



Planning Commissioners Present: Sam Cannon, Robert Dugan, Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent: Krista Bernasconi (excused), Don Brewer (excused)

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Wayne Wiley, Associate Planner
Derek Ogden, Associate Planner
Chris Kraft, Engineering Manager
Terri Shirhall, Administrative Analyst, Environmental Utilities
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME 7:00PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Larson

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF OCTOBER 14, 2010.

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Hinkle, Larson

Noes:

Abstain: Dugan, Huisking

Commissioner Dugan and Chair Huisking abstained from the minutes due to their absence from the meeting of October 14, 2010.

NEW BUSINESS

V-A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT AND TENTATIVE SUBDIVISION MAP – 2000 WESTSIDE DR. – WRSP WESTPARK PHASE 3 – FILE #2010PL-050; PROJECT #'S GPA-000060, SPA-000042, RZ-000055, DA-000046 & SUB-0000147.

The applicant requests: a General Plan Amendment and Specific Plan Amendment to increase the unit allocation in WRSP Westpark Phase 3 by 159 units (117 low density units and 42 high density units), change the land use designation of Parcel W-63 from Business Professional (BP) to Low Density Residential, and relocate Parcel W-16 to the western boundary; a Rezone of W-63 (9.78 acres) from BP to Small Lot Residential/Development Standards (RS/DS) and Rezone of parcels from Single Family Residential/Development Standards (R1/DS) to RS/DS; a Development Agreement Amendment (DAA) to add/revise sections relating to the proposed land use changes, infrastructure phasing, fees, and affordable housing allocations; and a Tentative Subdivision Map to subdivide approximately 139.1 acres of land into 533 single family lots, a 10.8 acre High Density Residential (HDR) site, a 4.7 acre park site, a 2.9 acre paseo lot, a .3 acre well site, landscape corridors and public right of way. Applicant: John Tallman, KMS Communities, LLC. (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, John Tallman, Westpark Associates, 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. He presented the Commission with a brief history of the development of the West Roseville area.

Public Comment

- Robin Rafael, resident, spoke in favor of the project;
- John Lathrop, resident, concerned about traffic on Pleasant Grove but is in favor of the project;
- Rich Fabbre, resident and representative of the Westpark-Fiddymont Farm Neighborhood Association, expressed the concerns of the Association. The four main concerns presented were 1) Overcrowded Schools; 2) Water Usage; 3) Public Transportation & Emergency Vehicle Access; 4) Traffic. The Association has no objection to the proposed changes.

Staff responded to residents concerns regarding school overcrowding; water usage; and emergency vehicle access.

Commission Discussion:

- Impact on schools with increased density; and would bussing become a possibility;
- Agreement with road construction phasing;
- CFD fees and the timing of Bond payoff;
- Impressed that the developer was able to make changes without changing the LDR

Chair Huisking temporarily closed the public hearing and asked for a motion.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Larson, to Accept the Addendum to the WRSP EIR; Recommend that the City Council adopt 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; Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment; and Adopt the three findings of fact and approve the Tentative Subdivision Map with 66 conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Dugan, Larson, Hinkle, Cannon, Huisking

Noes:
Abstain:

SPECIAL PRESENTATION

COMMUNITYWIDE SUSTAINABILITY ACTION PLAN – PROJECT# MISC-00130. The main objective of the City of Roseville *Communitywide Sustainability Action Plan* (SAP) is to set forth a comprehensive strategy to address emerging sustainability issues related to land use patterns, transportation, building design, energy use, water demand, and waste generation. The SAP outlines a road-map to reduce GHGs and air pollutant emissions within the community (i.e., vehicle emissions, emissions related to energy production) and to promote economic growth based on clean technology and sustainable practices. (Ogden)

Administrative Analyst, Terri Shirhall, and Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Public Comment:

- Julia Burrows, managing partner for Valley Vision and a member of Green Capitol Alliance; Project Manager to Greenwise; and resident of Roseville, expressed her support.

Commission Discussion:

- Commissioner Larson expressed his appreciation for being a part of the Communitywide Sustainability Action Committee and thanked the consultants and staff for all their hard work on this project;
- Kudos to Engineering staff for work on developing a method to measure emissions. Roseville is the first city to adopt standards for measuring emissions.
- SB375 is closest we have to a SACOG regional land use & planning sustainability framework.

Chair Huisiking temporarily closed the public hearing and asked for a motion.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Dugan, to Recommend that the City Council approve the Communitywide Sustainability Action Plan as presented in the staff report.

The motion passed with the following vote:

Ayes: Larson, Dugan, Cannon, Hinkle, Huisiking
Noes:
Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Christ Kraft reported on the Civic Plaza building. A building permit has been pulled by the owner (bank) and remedial work is being completed. Fencing will remain on sidewalk to keep public safe; new pedestrian signs will be put in place tomorrow directing pedestrians to safer alternative routes. No reported increase of accidents. At this point looking at how construction will unfold and a new buyer found.

- November 25, 2010 Planning Commission meeting cancelled – Thanksgiving Holiday;
- December 9, 2010 Planning Commission meeting cancelled - lack of agenda items;
- December 23, 2010 Planning Commission meeting cancelled – Christmas Holiday;
- Chair Huisiking commended staff and Westfield and others who have worked together to open the Galleria in amazing order.

- Commissioner Hinkle commented on three accidents he has observed at Pleasant Grove and the Wal-Mart ingress in the last month. Engineering Staff responded that they are not aware of any challenges with the intersection, but will investigate.
- Commissioner Larson, expressed his pleasure at serving on the Planning Commission and his enjoyment with working with each of the Commissioners.

ADJOURNMENT

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of January 13, 2011. The motion passed unanimously at 8:23 PM.