

**ITEM VII-B:** **ZONING TEXT AMENDMENT – 9000 WASHINGTON BL. – NCRSP PCL 49A - FILE# 2007PL-202 (RZ-000045)**

**REQUEST**

The applicant requests approval of a Zoning Text Amendment to modify the existing Planned Development zone description for the subject property to revise the development potential of the retail portion of the project.

Applicant: Marcus Lo Duca, Sandberg, Lo Duca & Aland, LLP.  
Property Owner: Stephen Thurtle, Oakville Reserve, Ltd.

**SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Recommend the City Council adopt the Negative Declaration;
- B. Recommend the City Council adopt the two (2) findings of fact for the Rezone/Zoning Text Amendment; and
- C. Recommend that the City Council approve the Rezone/Zoning Text Amendment.

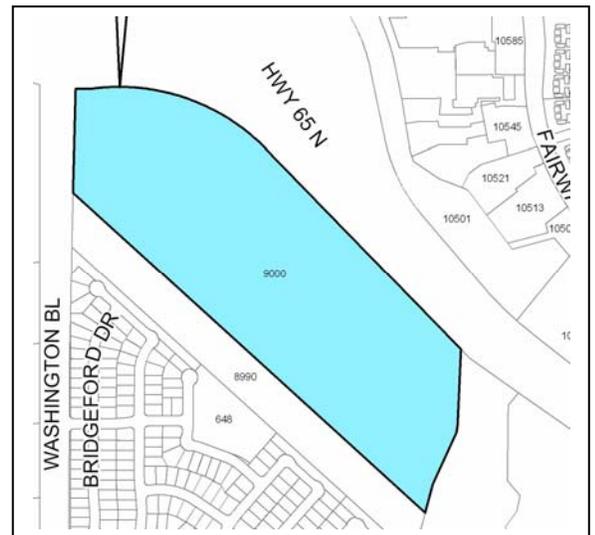
**OUTSTANDING ISSUES**

There are no outstanding issues associated with this request. The applicant and staff are in agreement on the revised Planned Development language.

**BACKGROUND**

The project site is 46.54 acres in size and is located at 9000 Washington Bl. within the North Central Roseville Specific Plan (NCRSP) area. In 2000, Parcel 49A was rezoned from Light Industrial to Planned Development (PD) to allow for a wider array of permitted uses on the property. The existing PD zone allows for light industrial uses as well as retail, hotel, restaurant, educational, and office uses to be developed on site. The retail component (retail and restaurant uses) is currently restricted to 20 percent of the size of the parcel. Based on an assumed floor area ratio of 0.21, up to 85,018 square feet of retail can be developed on site.

Contiguous to Parcel 49A is Parcel 49B which is 12.35 acres in size and is currently zoned Light Industrial (M1/SA-NC). Parcel 49B is not part of the subject Zoning Text Amendment request. While Parcel 49B is restricted by overhead power line easements, which limit the uses that can be located on the property, the property is anticipated to be developed along with Parcel 49A as surface parking for the proposed project.



**Figure 1: Project Site**

Since Parcel 49A was rezoned in 2000, Parcel 49A/B has been identified by the City's Blue Ribbon Corporate Committee as a Corporate Center site. The Blue Ribbon Corporate Center Committee was charged with identifying locations for future corporate center projects in order to strengthen the City's position as a regional job center. Parcel 49A/B is one of ten vacant, non-residential sites that meets the criteria of a corporate center site. As such, during the Capital Improvement Project (CIP) Update in 2007, the site was assumed to be developed with a more intense project than was originally anticipated in 2000. Based on infrastructure assumed for the site, Parcel 49A/B can support a development of 1,200,000 square feet. Because the site is slated for a corporate center project and development intensity of the site has increased, the applicant seeks to remove the 85,000 square foot retail restriction and instead define the overall permitted retail component as 20 percent of the anticipated development on site (20 percent of 1,200,000 square feet = 240,000 square feet of retail), which would further achieve the City's goals of providing corporate campus serving retail on site.

Specifically, the proposed PD zone provides for the following changes:

- Define the development potential of the project site as 1,200,000 square feet, which is consistent with the infrastructure available to the site for water, sewer, and traffic;
- Update the PD zone to allow for up to 20 percent of the project to be developed with retail uses (retail and restaurant uses), which results in a retail component of up to 240,000 square feet;
- Update the PD zone to require the site to be master planned under one Major Project Permit as opposed to multiple Design Review Permits;
- Remove Building Material Stores from the list of permitted uses within the PD zone as Building Material Stores are not compatible with corporate centers as corporate centers typically include employee serving retail uses; and
- Correct various typographical errors.

