

PLANNING COMMISSION MEETING MAY 8, 2008 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 Mike Isom, Senior Planner

Eileen Bruggeman, Project Planner Steve Lindbeck, Project Planner Tricia Stewart, Associate Planner Joanna Cucchi, Associate Planner

Mike Dour, Administrative Analyst Alternative Transportation

Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF APRIL 24, 2008.

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Dugan, Hoskinson, Brewer, Clark

Noes:

Abstain: Hinkle

Commissioner Hinkle abstained from the minutes due to his absence from the meeting of April 24, 2008.

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT & ADMINISTRATIVE PERMIT – 9501 FAIRWAY DR – HRNSP PCL 45B, NIKO SPORTS BAR – FILE # 2006PL-080; PROJECT #'S DRP-000124, CUP-000027 & AP-000048. The applicant requests approval of a Design Review Permit to allow the construction of a two-story, 17,544 square foot restaurant and nightclub; a Conditional Use Permit to allow operation of a nightclub use in a Community Commercial Zone; and an Administrative Permit for a reduction in required parking based on shared parking. Applicant: Burrell Consulting Group, Jerry Aplass. Owner: Capitol City Restaurant, Mike Alizadeh. (Bruggeman)

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

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

Applicant, Jerry Aplass, Burrell Consulting, Inc., representing Kobra Culinary Concepts and Mark Platt, 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.

Owner, Mike Alizadeh, Kobra properties and Kobra Culinary Concepts, addressed the Commission and responded to guestions.

There was discussion on the following:

- Parking allocation per businesses currently in the center;
- Consideration of merchants' allotted customer parking during holiday season;
- Concern with controlling loitering in the parking lot after the lounge closes;
- Review of security requirements in conditions of approval;
- Parking for Niko special events held during the centers normal business hours;
- Review of restaurant entrances and 2nd floor patio;
- No amplified speakers on the 2nd floor patio;
- Improved striping or stamped concrete to guide patrons across parking lot drive aisles to the restaurant/lounge entrance;
- Limited food service available in the lounge;
- Restaurant patrons are encouraged to enjoy the lounge, cover charge is waived;
- Review of interior architectural features and outside stairways for fire exit;
- Live flame at apex of bar roof line;
- Public Notice mailing procedures;
- Roadway circulation plan;
- Valet parking (see condition 8);
- Concern with where valet parking is designated on site plan along main drive aisle;
- Niko's architecture compared with rest of center;
- Keeping the palm trees in the landscape setback;
- The different architecture allows the restaurant to stand out;
- Possibility of assigning parking next to Chuck E. Cheese restaurant to be exclusive to Chuck E. Cheese;
- Commended architect on the beauty of the building;
- Concern with nearness to a family restaurant (Chuck E. Cheese) as hours of business overlap;
- Unhappy that Chuck E. Cheese not notified of proposed use until May 5, 2008;
- Would like to see Niko's Sports Bar locate in historic old town where nightclub use has been encouraged.

The following persons expressed their opposition to the project:

Doug Wanson, Roseville.

Phil Bloomberg, Roseville.

Loitering

Bill Agin, General Manager Chuck E Cheese.

They cited the following concerns:

NoiseLocation

Building Design

TrafficSecurity

Parking

Safetv

Cut-through Traffic

Not Enough Notice

The following person spoke in favor of the project.

Joe Raire, Roseville, member of Roseville Young Professionals.

He cited the following benefits:

- Attractive to Young Professionals
- Good Location in Roseville
- Growing demographic that would go there

Pam Harlan, Crime Prevention Coordinator, City of Roseville Police Dept., addressed the Commission and responded to questions. She reviewed the operational plan agreed to by Kobra Properties. She confirmed that Kobra Properties and the Police Department will meet monthly for the first year of business. Ultimately the Chief of Police can revoke the dance permit at any time if Nikos does not comply with the conditions of approval.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to continue this item to the meeting of June 12, 2008, and asked staff to bring back further information on traffic impacts, parking allocations, safety and security. They also asked staff to ensure that all affected parties are given notice of the next hearing.

