

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
Tricia Stewart, Associate Planner
Gina La Torra, Associate Planner
Elisa Reynolds, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Hoskinson

ORAL COMMUNICATIONS

Scott Riley, 1176 Trehowell Dr, addressed the Commission regarding his concerns with the congested parking situation around Catherine Gates School and Sylvia Besana Park. Representing many residents, he asked the Commission to please review the existing parking situation and traffic patterns at Catherine Gates; as well as reviewing other park/school combinations in the City. Currently, both sides of Trehowell Drive adjacent to the school and park are No Parking Zones. He said that parking was previously allowed along the school/park side of the street, but has since been prohibited. He presented a petition of signatures to Staff all pledging interest in having the restricted parking reviewed to allow parking along the street.

Chris Kraft, Engineering Manager, commented that the City was aware of the situation and were reviewing possible mitigation measures. He suggested the Mr. Riley, and other concerned residents, present their concerns to the Transportation Commission and Public Works will review.

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 10, 2008.

IV-B. REZONE, GENERAL PLAN AMENDMENT, & SPECIFIC PLAN AMENDMENT - NERSP PCL 15 LOT 15 – 1471 STONE POINT DRIVE - FILE# 2008PL-040 (PROJECT #RZ-000046, GPA-000048, & SPA-000034) The applicant requests approval of a Rezone, General Plan Amendment, and Specific Plan Amendment for Lot 15 to change the zoning and land use from Planned Development 178 (PD 178) / Business Professional (BP) to Parks & Recreation in order to reflect the current use of an existing 2-acre park site. Lot 15 is identified as a 2-acre park within the Stone Point Master Plan and was approved for development under MPP 01-05. This change is administrative in nature and will clean up an inconsistency between the zoning/land use and the approved/existing use of the property. Project Applicant: City of Roseville, Planning & Redevelopment Department. Property Owner: City of Roseville. (Stewart)

IV-C. MAJOR PROJECT PERMIT EXTENSION & TENTATIVE SUBDIVISION MAP EXTENSION – 290 CONFERENCE CENTER DR – NCRSP PCL 40A CONFERENCE CENTER EXTENSION – FILE #2008PL-006

(PROJECT #MPP-000021; SUB-000119. The applicant requests approval of a one year extension to an approved Major Project Permit, which permitted the construction of a 36,967 square foot conference facility, a ten-story Embassy Suites hotel with 281 rooms, a second multi-story hotel with 219 rooms, two freestanding restaurant pads and parking structure; and a one year extension to an approved Tentative Subdivision Map to divide the 20 acre parcel site into six parcels. Applicant: Jerry Aplass, Burrell Consulting Group, Inc. Owner: Kobra Properties. (La Torra)

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

The minutes passed with the following vote:

Ayes: Hoskinson, Cannon, Dugan, Clark

Noes:

Abstain: Brewer

Commissioner Brewer abstained from the minutes of April 10, 2008 due to his absence from the meeting.

The motion for Items IV-B and IV-C passed with the following vote:

Ayes: Hoskinson, Cannon, Brewer, Dugan, Clark

Noes:

Abstain:

NEW BUSINESS

V-A. COMPREHENSIVE ZONING ORDINANCE AMENDMENT – CITYWIDE – FILE# 2007PL-195 (OA-000013). Staff is proposing modifications to the Zoning Ordinance that include administrative updates, the correction of errors and typos, clarification of intent, and modifications to the document format to ensure consistency. Other proposed modifications include new text to reflect State and case law, repealing Section 19.62 (Sole Source Pharmacy) and modifications to Sections 19.22 (Accessory Structures), 19.26 (Off-Street Parking and Loading), 19.42 (Home Occupations), and 19.95 (Definitions). Applicant: City of Roseville. (Reynolds) **THIS ITEM IS CONTINUED FROM THE MEETING OF APRIL 10, 2008.**

Associate Planner, Elisa Reynolds, presented the staff report and responded to questions.

