Planning & Redevelopment Department Staff Report
Planning Commission Meeting May 14, 2009

Prepared by: Tricia Stewart, Associate Planner

ITEM IV-B: MAJOR PROJECT PERMIT EXTENSION (STAGE 2) – 1445 EUREKA ROAD (NERSP PARCEL 15, LOTS 6 & 7) - FILE # 2006PL-053; PROJECT #MPP-000027.

REQUEST

The applicant requests approval of a two (2) year extension of the Major Project Permit (Stage 2) (MPP-000005) for a portion of the Stone Point project, which permitted the development of two six-story office buildings on Lots 6 & 7 within the Stone Point Master Plan area.

Applicant – Steadfast Business Properties, Ralph Deppisch
Property Owner - Stone Point I, LLC., Dinesh Davar

SUMMARY RECOMMENDATION

The Planning & Redevelopment 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 two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project.

BACKGROUND

On March 8, 2007, the Planning Commission approved a Stage 2 Major Project Permit (MPP) (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). As a part of the project, the Stage 1 MPP was modified for Parcels 6-14 (MPP-000011) which allowed for revisions to the development standards within the Master Plan and allowed for a revision to the overall site plan due to the proposed development on Lots 6 & 7.

On June 29, 2007, a building permit was issued for the construction of one of the two buildings (Lot 6). Due to economic conditions, construction never began and therefore the building permit has been extended until September 2009. The applicant does not foresee construction beginning by this time and does not want to let the Stage 2 MPP entitlements expire. While the Building Department may entertain additional extensions, the applicant would like to have the Stage 2 MPP extended in case the building permit was to expire in the future.

Permit extensions are typically approved administratively by the Planning Director. However, 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.

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 Planning & Redevelopment Department has forwarded the request to City Departments, utilities and other service providers. The reviewing parties have not identified any new standards that should be applied to this project.

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.***

   The Planning & Redevelopment Department has not identified any circumstances that have changed which affect the project.

PUBLIC OUTREACH

In addition to the standard 300-foot radius notification, the Planning & Redevelopment Department sent written notification on March 10, 2009 informing the board members of the East Roseville Parkway Neighborhood Association of the MPP Extension request. Staff has not received any inquiries or comments from the neighborhood association 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 & Redevelopment 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 & Redevelopment Department located at 311 Vernon Street during normal business hours.

RECOMMENDATIONS

The Planning & Redevelopment 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) – 1445 Eureka Road (NERSP PARCEL 15, LOTS 6 & 7) - FILE # 2006PL-053 (MPP-000027) as stated in the staff report; and

B. Approve the MAJOR PROJECT PERMIT EXTENSION (STAGE 2)– 1445 Eureka Road (NERSP PARCEL 15, LOTS 6 & 7) - FILE # 2006PL-053 (MPP-000027) subject to the two (2) conditions of approval listed below.

CONDITONS OF APPROVAL MAJOR PROJECT PERMIT EXTENSION (STAGE 2) (MPP-000027)

1. 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)
2. This Major Project Permit approval shall expire on **March 8, 2011**, unless effectuated. (Planning)

ATTACHMENTS

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

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment 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 & Redevelopment Director at, or prior to, the public hearing.