CITY OF ROSEVILLE PLANNING COMMISSION MEETING DECEMBER 8, 2005 APPROVED MINUTES

Planning Commissioners Present: Donald Brewer, Rex Clark, Robert Dugan, Kim Hoskinson, Audrey

Huisking

Planning Commissioners Absent: Gray Allen, Sam Cannon

Staff Present: Paul Richardson, Planning & Redevelopment Director

Chris Burrows, Senior Planner Chris Robles, Senior Planner Eileen Bruggeman, Project Planner Wendy Hartman, Project Planner Derek Ogden, Associate Planner Rob Jensen, Public Works Director Robert Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - 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 NOVEMBER 10, 2005.

IV-B. TENTATIVE SUBDIVISION MAP – 508 & 532 GIBSON DRIVE – NCRSP PCL 7 &10, SHEA CENTER OFFICE CONDOMINIUMS - FILE# SUB-000037. The applicant requests approval of a Tentative Subdivision Map to create approximately 99 "for-sale" office condominiums ranging in size from 1,000 square feet to 25,000 square feet within two buildings located in an approved business professional office park. Project Applicant: Lex A. Corrales, Siegried Engineering, Inc. Owner: Robert M. Burke, Roseville Land Holdings, Inc. (Wiley)

IV-C. CONDITIONAL USE PERMIT – 951 PLEASANT GROVE BOULEVARD – NCRSP PARCEL 21A, VERIZON EQUIPTMENT SHELTER – FILE# CUP-000011. The applicant requests approval of a Conditional Use Permit to increase the height of an existing 132-foot PG&E transmission tower to 142 feet, and to construct a 230 square foot, 10-foot tall Verizon equipment shelter. Project Applicant: Brad Kortick, EPIC Wireless Group. Property Owner: Terry Furmanek, Pleasant Grove Investors, Inc. (Wiley)

IV-D. VARIANCE – 506 CORONADO AVENUE – RUSH SECOND RESIDENCE – FILE# V-000015. The applicant requests approval of a Variance to remodel, expand and convert an existing detached garage into a second dwelling unit seven (7) feet from the rear property line where 20 feet is required. Project Applicant: Fischer Construction, Richard Thompson. (Stewart)

MOTION

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

The motion passed with the following vote:

Ayes: Clark, Huisking, Brewer, Hoskinson, Dugan

Noes: Abstain:

NEW BUSINESS

V-A. MAJOR PROJECT PERMIT – 290 CONFERENCE CENTER DRIVE – NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (NCRSP) PARCEL 40A – FILE #S: MPP-00002 (2005 PL-076). The applicant requests approval of Stage 1 of a Major Project Permit to construct a 35,000 square foot conference facility, a ten story Embassy Suites hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurant pads (10,000 s.f. each), and a parking structure. Applicant: Tom Lumbrazo, TJL Planning. Property Owner: Abe Alizadeh, Kobra Properties. (Hartman)

Project Planner, Wendy Hartman, presented the staff report and responded to questions.

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

Applicant, Tom Lumbrazo, Project Manager, Kobra Properties, 2251 Douglas Blvd, 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.

Dick Dreher, Westfield Corporation, 11601 Wilshire Blvd., Los Angeles, representing The Galleria at Roseville, addressed the Commission via videotape and spoke in favor of the project.

Cindy Schaer, Richland Planned Communities, 2220 Douglas Blvd, #290, adjacent property owner, recommends approval of the Major Project Permit. She thanked everyone for the collaborative effort in bringing this project to fruition.

There was discussion on the following:

- Phased parking availability during the development of the conference center, two hotels and two restaurants.
- Development of transportation service system between the Hotel Conference Center and Galleria.
- Location of Bus Shelter and pedestrian access to conference center.
- Bus circulation plan exhibit to be brought forward at the meeting of January 12, 2006 as part of the Stage 2 proposal.
- Connection of Embassy Suites Hotel and the Conference Center.

