

**ITEM IV-C: MAJOR PROJECT PERMIT EXTENSION (STAGE 2) – 1401 & 1421 EUREKA ROAD  
(1445 EUREKA ROAD) (NERSP PARCEL 15, LOTS 6 & 7) - FILE #2006PL-053.**

**REQUEST**

The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 2 that was originally approved March 8, 2007 under MPP-000005. The MPP Stage 2 entitlement permitted the development of two six-story office buildings on Lots 6 & 7 within the Stone Point Master Plan area.

Applicant – Todd Chambers, The Chambers Company  
Property Owner – Bobby Ghiselli, Amstar

**SUMMARY RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact for the Major Project Permit Extension; and
- B. Approve the Major Project Permit Extension subject to seven (7) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

On March 8, 2007, the Planning Commission approved a Major Project Permit (MPP) Stage 2 (MPP-000005) allowing the development of two six-story office buildings (158,334 square feet each) on Lots 6 & 7 within the Stone Point Master Plan Area (NERSP Parcel 15). In June of 2007 a building permit was issued for the construction of one of the two buildings; however, construction never commenced due to changes in the economy. The applicant received several extensions on their building permit which ultimately expired on April 1, 2011. Most recently, on May 9, 2013 the Planning Commission approved a third MPP Extension for the project which was set to expire on March 8, 2015, prior to the extension request.

At this time, the applicant seeks a two year extension of the MPP Stage 2 entitlement. The MPP section of the Zoning Ordinance (Section 19.82.020.B.5) requires MPP extensions to be reviewed and approved by the Planning Commission. MPP entitlements are generally obtained for larger projects that will be constructed over longer periods of time such as the Stone Point project. Staff finds the additional extension appropriate as the office market has not fully recovered from the economic downturn.

## **EVALUATION**

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

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

The original Stone Point Campus Major Project Permit was approved in 2002. With the original approvals the project developer established Covenants, Codes and Restrictions (CC&R's) for the entire project site. The CC&R's document was recorded on the entire campus property and included provisions for the establishment of a business owner's association and fees for the maintenance of shared improvements and services on the campus. Alternatively, the project developer also established a mechanism to form special financing districts, Community Facilities and Service Districts (CFD's & CSD's), to maintain these same improvements and provide services. Ultimately, the developer chose to form the special district to maintain the improvements and provide services such as landscaping. The CFD's and CSD's for Stone Point are in place and administered by the City's Finance Department.

Given the fact that most shared improvements and services are handled by special districts, the applicant on Lots 6 & 7 has asked to annex out of the project CC&R's. This action requires administrative City approval and approval by a majority of the property owners of the Stone Point campus. As part of this process, Staff has identified two items that are not covered by the special districts and need to be addressed in the project conditions of approval. The first obligation is for the maintenance of an existing shared private driveway that is located between Lots 4, 5, 6 & 9. This driveway provides access for these parcels and connects Eureka Road to Stone Point Dr.

The second obligation is the maintenance of a private driveway and culvert crossing between Stone Point Dr. and Parcel 16 of the campus. Conditions #5 and #6 have been added to the project to address these items. The commission may recall the Stone Point Lots 8 & 9 office project that was approved in January 2015 had identical conditions required for approval of the project. These conditions were required to facilitate the removal of the CC&R's for these lots.

The Planning Department has also forwarded the MPP extension request to all City Departments and outside agencies for consideration. The reviewing parties have not identified any new standards that should be applied to this project with the exception of the Building Department and Alternative Transportation Department. As noted in Condition 3, the project's building permit expired in April 2011. New building codes went into effect as of January 1, 2011 and therefore, when the applicant is ready to pursue construction they will be required to resubmit for building permits under the most current code. In addition, as noted in Condition #7 the applicant will need to provide bicycle parking and clean air vehicle parking in accordance with the California Green Building Code.

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

With the exception of the request to remove the lots from the CC&R's and new building code requirements as described above, no other circumstances have changed which affect the original project or the approval of the requested extension.

## **PUBLIC OUTREACH**

In addition to the standard 300-foot radius notification, the Planning Department sent written notification on February 6, 2015 informing the Stoneridge Neighborhood Association and Roseville Coalition of Neighborhood Associations (RCONA) board members of the MPP Extension request. Staff has not received any inquiries or comments from the neighborhood association, RCONA or other interested parties.

## **ENVIRONMENTAL DETERMINATION**

An Initial Study and Mitigated Negative Declaration were prepared for the Major Project Permit Modification, General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map, Tree Permit, and Development Agreement Amendment for the Stone Point project which was adopted by the Planning Commission on February 24, 2005 and the City Council on March 16, 2005. The Planning Director has determined that the proposed extension is in substantial conformance with the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required. The adopted Mitigated Negative Declaration is available for review in the Planning Department located at 311 Vernon Street during normal business hours.

## **RECOMMENDATIONS**

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

- A. Adopt the two (2) findings of fact for the **MAJOR PROJECT PERMIT EXTENSION (STAGE 2) NERSP PARCEL 15, LOTS 6 & 7 – 1401 & 1421 Eureka Road (1445 Eureka Road) - FILE # 2006PL-053** as stated in the staff report; and
- B. Approve the **MAJOR PROJECT PERMIT EXTENSION (STAGE 2) NERSP PARCEL 15, LOTS 6 & 7 – 1401 & 1421 Eureka Road (1445 Eureka Road) - FILE # 2006PL-053** subject to the seven (7) conditions of approval listed below.

## **CONDITONS OF APPROVAL MAJOR PROJECT PERMIT EXTENSION (STAGE 2)**

1. This Major Project Permit approval shall expire on **March 8, 2017**, unless effectuated. (Planning)
2. The project shall comply with all originally approved conditions of approval for 2006PL-053 (MPP-000005) except as modified by the conditions below. (All Departments)
3. Building permits have expired; therefore, the applicant shall resubmit plans and building permit application showing compliance with current codes prior to commencing construction. (Building)
4. The applicant shall be responsible for the payment of Oak Tree Mitigation funds according to the Stone Point Master Plan, prior to the issuance of Building Permits or Improvement Plans for the project. (Planning)
5. Should the project be de-annexed from the existing CC&Rs, landowner shall enter into a Road Maintenance Agreement with the adjoining property owners for the purposes of financing maintenance responsibilities for the shared driveway adjacent to the property, which runs between Eureka Road and Stone Point Drive; or otherwise provide adequate security for maintenance obligations in the form of a bond or other instrument, to the satisfaction of the City. (Planning, Engineering)

6. Should the Stone Point Business Properties Owners Association commence regular activities, including the preparation of an annual maintenance budget per the terms of their Bylaws, Landowner shall be responsible for a prorata share (as divided amongst all owners in the Stone Point Master Plan) of the maintenance obligations related to the “Roadway/Bridge Connection Public Use Common Area” as described in the Master Declaration of Covenants, Conditions and Restrictions of the Stone Point Business Properties recorded as Series Number 2003- 0026075, Placer County Official Records. (Planning, Engineering)
  
7. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)

### **ATTACHMENTS**

1. MPP Stage 2 Conditions of Approval (MPP-000005)
2. Approved Site Plan
3. Approved Elevations
4. Approved Landscape Plan

<p><b>Note to Applicant and/or Developer:</b> Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning &amp; Redevelopment Director at, or prior to, the public hearing.</p>
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