

ITEM V-A: MAJOR PROJECT PERMIT (MPP) STAGE 1– 1485 BLUE OAKS BOULEVARD – NIPA CAMPUS OAKS DESIGN GUIDELINES – FILE# PL15-0340

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 to adopt design guidelines for the Campus Oaks plan area. The Campus Oaks design guidelines are a companion document to the HP Campus Oaks Master Plan.

Owner/Applicant: Stephen Des Jardins, BBC Roseville Oaks, LLC.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the MPP Stage 1; and
- B. Approve the MPP Stage 1, as provided in Exhibit A, subject to one (1) condition of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The Hewlett Packard (HP) campus is located within the City's North Industrial Planning Area and is bound by Blue Oaks Boulevard to the north, Woodcreek Oaks Boulevard to the west, and Foothills Boulevard to the east. The original HP campus included approximately ±500 acres of Light Industrial (±450 acres) and Open Space (±45 acres) lands. Development of the HP campus was originally guided by the Hewlett Packard Master Plan (HPMP), which was adopted in June 1996, and subsequently amended in March 2001. In 2007, the HP campus was subdivided and subsequently sold to four separate property owners (BBC Roseville, Hewlett Packard, Cokeva and Quality Investment Properties (QIP)). The City retained ownership of the 45 acre open space preserve. In 2015, BBC Roseville and HP, as joint applicants amended the HPMP as it relates to their properties (File#PL14-0373). The 2015 amended master plan is referred to as the Hewlett-Packard Campus Oaks Master Plan (HPCO MP) and provides guidance for future development of those two properties. The remainder properties within the HP campus are still guided by the HPMP.

The HPCO MP introduced a mix of residential, commercial, office, and park uses onto the undeveloped and previously designated light industrial Campus Oaks portion of the plan area (see Figure 1). The HPCO MP was amended in 2016 (File#PL16-0153) and 2017 (File#PL16-0331) to slightly modify the Campus Oaks land use plan. Currently the Campus Oaks site is anticipated for development of the following:

- 948 residential units (104 acres)
 - 230 Low Density Residential
 - 260 Medium Density Residential (19 middle-income purchase units)
 - 458 High Density Residential (87 very low-income rental)
- 19.3 acres – 170,000 square feet of Community Commercial (CC)
- 5.5 acres – 60,000 square feet of Business Professional

- 33 acres – 300,000 of Light Industrial (Tech/Business Park Uses)
- 2.5 acres Public/Quasi-Public (Fire Station, Well Site)
- 19.44 acres Parks
- 2 acres Open Space

Figure 1 – Project Location & HPCO MP Conceptual Development Plan



The HPCO MP requires adoption of design guidelines for the Campus Oaks (CO) portion of the plan area. The intent of the CO Design Guidelines is to ensure the area is developed with the unique mixed-use character envisioned by the master plan. The CO Design Guidelines are intended to be a companion document to the HPCO MP and supplement the City's Community Design Guidelines (CDG's). The HPCO MP provided a list of topic areas to be addressed in the design guidelines that included, but were not limited to, residential development standards, landscaping and streetscape design, residential neighborhood design, bicycle and pedestrian amenities, walls and fencing, commercial design, public spaces, sustainable/green design, grading, Low Impact Development (LID) features, and paseo design.

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 and approval is also performed by the Planning Commission.
- **Stage 3:** Stage 3 is an administrative review (Planning Manager approval) of the improvement and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The HPCO MP was approved through the MPP Stage 1 process. As the CO Design Guidelines will supplement the HPCO MP as a guiding document for future development of the plan area and do not include a development project, the document is also being processed through the MPP Stage 1 process. Development of the individual parcels with the HPCO MP area will be evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1 approval.

MPP STAGE 1 EVALUATION

This application includes a MPP Stage 1 for adoption of design guidelines (CO Design Guidelines) for the Campus Oaks area within the HPCO MP. The evaluation section of this report includes an analysis of the requested MPP Stage 1 for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG's), and the HPCO MP.