The motion passed with the following vote:

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

Noes: Abstain:

V-B. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL. – WRSP PCL F-17 RE-SUBDIVISION – FILE #2008PL-021 (SUB-000118 & DRP-000251) The applicant requests approval of a Tentative Subdivision Map to revise interior parcel boundaries for 75 residential small lots in WRSP Fiddyment Ranch Village F-17; and a Design Review Permit for Residential Subdivision to establish development standards for the house plans proposed for the 75 lots. Applicant: Steve Hicks, Signature Properties. (Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

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

Applicant, Steve Hicks, Signature Properties, 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 discussion on the following:

- Commission did not like the blank side walls of the model that does not have windows, but noted that there are windows on the first floors of the other two models;
- Require windows be put on sides of exposed corner homes.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Hinkle, to Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to the six (6) conditions listed below; Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and Approve the Design Review Permit for Residential Subdivision subject to the five (5) conditions as submitted in the staff report and as modified below.

DRP-000251

<u>5. Units on corners shall incorporate windows and other architectural detail to avoid blank walls on corners to the satisfaction of the Planning Department. (Planning)</u>

The motion passed with the following vote:

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

Noes: Abstain:

V-C. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, & DEVELOPMENT AGREEMENT AMENDMENT – 1900-2150 BLUE OAKS BL. – WRSP PCL F-30 REZONE & UNIT TRANSFERS – FILE #2007PL-189 (GPA000042, SPA000030, RZ-000042 & DAA-000038). The applicant requests approval to change the land use designation and zoning on the 8.7 acre WRSP Parcel F-30 from Business Professional to Community Commercial; and also requests the transfer of existing residential unit allocations from various Phase 2 & 3 parcels to High Density Residential Parcels F-21, F-22, F-23, F-24, F-25, & F-26. Applicant: Steve Hicks, Signature Properties. (Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

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

Applicant, Steve Hicks, Signature Properties, 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 discussion on the following:

- What other developments in Roseville are 20 units per acre;
- Explanation of how the density transfer correlates with the City's Blueprint Plan?

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hinkle, to Adopt the Negative Declaration for WRSP Parcel F-30 Rezone & Unit Transfers; Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment; Recommend that the City Council adopt the two findings of fact and approve the Rezone; and Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment as submitted in the staff report.

The motion passed with the following vote:

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

Noes: Abstain:

V-D. ZONING ORDINANCE AMENDMENT - DENSITY BONUS - CITY WIDE - 311 VERNON ST - FILE #2008PL-038; PROJECT #OA-000016. The applicant requests approval of Amendments to the Density Bonus Chapter of the Zoning Ordinance for consistency with State Government Code Section 65915-65918. (Stewart)

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

Chair Clark opened the public hearing and invited comments from the audience.

There was no comment/discussion.

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

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Dugan, to Adopt the Negative Declaration; and Recommend that the City Council adopt an Ordinance approving the Zoning Ordinance Amendment as submitted in the staff report.

The motion passed with the following vote:

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

Noes: Abstain:

V-E. GENERAL PLAN AMENDMENT - CIRCULATION ELEMENT - BICYCLE MASPER PLAN - CITYWIDE - 311 VERNON STREET - FILE #2008PL-036; PROJECT #GPA-000047. The applicant requests approval of a General Plan Amendment and adoption of the revised Bicycle Master Plan and associated Mitigated Negative Declaration. (Cucchi)

Associate Planner, Joanna Cucchi, and Alternative Transportation Administrative Analyst, Mike Dour, presented the staff report and responded to questions.

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

Applicant, Mike Dour, City of Roseville Alternative Transportation, 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 discussion on the following:

- How does the plan affect feeder streets that are adjacent to schools and/or parks that have limited parking;
- Looking at new specific plans to have streets that accommodate bike lanes and on street parking;
- Present bicycle/parking challenges will be evaluated on a case by case basis by the Transportation Commission who would then have the authority to initiate solutions.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Dugan, to Recommend that the City Council adopt the Mitigated Negative Declaration; Recommend that the City Council adopt the Bicycle Master Plan update; and Recommend that the City Council adopt a Resolution approving the General Plan Amendment as submitted in the staff report.

The motion passed with the following vote:

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

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

• Placer Ranch is going through tax reorganization and has put a 30-90 day hold on the project while they go through internal reorganization.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hoskinson, to adjourn the meeting in memory of former Mayor Bill Santoucci, who recently passed away, in recognition of his long and outstanding service to the citizens of Roseville and Placer County. The motion passed unanimously at 9:41PM. The meeting is adjourned until May 22, 2008.