



**CITY OF ROSEVILLE  
PLANNING & REDEVELOPMENT STAFF REPORT  
DESIGN REVIEW COMMITTEE** **MAY 19, 2005**

Prepared by: Wendy Hartman, Associate Planner

**ITEM III-A: DESIGN REVIEW PERMIT MODIFICATION & EXTENSION OF TIME – 725 VERNON STREET – ROCK OF ROSEVILLE MODIFICATION – FILE# DRPMOD 05-18 & DRPEXT 05-18a**

**REQUEST**

The applicant requests approval of a Design Review Permit Modification to change the phasing of the project and to modify the building elevations. The applicant is also requesting approval to extend the expiration date of the Design Review Permit by one year (from May 22, 2005 to May 22, 2006).

Applicant – Creed Kampa; Hammel, Green, & Abrahamson  
Property Owner – John Vaccaro, Rock of Roseville

**SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- B. Approve the Design Review Permit Modification with 14 conditions of approval;
- C. Adopt the two (2) findings of fact for the Extension of Time; and,
- D. Approve the Extension of Time with two (2) conditions of approval.

**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. Staff has received no public comment on the project.

**BACKGROUND**

The 2.88-acre site is located at 725 Vernon Street in the infill area of the City of Roseville (Attachment 1). The General Plan land use designations for the site is Community Commercial (CC) and the zoning designation is General Commercial (GC).

- In 1926 the Vernon Street School was built. Subsequent additions occurred at each end of the building. The dates of these additions are not known. The building operated as a school until 1974 when it was shut down for non-conformance with state earthquake laws. The building was demolished in October of 2002.
- On May 22, 2003 the Planning Commission approved a Design Review Permit to allow the Rock of Roseville to construct a 45,337 square foot, 700-seat capacity church facility in two phases. A variance to allow for a 68-space reduction in the number of required off street parking spaces and a Tree Permit to encroach into the protected zone of one native oak tree was also approved.

The Rock of Roseville had originally intended to retrofit the main wing of the Vernon Street School building and add additional office space and an auditorium to the backside of the existing building. However due to

the state of disrepair and level of improvement needed to bring the main portion of the building up to code this was not feasible and the existing school building was demolished.

The current request is to modify the building elevations and phasing of the project. Phase 1 will consist of a 21,600 square foot building with a temporary 401-seat assembly area. Phase 2 will be a 16,150 square foot expansion intended to be the permanent 700-seat assembly area. The total building size will be 37,750 square feet; reflecting a 7,581 square foot reduction in the building area from the original approval. The applicant is also requesting to extend the expiration date of their Design Review Permit by one year (from May 22, 2005 to May 22, 2006).

#### **SITE INFORMATION**

**A. Roseville Coalition Of Neighborhood Associations (RCONA):** The project is located in the Cherry Glen Neighborhood (RCONA #15). To date the City has not received any comments from the board members or neighbors located in the Cherry Glen Neighborhood.

**B. Total Acreage:** 2.88 acres

**C. Site Access:** There is an existing driveway on Pratt Street, which will be reconstructed to City Standards. A second driveway has been approved off of Bulen Street. Both driveways will allow for full turning movements.

**D. Grading:** The majority of the site is already paved, but in poor condition. The existing asphalt will be removed and replaced. The total grading quantities for the project are as follows:

Cut: 9350 c.y.

Fill: 1,736 c.y.

Balance: 7,614 c.y. of export.

#### **DESIGN REVIEW PERMIT MODIFICATION EVALUATION**

The evaluation of the Design Review Permit Modification to change the building elevations and phasing plan for the Rock of Roseville has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are listed below.

- 1. The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval and all applicable design, development, and improvement standards in effect as of the date of application for the modification.*
- 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.*

Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the City's guidelines and standards. The remainder of the Design Review Permit Modification evaluation focuses on those design guidelines and/or standards that warrant additional review and consideration by the Design Committee.

**Architecture:** Consistent with the original project approval, the Vernon Street facade replicates the architecture of the main wing of the Vernon Street School (previous structure located at the site). The

remainder of the building includes Mission style elements, which tie into the design of the replicated school building.