As mentioned, the CO Design Guidelines will be used as a companion document to the HPCO MP and will supplement the City's CDG's. The CO Design Guidelines include the following sections:

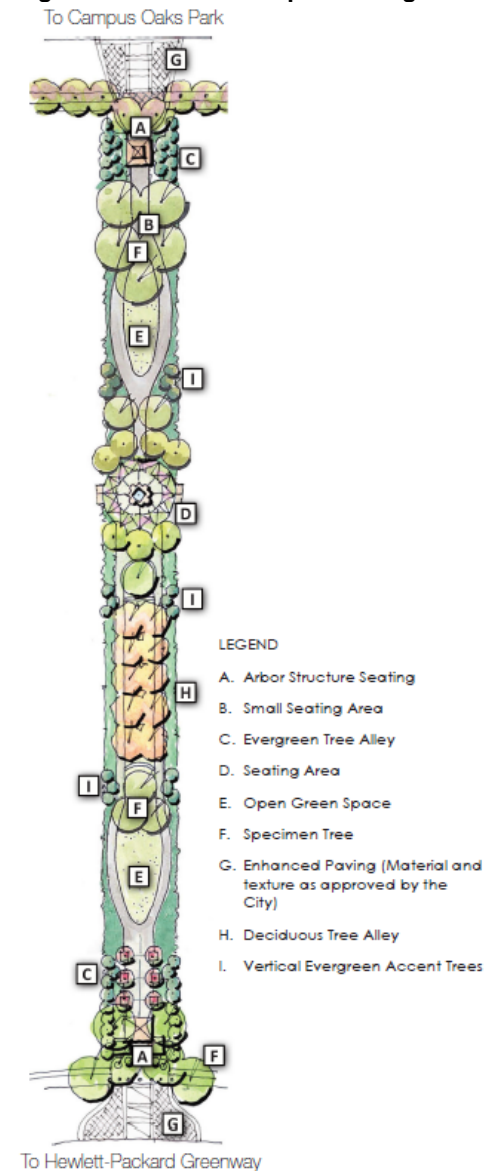
Purpose & Applicability:

- **Design & Development Standards** - Identifies the applicable design and development standards for the various land use and zoning districts within Campus Oaks. For employment and commercial use types, with exception of the *Streetscape* guidelines, the guidelines defer to the CDG's and Zoning Ordinance for design and development standards. Residential use types are subject to the *Residential Neighborhoods* and *Streetscape* guidelines, the CDG's, and the Zoning Ordinance. The guidelines allow for deviations from the standards to be processed through the MPP Stage 2 review of the individual development projects.

Residential Neighborhoods:

- **Neighborhood Access and Circulation** – Encourage residential units to be oriented towards streets, neighborhoods to provide multiple points of connection to pedestrian corridors, require separated sidewalks along all roadways and create walkable blocks. Gated neighborhoods are discouraged and projects should be designed to reduce glare.
- **Residential Alleys** – Recommend residential alleyways be designed to accommodate landscaping and trash receptacles, allow for adequate access, provide appropriate utility separation, and incorporate colored concrete and score lines.
- **Edge Treatment Parks & Open space** – Encourage single loaded streets, open views, and multiple connections when residential units are adjacent to parks and open space. Includes fence guidelines for the edge treatment.
- **Residential Paseos** – Provides conceptual designs for planned paseos (see Figure 2 for example). The 30 foot wide paseo between CO-4 and CO-22 is currently privately owned (see Figure 2-5a of the CO Design Guidelines). The MMP Stage 1 has been conditioned to require the dedication of an Irrevocable Offer of Dedication (I.O.D.) to the City for the westernmost 15 feet of this paseo. The easternmost 15 feet will be conditioned to provide an I.O.D. with the next project approval for CO-22.
- **Topography & Grading** – Encourages natural topography and minimize cut & fill.
- **Green Design** – Encourages use of solar and electric charging stations, water conservation measures, and LID features.
- **Residential Noise Mitigation** – Requires a 6' masonry wall and no 2nd story balconies for residential projects along Woodcreek Oaks Boulevard. Requires a noise analysis for residential projects fronting onto HP Way.
- **Development Standards** – With adoption of the HPCO MP, the Development Standard (DS) overlay was applied to all residential zones within Campus Oaks. The DS overlay allows the applicable ZO development standards to be modified. This section of the design guidelines does not specify the modified development standards. Instead sample elevations and plots plans (as shown in Figure 3) have been provided to illustrate the character and layout of future residential projects with modified development standards envisioned by the HPCO MP. Modifications to the ZO standards can be supported through the design review of individual projects assuming they remain consistent with the vision outlined in the HPCO MP and the CO Design Guidelines and CDG's.

