 18, 2006**