The location of the Vernon School element is proposed to be closer to the eastern property line (Bulen Street) than the school's original location due to the applicant's request to develop the eastern portion of the project first (original approval developed western side of building in first phase and an addition to eastern side of the building in second phase).

Other modifications include a second entrance on Vernon Street (Phase 2) and additional windows on the Bulen Street elevation. To provide a better transition from the Vernon street elevation to the Pratt Street elevation, staff has added a condition (Condition 2a) requiring that a hip roof element similar to the original approved Pratt Street elevation be incorporated into the building design.

The building colors and materials are the same as previously approved. The overall design of the building is consistent with the original project approval and the City's Community Design Guidelines.

**Parking:** Churches are parked based on the size or number of seats within their assembly area and number of classrooms provided. The original project was for a 700-seat assembly area and 5 classrooms. Therefore the parking requirement was 238 spaces. The original project approval included 170 on site parking spaces and a Parking Variance to utilize adjacent on-street spaces to make-up the 68-space deficit.

Phase 1 of the modification includes a 401-seat assembly area and four classrooms requiring a total of 138 parking spaces. The applicant is proposing to construct 128 on-site spaces with the first phase of the project. The previously approved Parking Variance allows the Rock of Roseville to use the 78 on-street parking spaces that are adjacent to the project site.

With Phase 2 of the project, 42 additional parking spaces will be constructed for a total of 170 on-site parking spaces (same number of spaces as originally approved). At completion of Phase 2 (700 seat assembly area), the temporary Phase 1 assembly area will be converted to a multi-purpose room and office/classroom space. The modification will not change the number of required parking spaces, on-site circulation, or the intent of the original approval.

**Phasing:** The original project approval was for a 45,337 square foot church facility constructed in two phases. The first phase consisted of a 33,037 s.f building with a 700-seat assembly area, classrooms, Multi-purpose room, bookstore/café, and offices. The second phase, added 12,300 square feet of office and classroom uses.

The proposed modification will allow construction of a 21,600 square foot building with a 401-seat temporary assembly area, offices, and classrooms. The second phase consists of a 16,150 square foot addition that is intended to be used as the permanent 700-seat assembly area and bookstore/café for a total square footage of 37,750.

The proposed modification will result in a larger area of the project being undeveloped until the completion of Phase 2. Typically, once a building permit is issued for the first phase of a project the entitlement is deemed effectuated and the subsequent phases can be constructed at any time in the future or not at all. The project site is located at the City's entrance into the downtown area. Therefore, staff is concerned about the appearance of the project site if the second phase is not constructed for several years or not at all. To address this issue, staff has recommended a condition that requires the applicant to submit an interim parking and landscape plan. If a Building Permit is not issued for Phase 2 within two years of completing Phase 1, the applicant shall construct the Phase 2 parking lot area and landscape the remainder of the site.

## **Design Review Permit Modification Conclusion**

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit Modification.

### **EXTENSION OF TIME EVALUATION**

The Zoning Ordinance requires the adoption of the two (2) findings listed below for approval of an Extension of Time.

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 item;*
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, which results in the inability to make findings of approval for the extension consistent with those originally made.*

As discussed in the evaluation of the Design Review Permit Modification, the project is in substantial compliance with the intent of the original approval. Minor modifications have been made to the original conditions of approval to primarily address changes in City standards. Therefore, with approval of the Design Review Permit Modification, the findings can be made for approval of the Extension of Time.

### **ENVIRONMENTAL DETERMINATION**

The original project approval (DRP 03-16) was for a church with 700 seat assembly area and related classrooms and office space. The proposed modification does not increase the capacity of the church. Therefore, the Planning & Redevelopment Director has determined that this project is consistent with the previous environmental documentation prepared for the Rock of Roseville. The Negative Declaration for the project was reviewed and adopted by the Planning Commission on May 22, 2003. No additional environmental review is necessary.

