

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING June 22, 2006

Prepared by: Mike Isom, Project Planner

ITEM V-A:

HP/JMC REZONE PROJECT - GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT / AMENDMENT - 1451 BLUE OAKS BOULVARD - FILE #'S GPA -000015, RZ-000021, DA-000014, SUB-000032, SUB-000033, DRP-000065, & TP-000052.

REQUEST

Heritage Preservation, LLC (an affiliate of John Mourier Construction, Inc.) is under contract with the Hewlett-Packard (HP) Corporation to purchase 297 acres of the larger 498-acre HP campus. The applicant has requested the necessary approvals to change the adopted land use and zoning designations of approximately 253 acres of the larger 498-acre HP campus to a mix of residential, commercial, office, and public land uses. An amendment to the HP Master Plan (adopted 1996) is also proposed to remove the land area to be purchased from the boundaries of the master plan. The entitlements requested include a General Plan Amendment (includes the Master Plan Amendment), Rezone, Development Agreement, Development Agreement Amendment, Tentative Subdivision Maps (large lot and small lot), Design Review Permit, Tree Permit, and certification of a Subsequent Environmental Impact Report (SEIR).

Applicant: Steve Schnable, Heritage Preservation, LLC. **Owner:** Tom Barrington, Hewlett-Packard

SUMMARY RECOMMENDATION

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

- A. Find that the Commission has reviewed, considered, and found the Draft SEIR adequate, and forward all comments received on the Draft SEIR for inclusion in the Final SEIR for consideration by the City Council.
- B. Recommend that the City Council adopt resolutions approving the following components of the General Plan Amendment:
 - Amend the General Plan Land Use Map.
 - Amend the General Plan text.
 - Adopt a Pedestrian District Overlay for a portion of the project.
 - Amend the Hewlett-Packard Master Plan
- C. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone.
- D. Recommend that the City Council adopt the five (5) findings of fact and approve the Hewlett-Packard Development Agreement Amendment.
- E. Recommend that the City Council adopt the five (5) findings of fact and approve the Heritage Preservation Development Agreement.

SUMMARY OF OUTSTANDING ISSUES

Procedural Noticing Error

On April 27 and May 25, 2006, the Planning Commission held hearings to receive comment on the proposed project and Draft Subsequent Environmental Impact Report. At the May 25th hearing, after considering all comments received, the Planning Commission found the analysis and conclusions contained in the DSEIR to be adequate, and made a recommendation that the City Council approve the General Plan Amendment, Rezone and Development Agreements.

Subsequent to the hearing, it was learned that the Roseville Press-Tribune did not publish the required legal notice, as requested by the City (please see Attachment 10). Due to this procedural noticing error, staff has re-noticed (in compliance with State Law noticing requirements) the project and is recommending that the Planning Commission provide another recommendation on the requested entitlements and the adequacy of the DSEIR to the City Council. No changes to the project design have occurred since the May 25, 2006 hearing. All written and verbal comments received at, or prior to, the April 27th and May 25th hearings are on record and will be forwarded to the City Council for consideration.

Compliance with CEQA Noticing Procedures

The legal noticing requirements prescribed by CEQA pertaining to availability of the DSEIR were satisfied pursuant to CEQA Guidelines Section 15087(a)(3) and City CEQA Implementing Procedures Section 506 (see Attachment 7). The legal noticing procedures for availability of environmental documents require implementation of *one* of three measures as follows:

- 1. Publication at least one time by the public agency in a newspaper of general circulation in the area affected by the proposed project.
- 2. Posting of notice by the public agency on and off the site in the area where the project is to be located.
- 3. Direct mailing to the owners and occupants of property within a 300-foot radius to the parcel or parcels on which the project is located.

Direct mailings were sent to property owners within a 500-foot radius of the project site, which exceeds the 300-foot radius requirement. The legal notice requirements have been satisfied for CEQA compliance purposes. Therefore, the comment period for the DSEIR closed on May 25, 2006.

OTHER

Staff has included a petition of resident signatures in opposition to the Knoll Lots. The petition is included as Attachment 6. As discussed in the May 25th Commission report (Attachment 9), the Knoll Lots have been withdrawn from the application.

CONCLUSION

Staff recommends that the Planning Commission forward recommendations to the City Council to approve the General Plan Amendment, Rezone, and Development Agreements as presented in the in the Recommendation section below.

RECOMMENDATION

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

- A. Find that the Commission has reviewed, considered, and found the analysis within the Draft SEIR adequate, and forward all comments received on the Draft SEIR during the public review period for inclusion in the Final EIR for City Council review (written responses and Planning Commission meeting minutes).
- B. Recommend that the City Council adopt resolutions approving the GENERAL PLAN AMENDMENT 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) FILE #GPA-000015 amending the General Plan Land Use Map as shown in Exhibit G, amending the text of the General Plan as shown in Exhibit C, adopting a Pedestrian District Overlay for the property, and amending the Hewlett-Packard Master Plan as shown in Exhibit B.