Chair Dugan closed the public hearing and asked for a motion

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Clark, to Adopt the two (2) findings of fact for the Major Project Permit (Stage 1); and Approve the Major Project Permit (Stage 1) subject to 139 conditions of approval, as modified below, and as submitted in the Staff Report.

- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below.
 - a. The site plan shall match the Grading Plan;
 - b. The sidewalk in front of the hotels and conference center shall be a minimum of eight (8) feet wide unobstructed); (Planning)
 - c. Bus stop relocation bring back in with Stage 2.
- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
 - a. <u>A revised bus stop location shall be established with Stage 2 that locates the bus stop closer to the Conference Center.</u>

The motion passed with the following vote:

Ayes: Huisking, Clark, Hoskinson, Brewer, Dugan

Noes: Abstain:

V-B. TENTATIVE SUBDIVISION MAP, TREE PERMIT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, & REZONE - 3850 MINER'S RAVINE DRIVE STONERIDGE SPECIFIC PLAN (SRSP) PARCELS 51-57 (FILE #S SUBD-04-14, TP 04-27, GPA-000012, SPA-000009, DA-000012, & RZ-000019). The applicant requests approval of the following entitlements: a Tentative Subdivision Map to subdivide 74.6 acres into 330 residential lots, 4.7 acres Open Space, and 9.0 acres Parks and Recreation; a Tree Permit to allow removal of 275 native oak trees with encroachment of others; a General Plan Amendment to amend the City of Roseville General Plan Land Use Map by changing the land use designations of Parcels 51 - 57 to decrease Low Density Residential by 3.7 acres and Medium Density Residential by 0.4 acres, and to increase the amount of Open Space by 2.4 acres and Parks and Recreation by 1.3 acres; a Specific Plan Amendment to amend the Stoneridge Specific Plan to reflect the revised Land Use Designations and reallocation of residential units within Parcels 51 - 57, and to revise the development standards of Parcel 54; a Development Agreement Amendment to modify the Stoneridge Specific Plan Development Agreement to reflect the changes to the Specific Plan, and modify the obligations of the landowner and City regarding the extension of the Miner's Ravine bike trail to Sierra College Boulevard; and a Rezone to change the current zoning designations of: Parcels 51, 55, and 57 from their current designation of Single Family Residential to Small Lot Residential with Design Standards; and Portions of parcels designated for residential development to Open Space and Parks, increasing OS by 2.4 acres and PR by 1.3 acres; and to revise the Residential Design Guidelines for the Parcel 54 Planned Development. Property Owner/Applicant: Elliott Homes, Inc., Price Walker. (Bruggeman)

Project Planner, Eileen Bruggeman, presented the staff report and responded to questions.

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

Applicant, Price Walker, Elliott Homes, 80 Iron Point Circle, Suite 110, Folsom, 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.

Don Hubbard, 3290 Europa Street, asked if there would be access to Miners Ravine Park and how much grading would there be in the southwest corner of the project.

There was discussion on the following:

- Possibility of increasing the number of trees designated as preserved.
- Mitigation efforts used by the developer to increase the number of protected trees compared to what was originally approved.
- Commendations to Applicant and Staff for their efforts in saving the additional 100+ more trees than originally approved in the Development Agreement.
- Supplemented access to Miners Ravine from Sierra College Blvd., Miners Ravine Drive, and public streets in subdivision.
- Public parking and access to parks and open space in and near the proposed development.
- Parcel 54 has an existing affordable housing obligation.
- Southwest corner will be graded, but the natural slope will be retained.

