



ITEM V-A: SPECIFIC PLAN AMENDMENT – NCRSP PARCELS 38, 39A & 39B – FOUNTAINS PHASE 2 – 1160 ROSEVILLE PARKWAY - FILE# 2009PL-029 (SPA-000037)

REQUEST

The applicant requests approval of a Specific Plan Amendment to change the Retail Commercial/Professional Office ratio for The Fountains site (Parcels 38, 39A and 39B) within the North Central Roseville Specific Plan (NCRSP) area. Pursuant to the NCRSP, a maximum of 60% of the total gross floor area utilized on these parcels can be used for retail commercial uses, while the balance of the total gross floor area can be used for business professional offices. The applicant proposes to remove the 60% Retail Commercial restriction on these specific parcels to increase the retail commercial component of the above-referenced parcels in anticipation of development of Phase 2 of The Fountains Lifestyle Center.

Property Owner/Applicant: Peter B. Bollinger Investment Co. – Paul Bollinger

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Recommend the City Council adopt the 10 findings for adoption of the Negative Declaration;
- B. Recommend the City Council adopt the Negative Declaration;
- C. Recommend the City Council adopt the one (1) finding of fact for the Specific Plan Amendment; and
- D. Recommend the City Council approve the Specific Plan Amendment.

NEIGHBORHOOD OUTREACH

To share information on the proposed project with area residents, staff met independently with several residents of the Diamond Oaks East subdivision and attended a Diamond Oaks Neighborhood Association meeting at the Fountains on July 14, 2009. Residents had concerns/questions regarding landscaping and future use on Parcel 39B, grade difference (drainage) between the residences and the Fountains Phase 2 site (Parcel 39A), circulation/Reserve Drive extension to Berry Street (completion scheduled for summer 2010), visibility of buildings, setbacks, noise, etc. The applicant and staff addressed the association's questions at the meeting. Staff also provided additional written information subsequent to the meeting (see Attachment 5). Following distribution of the Public Hearing Notice on August 7, 2009, staff contacted the president of the Diamond Oaks Neighborhood Association, who advised that no comments or concerns from the association's members were received subsequent to the meeting on July 14th.

SUMMARY OF OUTSTANDING ISSUES

Since the neighborhood meeting and distribution of the summarizing memorandum, there have been no additional issues or concerns raised by adjacent residents. Therefore, staff concludes that there are no outstanding issues associated with this request.

Adjacent Zoning and Land Use



The project site is located at 1160 Roseville Parkway on the southwest corner of the intersection of Galleria Boulevard and Roseville Parkway. The subject property is approximately 51.7 acres in size, identified as Parcels 38, 39A and 39B of the NCRSP. The site is zoned Community Commercial/Special Area Overlay – North Central (CC/SA-NC), and has a Specific Plan and General Plan land use designation of Business Professional/Community Commercial (BP/CC). Galleria Boulevard borders the project site to the east and Roseville Parkway to the north. A residential subdivision and wetlands area are adjacent to the west, with residential, mixed-use office development, and a closed landfill to the south. Reserve drive runs north/south through the site and separates NCRSP Parcel 38 (east of Reserve Drive) from Parcels 39A and 39B (west of Reserve Drive).

POLICY DISCUSSION

The NCRSP (Chapter 3.10, Business-Professional/Commercial Land Use) states, *“In order to maintain an office/mixed use character, a maximum of sixty (60%) of the gross floor area of any ultimately defined business-professional/commercial parcel may be used for retail commercial uses.”* This policy was established to ensure a flexible mix of uses and a mixed-use character for the designated parcels, including the project site.

NCRSP parcels 35 and 36, located north of Roseville Parkway, were designated as a Regional Commercial Core Area and included two potential regional mall sites totaling approximately 190 acres (see Attachment 3). The regional commercial core parcel *not* developed with the regional mall would also be developed with intensive retail commercial uses. Parcels 38, 39A and 39B were envisioned to develop with a mix of commercial and office uses as reflected in the policy.

The commercial core parcels were to comprise a core of retail, services, and leisure activities that were to serve the entire South Placer region. The NCRSP’s intent was to provide a mix of land uses within the core area that would support greater diversity and more pedestrian activity than would likely occur at a single-purpose retail center. A higher level of development intensity would be encouraged than would otherwise occur at a suburban shopping center.

FOUNTAINS PROJECT APPROVALS

The Planning Commission approved a Major Project Permit (Stage1) application for the project site on October 26, 2000, which established the preliminary development and grading plans for a 545,500 square foot retail/office project. On March 24, 2005, the Planning Commission subsequently approved a Stage 1 Major Project Permit Modification, which removed the larger “big box” style retail buildings, substituting them with smaller retail and restaurant buildings clustered around several plaza areas, inter-connected with wide pedestrian walkways. The Planning Commission approved Stage 2 of The Fountains project (architectural design, landscape plans, lighting, etc.) in February 2006.

Phase 1 of The Fountains, completed in the summer of 2008, is located on NCRSP Parcel 38 (29.5 acres) between Galleria Boulevard and Reserve Drive. Phase 1 includes 320,200 square feet of retail shops, specialty furniture and home décor shops, restaurants, a specialty grocery store, professional offices, and associated parking (1,478 spaces), lighting, and landscaping. The overall design approved, and now constructed in Phase 1 for The Fountains, is consistent with the policy as established in Chapter 3.10 of the NCRSP.

