



AGENDA

March 9, 2017

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

4. CONSENT CALENDAR

4.1. MINUTES OF FEBRUARY 23, 2017

4.2. SVSP PCL WB-4-SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION - 1901 WESTBROOK BLVD - FILE PL16-0410.

The applicant requests approval of a Tentative Subdivision Map Modification to adjust the lot widths for the approved lots and an Administrative Permit for a Unit Transfer, as the map modifications will result in an additional 11 lots. The project would transfer two (2) units from Parcel WB-20, two (2) units from Parcel WB-21, and seven (7) units from Parcel WB-22 into project Parcel WB-4. Applicant: Ryan O'Keefe, Westpark S.V. 400, LLC. Owner: Jeff Jones, Westpark S.V. 400, LLC. (Hocker)

4.3. SVSP PCL WB-7 MAP MODIFICATION & UNIT TRANSFER – 5050 & 5100 SUMMERFAIRE DR – FILE # PL16-0379.

The applicant requests approval of a Tentative Subdivision Map Modification to adjust the lot widths for the approved lots and an Administrative Permit for a Unit Transfer, as the map modifications will result in an additional 11 lots. The proposed project would transfer five (5) residential units from Parcel WB-20 and six (6) residential units from Parcel WB-21 into project Parcel WB-7. Owner/Applicant: Ryan O'Keefe, WP Development Company, LLC. (McColl)

5. NEW BUSINESS

5.1. NIPA CAMPUS OAKS DESIGN GUIDELINES – 1485 BLUE OAKS BLVD – FILE # PL15-0340.

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

are a companion document to the HP Campus Oaks Master Plan.
Owner/Applicant: Stephen Des Jardins, BBC Roseville Oaks, LLC. (McColl)

6. REPORTS: COMMISSION/STAFF

7. ADJOURNMENT



PLANNING COMMISSION

Title: MINUTES OF FEBRUARY 23, 2017

Meeting Date: 3/9/2017
Item #: 4.1.

ATTACHMENTS:

Description

Minutes of February 23, 2017 - Draft



**Planning Commission Meeting
February 23, 2017 – 7:00 p.m.
Draft Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Erich Brashears
Justin Caporusso
Charles Krafka
Joseph McCaslin
Tracy Mendonsa

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Ron Miller, Associate Planner
Michelle Sheidenberger, Assistant City Attorney
Lea Estrada, Recording Secretary

Planning Commissioners Absent

None

II. PLEDGE OF ALLEGIANCE

Woodcreek student, Noah, led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Commissioner Houdesheldt requested **IV. B. SIXTH (6TH) DEVELOPMENT AGREEMENT AMENDMENT QIP – HP CAMPUS OAKS – 9100 FOOTHILLS BLVD. – FILE # PL16-0443** be pulled from the Consent Calendar.

Chair Bernasconi stated that **IV. B.** would be heard after a motion had been made and carried to approve the remainder of the Consent Calendar as listed below:

A. MINUTES OF FEBRUARY 9, 2017

MOTION

Commissioner Mendonsa made the motion, which was seconded by Commissioner Houdesheldt, to approve Item IV.A. as listed on the Consent Calendar.

The motion passed with the following vote:

Ayes: Brashears, Houdesheldt, Krafka, Mendonsa, Bernasconi

Noes: None

Abstain: Caporusso, McCaslin

Commissioner Bernasconi requested that staff give their presentation on item **IV. B. SIXTH (6TH) DEVELOPMENT AGREEMENT AMENDMENT QIP – HP CAMPUS OAKS – 9100 FOOTHILLS BLVD. – FILE # PL16-0443**

Planning Manager, Greg Bitter, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Applicant representative, Jim Wiley of Taylor & Wiley, addressed the Commission and said he was available to respond to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

No public comments were received on this project.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin to recommend that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment for Quality Investment Properties (Sixth Amendment).

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, Krafka, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

V. NEW BUSINESS

**A. STONERIDE PCL 15 – SAINT ANNA GREEK ORTHODOX CHURCH
SANCTURAY BUILDING – 1001 STONE CANYON DR. – FILE # PL16-0366.**

Associate Planner, Ron Miller, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Representative, Rev. Dr. Christopher Flesoras addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Commission Discussion:

- Drainage questions.
- Discussion regarding erosion and debris washing into streets with large rain events.
- Has Lifetime Fitness caused impact on the church's parking?

No public comments were received on this project.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner McCaslin, made the motion, which was seconded by Commissioner Caporusso, to

- A. Adopt the two findings of fact for the Design Review Permit Modification;
- B. Approve the Design Review Permit Modification subject to seventy-five (75) conditions of approval;
- C. Adopt the two findings of fact for the Tree Permit; and,
- D. Approve the Tree Permit subject to twenty-one (21) conditions of approval.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, Krafka, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- Welcome and thank you to Lea Estrada for staffing tonight's meeting. Development Services is currently cross-training administrative staff to staff Planning Commission and Design Committee meetings.
- Greg Bitter provided Commissioners with a packet containing an overview of the Development Services Department. A similar packet was previously provided to Councilmembers.
- Planning Commission meetings will be held on March 9 and March 23.

Commissioner Reports

None

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Caporusso made the motion, which was seconded by, Commissioner Mendonsa to adjourn to the meeting.

The motion passed unanimously at 7:30 p.m.



PLANNING COMMISSION

Title:

SVSP PCL WB-4-SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP
MODIFICATION - 1901 WESTBROOK BLVD - FILE PL16-0410.

Meeting Date: 3/9/2017

Item #: 4.2.

ATTACHMENTS:**Description**

Staff Report

Exhibit A and B - Unit Transfer and SVSP Redline

Exhibit C - Lot Patterns

Exhibit D - Map and Grading

ITEM IV.B: TENTATIVE SUBDIVISION MAP MODIFICATION & ADMINISTRATIVE PERMIT – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410

REQUEST

The applicant requests approval of a Tentative Subdivision Map to adjust the lot widths for the approved lots and an Administrative Permit for a Unit Transfer, as the map modifications will result in an additional 11 lots. The project would transfer 2 units from Parcel WB-20, 2 units from Parcel WB-21, and 7 units from Parcel WB-22 into project Parcel WB-4.

Applicant – Ryan O’Keefe, Westpark S.V. 400, LLC
Owner – Jeff Jones, Westpark S.V. 400, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map Modification; and
- D. Approve the Tentative Subdivision Map Modification subject to four (4) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located within the Westbrook area of the Sierra Vista Specific Plan (SVSP). In June 2012 the Westbrook project (File# 2011PL-043) amended much of the Urban Reserve portion of the SVSP to show proposed land uses, including residential, commercial, and open space/park areas. An Initial Study/Mitigated Negative Declaration (MND) was prepared and adopted for the project-level environmental analysis, which tiered from the program-level EIR analysis prepared for the Specific Plan. The land uses within the Westbrook area were further amended by the Westbrook Phase 2 and 3 project (File # PL13-0318), and an Addendum to the prior MND was prepared. The project reconfigured and redesignated land uses within the Westbrook portion of the SVSP, and also included small-lot tentative subdivision maps. The project applicant has proposed to modify the Parcel WB-4 portion of the approved small-lot tentative subdivision map, and to transfer units from Parcels WB-20–22 to Parcel WB-4. Figure 1 shows the boundary of the Westbrook area and the location of the parcels affected by the proposed project.

Figure 1: Project Location



SITE INFORMATION

Location: 1901 Westbrook Boulevard

Total Size: 16 acres

Topography and Setting: The site is in an area of active development, with subdivisions being built to the east of the site, and roads being constructed and extended in the area. The general area was previously rough graded, and so is relatively flat and supports non-native annual grasses.

EVALUATION—ADMINISTRATIVE PERMIT FOR UNIT TRANSFER

As with all of the City's specific plans, the Sierra Vista Specific Plan includes a residential density and unit count for each residential large lot, as listed in SVSP Table 4-1. The SVSP also recognized that as individual development applications were submitted, some adjustments would be desirable or necessary to accommodate specific product types. The SVSP Land Use chapter includes a policy to allow minor residential density adjustments by approval of an Administrative Permit. A minor change is one which meets the following criteria:

1. The transfer and receiving parcels are within the SVSP and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards

or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;

4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the original approval of the specific plan;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided that the resulting density of an affected HDR parcel does not fall below 18 units per acre.

Zoning Section 19.78.060.A stipulates that three findings must be made in order to approve an Administrative Permit. The required findings for an Administrative Permit are listed below in ***italicized, bold*** text and are followed by an evaluation.

- A. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***
- B. The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.***
- C. The location, size, design, and operating characteristics of the use or development is compatible with, and shall not adversely affect or be materially detrimental to, the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.***

The applicant is proposing to transfer units from large lots WB-20 – 22 to large lot WB-4, which are all located within the SVSP and are all covered by the Westpark S.V. 400, LLC Development Agreement. The proposed change is shown in Table 1 below. Another project is pending in the same area (PL16-0379) which also affects some of these same parcels, so the cumulative effects of both projects are shown in Table 2. As shown, the cumulative change in units is less than 20%, and the resultant densities for all large lots will remain within the range of their existing land use densities (LDR or MDR).

As the analyses of the Tentative Subdivision Map will demonstrate, all of the resultant lots will meet the minimum size criteria outlined by the SVSP. The tentative map development boundaries are consistent with the boundaries which were identified as part of the SVSP analysis, and thus the unit transfer will not result in increased impacts to trees or any other physical resource. The transferred units are being transferred from MDR parcels near the corner of Solaire Drive and Santucci Boulevard to a parcel at the corner of Solaire Drive and Silver Spruce Drive (see Figure 2). Given the relatively short distance between the transferring and receiving parcels, the units will rely on the same major roadway improvements, and the students generated will remain within the same school service area. There will be no impact on SVSP fee programs or assessment districts. The proposed unit transfer meets the criteria for a minor change and is consistent with the findings for an Administrative Permit.

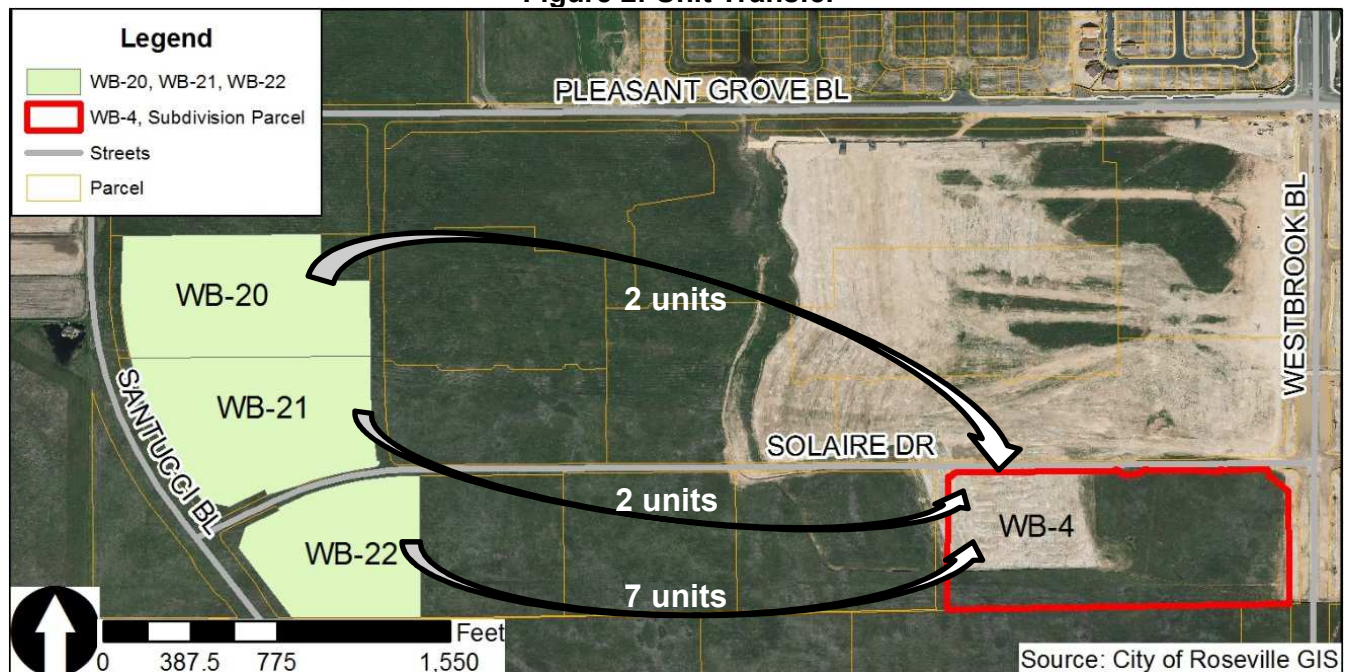
Table 1: Summary of Unit Transfer for Proposed Project

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
WB-4	LDR 6.0	LDR 6.3	89	100	+12%
WB-20	MDR 8.0	MDR 7.8	80	78	-3%
WB-21	MDR 8.0	MDR 7.8	80	78	-3%
WB-22	MDR 8.0	MDR 7.3	61	54	-11%

Table 2: Cumulative Summary of Unit Transfer for Proposed and Pending Project

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
WB-4	LDR 6.0	LDR 6.3	89	100	+12%
WB-7	LDR 5.0	LDR 5.8	134	145	+8%
WB-20	MDR 8.0	MDR 7.3	80	73	-9%
WB-21	MDR 8.0	MDR 7.2	80	72	-10%
WB-22	MDR 8.0	MDR 7.3	61	54	-11%

Figure 2: Unit Transfer



EVALUATION-TENTATIVE SUBDIVISION MAP

The City of Roseville Subdivision Ordinance (Section 18.06.290) establishes the processes by which an approved Tentative Subdivision Map may be modified. There are two types of modifications established: minor amendments and major amendments. A minor amendment involves changes that are substantially

consistent with the intent of the original approval. These are generally limited to changes which make small modifications to parcel shapes and sizes or other small amendments to the subdivision layout. Any other type of modification is a major modification. The proposed Tentative Subdivision Map Modification adds 11 new lots to the subdivision, which makes it a major modification. Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The approved and proposed Tentative Subdivision Map is shown in Figure 3. Although this is a major modification because of the addition of lots, the proposed subdivision map maintains the same roadway system and basic lot pattern as the approved subdivision. The applicant has added lots in order to provide two different lot sizes within the subdivision. The western side of the subdivision remains unchanged, with lots of 55'x100' (5,500 square feet), while the eastern side of the subdivision has slightly smaller lots of 45'x100' (4,500 square feet). This allows the developer to provide different housing choices.

