# CITY OF ROSEVILLE PLANNING COMMISSION MEETING FEBRUARY 24, 2005 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Rex Clark, Robert Dugan, Kim

Hoskinson, Betty Sanchez

Planning Commissioners Absent: Audrey Huisking

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Senior Planner Michael Isom, Project Planner Eileen Bruggeman, Project Planner

Jan Shonkwiler, Housing Programs Manager

Scott Gandler, Senior Civil Engineer Vance Jones, Contract Planner Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Chair Hoskinson

# **ORAL COMMUNICATIONS**

None

## **CONSENT CALENDAR**

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

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

## IV-A. MINUTES OF JANUARY 27, 2005 & FEBRUARY 10, 2005.

### **MOTION**

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

The motion passed with the following vote:

Ayes: Brewer, Clark, Dugan, Sanchez, Allen, Hoskinson

Noes:

Abstain: Commissioner Dugan abstained from the minutes of January 27, 2005 due to his excused

absence from the meeting. Chair Hoskinson abstained from the minutes of February 10, 2005

due to her excused absence from the meeting.

## **NEW BUSINESS**

ITEM V-A. MAJOR PROJECT PERMIT MODIFICATION, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, TREE PERMIT AND DEVELOPMENT AGREEMENT AMENDMENT - 1445 EUREKA ROAD - STONE POINT (Parcels 6-14) - FILE#'s MPP 01-05A, GPA 03-02, SPA 03-01, RZ 03-02, SUBD 04-22, TP 04-46, & DAA 03-03. The applicant requests approval to modify the entitlements for the 130-acre Stone Point project, currently approved for the construction of 1.65million square feet of research and development and professional office uses, to reduce the total office square footage to 1.1675-million square feet and allow for the construction of 575 medium and high-density residential units on 44 acres of the site. The proposal includes provisions for the construction of two 10-story office buildings totaling 500,000 sq. ft. on reconfigured Parcels 6 and 7, 350 medium-density residential units on reconfigured Parcels 11, 12, 13, and 14, 225 high-density residential units on reconfigured Parcels 8 and 9, a 2-acre neighborhood park on reconfigured Parcel 10, and associated improvements including residential streets, site driveways, parking lots, on-site walkways, bikeways, an open-space overlook to Miner's Ravine, and emergency vehicle access routes. Additionally, the applicant requests approval to modify the approved Stone Point Master Tree Permit for the removal of an additional 9 native oak trees totaling 145 inches Diameter at Breast Height (DBH), and encroach within the protected zone radius (PZR) of 40 additional native oak trees. Project Applicant: Marcus J. Lo Duca, Sandberg & Lo Duca. Project Owner: Richland Roseville Limited Partnership (Burrows/Jones)

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

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

Applicant, Marcus J. Lo Duca, Sandberg, Lo Duca and Alland, 3300 Douglas Blvd. Suite 365, Roseville, 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. Mr. Lo Duca addressed issues brought up by residents in opposition to the project such as traffic, school impacts, air quality, noise, mitigation measures, the proposed project's fiscal impacts to the City, loss of office space and impacts on employment in Roseville, and the proposed height of planned office buildings. He further cited the seven SACOG Blueprint strategies encouraging Smart Growth strategies and how the proposed project addresses them.

Allan Folks, EDAW, Inc., 2022 J Street, Sacramento addressed the Commission and presented a power point slide show highlighting various points of the project, including the placement and architectural design of potential high density and medium density housing products, creating a pedestrian friendly environment, and creating a retail/office environment that would invite people to live, shop, and work within the Stone Point Campus.

The following persons spoke on the project:

- <u>Cal Dyer, 1941 Robin Brooke Way</u> Opposed to 10-story high rise; High density residential; fiscal revenue calculations; submitted traffic study; disagrees with the school impact study; proposed design standards,
- <u>Maribelle Perez 1488 Grey Owl Circle</u> Disagreed with submitted school impacts study; Concerned with proposed affordable housing placement near her neighborhood; concerned with possible crime impacts,
- <u>Dave Butler, Senior Vice President of Public Policy, Sacramento Metropolitan Chamber of Commerce, 917 7<sup>th</sup> Street, Sacramento Placer County resident in favor of affordable housing to accommodate current and future workforce.
  </u>
- Cindy Dalton, American Lung Association, Sacramento Emigrant Gap Chapter, 3001 Douglas Blvd In favor
  of the housing project due to trip reductions and air pollution reduction.
- Gilbert Duran, 1325 Susan Circle In favor of the proposed development.
- <u>Debbie Freeman, 1532 Vista Ridge Way</u> Opposed to high density residential and to 10-story office buildings proposed near her neighborhood.
- <u>Matt Ellis, 2027 Renpoint Way</u> Opposed to rezoning of commercial property to residential due to job loss and lost opportunity to attract large, high profile employers.
- Julie Ellis, 2027 Renpoint Way Concerned with rezone impact on jobs; impact on Miner's Ravine habitat; noise pollution generated by people living and using the area; aesthetics of the two 10 story buildings; home density and heights.