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 three (2) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map with eighty-three (83) conditions of approval; Adopt the two (2) findings of fact for the Tree Permit; Approve the Tree Permit with twenty-two (22) conditions of approval; Recommend that the City Council adopt the applicable findings of fact and approve the General Plan Amendment, Specific Plan Amendment, Rezone and Development Agreement Amendment for SRSP Parcels 51-57 as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Hoskinson, Brewer, Huisking, Clark, Dugan

Noes: Abstain:

V-C. DESIGN REVIEW PERMIT, REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND PARCEL MAP - 1798 PLEASANT GROVE BL. – WEST ROSEVILLE MARKETPLACE - FILE#'S DRP 05-11, RZ 05-01, GPA 05-01, SPA 05-01, & PM 05-02, The applicant requests approval of a Design Review Permit to construct a 76, 892 square foot commercial center with associated parking, lighting, and landscaping; a Rezone, Specific Plan Amendment, and General Plan Amendment to change the designation of a .6-acre parcel of land from Public/Quasi Public to Community Commercial; and a Parcel Map to create 4 separate parcels within the center. Project Applicant: Wall Street Property Company, Jeff Wood. Property Owner: Safeway, Inc., Steve Berndt. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicant, Jeff Wood, Wall Street Property Company, 567 St. Nicholas Drive, Newport Beach, CA, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with most of staff's recommendations, with the exception of requests to move the gas station further within the development and away from the corner, the secondary plaza area, the golf-cart covered parking area, and the parking lot connectivity issues.

Mark Garrett, Safeway, 5918 Stoneridge Mall Road, Pleasanton, CA, addressed the issue of stations placed off and on the corners. Safeway wants the station on the corner in order to attract business. He addressed the importance of location, orientation, and vehicle circulation. Safeway is trying to create gateway orientation with compatible architecture to enhance the center and neighborhood community.

Mike DeGeronimo, Attorney for Safeway, addressed Safeway's interpretation of the specific plan and said they had not found anything that would preclude a gas station on the corner, but acknowledged that the decision lies in the hands of the Commission.

There was discussion on the following:

- Clarification of drive aisles for neighboring church and the benefits of keeping a second drive aisle open.
- Grade differential between the church and marketplace that would cause challenges in keeping the access open.
- Golf cart access to marketplace and covered parking spaces for golf carts.
- Plaza area needs; emphasize pedestrian access from apartments to shopping area.
- Adjustment of the pedestrian path, connecting marketplace to adjacent multi-family housing area.
- Addition of doors to the north elevation of the shops.
- Access and egress to the church parking lot. Consensus to close connection to avoid drive-through traffic.
- Commission supportive of gas station on the corner, particularly if it is enhanced with water feature and landscaping.
- Height of waterfall feature.
- Placement of canopy lights. Safeway is building flush mounted.
- Pedestrian access on southern end would like it enhanced, beginning from the John Mouier border, to allow safer access from the kiosk to the south entrance.
- Commission would like water features on all four corners of the Fiddyment Road Pleasant Grove intersection.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to Adopt the Mitigated Negative Declaration; Recommend that the City Council adopt the applicable findings of fact and approve the General Plan Amendment, Specific Plan Amendment, and Rezone for West Roseville Marketplace; and Recommend that the Applicant make necessary site design changes to satisfy the intent of the Del Webb Specific Plan and Community Design Guidelines and continue the Design Review Permit and Parcel Map Off Calendar in order to allow the Applicant time to revise project exhibits to reflect the Planning Commission's direction.

The motion passed with the following vote:

Ayes: Huisking, Hoskinson, Brewer, Clark, Dugan

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

1. BLUE OAKS KV 60KV LINE MEMO

Dave Brown, Assistant Utility Director Roseville Electric, made a presentation to the Commission showing the development process for 60kV lines. Question & Answer session followed the presentation.

- 2. Commissioner Hoskinson inquired why the landscape along Pleasant Grove Blvd was being replaced. Staff responded that the City Parks Department had determined that existing vegetation was in poor condition and needed replacement. They are confident that the replacement vegetation will flourish.
- 3. INVITATION TO PARTICIPATE IN A COUNCIL WORKSHOP REGARDING THE ROSEVILLE DOWNTOWN VISIONING PROCESS, JANUARY 25, 2006, 4:00 6:30 PM IN THE COUNCIL CHAMBERS.
- 4. MEETING OF DECEMBER 22, 2005 HAS BEEN CANCELLED.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of January 12, 2006. The motion passed unanimously at 9:57 PM.