All of the proposed lots have a zoning designation of RS/DS (Small-Lot Residential with Development Standards). The SVSP Development Standards for this zone require a minimum of 4,500 square feet and 45 feet in width, which is met by the proposal. As noted, the subdivision roads and other improvements are not proposed to be altered. The proposal shifts 11 lots into this portion of the Westbrook area, but does not alter the total number of units in the Specific Plan, so has no impact on discharge of waste into the sewage system. The proposed modification is consistent with the required findings for a Tentative Subdivision Map.

Figure 3: Map Modification

Legend:
 45' x 100' Lots
 55' x 100' Lots

Approved Tentative Map
 89 Lots (55x100')



Proposed Tentative Map
 WB-4A = 58 Lots (45'x100')
 WB-4B = 42 Lots (55'x100')
 100 Total Lots



SOLAIRE
 Amended Tentative Map for SVSP Parcel WB-4
Westbrook - Phase 2
 a portion of the Sierra Vista Specific Plan Area
 Scale: 1"=200'
 Roseville, California November 22, 2016 *

Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 1505 Eastern Parkway, Suite 100, Roseville, CA 95678
 (916) 773-1180

NEIGHBORHOOD OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on February 18, 2017. No comments were received.

ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts projects consistent with a Specific Plan. The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration (SCH # 2008032115, Addendum adopted April 20, 2016 and Mitigated Negated Negative Declaration adopted June 15, 2012). No additional environmental analysis is required.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report for the **ADMINISTRATIVE PERMIT – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410**.
- B. Approve the **ADMINISTRATIVE PERMIT – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410**.
- C. Adopt the findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP MODIFICATION – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410**.
- D. Approve the **TENTATIVE SUBDIVISION MAP MODIFICATION – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP MODIFICATION &

ADMINISTRATIVE PERMIT

- 1. Except as modified below, the conditions of approval for PL13-0318 apply to this Tentative Subdivision Map Modification. (All)
- 2. The project is approved as shown in Exhibits A–D, which modifies PL13-0318 Exhibits F and J. (All)
- 3. If Phase 4A is constructed first, the 12-inch water loop shall be completed. (Environmental Utilities)
- 4. Increased runoff onto the future park site, due to development, shall be maintained so that no new environmental constraints occur to limit the park's future development. (Parks, Recreation, and Libraries)

Exhibits

- A. Unit Transfer Summary
- B. Sierra Vista Specific Plan Change Pages
- C. Existing and Proposed Lot Pattern
- D. Proposed Tentative Map and Grading Plan

<u>Note to Applicant and/or Developer:</u> Please contact the 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.
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Sierra Vista Specific Plan

Unit Transfer Summary for Westbrook Parcel WB-4

November 22, 2016

Parcel	Land Use Designation	Existing Unit Allocation	Proposed Unit Allocation	Difference	% Change	Transfer to/from
WB-4	LDR	89 du	100 du	11 du	12.4%	Receives 11 du from Pcl's WB-22 & WB-23
WB-20	MDR	80 du	78 du	-2 du	-2.5%	Transfers 2 du to Pcl WB-4
WB-21	MDR	80 du	78 du	-2 du	-2.5%	Transfers 2 du to Pcl WB-4
WB-22	MDR	61 du	54 du	-7 du	-11.5%	Transfers 7 du to Pcl WB-4
Total		310 du	310 du	0 du		

Note: A separate, pending Administrative Permit application is on file with the City to transfer 11 units from Parcels WB-20 and WB-21 to Parcel WB-7, which would affect values in the table above. Combined with this proposal, the resulting units for WB-20 would be 73 du (7.3 du/ac) and for WB-21 would be 72 du (7.2 du/ac)

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	622.7	30.0%	3,004 <u>3,015</u>	34.6 <u>34.7%</u>
LDR	LDR – Age Restricted	RS/DS	91.6	4.4%	493	5.7%
MDR	Medium Density Residential	RS/DS	326.2	15.7%	2,657 <u>2,646</u>	30.6 <u>30.5%</u>
HDR	High Density Residential	R3	92.0	4.4%	2,270	26.2%
Sub-totals			1,132.5	54.5%	8,424	97.1%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.0	1.7%	255	2.94%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	27.39	1.32%	--	--
CC	Community Commercial	CC & GC	178.2	8.6%	--	--
Sub-totals			240.6	11.6%	255	2.94%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	71.72	3.45%	--	--
PR	Parks & Recreation	PR	105.4	5.1%	--	--
OS	Open Space	OS	303.27	14.61%	--	--
OS	Paseo (60'-wide)	OS	13.96	0.67%	--	--
UR	Urban Reserve	UR	40.08	1.93%	--	--
Sub-totals			534.5	25.8%	--	--
Right of Way/ Landscape Corridor			168.1	8.1%	--	--
TOTAL			2075.7 ac	100%	8,679 du	100%

Note: See Table 7-4 for net Paseo total acres

Last Updated: April 20, 2016

NOTE: A separate, pending Administrative Permit application is on file with the City to transfer 11 units from Parcels WB-20 and WB-21 to Parcel WB-7, which would affect the values for LDR and MDR in the table above.

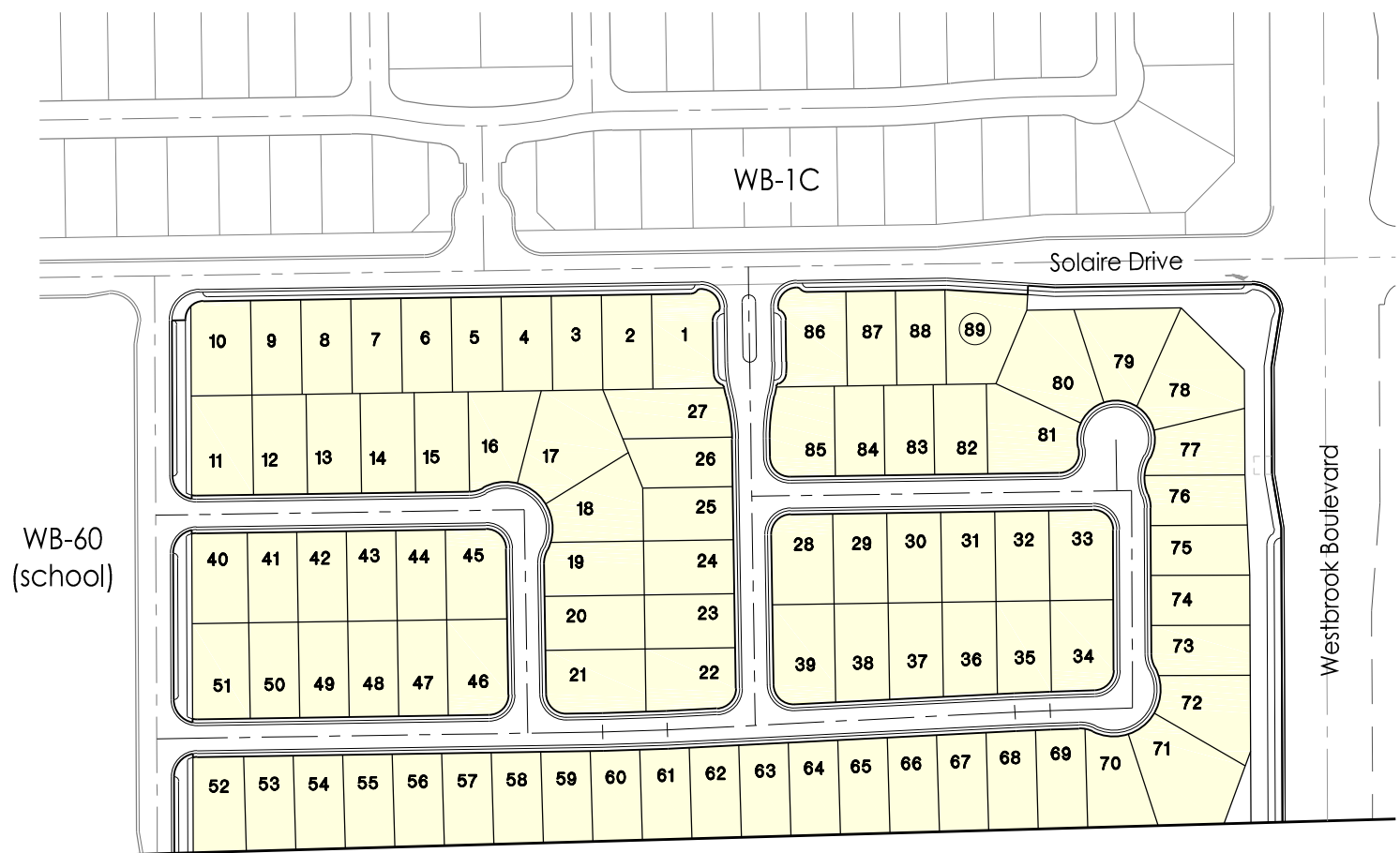
Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
UR-92	Urban Reserve	UR	40.08				
Sub-totals (Urban Reserve)			40.08	0	0	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	22.5	87	0	0	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	14.2	87	0	0	6.0
WB-1C	LDR (Residential – Age-Restricted)	RS/DS	14.8	85	0	0	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.4	66	0	0	6.0
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	6.9	35	0	0	5.0
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.6	66	0	0	6.0
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	10.2	67	0	0	7.0
WB-4	LDR (Residential)	RS/DS	16.0	89 100	0	0	6.0 6.3
WB-5	LDR (Residential)	RS/DS	30.5	157	0	0	5.0
WB-6	LDR (Residential)	RS/DS	21.6	103	0	0	5.0
WB-7	LDR (Residential)	RS/DS	25.1	134	0	0	5.0
WB-20	MDR (Residential)	RS/DS	10.0	80 78	0	0	8.0 7.8
WB-21	MDR (Residential)	RS/DS	10.0	80 78	0	0	8.0 7.8
WB-22	MDR (Residential)	RS/DS	7.4	64 54	0	0	8.0 7.3
WB-23	MDR (Residential)	RS/DS	7.2	59	0	0	8.0
WB-24	MDR (Residential)	RS/DS	7.5	53	0	0	7.0
WB-25	MDR (Residential)	RS/DS	14.3	100	0	0	7.0
WB-30	HDR (Residential)	R3	7.9	237	0	0	30.0
WB-31	HDR (Residential)	R3	11.1	255	0	0	29.0*
WB-32	HDR (Residential)	R3	5.1	128	0	0	25.0
WB-41	CC (Commercial)	CC	10.0				
WB-42	CC (Commercial)	CC	14.5				
WB-50	PR (Park)	PR	8.7				
WB-51	PR (Park)	PR	4.40				
WB-52	PR (Park)	PR	1.5				
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00				
WB-61	Public/Quasi-Public (Well)	P/QP	0.30				
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80				
WB-80	OS (Open Space)	OS	36.6				
Sub-totals (Westbrook)			352.1	2,029	0	0	
ROW	Right of Way/Landscape Corridors		168.1				
Sub-totals (ROW)			168.1	0	0	0	
Total			2,075.7	8,679	0	0	

