

PLANNING COMMISSION MEETING MARCH 8, 2007 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Gordon

Hinkle, Kim Hoskinson

Planning Commissioners Absent: Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Nela Luken, Senior Planner Tricia Stewart, Associate Planner Wayne Wiley, Assistant Planner Joe Allen, Senior Planning Technician Chris Kraft, Engineering Manager

Robert Schmitt, Senior Deputy City Attorney Carmen Bertola, Recording Secretary

<u>PLEDGE OF ALLEGIANCE</u> - Led by Commissioner Hoskinson

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 FEBRUARY 22, 2007.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Aves: Hoskinson, Brewer, Hinkle, Clark, Dugan

Noes:

Abstain: Commissioner Cannon abstained from the minutes of February 22, 2007 due to his absence

from the meeting.

OLD BUSINESS

V-A. GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT – CITYWIDE— UNIT AND ACRE ALLOCATION STUDY – FILE #2007PL-013; PROJECT #'S - GPA-000033; SPA-000023. The applicant requests approval of a General Plan Amendment and Specific Plan Amendment to make minor adjustments to the unit and acre allocations and totals in the General Plan and respective specific plans. The adjustments reflect corrections to historical data that were discovered through research into previous amendments, refinements in how the data is reported, and improved technology that allows for more precise and accurate measuring, counting and tracking. Project Applicant/Owner: City of Roseville, Planning and Redevelopment. (Allen) THIS ITEM WAS CONTINUED FROM THE MEETING OF FEBRUARY 22, 2007.

Senior Planning Technician, Joe Allen, 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:

- North Industrial and Infill areas do not have Specific Plan documents and so do not have change pages;
- Downtown/Old Town Infill area was not included in the unit data summaries, data currently being analyzed as part of the proposed Downtown Vernon Street Historic Old Town Specific Plan;
- Proposed process of updating Specific Plan documents and General Plan;
- New Database will help keep track of mixed-use dwellings (dwellings in commercial areas);
- Updating of recorded number of residences in Sun City Roseville from 3211 to 3210 single family residences;
- Change of designation from Blue Oaks Park to its correct name of Veterans' Park:
- Commendation to staff for work they have done on this enormous database project update.

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Hoskinson, to Recommend the City Council adopt one (1) finding of fact for the General Plan Amendment; Recommend the City Council approve the General Plan Amendment; Recommend the City Council adopt one (1) finding of fact for the Specific Plan Amendment; and Recommend the City Council approve the Specific Plan Amendment as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Clark, Hoskinson, Cannon, Brewer, Hinkle, Dugan

Noes: Abstain:

NEW BUSINESS

VI-A. MAJOR PROJECT PERMIT MODIFICATION (STAGE 1 - PARCELS 6-14) AND MAJOR PROJECT PERMIT (STAGE 2 - PARCELS 6 & 7) – 1445 EUREKA ROAD – STONE POINT - FILE#2007PL-012 (MPP-000011) AND FILE#2006PL-053 (MPP-000005). The applicant requests approval of a Stage 1 MPP Modification for Stone Point Parcels 6-14 to amend the development standards of the Stone Point Master Plan as they relate to the Office/Commercial Interface with Residential; and a Stage 2 MPP to construct two six-story office buildings of 158,334 square feet each (316,668 square feet total) on Stone Point Parcels 6 and 7. Project Applicant: Alvin Wong, Ware Malcomb and Marcus Lo Duca, Sandberg, Lo Duca & Alland. Property Owner: Ralph Deppisch, Steadfast Properties. (Stewart)

Associate Planner, Tricia Stewart, presented the staff report and responded to questions.

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

Applicant, Marcus Lo Duca, Sanberg, Lo Duca, and Alland LLC, 3300 Douglas Blvd #365, addressed the Commission on behalf of Steadfast Buildings, and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Project Architect Alvin Wong, Studio Manager, Ware Malcomb Architects, 1450 Halyard Dr., Suite 11a, West Sacramento, responded to questions from the commission.

There was no public comment on this item.

There was discussion on the following:

- Location of the short term loading/unloading areas for the buildings;
- Proposed parking reduction;
- Parking angles along street and connection from street side parking to future residential;

- What is included in Phase 1 building (refer to Exhibit E) i.e., plaza and rear street; fountain; landscape; etc.
- Commission commended applicant with planning for anticipated pedestrian use not only in parking field but also in the wrap around landscaping;
- Reasons for constructing interior building first rather than constructing building along street side first interior building constructed first to support existing buildings and retail.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to Adopt the two (2) findings of fact for the Major Project Permit Modification, Stage 1 (Parcels 6-14); Approve the Major Project Permit Modification, Stage 1 (Parcels 6-14); Adopt the two (2) findings of fact for the Major Project Permit, Stage 2 (Parcels 6 & 7); and Approve the Major Project Permit, Stage 2 (Parcels 6 & 7) subject to ninety-five (95) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Hoskinson, Brewer, Hinkle, Cannon, Clark, Dugan

Noes: Abstain:

VI-B. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT MODIFICATION – 1030 WINDING CREEK ROAD – FOOTHILLS COMMERCE CENTER (JOHNSON CONTROLS) – FILE # 2006PL-234 (PROJECT # CUP-000037 & DRP-000171) The applicant requests approval of a Conditional Use Permit to allow two outdoor storage yards totaling 11,776 square feet in a Light Industrial zone district, one yard totaling 1,920 square feet will be utilized for the storage of business equipment and materials, the second yard, totaling 9,856 square feet, is proposed for the storage of company vehicles and will include a 500 square foot area for the storage of hazardous materials (reclaimed oil); and a Design Review Permit Modification to allow minor alterations to the Foothills Commerce Center site design including removal of a loading dock and landscape planter. Project Applicant: Bernard Furlow, Borges Architectural Group. Project Owner: Ken Giannotti, Stanford Ranch Company. (Wiley)

Assistant Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Bernard Furlow, Borgers Architects, 1508 Eureka Road, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was no public comment on this item.

There was discussion on the following:

- Reasons for landscaping around warehouse;
- Safety measures in storage of reclaimed oil.

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

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Cannon, to Adopt the Negative Declaration; Adopt the three (3) Findings of Fact for the Conditional Use Permit; Approve the Conditional Use Permit with eight (8) conditions of approval; Adopt the two (2) Findings of Fact for the Design Review Permit Modification; and Approve the Design Review Permit Modification with six (6) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Hinkle, Cannon, Brewer, Clark, Hoskinson, Dugan

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Commissioner Dugan requested staff to schedule a review of Organizational Goals for the City for 2007 that
 has been adopted by the Council at the next Planning Commission meeting. He asked that future Council
 policy updates be presented quarterly or semi-annually.
- Each City Department Head will present their department goals for 2007 at the March 14 City Council meeting.
- Update of Sacramento Capital's Tennis at Galleria.
- Banners on buildings sign proliferation.
- March 15 Design Committee will be discussing proposed updates to the Sign Ordinance.
- No Planning Commission Meeting March 22nd due to Commissioners attendance at the Annual Planner's Institute conference.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of April 12, 2007. The motion passed unanimously at 8:12PM.