

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING: September 16, 2010

Prepared by: Wayne Wiley, Associate Planner

ITEM III-A: DESIGN REVIEW PERMIT MODIFICATION - 1167 ROSEVILLE SQUARE - ROSEVILLE SQUARE REMODEL - PROJECT #2008PL-098 (FILE # DRP-000344)

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow minor landscape changes and a phasing plan for the installation of landscaping associated with the Roseville Square Remodel Project approved in 2008 (DRP-000269).

Project Applicant: Mark Marvelli, RMB Architects Project Owner: Gus Gianulias, Roseville Square, LLC

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; and
- B. Approve the Design Review Permit Modification 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.

BACKGROUND

At the July 15, 2010 Design Committee meeting, the applicant requested approval of a Design Review Permit Modification to modify the landscape plan approved for the Roseville Square remodel project (DRP-000269). The applicant was seeking relief from conditions of approval requiring installation of shade trees within the parking lot and landscaping along the frontage of Harding Boulevard. At that meeting, the Design Committee directed the applicant to install all approved landscaping consistent with the 2008 approval, but allowed the applicant to complete the necessary improvements in phases spanning over the next three years. Staff has met with the applicant in the field and agreed on a phasing plan; however, the applicant wishes to make minor changes to the approved landscape plan by maintaining some of the existing mature landscape internal to the site and replacing five existing Eucalyptus trees located along Harding Boulevard with palm trees. Further detail is provided below.

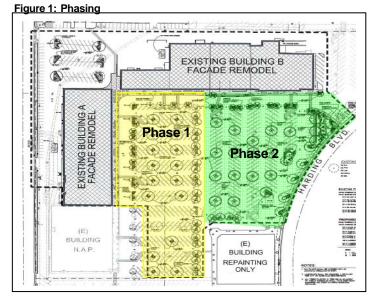
DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit Modification is based on the development standards within the City's Zoning Ordinance and the City's Community Design Guidelines (CDGs). 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 in the Recommendation section of this report.

Staff has also taken the Design Committee's direction into consideration and has paid special attention to the issues raised at the last meeting. As such, the evaluation focuses on the phasing of the landscape improvements and the proposed modifications to the approved 2008 landscape plan.

PHASING:

Based on the Design Committee's direction, the applicant has agreed to a three year phasing plan to install the required landscaping. The landscape improvements will be constructed in two phases that will be separated by the project's main drive aisle. Phase 1 will include the installation of the western portion of the parking lot landscaping and will be completed within one year. Phase 2 will include the remainder of the parking landscaping and all frontage improvements. Due to the cost associated with the required Phase 2 improvements. the applicant will have additional two years to complete this work; however, the applicant anticipates that the improvements will be constructed sooner.



LANDSCAPING:

Per the direction of the Design Committee, the applicant will install the landscaping approved with the 2008 Roseville Square Remodel Project. However, the applicant wishes to make minor changes to the approved plan by maintaining four existing trees (Aristocrat Pears) instead of replacing them with new smaller trees. The four trees are fully mature and are in good health and will provide significant parking lot shade and visual interest to the center. Staff finds the existing trees appropriate for the site based on their size and vigor and the proposed changes consistent with the original landscape design.

In addition, the applicant wishes to replace five Eucalyptus trees along Harding Boulevard with five Date Palm trees. This is inconsistent with the approved 2008 landscape plan that called for five Aristocrat Pear trees; however, the applicant believes Palm trees are more appropriate for this area. Staff has raised concerns regarding the limited shade that will be provided by these trees, but based on the limited size of the planter strips (five to seven feet) the applicant wishes to install palm trees due to their non-invasive roots and limited water use. Staff acknowledges that these would be the only palm trees located in the Harding Boulevard streetscape; however, the Infill Area does not have specific requirements relative to the type of street trees. As such, palm trees may be an acceptable option, subject to approval of the Design Committee.

As proposed, the landscaping will enhance the center visually and provide a higher percentage of parking lot shading than currently exists. Staff finds the proposed landscape modifications consistent with the original approval and in compliance with Community Design Guidelines "priority shalls".

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed below for the DESIGN REVIEW PERMIT MODIFICATION 1167 ROSEVILLE SQUARE – ROSEVILLE SQUARE REMODEL MODIFICATION – PROJECT # 2008PL-098 (FILE # DRP-000344):
 - 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 and the applicable Community Design Guidelines.
- B. Approve the **DESIGN REVIEW PERMIT MODIFICATION 1167 ROSEVILLE SQUARE ROSEVILLE SQUARE REMODEL MODIFICATION PROJECT # 2008PL-098 (FILE # DRP-000334)** with two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 2008PL-098:

- 1. The project shall comply with all previously approved conditions for the Roseville Square Remodel project (DRP-000269), except as modified below. (Planning)
- 2. The landscape plan is approved as shown in Exhibit A. The applicant shall install Phase 1 on or before September 16, 2011 and Phase 2 shall be installed on or before September 16, 2013. (Planning)

ATTACHMENTS:

- 1. Staff Report (DRP-000344)
- 2. Approved Landscape Plan (DRP-000269)

EXHIBIT:

A. Proposed Site/Landscape Plan

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.