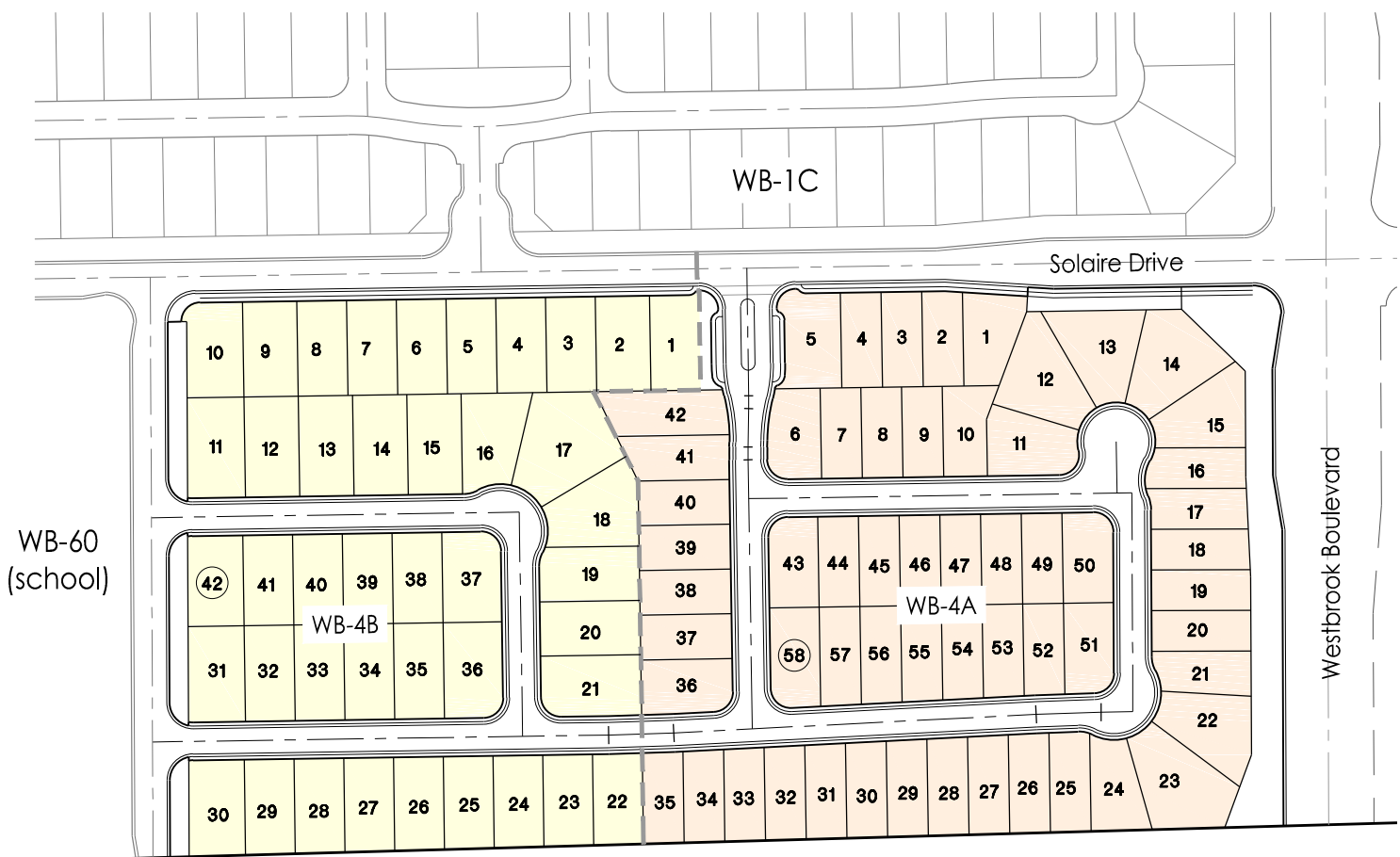
NOTE: A separate, pending Administrative Permit application is on file with the City to transfer 11 units from Parcels WB-20 and WB-21 to Parcel WB-7, which would affect values in the table above. Combined with this proposal, the resulting units for WB-20 would be 73 du (7.3 du/ac) and for WB-21 would be 72 du (7.2 du/ac).

Updated April 20, 2016

EXHIBIT C



Approved Tentative Map
89 Lots (55'x100')



Proposed Tentative Map
WB-4A = 58 Lots (45'x100')
WB-4B = 42 Lots (55'x100')
100 Total Lots

Legend:
45' x 100' Lots
55' x 100' Lots



Amended Tentative Map for SVSP Parcel WB-4

Westbrook - Phase 2

a portion of the Sierra Vista Specific Plan Area

Scale: 1"=200' Roseville, California November 22, 2016



1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

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v Jones
11-15-2016 14:45:08

Mackay and Somps is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media

EXHIBIT D

OWNE /DEVELOP R: WESTPARK S.V. 400, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, CA 95661

ENGINEER: MackKAY & SOMPS CIVIL ENGINEERS, INC.
1552 Eureka Road, Suite 100
Roseville, CA 95661
(916) 773-1189

ASSESSORS PARCEL NO: A portion of 496-100-010

SITE ACREAGE: 17.0 ± AC

LAND USE: SIERRA VISTA SPECIFIC PLAN LDR (Residential)

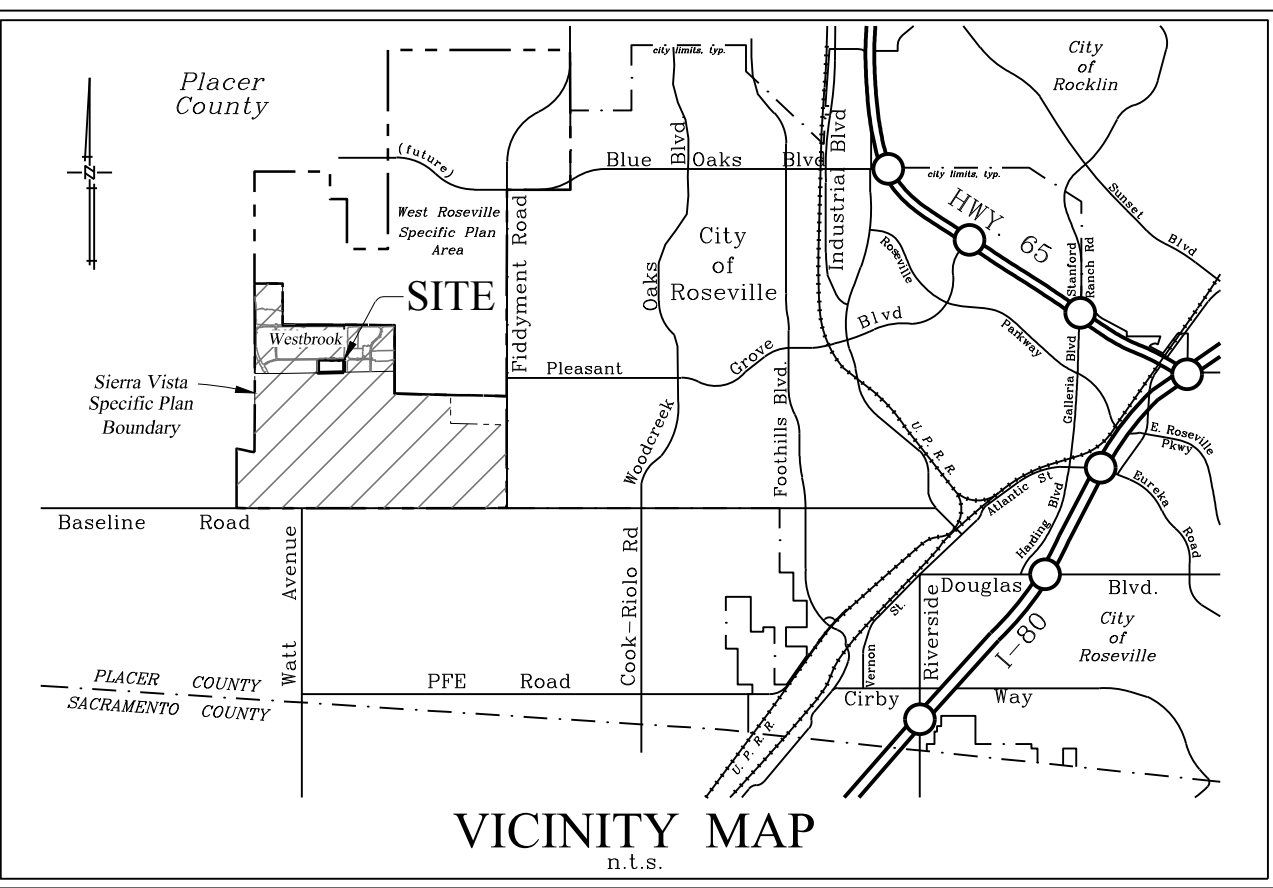
ZONE: SIERRA VISTA SPECIFIC PLAN RS/DS

NUMBER OF LOTS: 107: TOTAL LOTS
58: LDR lots (WB-4A: 45' x 100')
42: LDR lots (WB-4B: 55' x 100')
1: Landscape Corridor lot (LC-110)
3: Paseo lots (PA-75 thru PA-77)
3: Landscape lots (LS-5 thru LS-7)

SERVICE PROVIDERS
SCHOOL DISTRICTS: Roseville City School District
PARKS & RECREATION: Roseville Joint Union High School District
POLICE & FIRE PROTECTION: City of Roseville
SANITARY SEWER: City of Roseville
DOMESTIC WATER: City of Roseville
STORM DRAIN: City of Roseville
ELECTRICITY: City of Roseville
TELEPHONE: Consolidated Communications
GAS: Pacific Gas & Electric Co.
CABLE: Comcast

