



Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan,
Kim Hoskinson, Audrey Huisking, David Larson

Planning Commissioners Absent: Gordon Hinkle, Excused

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Nela Luken, Senior Planner
Steve Lindbeck, Project Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME 7:00 PM

PLEDGE OF ALLEGIANCE - Led by Chair Cannon

ORAL COMMUNICATIONS

Casey Kaminski, Roseville, asked the Commission to support an Amendment to the City's Zoning Code to allow regulated non-profit Cannabis Collectives within the City limits.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JANUARY 14, 2010.

MOTION

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

The motion passed unanimously.

OLD BUSINESS

V-A. LOT LINE ADJUSTMENT, REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND DEVELOPMENT AGREEMENT AMENDMENT- O'BRIEN ANNEXATION PROJECT (STEP 2) - 2850 WESTSIDE DRIVE AND 4401 WESTPARK DRIVE - FILE# 2009PL-112 (LLA-000062, RZ-000052, GPA-000058, SPA-000039, AND DA-000043). The City requests approval of a Lot Line Adjustment to modify the property lines of three properties (two City-owned and one privately owned parcel) to create more developable sites with improved access. As it relates to the PL Roseville property, the following entitlements are requested: a Rezone to change the zoning from Light Industrial Special Area (M1/SA) to General Commercial (GC) and Light Industrial (M1); a General Plan Amendment to change the land use from General Industrial (IND) to Community Commercial (CC) and Light Industrial (LI); a Development Agreement Amendment to update references in the Development Agreement related to zoning and land use and to modify the agreement as needed to accommodate the property line adjustments; and a Specific Plan Amendment which will bring the O'Brien property into the West

property into the West Roseville Specific Plan Area and will allow for updates to the specific plan document as it relates to mapping and zoning and land use references. Project Applicant: City of Roseville. Property Owner: City of Roseville (2850 Westside Drive) and PL Roseville, Greg Van Dam (4401 Westpark Drive) (Stewart) **THIS ITEM IS CONTINUED OFF CALENDAR.**

V-B. ANNEXATION, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ZONING ORDINANCE AMENDMENT AND DEVELOPMENT AGREEMENT – SIERRA VISTA SPECIFIC PLAN – 6810 FIDDYMENT ROAD – FILE #2007PL-044 (ANN-000002, GPA-000034, SPA-00024, RZ-000037 & DA-000029).

The applicant requests approval of an amendment to the City's Sphere of Influence boundary of approximately 373 acres and an Annexation of approximately 2,064 acres of vacant land generally located west of Fiddymment Rd. and north of Baseline Rd. The applicant also requests a General Plan Amendment and adoption of a new Specific Plan to establish residential, commercial, parks, open space, and public land use designations; a Zoning Ordinance Amendment to establish development standards for each parcel; and to amend the City's RS Development Standards, and Development Agreements between the City and each of the six property owners to provide the infrastructure needed to support the proposed development. The applicant also requests that the Commission forward a recommendation to the City Council that they certify the EIR.

This Item is a continuation of the public hearing on the Sierra Vista Specific Plan begun at the Planning Commission meeting of December 10, 2009, and followed-up on January 14, 2010. The focus of this meeting will be a discussion of the SVSP Design Guidelines. Owner/Applicant: Mourier Investment, LLC; AKT Investments, Inc.; DF Properties, Inc.; Westpark Associates; and CGB Investments. (Luken, Pease, Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report, as outlined below, and responded to questions from the Commission.

Review of Sierra Vista Specific Plan Public Hearings, this is the 7th Public Hearing since November.

SVSP Design Guidelines

- Supplement City's Community Design Guidelines
- SVSP physical form & visual character
- Village Node District
- Residential subdivision design
- Concept plans for commercial & public sites
 - Facing Open Space & Parks – Design Concepts with Alternative Open Space Edges

Staff requests consensus from the Planning Commission on the Design Guidelines, no formal action to be taken at this meeting and item V-B. SVSP is to be continued off-calendar.

Commission discussion:

- Water efficient landscape ordinance will apply to all aspects of the plan;
- Recycled water will be used to take care of all public areas in the SVSP;
- Addition of a Community Garden is very desirable;
- Responsibility for maintenance and care of landscape on major corridors and smaller residential streets;
- Fire access required into open spaces and through fencing.

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

Marcus Lo Duca, Lo Duca & Avdis LLP, Roseville, representing the Sierra Vista Property Owners (applicant), 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.

The following members of the public addressed the Commission

- Glenda Hay, Resident, was concerned that the Sierra Vista Specific Plan name is duplicated and currently is in use by a neighborhood in Roseville over 100 years old. (Staff will follow-up with Applicant.)

- Jonathan Woster, Resident, concerned with starting a new specific plan when the current Westplan is not finished. Concerned that if the SVSP moves forward, it will delay the construction of the schools promised in the Westplan.

There was discussion on the following:

- Review of future timeline for SVSP development comparing it with WRSP development;
- Resident's concern over excess buildout and making sure neighborhoods receive promised amenities and explanation of role of adopting specific plans rather than piecemeal with individual subdivisions.

Chair Cannon temporarily closed the public hearing and asked for a motion to continue this item off-calendar.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to continue Item V-B, Sierra Vista Specific Plan, off-calendar.

The voting was unanimous.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Report from City Council: Approved a 5-year lease agreement with property owner, Richard Ryan, to construct a surface parking lot in Historic Old Town by this summer.
- JC Penny building remodel update;
- Update on Kobra Building across from Civic Center. The city is not involved with the building;
- New Maidu Interpretive center opens next month;
- Review of Riverside improvements currently under construction.

ADJOURNMENT

Chair Cannon asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of February 11, 2010. The motion passed unanimously at 8:02 PM.