- Mike McTighe, 72 Bernice Ave. In favor of affordable housing would like to require space for community gardens and accessible bike paths including expansions to Taylor road and Golfland, connection to Harding for greater accessibility to Roseville High School, and access to the elementary school.
- Brian Boyan, 217 Otter Glen Court Opposed to affordable housing so close; finds proposed live-work-play concept unrealistic; disagrees with the school impact analysis; opposed to 36 foot retaining wall on Sunrise Ave.
- <u>Frank Daizovi, 1516 Vista Ridge Way</u> Would like to ensure that the final product would look like the architects' rendition presented to the Commissioners.
- <u>Julia Shiles, Roseville</u> Concerned with live-work-play proposal; believes it will result in an increase in traffic; disagrees with the school impact analysis; opposed to affordable housing being built near her neighborhood.
- Stacy Ball, 1481 Grey Owl Circle Disagrees with the school impact study.
- <u>Jeff Gern, 1600 Grey Owl Circle</u> Opposed to affordable housing being built near their neighborhood, believes it will reduce the value of existing homes; opposed to proposed retaining wall height on Sunrise Ave.; Asked Commission to require a reduction in proposed tower height and reduce proposed housing density.
- Tim Ely 1569 Oak Hill Way Concerned with proposed developments impact on current quality of life.
- Terri Edwards, 403 Jesse Ave. In favor of proposed project and attainable housing.

## There was discussion on the following:

- Definition of affordable housing 10% requirement.
- Proposed project would produce 35 units on-site as "affordable", 23 units as in-lieu fees, and the remaining 517 units would be market rate.
- Variety of dense housing in currently in the City. Crime statistics kept for rental apartments. All proposed units are for purchase.
- Jan Shonkwiler, Housing Programs Manager explained how persons can purchase an affordable home.
- Loss of jobs due to loss of office space to residential use.
- Fiscal impact to city with possible decrease in future job supply.
- Impact of project on the South Placer job market.
- Impacts on Miner's Ravine due to storm drainage runoff from development.
- Noise study looked at noise impacts for potential future residents of the Stone Point site.
- Noise ordinance regulates Residential-to-Residential noise impacts.
- Miner's Ravine bike trail accessibility is a Public benefit not exclusive to any one neighborhood. Local access points identified.
- Access to all future parks and bike trails.
- Expansion of bike trails to reach elementary school in place today.
- Bikeway master plan.
- Design and Development Standards Guidelines to guarantee that the quality of the housing will be what was presented to the Commissioners.
- Community garden areas.
- Daycare provisions.
- Architectural details that are unique to the project.
- Campus shuttle.
- In-lieu fees for parks and affordable housing.
- School impact issues.
- Smart Growth development and SACOG Blueprint project.
- Review of SACOG Blueprint project seven principles.
- Maintenance of streetscape provided in the Development Agreement to ensure it looks good over time.
- Retaining Wall aesthetics.
- Opportunity for second look at designs of proposed project when brought back to Planning Commission.
- Support project because it conforms to Blueprint Project. Progressive development.
- Separate Master Plans for Stone Point and Stone Ridge.
- Separation of Stone Ridge neighborhood and proposed Stone Point neighborhood by E Roseville PW and Miner's Ravine.
- Proposed use of new terminology instead of Low-income housing or affordable housing use attainable housing.
- Aesthetics and impact of 10 story buildings.

- Variety of homes price ranges.
- Stone Point's potential to be a benchmark for the City.
- Community Facilities District fees to maintain parks.
- Street layout. Only approved street is Stone Point Drive and it currently exists.
- Sign ordinance and Sign Program for Stone Point master plan needs to be addressed. Current program does
  not address signs for buildings of 10 stories or retail buildings. Sign Ordinance currently allows 200 square
  feet per building.
- Roadways will be reviewed during Stage 2 processing.

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

### MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Clark, to Adopt the Mitigated Negative Declaration; Adopt the two (2) findings of fact for the Major Project Permit Modification; Approve the Major Project Permit Modification, subject to the attached Conditions of Approval with modification to Condition 24 as listed below; Adopt the three (3) findings of fact for the Large Lot Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to the attached Conditions of Approval; Adopt the two (2) findings of fact for the Tree Permit; Approve the Tree Permit subject to the attached Conditions of Approval; and Recommend that the City Council adopt the applicable findings of fact and approve the General Plan Amendment, Rezone, Specific Plan Amendment, and Development Agreement as submitted in the Staff Report.