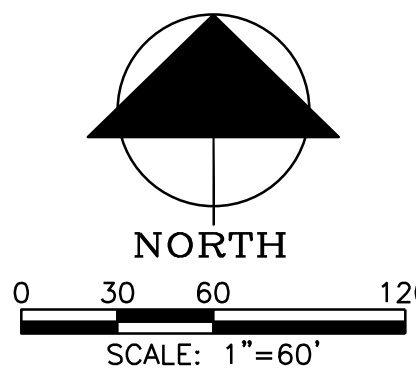
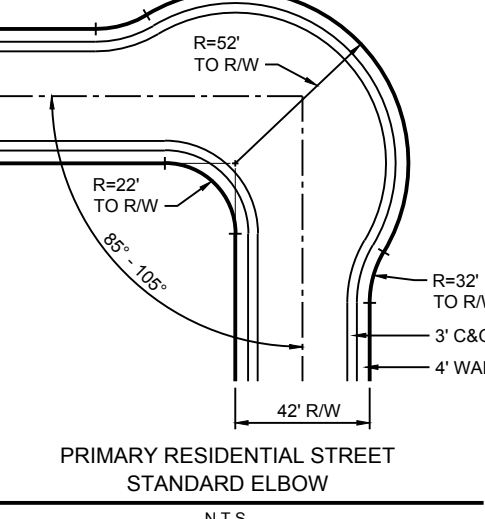
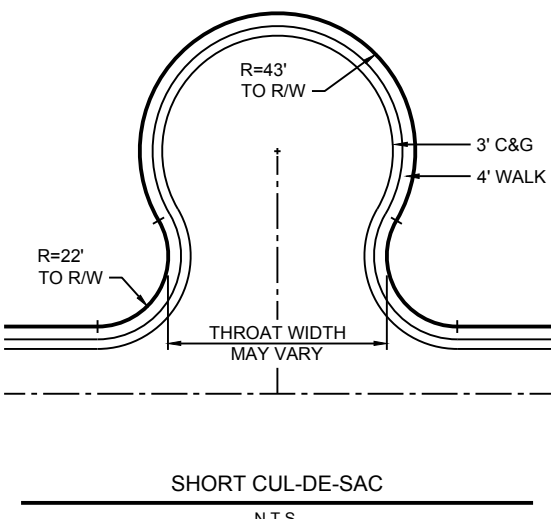
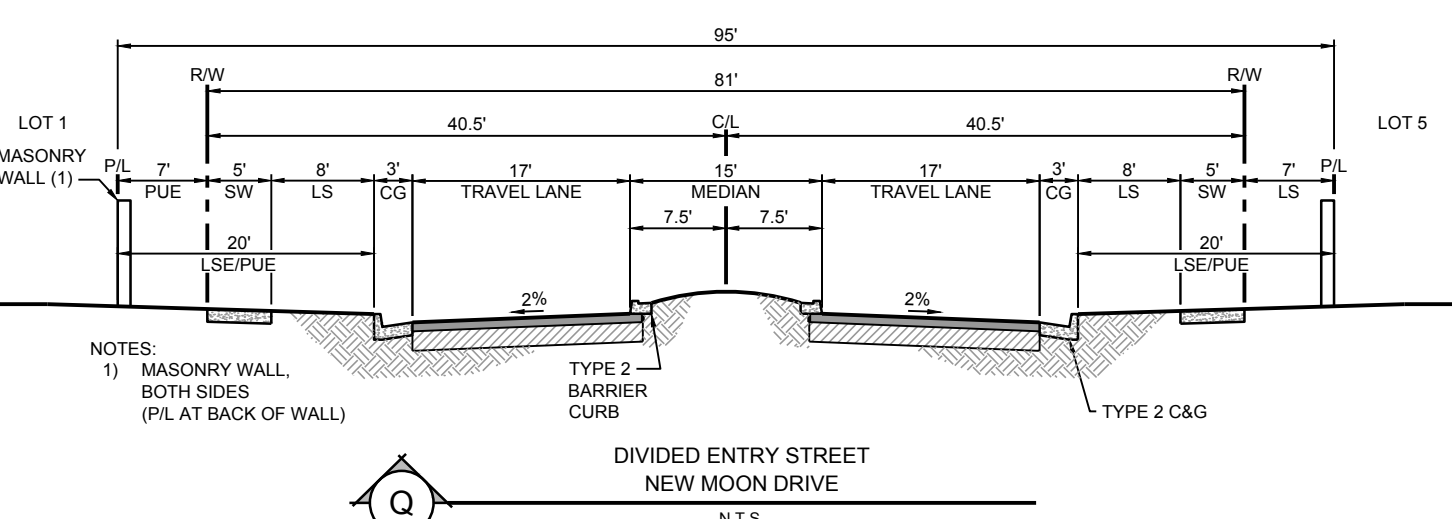
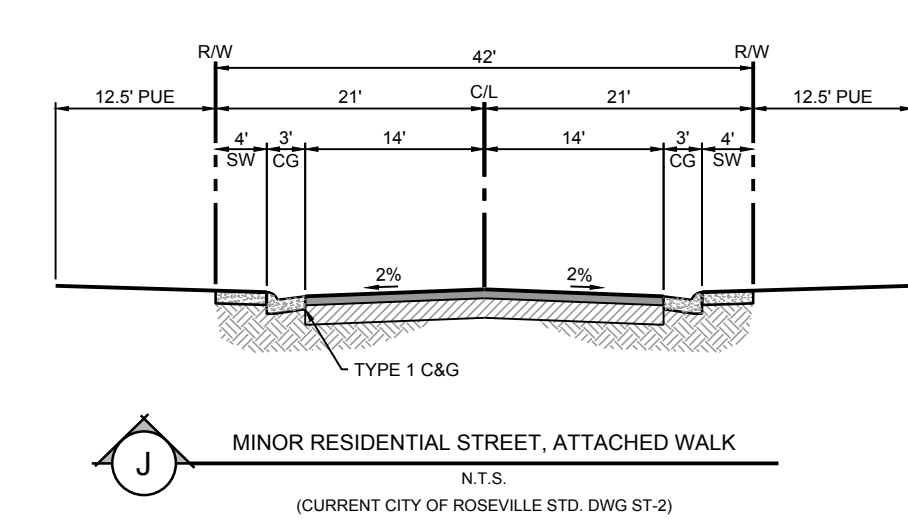
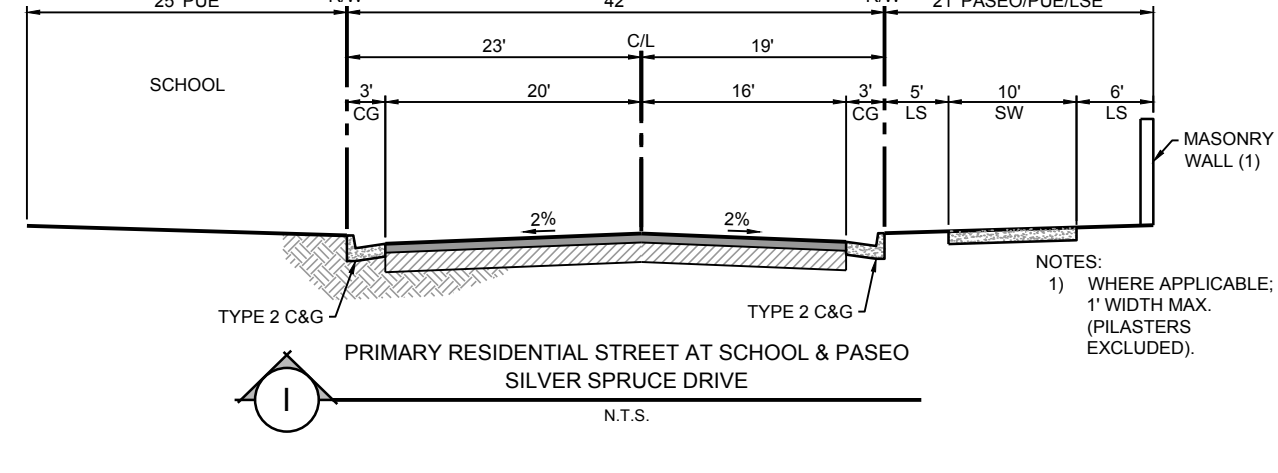
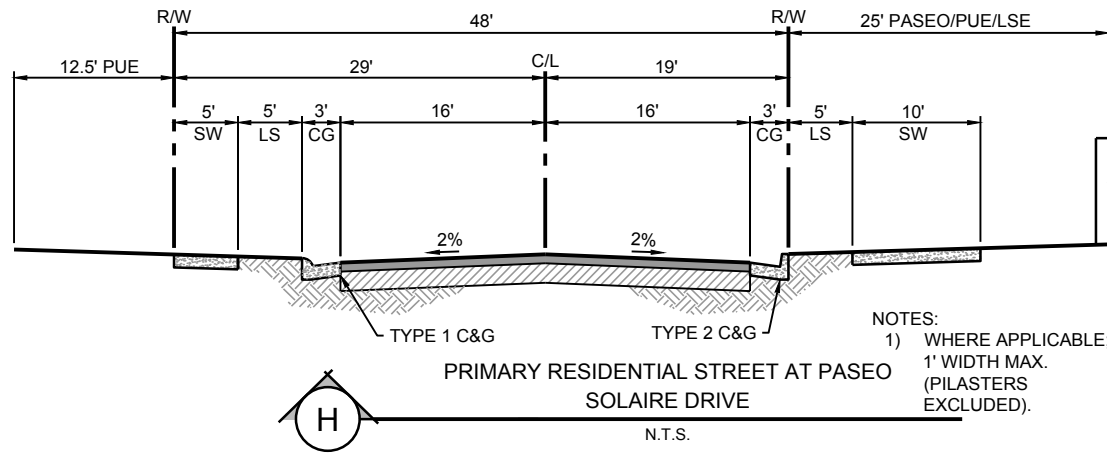
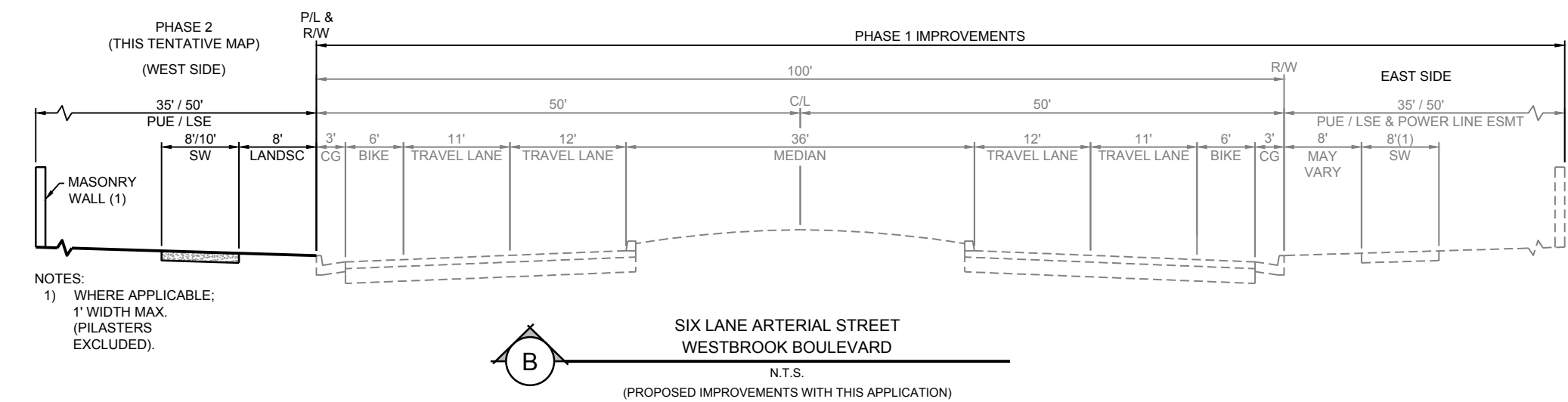
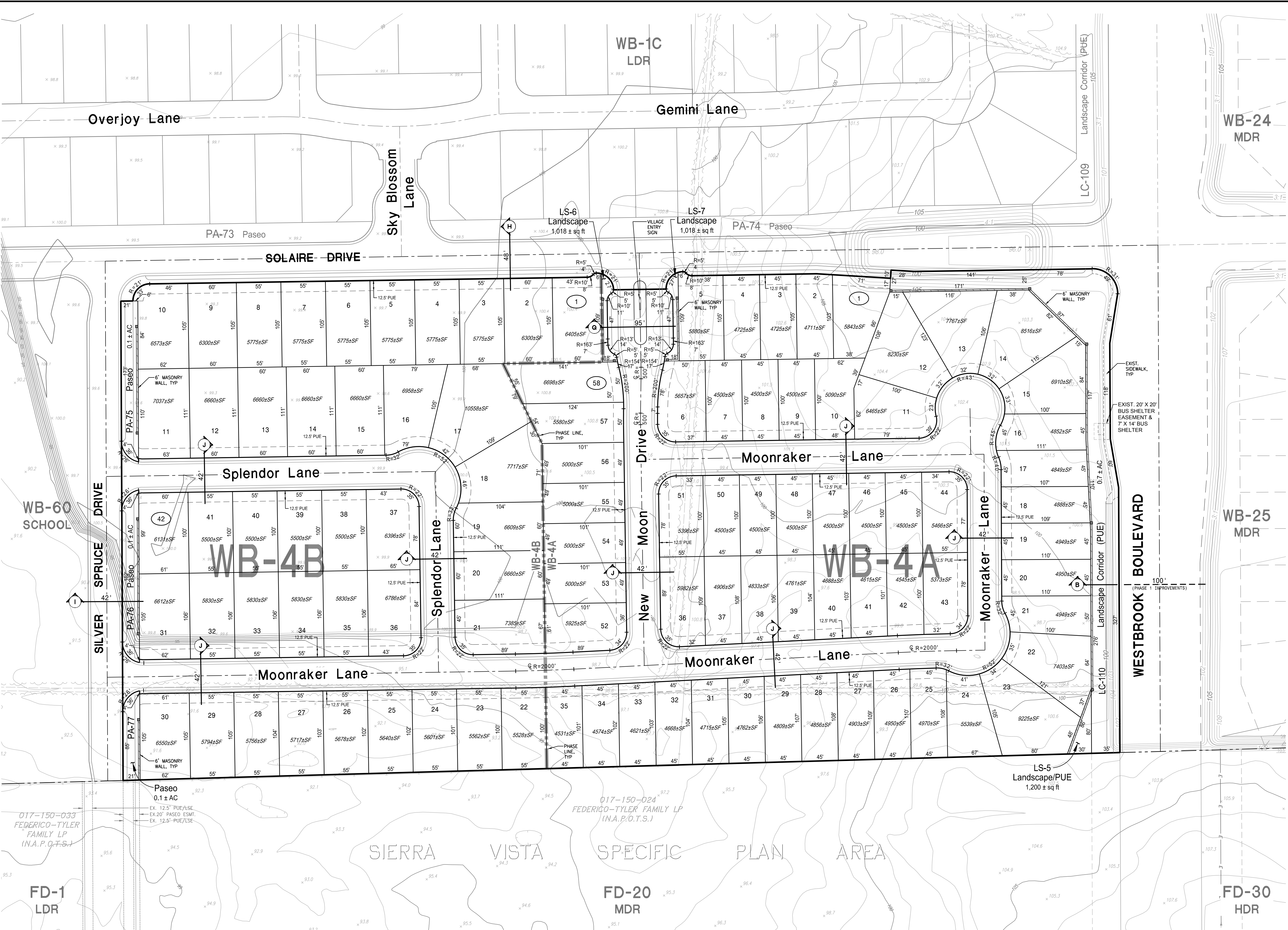
TENTATIVE MAP NOTES

- PROPERTY DESCRIPTION: A portion of Lot 10 of CC Maps 85.
- Lot dimensions and acreages are approximate.
- Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to the approval of the City of Roseville.
- Pursuant to Government Code Section 66456.1, the subdivision may file multiple Final Maps based upon this Amended Tentative Subdivision Map. The filing of a Final Map on a portion of this Amended Tentative Subdivision Map shall not invalidate any part of this Amended Tentative Subdivision Map.
- The Final Mapping and subsequent development of lots and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and the Westbrook Phasing Matrix.
- Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Amended Tentative Subdivision Map.
- Numbered and lettered lots listed below are to be offered to the City of Roseville, created at the time of each Final Map: Paseo lots PA-75 thru PA-77; Landscape Corridor lot LC-110; and Landscape lots LS-5 thru LS-7.
- Landscape lots, Landscape Corridor lots, HOA lots, and Paseo lots are not to be counted as "Lots" towards any future Boundary Line Adjustment (BLA) request.
- Paseo lots are to be dedicated as street Rights-of-Way.
- Landscape Corridor widths may be reduced (25' min.) for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Sierra Vista Specific Plan.