- C. Recommend the City Council adopt the two findings of fact as stated below for the REZONE -- 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) FILE #RZ-000021:
 - 1. The proposed rezone is consistent with the General Plan.
 - 2. The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.
- D. Recommend that the City Council approve the REZONE -- 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) FILE #RZ-000021 as shown in Exhibits E (Design Guidelines) & F (zoning exhibit).
- E. Recommend that the City Council adopt the five findings of fact for the HEWLETT-PACKARD DEVELOPMENT AGREEMENT AMENDMENT - 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) – FILE #DAA-000014:
 - 1. The Development Agreement Amendment is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan.
 - 2. The Development Agreement Amendment is consistent with the City of Roseville Zoning Ordinance.
 - 3. The Development Agreement Amendment is in conformance with the public health, safety and welfare.
 - 4. The Development Agreement Amendment will not adversely affect the orderly development of the property or the preservation of property values.
 - 5. The provisions of the Development Agreement Amendment will provide sufficient benefit to the City to justify entering into the Agreement.
- F. Recommend that the City Council approve the HEWLETT-PACKARD DEVELOPMENT AGREEMENT AMENDMENT 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) FILE DAA-000014 as shown in Exhibit W.
- G. Recommend that the City Council adopt the five findings of fact for the HERITAGE PRESERVATION DEVELOPMENT AGREEMENT 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) FILE #DAA-000014:
 - 1. The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan.
 - 2. The Development Agreement Amendment is consistent with the City of Roseville Zoning Ordinance.
 - 3. The Development Agreement Amendment is in conformance with the public health, safety and welfare.
 - 4. The Development Agreement Amendment will not adversely affect the orderly development of the property or the preservation of property values.
 - 5. The provisions of the Development Agreement Amendment will provide sufficient benefit to the City to justify entering into the Agreement.

H. Recommend that the City Council approve the HERITAGE PRESERVATION DEVELOPMENT AGREEMENT - 1451 BLUE OAKS BOULEVARD (HP/JMC REZONE PROJECT) – FILE DAA-000014 as shown in Exhibit X.

STAFF REPORT SECTIONS:

- 1. Project Entitlements Summary
- 2. Draft SEIR Discussion Items
- 3. Project Design (and Design Guidelines) Discussion Items
- 4. Development Agreement Discussion Items

ATTACHMENTS:

- 1. Vicinity Map
- 2. Rivermark DVD (provided in previous Commission packets available for download at www.roseville.ca.us Streaming Video Center)
- 3. Letters/emails received in opposition to Knoll Lots
- 4. DSEIR Comments received to date
- 5. Letter from Applicant Requesting Withdrawal of Knoll Lot Proposal dated May 18, 2006
- 6. Petition Signatures in opposition to Knoll Lots
- 7. City of Roseville CEQA Implementing Procedures
- 8. April 27, 2006 Planning Commission staff report
- 9. May 25, 2006 Planning Commission staff report
- 10. June 5, 2006 Letter from the Roseville Press-Tribune

EXHIBITS

- A. Draft Subsequent Environmental Impact Report (SEIR) (transmitted to Planning Commission on April 11, 2006). Additional copies of the document are available at the Roseville Planning & Redevelopment Department (Permit Center Counter), at the Downtown and Maidu Branch Libraries, and on the City's website.
- B. Draft Hewlett-Packard Master Plan (Amendment)
- C. General Plan Change Pages
- D. Master Site Plan
- E. Design Guidelines
- F. Rezone Exhibit (1 sheet)
- G. General Plan Amendment Exhibit (1 sheet)
- H. Small Lot Tentative Subdivision Map
- I. Large Lot Tentative Subdivision Map (1 sheet)
- J. Intersection Striping Detail Exhibit (1 sheet)
- K. Recycled Water Master Plan Exhibit (one 11"x17" reduced sheet)
- L. Potable Water Master Plan (one 11" x 17" reduced sheet)
- M. Sewer Master Plan (one 11" x 17" reduced sheet)
- N. Phasing Plan (one 11" x 17" reduced sheet)
- O. Well Site Exhibit (one 11"x17" reduced sheet)
- P. On-Street Parking Exhibit (one 11"x17" reduced sheet)
- Q. Typical Landscape Details by Block (one 11"x17" reduced sheet)
- R. Block Details, Elevation & Floor Plans, & Master Site Plan (11"x17" book)
- S. Fehr & Peers Exhibits (ADT)
- T. Conceptual Park Plans
- U. Fiscal Study
- V. Rear & Side Elevations of Neighborhood 5 (front-loaded product)
- W. DRAFT Development Agreement Amendment by and between the City of Roseville and the Hewlett-Packard Corporation.

X. DRAFT Development Agreement by and between the City of Roseville and Heritage Preservation, LLC.