Major Project Permit Modification Conditions of Approval:

24. The exterior finish of all retaining walls shall be textured and shall have an earth-toned color, such as a brown, split-face keystone wall. If retaining walls are pre-cast or cast-in-place, they shall be textured, shall have the appearance of natural stone (such as cobble stone), shall have an integral earth-toned color that is harmonious with the surrounding open space area. Final material, color, and design shall be subject to review and approval by the Planning and Engineering Departments Commission. (Engineering, Planning)

The motion passed with the following vote:

Ayes: Dugan, Clark, Sanchez, Allen, Brewer, Hoskinson

Noes: Abstain:

ITEM V-B. CONDITIONAL USE PERMIT MODIFICATION – 200 NORTH SUNRISE AVENUE (AUTOMALL ELECTRONIC READER BOARD) - FILE# CUPMOD 04-12. The Roseville Automall Association is seeking approval to replace the existing electronic reader board sign located adjacent to Interstate 80 with a new 1,082 square foot sign cabinet, including a 586 square foot light emitting diode (LED) reader board. The new sign would be 29.5 feet tall by 40.3 feet wide. The existing sign is 25 feet tall by 40 feet wide totaling 400 square feet overall, with a 300 square foot reader board. Project Applicant: Damon Eberhart, Roseville Automall Association. Owner: George McCabe, R&A Roseville, LLC. (Isom)

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

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

On behalf of the Applicant, Marcus Lo Duca, Sanderg, Lo Duca and Alland, 3300 Douglas Blvd. Suite 365, Roseville, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with the staff's recommendations including the light intensity and height limitation imposed by the conditions.

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

**MOTION** 

Commissioner Sanchez made the motion, which was seconded by Commissioner Allen, to Adopt the Negative Declaration; Adopt the five (5) findings of fact for the Conditional Use Permit Modification; and Approve the Conditional Use Permit Modification with twenty (20) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Sanchez, Allen, Dugan, Brewer, Clark, Hoskinson

Noes: Abstain:

ITEM V-C. TREE PERMIT – 7200 SIERRA COLLEGE BOULEVARD – SRSP, STONERIDGE EAST PHASE 4, SIERRA COLLEGE BOULEVARD WIDENING PROJECT – FILE # TP 04-42. The applicant requests approval of a Tree Permit to remove thirty-one (31) native oak trees and to encroach within the Protected Zone Radius (PZR) of approximately three (3) additional trees in association with the widening of Sierra College Boulevard as required by the Stoneridge Specific Plan. Owner/Project Applicant: Elliott Homes, Inc., Price Walker. (Bruggeman)

THIS ITEM WAS CONTINUED TO THE MEETING OF MARCH 24, 2005 PER APPLICANT'S REQUEST.

ITEM V-D. TENTATIVE SUBDIVISION MAP & TREE PERMIT – 7200 SIERRA COLLEGE BOULEVARD – SRSP PARCEL 49, STONERIDGE EAST PHASE 4B – FILE #'s SUBD 04-15 & TP 04-29. The applicant requests approval of a Tentative Subdivision Map for Parcel 49 of the Stoneridge Specific Plan to subdivide the approximate 25.9-acre site into 99 single-family residential lots, an Open Space lot, and a landscape corridor. The applicant is also requesting a Tree Permit to remove 98 native oak trees and to encroach within the Protected Zone Radius (PZR) of approximately 29 additional trees. Owner/Project Applicant: Elliott Homes, Inc., Price Walker. (Bruggeman

THIS ITEM WAS CONTINUED TO THE MEETING OF MARCH 24, 2005 PER APPLICANT'S REQUEST.

<u>TAYLOR ROAD – NERSP PARCEL 17 (ROSEVILLE GOLFLAND SUNSPLASH) – FILE #'S DRPMOD 04-45</u>
<u>& CUPMOD 05-02.</u> The applicant requests approval of a Conditional Use Permit Modification to expand the operation of the amusement park by adding an eight (8) stall batting cage. The applicant is also requesting approval of a Design Review Permit Modification to allow for the construction of the batting cage which may be transformed into additional parking during the summer season and to revise the existing parking lot area to accommodate bus parking and seasonal tandem parking for employees. Owner/Project Applicant: Fred Kenney, Roseville Golfland Ltd. (Hartman) (THIS ITEM IS CONTINUED TO THE MEETING OF MARCH 10, 2005.)

# REPORTS/COMMENTS/COMMISSION/STAFF

**ITEM VI-A. OFF STREET PARKING REQUIREMENTS.** On November 18, 2004 the Planning Commission held a workshop to discuss off-street parking requirements in Roseville. At the conclusion of the discussion, the Commission asked that a follow-up discussion take place and that staff provide some additional information. (Burrows)

THIS ITEM WAS CONTINUED TO THE MEETING OF MARCH 10, 2005.

### **ADJOURNMENT**

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Sanchez, to adjourn to the meeting of March 10, 2005. The motion passed unanimously at 10:42 PM.