ABBREVIATIONS

LC- LANDSCAPE CORRIDOR LOT
LS- LANDSCAPE LOT
PA- PASEO LOT
PUE PUBLIC UTILITY EASEMENT



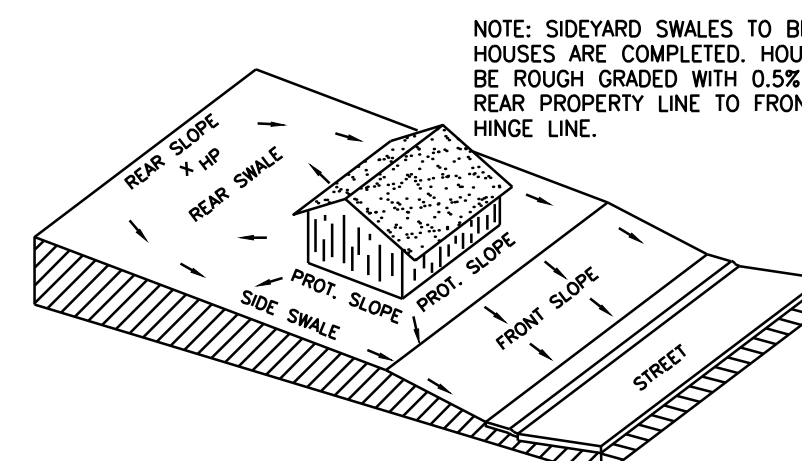
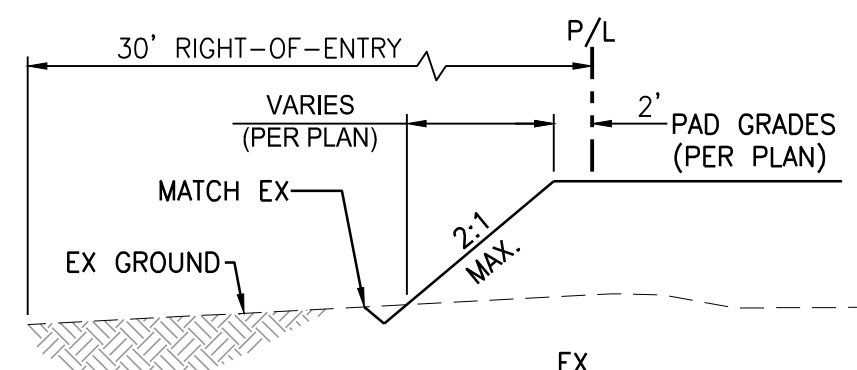
COVER SHEET
AMENDED TENTATIVE SUBDIVISION MAP
for
Westbrook WB-4
A portion of the Sierra Vista Specific Plan Area
Roseville, California
Scale: 1" = 60'
November 22, 2016
WESTPARK COMMUNITIES
MackKAY & SOMPS CIVIL ENGINEERS, INC.
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189
Sheet 1 of 2



LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	SEWER SERVICE	
	WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	WATER SERVICE/METER	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	

ESTIMATED EARTHWORK SUMMARY	
CUT:	26,000 c.y.
FILL:	26,000 c.y.
EXCESS:	0 c.y. (Balanced)

- NOTES:
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 - ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.



CONCEPTUAL GRADING, DRAINAGE & UTILITIES
AMENDED TENTATIVE SUBDIVISION MAP
for
Westbrook WB-4
A portion of the Sierra Vista Specific Plan Area
Scale: 1" = 40'
Roseville, California
November 22, 2016
WESTPARK COMMUNITIES
Mackay & Sompers
ENGINEERS PLANNERS SURVEYORS
1000 Camino Real, Suite 100, Roseville, CA 95747
916.777.1110
Sheet 2 of 2



PLANNING COMMISSION

Title:

SVSP PCL WB-7 MAP MODIFICATION & UNIT TRANSFER – 5050 & 5100
SUMMERFAIRE DR – FILE # PL16-0379.

Meeting Date: 3/9/2017

Item #: 4.3.

ATTACHMENTS:**Description**

Staff Report

Exhibit A

Exhibit B

Exhibit C

Binder

ITEM IV-C: TENTATIVE SUBDIVISION MAP MODIFICATION & ADMINISTRATIVE PERMIT – 5050 & 5100 SUMMERFAIRE DR – SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# PL16-0379

REQUEST

The applicant requests approval of a Tentative Subdivision Map Modification to adjust the lot widths for the approved lots and an Administrative Permit for a Unit Transfer, as the map modifications will result in an additional 11 lots. The proposed project would transfer five (5) residential units from Parcel WB-20 and six (6) residential units from Parcel WB-21 into project Parcel WB-7.

Applicant/Owner– Ryan O’Keefe, WP Development Company, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map Modification; and
- D. Approve the Tentative Subdivision Map Modification subject to four (4) conditions of approval.

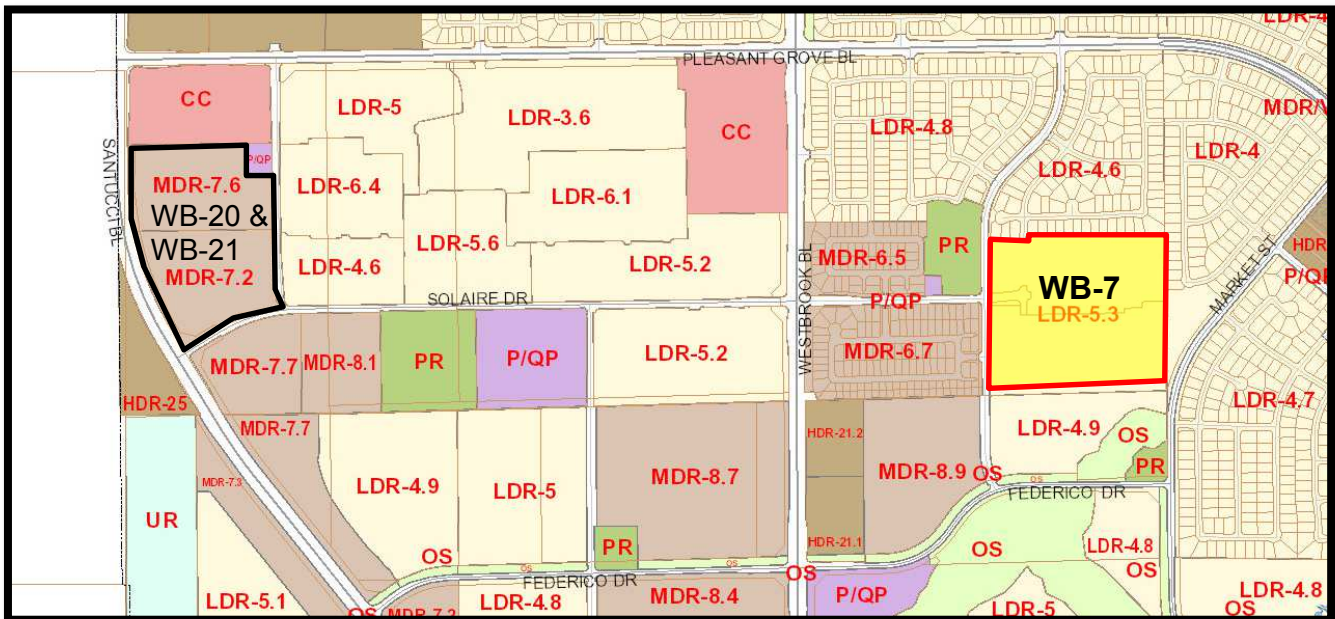
SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located within the Westbrook area of the Sierra Vista Specific Plan (SVSP). In June 2012 the Westbrook project (File# 2011PL-043) amended much of the Urban Reserve portion of the SVSP to show proposed land uses, including residential, commercial, and open space/park areas. An Initial Study/Mitigated Negative Declaration (MND) was prepared and adopted for the project-level environmental analysis, which tiered from the program-level EIR analysis prepared for the Specific Plan. The land uses within the Westbrook area were further amended by the Westbrook Phase 1 project (File # PL13-0108). The project adjusted land use and zoning boundaries of the large lot parcels within the Westbrook Phase 1 portion of the SVSP and also included small-lot tentative subdivision maps and a major grading permit for the project area. The project applicant has proposed to modify the Parcel WB-7 portion of the approved small-lot tentative subdivision map, and to transfer units from Parcels WB-20 and WB-21 to Parcel WB-7. Figure 1 shows the boundary of the Westbrook area and the location of the parcels affected by the proposed project.

Figure 1: Project Location



EVALUATION-ADMINISTRATIVE PERMIT FOR UNIT TRANSFER

As with all of the City's specific plans, the Sierra Vista Specific Plan includes a residential density and unit count for each residential large lot, as listed in SVSP Table 4-1. The SVSP also recognized that as individual development applications were submitted, some adjustments would be desirable or necessary to accommodate specific product types. The SVSP Land Use chapter includes a policy to allow minor residential density adjustments by approval of an Administrative Permit. A minor change is one which meets the following criteria:

1. The transfer and receiving parcels are within the SVSP and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the original approval of the specific plan;

6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided that the resulting density of an affected HDR parcel does not fall below 18 units per acre.

Section 19.78.060.A of the Zoning Ordinance stipulates that three findings must be made in order to approve an Administrative Permit. The required findings for an Administrative Permit are listed below in ***italicized, bold*** text and are followed by an evaluation.

- A. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***
- B. The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.***
- C. The location, size, design, and operating characteristics of the use or development is compatible with, and shall not adversely affect or be materially detrimental to, the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.***

The applicant is proposing to transfer units from large lot Parcels WB-20 and WB-21 to large lot Parcel WB-7, which are all located within the SVSP and are all covered by the Westpark S.V. 400, LLC Development Agreement. The proposed change is shown in Table 1 below. Another project is pending in the same area (File# PL16-0410) which also affects some of these same parcels, so the cumulative effects of both projects are shown in Table 2. As shown, the cumulative change in units is less than 20%, and the resultant densities for all large lots will remain within the range of their existing land use densities (LDR or MDR).

Table 1: Summary of Unit Transfer for Proposed Project

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
WB-7	LDR 5.0	LDR 5.8	134	145	+8%
WB-20	MDR 8.0	MDR 7.5	80	75	-6%
WB-21	MDR 8.0	MDR 7.4	80	74	-8%

Table 2: Cumulative Summary of Unit Transfer for Proposed and Pending Project

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
WB-4	LDR 6.0	LDR 6.3	89	100	+12%
WB-7	LDR 5.0	LDR 5.8	134	145	+8%
WB-20	MDR 8.0	MDR 7.3	80	73	-9%
WB-21	MDR 8.0	MDR 7.2	80	72	-10%
WB-22	MDR 8.0	MDR 7.3	61	54	-11%

As the analyses of the Tentative Subdivision Map will demonstrate, all of the resultant lots will meet the minimum size criteria outlined by the SVSP. The tentative map development boundaries are consistent with the boundaries which were identified as part of the SVSP analysis, and thus the unit transfer will not result in increased impacts to trees or any other physical resource. The transferred units are being transferred from MDR parcels near the corner of Solaire Drive and Santucci Boulevard to a parcel at the intersection of Solaire Drive and Summerfaire Drive (see Figure 1). The units will rely on the same major roadway improvements, and the students generated will remain within the same school service area. There will be no impact on SVSP fee programs or assessment districts. The proposed unit transfer meets the criteria for a minor change and is consistent with the findings for an Administrative Permit.

