CITY OF ROSEVILLE PLANNING COMMISSION MEETING APRIL 27, 2006 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Sam Cannon, Rex Clark, Robert

Dugan, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Scott Gandler, Senior Civil Engineer Chris Kraft, Associate Civil Engineer Robert Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon.

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Dugan asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Dugan asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF APRIL 13, 2006.

IV-B. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT – 10301 FAIRWAY DRIVE – HRNSP PARCEL 46B LOWE'S UTILITY TRAILERS – FILE # 2006PL-027; PROJECT #'S CUP-000022 & DRP-000103. The Applicant requests approval to allow sales and display of trailers and a temporary storage facility in the parking lot of Lowe's. Project Applicant: Angie Monroe, Lowe's Companies, Inc. Owner: Lowe's Companies, Inc. (Dougherty) (This item was pulled from consent by Commissioner Clark)

Senior Planner, Chris Burrows, presented the staff report and responded to questions.

Chair Dugan opened the public hearing and invited comments from the applicant and/or audience.

There was discussion on the following:

- Site of proposed trailer display and sales area.
- Site of proposed expanded outdoor display and sales area.
- Proposed fencing surrounding the proposed outdoor storage area.

Chair Dugan closed the public hearing and asked for a motion.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Allen, to Adopt the three findings of fact, as listed in the staff report, for approval of the Conditional Use Permit Modification; Approve the Conditional Use Permit Modification with four (4) conditions of approval; Adopt the findings of fact, as listed in the staff report, for the Design Review Permit Modification; Approve the Design Review Permit Modification with four (4) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Clark, Allen, Hoskinson, Cannon, Brewer, Huisking, Dugan

Noes: Abstain:

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to approve the Minutes of April 13, 2006, as submitted.

The motion passed with the following vote:

Ayes: Hoskinson, Huisking, Allen, Brewer, Cannon, Clark, Dugan

Noes: Abstain:

SPECIAL REPORTS/PRESENTATIONS/WORKSHOPS

<u>V-A. HP/JMC REZONE PROJECT – 1451 BLUE OAKS BL – FILE #2005PL-079.</u> The Commission will be discussing a proposed change in the adopted land use and zoning designations on approximately 254 acres of the larger ±498-acre Hewlett Packard (HP) property; an amendment to the adopted HP Master Plan; and they will also accept public comment on then Draft Subsequent Environmental Impact Report for this project. Applicant: Heritage Preservation. Owner: Hewlett Packard (Isom)

Project Planner, Mike Isom, presented the staff report and responded to questions.

Chair Dugan opened the public hearing and invited comments from the applicant and/or audience.

Representing the Applicant, Attorney Marcus Lo Duca, Sandberg, Lo Duca, & Alland, 3300 Douglas Blvd., Suite 365, addressed the Commission and responded to questions.

Tim Taron, representing Hewlett-Packard, 2150 River Plaza Drive #450, addressed the Commission and responded to questions. He stated that he participated in the planning and development of the1996 HP Master Plan. He stated that the proposed bike trails are still in negotiations with JMC on some of the economic issues. He told Commission that he is confident that he will come back on May 25th with a comprehensive package with all parties in agreement.

The following persons addressed the Commission:

- Mike Herbert 333 Chelmsford Court appreciates all the work that has gone into the project and asks Commission to consider some of the suggested alternatives; such as, to reduce the density and reduce the footprint of the project. Lives within a ½ mile radius of the project and foresees an impact to traffic. He is asking for less development encroachment on the open space. He is also concerned that HP has not expanded on site and asks that less residential and more commercial development be proposed.
- Rebecca Maddex, 516 Cedar Springs Court, had not received a public hearing notice from the city but had received notice from the applicant. She is concerned with the proposed development near her home. Feels that development should be consistent with the current general plan. She is concerned that the proposed residential area does not have any access except through the open space. She is further concerned that the two proposed lots, known as Knoll Lots, do not appear to be connected to the rest of the proposed residential development and asks that the section be rezoned from light industrial to open space. She questioned whether the EIR addressed the issues regarding bisecting a trail that was just constructed; and water quality and drainage near the creek.
- Teri Edwards, 501 Gibson Drive #913, Roseville, spoke in favor of the project.

- Mary Circle, 1090 Main Street, went to two of the workshops sponsored by JMC, and was impressed with
 project and sees it as an opportunity to make home ownership available to more people. She also approved
 of the design aesthetics of the project.
- Barbara Easter, 200 Bryan Ave., was impressed with project and supports it.
- Alice Waziri, 109 Greenwood Court, stated that while supportive of the higher density plan, she is concerned with its impact on existing school populations, and attendance boundary changes.

There was discussion on the following:

- Traffic impacts and mitigation projects.
- Comparing the daily vehicle trips of the current master plan with the proposed project.
- Percentage of park space to residential population.
- Lack of single story homes in proposed project.
- School impacts. Grade school provided on site, middle school district has space available; high school mitigation fees paid by developers through mutual benefit agreement.
- Jobs vs. housing balance.
- Noticing of surrounding residents.
- Knoll Lots rezone from light industrial to residential & approving a parcel map & granting access over bike trail
 in order to grant entitlement.
- Possibility of recommending to City Council that the property be zoned as open space.
- Proposed bike trail, paseos, bus access, and pedestrian access.
- Need to complete bike trail.
- Consider adding single story in order to increase integration of all segments of the population.
- Public safety impacts; fire station proposed. Fees to cover cost of hiring new officers.
- Concern with alley loaded nature of the design.
- Innovative for an infill; project consistent with goals of city.
- Satisfying the very low, low, and middle income housing requirements on-site.
- Colors and design of tuck-under units in neighborhood two.
- Suggest roof lines and composition be varied to allow individual townhouses to stand out.
- Suggest wider color palette in townhomes.
- More diversity, contrast, and color, especially in the attached units; increase the contrast to increase the identifiable factor.
- For next meeting, looking for resolution of bike trail issues; how to fit in the affordable housing in the apartment site; the colors to bring in uniqueness and neighborhood feel; knoll lots; commercial center interface; further dialog on safety issues.
- Home owners associations proposed.

Chief Wagner, City of Roseville Fire Department, addressed the commission on the public safety issues. He addressed the Commission and responded to questions relating to public safety within the development.

Mike Isom, Project Planner reviewed the process between this workshop and the Public hearing on May 25th. Park financing plan and Park Master Plan will be going before the Parks Commission on May 8th. Copies of the DEIR continue to be available on-line and at various locations.

Chair Dugan closed the public hearing and thanked Mike Isom for his presentation.

THIS ITEM IS CONTINUED TO THE MEETING OF MAY 25, 2006.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Chair Dugan expressed his appreciation to the Planning Staff, and specifically, Derek Ogden, for their presentation at the Leadership Roseville, commenting that he thought it was excellent. He also commended Rob Jensen and the Public Works Department for their presentation.

Staff will be sending out a memo with responses to questions raised by Commissioners at the last Planning Commission meeting.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Clark, to adjourn to the meeting of May 11, 2006. The motion passed unanimously at 8:55 PM.