Figure 2 – Paseo Conceptual Design



Streetscapes:

- Landscaping – Establishes a consistent landscape theme for the plan area, identifies street tree species and frontage landscaping requirements, and encourages edible landscaping when approved by the City. Provides landscape guidelines for the drainage channel along Blue Oaks Boulevard.
- Gateways & Entries – Includes conceptual designs for gateways into the plan area and entrances into internal neighborhoods.
- Intersections & Roundabouts – Encourages enhanced paving at intersections and pedestrian crosswalks, bulb-outs, signage, illumination, and raised crossings. Provides a sample roundabout design.
- Walls & Fences – Requires the design of masonry walls to include texture and natural tones, trim caps, pilasters, and wall openings. Wood fences should be capped with and incorporate masonry pilasters. Open rail fencing or post and cable fencing is required along the edge of open space parcels.
- Street Lighting – Decorative lighting, pedestrian lighting, and up-lighting is encouraged along the street.
- Street Furnishing - Pedestrian furniture is encouraged at pedestrian activity areas. Other pedestrian amenities such as informal low wall seating and public art are encouraged.

**Figure 3 – Conceptual Building Type
Single Family Detached Alley Loaded**



Staff finds the proposed CO Design Guidelines adequately address the topic areas required by the HPCO MP and complement the guidelines contained within the CDG's. The CO Design Guidelines will further the vision of the HPCO MP and will ensure future development within the plan area is of high-quality, innovative, diverse, walkable, and presents a unified theme.

The CO Design Guidelines have been reviewed by the applicable City Departments and outside agencies. Any comments have been incorporated into the documents. Additionally, notice of the CO Design Guidelines was provided to properties within 300 feet of the Campus Oaks plan area, adjacent neighborhood associations and the Roseville Coalition of Neighborhood Associations (RCONA). To date, no comments have been received. Staff therefore supports adoption of the CO Design Guidelines with no recommended changes.

ENVIRONMENTAL DETERMINATION

Project level CEQA compliance for the Campus Oaks Design Guidelines project was accomplished with the 2nd Addendum to the Hewlett Packard Master Plan EIR (adopted 8/17/16). The project is consistent with the previously evaluated project and no new effects would be expected to occur. Therefore, no additional CEQA action is required at this time.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact as stated below for the **MAJOR PROJECT PERMIT (MPP) STAGE 1– 1485 BLUE OAKS BOULEVARD – NIPA CAMPUS OAKS DESIGN GUIDELINES – FILE# PL15-0340**;
1. *The design guidelines are consistent with the General Plan, the HPCO MP, and the Community Design Guidelines; and,*
 2. *The design and the installation policies contained within the design guidelines will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*
- B. Approve the **MAJOR PROJECT PERMIT (MPP) STAGE 1– 1485 BLUE OAKS BOULEVARD – NIPA CAMPUS OAKS DESIGN GUIDELINES – FILE# PL15-0340** as provided in Exhibit A, and subject to the one (1) condition of approval.
1. The western 15 feet of the paseo partially located on Large Lot Parcel CO-4 and as described in the Campus Oaks Design Guidelines Figure 2-5a, as “Paseo Dedicated to City”, shall be dedicated to the City as an Irrevocable Offer of Dedication (I.O.D.). At the request of the City, a separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. Along with the I.O.D., rights to construct shall be granted to the City or it’s designee and recorded at the County Recorder’s Office. (Planning)

EXHIBIT

- A. Campus Oaks Design Guidelines

<p>Note to Applicant and/or Developer: Please contact Planning Division 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 Manager at, or prior to, the public hearing.</p>