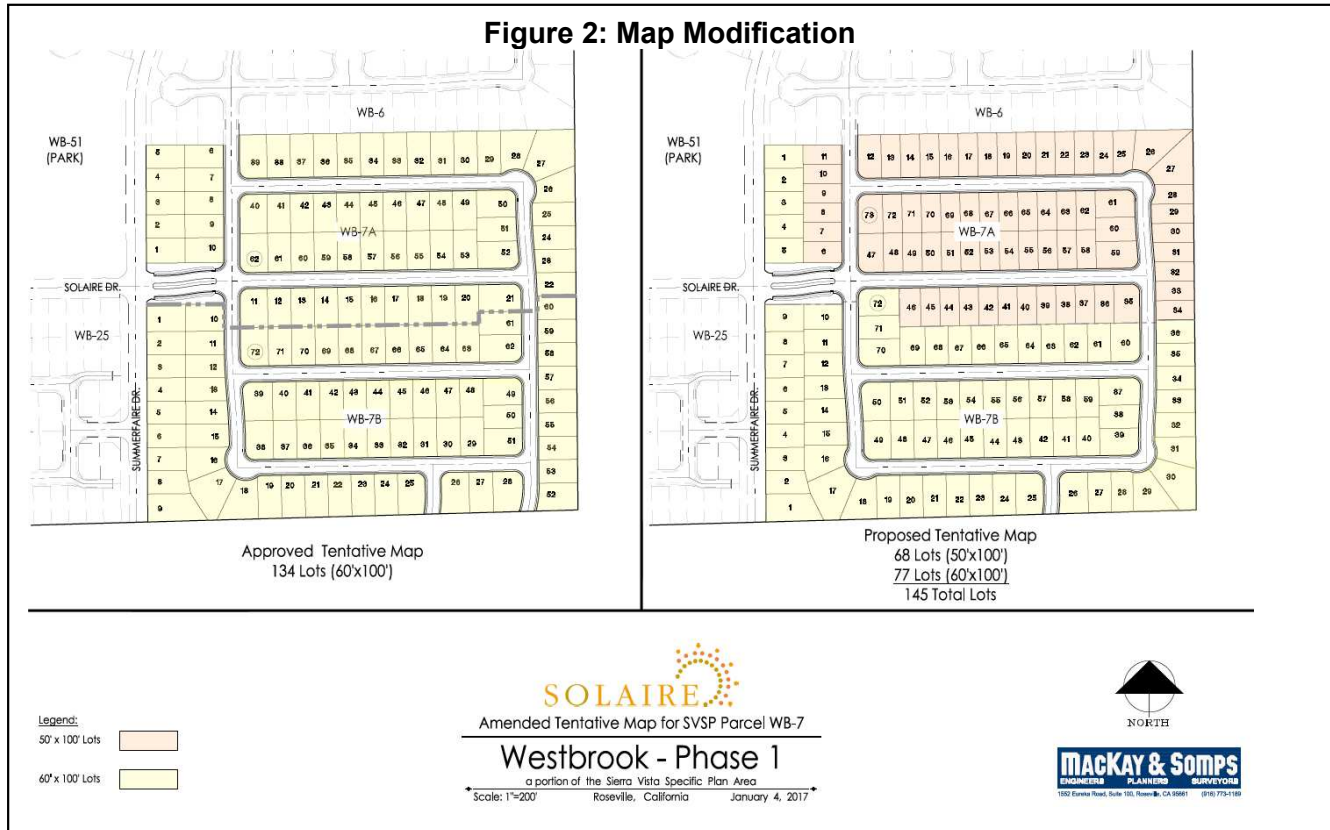
EVALUATION-TENTATIVE SUBDIVISION MAP MODIFICATION

The City of Roseville Subdivision Ordinance (Section 18.06.290) establishes the processes by which an approved Tentative Subdivision Map may be modified. There are two types of modifications established: minor amendments and major amendments. A minor amendment involves changes that are substantially consistent with the intent of the original approval. These are generally limited to changes which make small modifications to parcel shapes and sizes or other small amendments to the subdivision layout. Any other type of modification is a major modification. The proposed Tentative Subdivision Map Modification adds 11 new lots to the subdivision, which makes it a major modification. Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The approved and proposed Tentative Subdivision Map is shown in Figure 2. Although this is a major modification because of the addition of lots, the proposed subdivision map is substantially consistent with the previously approved roadway system and lot pattern. The applicant has added lots in order to provide two different lot sizes within the subdivision to provide a variety of housing choices. The 11 lots will be added to the northern portion (phase 7A) of Parcel WB-7. The northern portion of the parcel will primarily provide 50' wide x 100' deep lots and will maintain the same roadway network. The southern portion (phase 7B) will provide 60' wide x 100' deep lots, as previously approved, but will eliminate the second roadway connection into the subdivision along the southern boundary. The roadway connection is not required for emergency vehicle access or circulation.

Parcel WB-7 is divided into two parcels, 7A and 7B. With the addition of the 11 lots into 7A, the boundary between the two parcels will need to be shifted slightly (see Figure 2). The map has been conditioned to require a Lot Line Adjustment to be recorded either concurrent or prior to the recording of the proposed small lot map. The Planning Division is currently processing the request to allow the realignment of the parcel lines.



All of the proposed lots have a zoning designation of RS/DS (Small-Lot Residential with Development Standards). The SVSP Development Standards for this zone require a minimum of 4,500 square feet and 45 feet in width, which is met by the proposal. The proposal shifts 11 lots into this portion of the Westbrook area, but does not alter the total number of units in the Specific Plan, so has no impact on discharge of waste into the sewage system. The proposed modification is consistent with the required findings for a Tentative Subdivision Map.

NEIGHBORHOOD OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the project was provided to the Roseville Coalition of Neighborhood Associations (RCONA) and the nearest active neighborhood association to the project site, Westpark Neighborhood Association. Furthermore, a public notice of the Planning Commission hearing was published in the Roseville Press Tribune on February 18, 2017, and mailed to properties within 300 feet of the project site. No comments were received as a resulting of these noticing.

ENVIRONMENTAL DETERMINATION

Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts projects consistent with a Specific Plan. The project involves minor

adjustments to the adopted land use plan within the same project footprint and is consistent with the Sierra Vista Specific Plan (SCH#2008032115). No additional environmental analysis is required.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report for the **ADMINISTRATIVE PERMIT –5050 & 5100 SUMMERFAIRE DR– SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# FILE# PL16-0379.**
- B. Approve the **ADMINISTRATIVE PERMIT –5050 & 5100 SUMMERFAIRE DR– SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# FILE# PL16-0379.**
- C. Adopt the findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP MODIFICATION – 5050 & 5100 SUMMERFAIRE DR– SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# FILE# PL16-0379.**
- D. Approve the **TENTATIVE SUBDIVISION MAP MODIFICATION - 5050 & 5100 SUMMERFAIRE DR - SVSP PCL WB-7 TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# PL16-0379** subject to four (4) of conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP MODIFICATION & ADMINISTRATIVE PERMIT

1. The project is approved as shown in Exhibit A-C and as conditioned or modified below. (Planning)
2. Except as modified below, the conditions of approval for File # PL13-0108 apply to this Tentative Subdivision Map Modification. (All)
3. The developer is responsible for notifying the Finance Division and City's tax consultant of any modification requests to the Max tax. The Max tax shall stay within the confines for the Rate and Method of Apportionment for each District. (Finance)
4. A Lot Line Adjustment reflecting the realignment of the boundaries between parcels WB-7A and WB-7B shall be recorded either concurrent with or prior to recordation of the small lot maps for WB-7. (Planning)

Exhibits

- A. SVSP Table Updates (3 pages)
- B. WB-7 Phased Tentative Subdivision Map
- C. WB-7 Conceptual Grading, Drainage, Sewer & Water Plan

Note to Applicant and/or Developer: Please contact the 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.

Sierra Vista Specific Plan

Unit Transfer Summary for Westbrook Parcel WB-7

October 26, 2016

Parcel	Land Use Designation	Existing Unit Allocation	Proposed Unit Allocation	Difference	% Change	Transfer to/from
WB-7	LDR	134 du	145 du	11 du	8.2%	Receives 11 du from Pcl's WB-20 & WB-21
WB-20	MDR	80 du	75 du	-5 du	-6.3%	Transfers 5 du to Pcl WB-7
WB-21	MDR	80 du	74 du	-6 du	-7.5%	Transfers 6 du to Pcl WB-7
Total		294 du	294 du	0 du		

FILE COPY
RECEIVED
OCT 31 2016

Planning Division

FULL COST
AP-UAT & SUBD-MAJOR

PL16-0379

**SVSP PCL WB-7 - MAJOR TENTATIVE MAP
MODIFICATION & UNIT TRANSFER
5100 SUMMERFAIRE DR**

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	622.7	30.0%	3,004 3,015	34.6%
LDR	LDR – Age Restricted	RS/DS	91.6	4.4%	493	5.7%
MDR	Medium Density Residential	RS/DS	326.2	15.7%	2,657 2,646	30.6%
HDR	High Density Residential	R3	92.0	4.4%	2,270	26.2%
Sub-totals			1,132.5	54.5%	8,424	97.1%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.0	1.7%	255	2.94%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	27.39	1.32%	--	--
CC	Community Commercial	CC & GC	178.2	8.6%	--	--
Sub-totals			240.6	11.6%	255	2.94%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	71.72	3.45%	--	--
PR	Parks & Recreation	PR	105.4	5.1%	--	--
OS	Open Space	OS	303.27	14.61%	--	--
OS	Paseo (60'-wide)	OS	13.96	0.67%	--	--
UR	Urban Reserve	UR	40.08	1.93%	--	--
Sub-totals			534.5	25.8%	--	--
Right of Way/ Landscape Corridor			168.1	8.1%	--	--
TOTAL			2075.7 ac	100%	8,679 du	100%

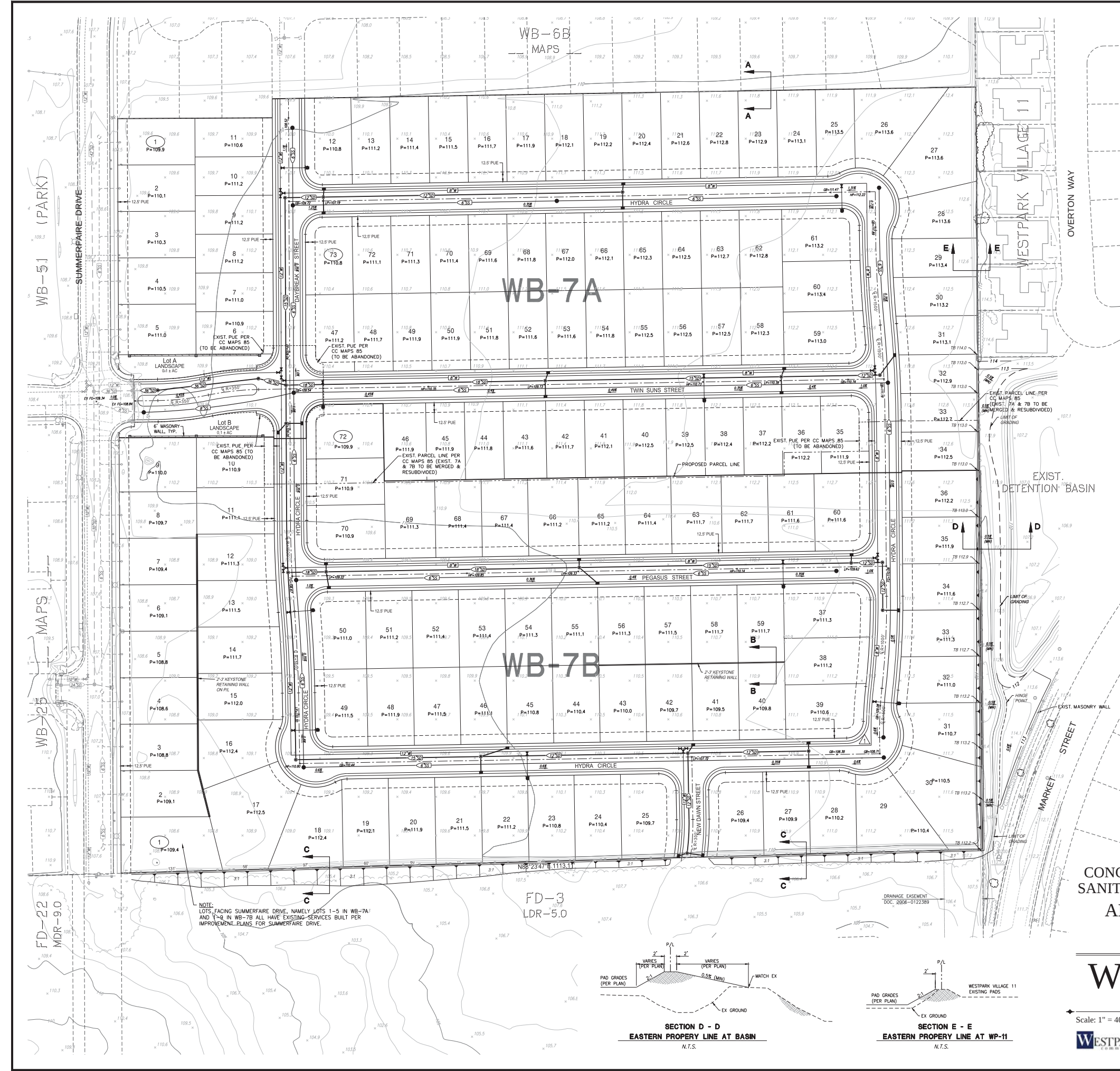
Note: See Table 7-4 for net Paseo total acres