### **RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee take the following actions:

- A. Adopt the two (2) findings of fact as stated in the staff report for the Design Review Permit Modification – 725 Vernon Street – Rock of Roseville Modification - FILE# DRPMOD 05-18;
- B. Approve the Design Review Permit Modification – 725 Vernon Street – Rock of Roseville Modification - FILE# DRPMOD 05-18 with the 1 conditions of approval listed below.
- C. Adopt the two (2) findings of fact as stated in the staff report for the Extension of Time – 725 Vernon Street – Rock of Roseville Modification - FILE# DRPEXT 05-18a;
- D. Approve the Extension of Time – 725 Vernon Street – Rock of Roseville Modification - FILE# DRPEXT 05-18a with the two (2) conditions of approval listed below.

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION DRPMOD 05-18:**

1. This design review permit modification approval shall be valid for a period of one (1) year from the original expiration date (May 22, 2005) and shall expire if not effectuated by **May 22, 2006**. Pursuant to Zoning Ordinance Section 19.76.210 no additional extension shall be granted for this permit. (Planning & Redevelopment)
2. The project shall comply with the original conditions of approval as approved by the Planning Commission on May 22, 2003 (DRP 03-16), except as modified below. (Planning & Redevelopment, Building, Engineering, Electric, Fire, Environmental Utilities)
3. The project is approved as shown in Exhibits A - E and as conditioned or modified below.
  - a. The Phase 2 building elevations shall include a tiled hip roof element on the western corner of the Vernon Street elevation that wraps around to the Pratt Street elevation to the satisfaction of the Planning & Redevelopment Department.
  - b. The landscape plan shall be modified to match the site plan. All landscaping adjacent to the street frontages shall be completed with Phase 1. Phase 2 shall be hydroseeded after the initial grading of the project site.
  - c. The grading plan shall be modified to match the site plan. (Planning & Redevelopment)
4. Prior to Building Permit issuance for Phase 1, an interim landscape and parking plan shall be submitted and approved by the Planning & Redevelopment Director for the Phase 2 portion of the project site. If within two (2) years of completion of Phase 1 you have not submitted a building permit application for Phase 2, the interim landscape and parking plan shall be implemented. Phase 2 of the project site shall either be landscaped or hydroseeded prior to Certificate of Occupancy of Phase 1.
5. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
6. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
7. The site shall be accessed by two driveways located on Pratt and Bulen Streets. The driveways shall be standard "Type A-7" driveways. (Engineering)
8. New City Standard access ramps shall be installed along the project boundaries at the intersections of Douglas and Pratt, Douglas and Oak, Oak and Bulen, and all new driveways. (Engineering)
9. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
10. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type V-1-Hour rated construction with the installation of a full coverage automatic fire sprinkler system, and is

reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)

11. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1,500 gpm and the fire sprinkler system 500 gpm. (Fire)
12. Applicant shall provide a minimum of two (2) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 450 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number, and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
13. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
14. Prior to issuance of a Certificate of Occupancy, the applicant shall either install bike route signs on the street frontages of Vernon and Oak Streets (total of two signs) or shall pay to the City an in-lieu fee in the amount of \$300 for the installation of the signs as determined by the Transportation Department. (Transportation)

**CONDITIONS FOR EXTENSION OF TIME # DRPEXT 05-18A:**

1. The project shall comply with the conditions of approval for the Design Review Permit Modification (DRP 0) except as modified below. (Planning & Redevelopment)
2. This Extension of Time shall be valid for a period of one (1) year from the original expiration date and shall expire if not effectuated by **May 22, 2006**. Pursuant to Zoning Ordinance Section 19.76.210 no additional extension shall be granted for this permit. (Planning & Redevelopment)

**ATTACHMENTS:**

1. Vicinity Map
2. Color Elevations
3. Approved site plan and elevations (DRP 03-16)
4. Conditions of Approval - DRP 03-16

**EXHIBITS:**

- A. Site Plan
- B. Grading Plan
- C. Landscape Plan
- D. Building Elevations Phase 1
- E. Building Elevations Phase 2

**Note to Applicant and/or Developer:** Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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.