A copy of the redlined Planned Development Zone language is provided in Exhibit B.

## **EVALUATION**

### **REZONE / ZONING TEXT AMENDMENT**

Section 19.86.050 of the Zoning Ordinance requires that two findings be made in order for the Planning Commission to recommend that the City Council approve a Zoning Text Amendment. The two findings are listed below and are followed by an evaluation.

- 1. *The proposed rezone is consistent with the General Plan; and***
- 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.***

As described in the Background Section of this report, while the permitted uses for Parcel 49A are clearly delineated (light industrial, retail, hotel, restaurant, educational, and office uses), the intensity of these uses was not formally defined as part of the PD zone description in the past with the exception of the 20 percent limitation on retail uses. Since the site has been earmarked as a corporate center development site, the 2007 CIP Update anticipated an increased development intensity on this property, and staff has confirmed that adequate infrastructure capacities (water, sewer, traffic) are available to service the site, it has been determined that 1,200,000 square feet of development, inclusive of 240,000 square feet of retail, can be supported on site.

While the proportions of the project have changed, 85,000 square feet of retail versus 240,000 square feet of retail, the project impacts remain the same or have been determined to be less than significant.

This is because in either scenario the property has been anticipated by the NCRSP and the General Plan to be fully developed based on available infrastructure as described above, which is what had been anticipated and analyzed by previous environmental documents and studies. In addition, the increased amount of retail does not change the type of project that was originally anticipated, which was a mixed use job center, that includes on-site retail amenities to serve employees so they do not have to leave the site for these types of services.

The applicant has included language to require that a Major Project Permit be processed for the entire site. This will allow for the site to be master planned at one time as opposed to multiple Design Review Permit requests. By requiring the property to be master planned, the City can ensure that the site will be developed in a coordinated manner and can plan for site and infrastructure design, phasing, and architectural design of the buildings. By doing this, the City can ensure that the site is developed as intended, as a corporate center, which will include clear pedestrian connections, gathering spaces, and retail uses that can support the light industrial/office uses within the corporate center.

Finally, the applicant also proposes to revise the PD zoning to reflect that Building Material Stores are no longer permitted on the property. Staff is in agreement with the proposed change since Building Material Stores are not an employment center serving use like restaurants and smaller retail uses that would typically be found in a corporate center site.

In summary, the applicant proposes to formalize the permitted development intensity by defining the overall building allocation area as 1,200,000 square feet, of which, up to 240,000 square feet may be dedicated to retail uses (retail and restaurant uses) with the exception of Building Material Stores. Given the analysis provided in this report and because the site has been anticipated to be fully developed as a corporate center, the overall size of the development will remain unchanged, and adequate water, sewer, and roadway capacities are available, staff finds that the Zoning Text Amendment is consistent with the General Plan and the NCRSP. Staff finds that the proposed changes achieve the City's goals of allowing for the site to develop as a corporate center with a campus serving retail component. Furthermore, staff has not identified any significant concerns with the Zoning Text Amendment request with regard to public health, safety, or welfare.

### **ENVIRONMENTAL DETERMINATION**

The Roseville Planning & Redevelopment Department prepared an Initial Study and Negative Declaration for this project, which was circulated for a twenty day review period that began on February 8, 2008. The Initial Study and Negative Declaration are available for review at the Permit Center and City Clerk's Office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until February 28, 2008. To date, no comments on the document have been received.

### **RECOMMENDATION**

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

- A. Recommend the City Council adopt the Negative Declaration;
- B. Recommend the City Council adopt the two findings of fact as stated in the staff report for the ZONING TEXT AMENDMENT – 9000 WASHINGTON BL. (NCRSP PCL 49A) – RZ-000045; and
- C. Recommend the City Council approve the ZONING TEXT AMENDMENT – 9000 WASHINGTON BL. (NCRSP PCL 49A) – FILE #RZ-000045 as shown in **Exhibit B**.

### **ATTACHMENT**

1. Conceptual Site Plan

**EXHIBITS**

- A. Initial Study and Negative Declaration
- B. Redlined Planned Development Zone Description

**Note to Applicant and/or Developer:** 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 Director at, or prior to, the public hearing.