Last Updated: April 20, 2016

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

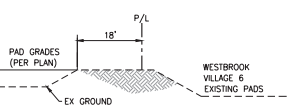
PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
UR-92	Urban Reserve	UR	40.08				
Sub-totals (Urban Reserve)			40.08	0	0	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	22.5	87	0	0	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	14.2	87	0	0	6.0
WB-1C	LDR (Residential – Age-Restricted)	RS/DS	14.8	85	0	0	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.4	66	0	0	6.0
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	6.9	35	0	0	5.0
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.6	66	0	0	6.0
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	10.2	67	0	0	7.0
WB-4	LDR (Residential)	RS/DS	16.0	89	0	0	6.0
WB-5	LDR (Residential)	RS/DS	30.5	157	0	0	5.0
WB-6	LDR (Residential)	RS/DS	21.6	103	0	0	5.0
WB-7	LDR (Residential)	RS/DS	25.1	134 145	0	0	5.0 5.8
WB-20	MDR (Residential)	RS/DS	10.0	80 75	0	0	8.0 7.5
WB-21	MDR (Residential)	RS/DS	10.0	80 74	0	0	8.0 7.4
WB-22	MDR (Residential)	RS/DS	7.4	61	0	0	8.0
WB-23	MDR (Residential)	RS/DS	7.2	59	0	0	8.0
WB-24	MDR (Residential)	RS/DS	7.5	53	0	0	7.0
WB-25	MDR (Residential)	RS/DS	14.3	100	0	0	7.0
WB-30	HDR (Residential)	R3	7.9	237	0	0	30.0
WB-31	HDR (Residential)	R3	11.1	255	0	0	29.0*
WB-32	HDR (Residential)	R3	5.1	128	0	0	25.0
WB-41	CC (Commercial)	CC	10.0				
WB-42	CC (Commercial)	CC	14.5				
WB-50	PR (Park)	PR	8.7				
WB-51	PR (Park)	PR	4.40				
WB-52	PR (Park)	PR	1.5				
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00				
WB-61	Public/Quasi-Public (Well)	P/QP	0.30				
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80				
WB-80	OS (Open Space)	OS	36.6				
Sub-totals (Westbrook)			352.1	2,029	0	0	
ROW	Right of Way/Landscape Corridors		168.1				
Sub-totals (ROW)			168.1	0	0	0	
Total			2,075.7	8,679	0	0	

Updated April 20, 2016

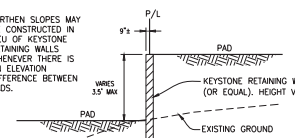


PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	WATER LINE	
	FIRE HYDRANT	
	STORM DRAIN PIPE	
	DROP INLET	
	TREE REMOVAL	

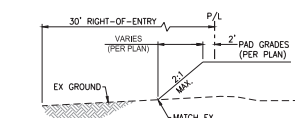
- NOTES:
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 4. ALL TREES ON THE SITE ARE NON-ORNDANCE TREES AND WILL BE REMOVED.
 5. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.



SECTION A - A
NORTHERN PROPERTY LINE AT WB-6
N.T.S.

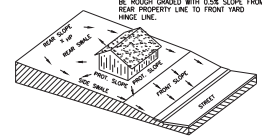


SECTION B - B
RETAINING WALL AT REAR LOT LINE
N.T.S.

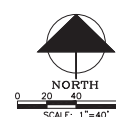


SECTION C - C
SOUTHERN PROPERTY LINE
N.T.S.

ESTIMATED EARTHWORK SUMMARY	
CUT:	28,000 c.y.
FILL:	28,000 c.y.
EXCESS:	0 c.y. (Balanced)



TYPICAL FINAL LOT GRADING DETAIL
N.T.S.



CONCEPTUAL GRADING, STORM DRAINAGE,
SANITARY SEWER, & DOMESTIC WATER PLAN
AMENDED PHASED TENTATIVE
SUBDIVISION MAP
for Lots 7A & 7B

Westbrook - Phase 1

A portion of the Sierra Vista Specific Plan Area

Roseville, California

January 4, 2017

Scale: 1" = 40'



Sierra Vista Specific Plan

Unit Transfer Summary for Westbrook Parcel WB-7

October 26, 2016

Parcel	Land Use Designation	Existing Unit Allocation	Proposed Unit Allocation	Difference	% Change	Transfer to/from
WB-7	LDR	134 du	145 du	11 du	8.2%	Receives 11 du from Pcl's WB-20 & WB-21
WB-20	MDR	80 du	75 du	-5 du	-6.3%	Transfers 5 du to Pcl WB-7
WB-21	MDR	80 du	74 du	-6 du	-7.5%	Transfers 6 du to Pcl WB-7
Total		294 du	294 du	0 du		

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OCT 31 2016

Planning Division

FULL COST
AP-UAT & SUBD-MAJOR

PL16-0379

**SVSP PCL WB-7 - MAJOR TENTATIVE MAP
MODIFICATION & UNIT TRANSFER
5100 SUMMERFAIRE DR**

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	622.7	30.0%	3,004 3,015	34.6%
LDR	LDR – Age Restricted	RS/DS	91.6	4.4%	493	5.7%
MDR	Medium Density Residential	RS/DS	326.2	15.7%	2,657 2,646	30.6%
HDR	High Density Residential	R3	92.0	4.4%	2,270	26.2%
Sub-totals			1,132.5	54.5%	8,424	97.1%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.0	1.7%	255	2.94%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	27.39	1.32%	--	--
CC	Community Commercial	CC & GC	178.2	8.6%	--	--
Sub-totals			240.6	11.6%	255	2.94%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	71.72	3.45%	--	--
PR	Parks & Recreation	PR	105.4	5.1%	--	--
OS	Open Space	OS	303.27	14.61%	--	--
OS	Paseo (60'-wide)	OS	13.96	0.67%	--	--
UR	Urban Reserve	UR	40.08	1.93%	--	--
Sub-totals			534.5	25.8%	--	--
Right of Way/ Landscape Corridor			168.1	8.1%	--	--
TOTAL			2075.7 ac	100%	8,679 du	100%

Note: See Table 7-4 for net Paseo total acres

Last Updated: April 20, 2016

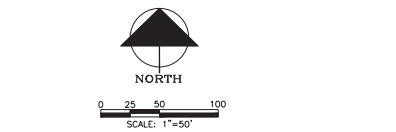
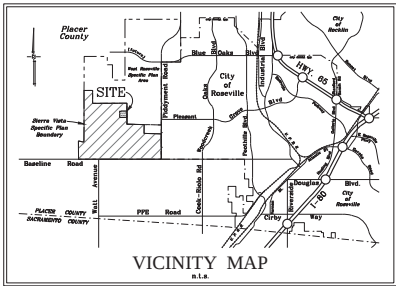
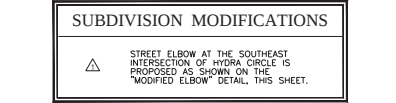
Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
UR-92	Urban Reserve	UR	40.08				
Sub-totals (Urban Reserve)			40.08	0	0	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	22.5	87	0	0	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	14.2	87	0	0	6.0
WB-1C	LDR (Residential – Age-Restricted)	RS/DS	14.8	85	0	0	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.4	66	0	0	6.0
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	6.9	35	0	0	5.0
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.6	66	0	0	6.0
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	10.2	67	0	0	7.0
WB-4	LDR (Residential)	RS/DS	16.0	89	0	0	6.0
WB-5	LDR (Residential)	RS/DS	30.5	157	0	0	5.0
WB-6	LDR (Residential)	RS/DS	21.6	103	0	0	5.0
WB-7	LDR (Residential)	RS/DS	25.1	134 145	0	0	5.0
WB-20	MDR (Residential)	RS/DS	10.0	80 75	0	0	8.0
WB-21	MDR (Residential)	RS/DS	10.0	80 74	0	0	8.0
WB-22	MDR (Residential)	RS/DS	7.4	61	0	0	8.0
WB-23	MDR (Residential)	RS/DS	7.2	59	0	0	8.0
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Sub-totals (ROW)			168.1	0	0	0	
Total			2,075.7	8,679	0	0	

Updated April 20, 2016

TENTATIVE MAP INFORMATION	
OWNER/DEVELOPER:	WP DEVELOPMENT COMPANY, LLC 1420 Rocky Ridge Drive, Suite 255 Roseville, CA 95661
ENGINEER:	Mackay & Somp's CIVIL ENGINEERS, INC. 1002 Eureka Road, Suite 100 Roseville, CA 95661 (916) 773-1189
ASSESSORS PARCEL NO:	496-100-008 (Lot 7A) and 496-100-009 (Lot 7B)
SITE ACREAGE:	20.1 ± AC Lot 7A: 11.9 ± AC Lot 7B: 13.2 ± AC
LAND USE: SIERRA VISTA SPECIFIC PLAN	LDR (Residential)
ZONE: SIERRA VISTA SPECIFIC PLAN	RS/D5
NUMBER OF LOTS:	147 TOTAL LOTS 72 LDR lots (Lot 7A) 72 LDR lots (Lot 7B) 2: Landscape Corridor lots (Lots A & B)
SERVICE PROVIDERS:	Roseville City School District Roseville Joint Union High School District
PARKS & RECREATION:	City of Roseville
POLICE & FIRE PROTECTION:	City of Roseville
SANITARY SEWER:	City of Roseville
DOMESTIC WATER:	City of Roseville
STORM DRAIN:	City of Roseville
ELECTRICITY:	City of Roseville
TELEPHONE:	Consolidated Communications
GAS:	Pacific Gas & Electric Co.
CABLE:	Comcast

- NOTES
1. PROPERTY DESCRIPTION: Lots 8 and 9 of CC Maps 85.
 2. Lot dimensions and acreages are approximate.
 3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to the approval of the City of Roseville. Flexibility in Large Lot parcel configuration as shown herein is allowed provided the configuration is in substantial compliance with the approved Specific Plan, subject to the approval of the City of Roseville.
 4. Pursuant to Government Code Section 66456.1, the subdivider may file multiple Final Maps based upon this Amended Phased Tentative Subdivision Map. The filing of a Final Map on a portion of this Amended Phased Tentative Subdivision Map shall not invalidate any part of this Amended Phased Tentative Subdivision Map.
 5. Pursuant to Government Code Section 66499.20.2 the Small Lot Final Map merges and resubdivides the entire project site shown on this Amended Phased Tentative Subdivision Map. The following easements shall be abandoned:
 - a) Public Utility Easements (PUE), CC Maps 85.
 6. The Final Mapping and subsequent development of lots and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and the Westbrook Phases I infrastructure phasing matrix.
 7. Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Amended Phased Tentative Subdivision Map.
 8. Landscape Corridor Lots A and B are to be offered to the City of Roseville as right-of-way, created at the time of Final Map.