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

There was discussion on the following:

- Commission Hoskinson felt that Alternate #2 is the closest match to what the Planning Commission was looking for;
- Commission Dugan concurred with Commissioner Hoskinson that Alternate #2 would best match, but asked if the ordinance could be amended to address parking on public streets adjacent to private places such as schools;
- Commissioner Brewer is in favor of leaving the parking requirement for banks the way it is.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Cannon, to Recommend that the City Council adopt the Negative Declaration, and Recommend that the City Council adopt the Zoning Ordinance Amendment with Alternate 2 Bank Parking: 1 per 250, 1 additional space per ATM (reserved at landlord's discretion) and as presented in the Staff Report.

The motion passed with the following vote:

Ayes: Hoskinson, Cannon, Dugan, Clark

Noes: Brewer
Abstain:

V-B. REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, MAJOR PROJECT PERMIT (STAGE 1), MAJOR PROJECT PERMIT (STAGE 2), & LOT LINE ADJUSTMENT - NERSP PCL 15 L8 & L9 MARRIOTT CLUBSPORT – 1410 & 1460 STONE POINT DRIVE - FILE# 2007PL-201 (RZ-000044, GPA-000044, SPA-000032, DA-000040, MPP-000019, MPP-000020, & LLA-000054).

The applicant requests approval to modify the entitlements for the 130-acre Stone Point Master Plan currently approved for the construction of 1.1675-million square feet of research and development and professional office uses and 575 residential units. The proposal includes a Rezone (RZ), General Plan Amendment (GPA) and Specific Plan Amendment (SPA) for Lots 8 & 9 to allow for an office building and a hotel/fitness facility. The proposed project would increase the overall gross building square footage allocation for the Stone Point Master Plan area by 235,000 square feet. As part of the application, the applicant also requests approval of an amendment to the current Development Agreement (DA); a Lot Line Adjustment (LLA) to adjust the property line between Lots 8 & 9; a Stage 1 Major Project Permit (MPP) to amend the existing site plan for development on Lots 8 & 9 and an amendment to the Stone Point Master Plan; and a Stage 2 MPP for the architecture and landscaping for the hotel/fitness facility on Lot 9. Project Applicant: Len Howell – Marriott International, Inc. Property Owner: Tom Kollen – Richland Planned Communities, Inc. (Stewart)

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

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

On behalf of the Applicant, Marcus Lo Duca, Sanberg, Lo Duca, and Alland, 3300 Douglas Blvd, 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:

- Commissioner Hoskinson asked the architect if the paint was integral or would the stucco be painted. The Architect responded that the color was integral;
- Commissioner Cannon asked if the sidewalk encircled the project;
- Removal of condition 81 - see addendum;
- If restaurant was interested in locating within this project, would it need to come before the Commission for a Major Project Permit review;
- Commissioner Dugan expressed his approval and support of this first full-service hotel to establish in Roseville.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Cannon, to Adopt the Mitigated Negative Declaration; Recommend the City Council adopt the applicable findings of fact and approve the Rezone, General Plan Amendment, Specific Plan Amendment, and Development Agreement; Find the Lot Line Adjustment consistent with the required criteria; Approve the Lot Line Adjustment subject to twelve (12) conditions of approval; Adopt the two (2) findings of fact for the Major Project Permit Modification (Stage 1); Approve the Major Project Permit Modification (Stage 1) subject to eighty-nine (89) conditions of approval; Adopt the two (2) findings of fact for the Major Project Permit (Stage 2) ; and Approve the Major Project Permit (Stage 2) subject to eighty-nine (89) conditions of approval as submitted in the staff report, and as modified below.

MPP-000019 & MPP-000020

~~81. The City reserves the right to restrict vehicle turning movements within the public right of way in the future if deemed necessary by the City Engineer. (Engineering)~~

The motion passed with the following vote:

Ayes: Hoskinson, Cannon, Brewer, Dugan, Clark

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Commissioner Dugan asked what was happening on lot 14 and lot 11 in the Stone Point Master Plan. Staff told him that the applications had been withdrawn.

Commissioner Hoskinson asked Staff to look at Washington Blvd and Main Street pedestrian light. She witnessed an elderly resident trying to cross the street and it seemed the timing was very short. Staff responded that it will be looked into.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of May 8, 2008. The motion passed unanimously at 7:47 PM.