Phase 2 of the Fountains, approved, but not yet constructed, will be located on NCRSP Parcels 39A (19.3 acres) and 39B (2.9 acres), west of Reserve Drive. Phase 2 is proposed to be similar in design and use types as Phase 1, with approximately 202,500 square feet of specialty retail shops, restaurants, professional offices, and a boutique hotel, with associated parking, lighting and landscaping.

Figure 1 – Fountains Phase 1



EVALUATION

Traffic Impacts

In June 2007, the City Council approved an update to the City's Transportation System Capital Improvement Program (CIP). This included an updated year 2020 CIP travel demand model for forecasting traffic volumes and intersection levels of service. The land use assumptions within the updated travel demand model for The Fountains – Phase 2 included 197,600 square feet of business professional and 80,600 square feet of retail. The proposed change in the ratio of Retail Commercial/Professional Office would result in approximately 186,302 square feet of retail usage and 16,200 square feet of business professional, and a 150-room hotel.

Fehr & Peers, in December 2008, prepared a long-term traffic study for the proposed change in land use. The City's Public Works Department has reviewed the traffic study and the proposed change in use and has determined that the results are consistent with the City's current Capital Improvement Program (CIP). The total number of intersections within the City operating at LOS C or better would remain unchanged with the proposed change in land use. Citywide, 77% of the 179 planned signalized intersections would operate at LOS C or better during the PM peak hour under 2020 conditions, which exceeds the City's 2020 CIP, and the General Plan LOS policy of maintaining LOS C or better at a minimum of 70% of all signalized intersections.

Land Use

Because of the heavy retail use planned for the Regional Commercial Core Area (Parcels 35 and 36), the NCRSP established specific mixed-use standards on adjacent properties, including Parcels 38, 39A

and 39B. As stated above, the land use for these parcels is Business Professional/Commercial (BP/CC), with a zoning designation of Community Commercial/Special Area Overlay-North Central (CC/SA-NC).

The proposed Specific Plan Amendment will remove the 60% retail commercial limitation from Parcels 38, 39A and 39B (see Exhibit B). Phase 1 of The Fountains is fully developed with a mix of use types that is consistent with the “mixed-use” intent of the NCRSP for these parcels. The existing use types include retail, specialty retail and grocery, furniture and home décor, restaurants, personal services, bakeries, and professional office. It is the applicant’s intent to extend this same mix of use types with development of Phase 2 of The Fountains on Parcels 39A and 39B, west of Reserve Drive.

Specific design/development standards for the subject parcels are included within the NCRSP and will not be affected by the proposed change in the Retail Commercial/Professional Office ratio for the three parcels on which The Fountains is located.

Approved Site Plan

The proposed project does not propose or require any changes to the site plan for Phase 2 of the Fountains approved in February 2006 (MPP 04-05) (see Attachment 1). Any changes proposed in the future will require submission of a Major Project Permit Modification (MPPMOD), and approval by the Planning Commission at a Public Hearing. Approval of this request for a Specific Plan Amendment to reallocate land use will allow the applicant to submit an MPPMOD with a revised site plan, for City review and analysis, at a future date.

CONCLUSION

Staff has reviewed the proposed Specific Plan Amendment, and forwarded the application to all affected departments. Additionally, staff has reviewed the application with the Diamond Oaks Neighborhood Association. The land use change on NCRSP Parcels 38, 39A and 39B will allow the Fountains Phase 2 to develop with a vibrant, mixed-use development, similar in nature to Phase 1, which is consistent with the “mixed-use” intent of the NCRSP for these parcels.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration (Exhibit A) have been prepared for this project. In accordance with the CEQA Guidelines, the Initial Study and Negative Declaration were prepared using previous environmental documents such as the General Plan, North Central Roseville Specific Plan, and the 2020 CIP EIRs. Based on the results of the Initial Study, the City has concluded that the appropriate environmental document for the project is a Negative Declaration. The Negative Declaration was posted for a 20-day public review and comment period, which closes on August 27, 2009. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Recommend the City Council adopt the 10 findings as stated in the NEGATIVE DECLARATION.
- B. Recommend the City Council adopt the NEGATIVE DECLARATION as provided in Exhibit A.
- C. Recommend the City Council adopt the one (1) finding of fact as stated below for the **SPECIFIC PLAN AMENDMENT – NCRSP PARCELS 38, 39A & 39B FOUNTAINS PHASE 2 – 1160 ROSEVILLE PARKWAY – FILE # 2009PL-029 (SPA-000037)**:

1. *The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and North Central Roseville Specific Plan.*

D. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – NCRSP PARCELS 38, 39A & 39B FOUNTAINS PHASE 2 – 1160 ROSEVILLE PARKWAY – FILE # 2009PL-029 (SPA-000037)** as shown in Exhibit B.

ATTACHMENTS

1. Approved Site Plan
2. Conceptual Site Plan
3. NCRSP Land Use Map
4. Applicant Statement Supporting Land Use Change
5. Memorandum to Diamond Oaks Neighborhood Association

EXHIBITS

- A. Negative Declaration
- B. Specific Plan Amendment