COVER SHEET
AMENDED PHASED TENTATIVE
SUBDIVISION MAP
for Lots 7A & 7B

Westbrook - Phase 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 50'

Roseville, California

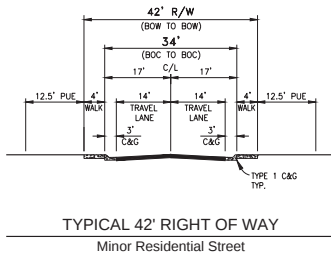
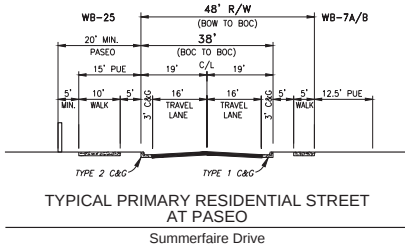
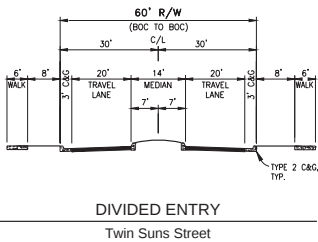
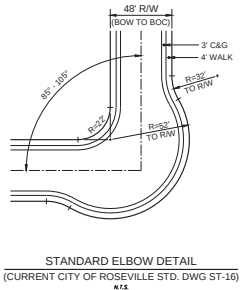
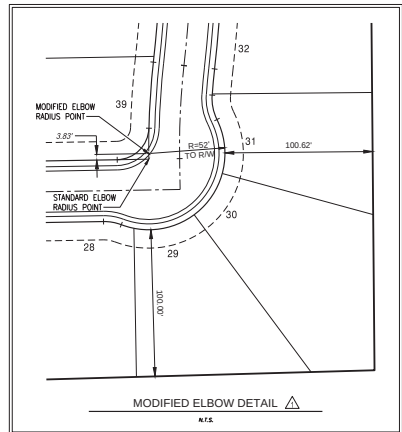
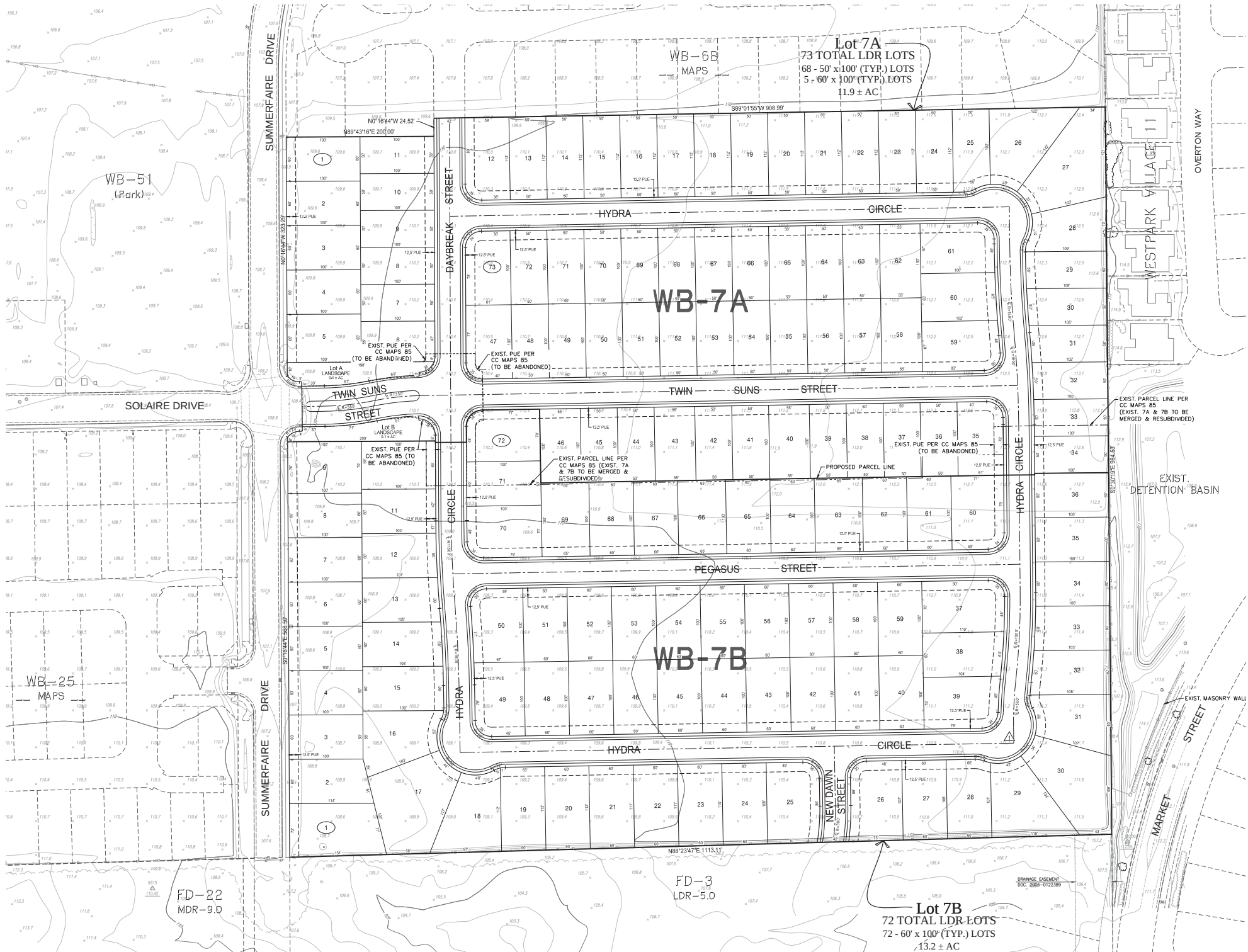
January 4, 2017

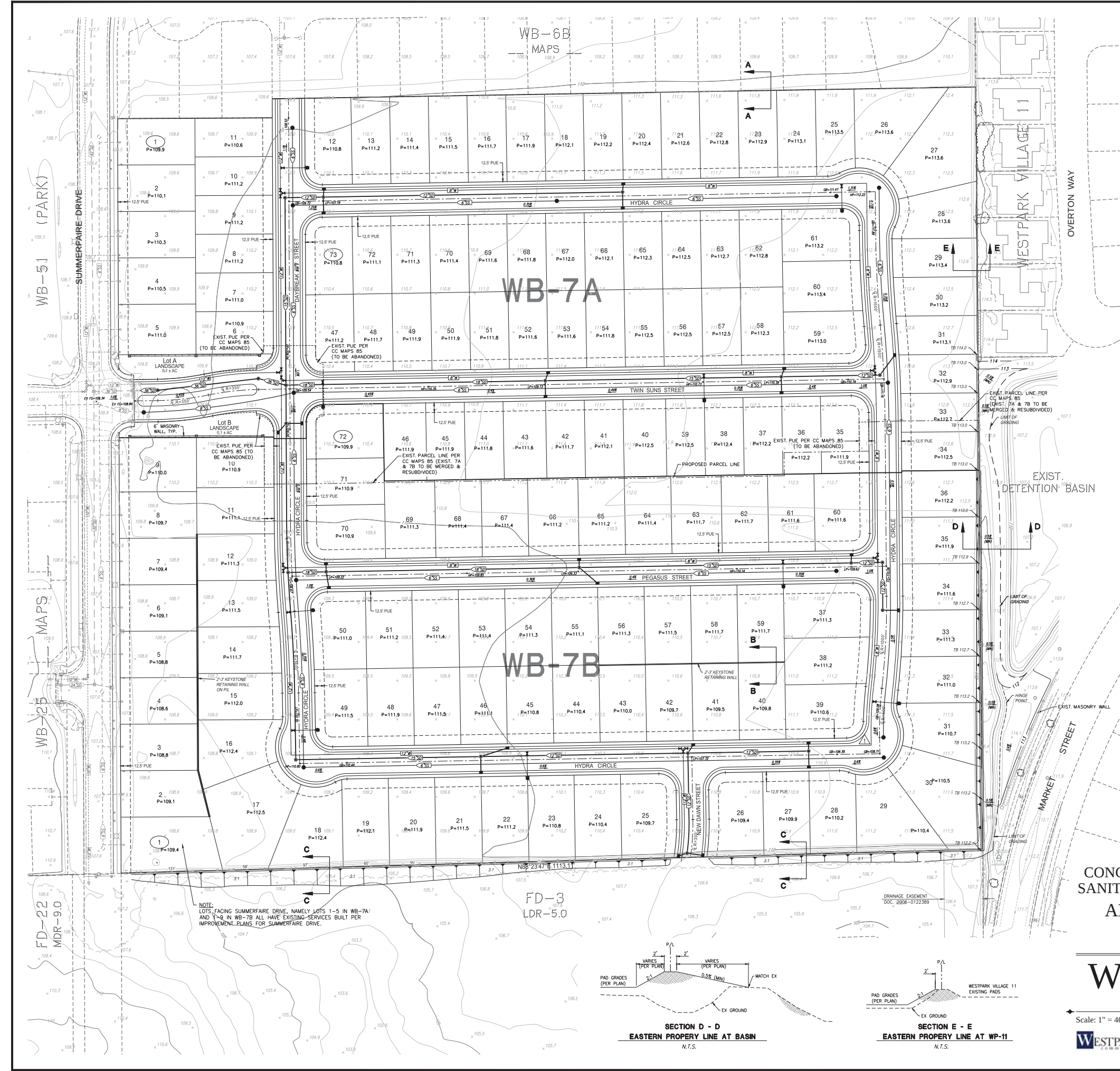


1002 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Sheet 1 of 2

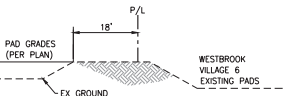
Westbrook Lots 7A/8 Cover Sheet #2 18437.075



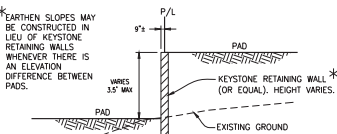


PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	WATER LINE	
	FIRE HYDRANT	
	STORM DRAIN PIPE	
	DROP INLET	
	TREE REMOVAL	

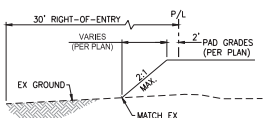
- NOTES:
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 4. ALL TREES ON THE SITE ARE NON-ORNDANCE TREES AND WILL BE REMOVED.
 5. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.



SECTION A - A
NORTHERN PROPERTY LINE AT WB-6
N.T.S.

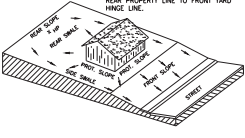


SECTION B - B
RETAINING WALL AT REAR LOT LINE
N.T.S.



SECTION C - C
SOUTHERN PROPERTY LINE
N.T.S.

ESTIMATED EARTHWORK SUMMARY	
CUT:	28,000 c.y.
FILL:	28,000 c.y.
EXCESS:	0 c.y. (Balanced)



TYPICAL FINAL LOT GRADING DETAIL
N.T.S.



CONCEPTUAL GRADING, STORM DRAINAGE,
SANITARY SEWER, & DOMESTIC WATER PLAN
AMENDED PHASED TENTATIVE
SUBDIVISION MAP
for Lots 7A & 7B

Westbrook - Phase 1

A portion of the Sierra Vista Specific Plan Area

Roseville, California

January 4, 2017





PLANNING COMMISSION

Title:

NIPA CAMPUS OAKS DESIGN GUIDELINES – 1485 BLUE OAKS BLVD –
FILE # PL15-0340.

Meeting Date: 3/9/2017

Item #: 5.1.

ATTACHMENTS:

Description

Staff Report

Modified Conditions

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:

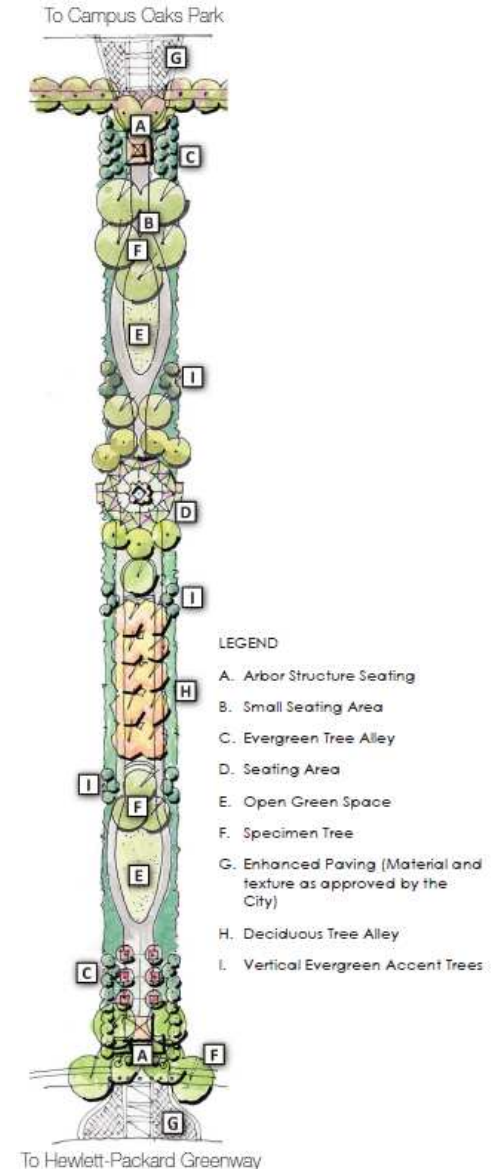
Purpose & Applicability:

- **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.



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

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.

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

MODIFIED CONDITIONS OF APPROVAL FOR MPP STAGE 1 (FILE # PL15-0340)

Condition #1 shall read:

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)