

RESOLUTION NO. 20-307

DENYING THE APPEAL FROM THE MAY 14, 2020 APPROVALS BY THE PLANNING COMMISSION; ADOPTING THE PLAZA AT BLUE OAKS INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM; ADOPTING THE FOUR (4) FINDINGS OF FACT AND APPROVING THE DESIGN REVIEW PERMIT SUBJECT TO ONE HUNDRED ONE (101) CONDITIONS OF APPROVAL; ADOPTING THE THREE (3) FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO THIRTY-NINE (39) CONDITIONS OF APPROVAL; AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE TREE PERMIT SUBJECT TO TWENTY (20) CONDITIONS OF APPROVAL

WHEREAS, on May 14, 2020, the Planning Commission held a public hearing on the Plaza at Blue Oaks Project (Project) located on West Roseville Specific Plan Parcel F-31, at 1950 Blue Oaks Boulevard; and

WHEREAS, the Project consists of an 82,100-square-foot shopping center consisting of a 35,000-square-foot anchor grocery store, a 12-pump gas station with a 3,500-square-foot-convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet; and

WHEREAS, on May 14, 2020, the Planning Commission considered and adopted the Plaza at Blue Oaks Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program; and

WHEREAS, on May 14, 2020, the Planning Commission voted 6-0 to approve the Design Review Permit after finding that the Project was consistent with the following four (4) Findings of Fact:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.
3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.
4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of

the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

WHEREAS, on May 14, 2020, the Planning Commission voted 6-0 to approve the Tentative Subdivision Map for the Project after finding that the Project was consistent with the following three (3) Findings of Fact:

1. The size, design, character, grading, location, orientation and configuration of lots roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.
2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.
3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.

WHEREAS, on May 14, 2020, the Planning Commission voted 6-0 to approve the Tree Permit for the Project after finding that the Project was consistent with the following two (2) Findings of Fact:

1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.
2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

WHEREAS, following the Planning Commission's approval, an appeal was submitted on May 26, 2020 based on concerns that the project had an inadequate environmental review; the project was not consistent with the General Plan, Bicycle Master Plan, and Pedestrian Master Plan; the project was in conflict with the City's site design guidelines; and based on concerns with the loss of oak trees; and

WHEREAS, a review of the record shows that the Project's Initial Study provides substantial evidence to support the Mitigated Negative Declaration finding, including technical studies prepared by qualified consultants including an Environmental Noise Assessment, Health Risk Analysis, and a short-term traffic study; and the initial study analysis relies on two certified Specific Plan Environmental Impact Reports (EIRs)—the West Roseville Specific Plan EIR and the Amoruso Ranch Specific Plan EIR; and

WHEREAS, the Project was designed consistent with the goals and policies of the General Plan, Bicycle Master Plan, and Pedestrian Master Plan; and

WHEREAS, the Project was designed consistent with the City's Community Design Guidelines pertaining to site planning and building siting; and

WHEREAS, the Project retains the existing native oak trees on the site to the extent feasible and mitigates for the loss of trees through a combination of on-site plantings and payment of in-lieu fees; and

WHEREAS, after holding a hearing on August 5, 2020 and considering the entire record, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Design Review Permit, Tentative Subdivision Map, and Tree Permit because the necessary findings of facts can be made; and

WHEREAS, staff recommends that the City Council adopt the Plaza at Blue Oaks Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program; and

WHEREAS, staff recommends that the City Council adopt the four (4) Findings of Fact for the Design Review Permit and approve the Design Review Permit subject to one hundred one (101) conditions of approval; and

WHEREAS, staff recommends that the City Council adopt the three (3) Findings of Fact for the Tentative Subdivision Map and approve the Tentative Subdivision Map subject to thirty-nine (39) conditions of approval; and

WHEREAS, staff recommends that the City Council adopt the two (2) Findings of Fact for the Tree Permit and approve the Tree Permit subject to twenty (20) conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville hereby denies the appeal of the Planning Commission's May 14, 2020 approval of the Design Review Permit, Tentative Subdivision Map, and Tree Permit; and

BE IT FURTHER RESOLVED that the Plaza at Blue Oaks Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program are hereby adopted; and

BE IT FURTHER RESOLVED that the four (4) Findings of Fact for the Design Review Permit are hereby adopted and the Design Review Permit is hereby approved subject to one hundred one (101) conditions of approval; and

BE IT FURTHER RESOLVED that the three (3) Findings of Fact for the Tentative Subdivision Map are hereby adopted and the Tentative Subdivision Map is hereby approved subject to thirty-nine (39) conditions of approval; and

BE IT FURTHER RESOLVED that the two (2) Findings of Fact for the Tree Permit are hereby adopted and the Tree Permit is hereby approved subject to twenty (20) conditions of approval.

PASSED AND ADOPTED by the Council of the City of Roseville this \_\_\_\_\_, 20\_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

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MAYOR

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City Clerk