

PLANNING COMMISSION MEETING MAY 9, 2013 MINUTES

Planning Commissioners Present: Krista Bernasconi, Sam Cannon, Gordon Hinkle, Bruce

Houdesheldt, David Larson, Joseph McCasslin

Planning Commissioners Absent: Julie Hirota, Excused

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Principal Planner Wayne Wiley, Associate Planner Tricia Stewart, Associate Planner Chris Kraft, Engineering Manager

Michelle Sheidenberger, Senior Deputy City Attorney

Carmen Bertola, Recording Secretary

WELCOME 7:00PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF APRIL 25, 2013.

IV-B. MAJOR PROJECT PERMIT EXTENSION (STAGE 2) – 1401 & 1421 EUREKA ROAD (1445 EUREKA ROAD) (NERSP PARCEL 15, LOTS 6 & 7) - FILE #2006PL-053; PROJECT #MPP-000041. The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 2 that was originally approved March 8, 2007 under MPP-000005. Applicant: The Chambers Company, Todd Chambers. Property Owner: Amstar, Brian Cornell. (Stewart)

MOTION

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

The motion passed with the following vote:

Ayes: Houdesheldt, Cannon, Larson, Bernasconi, McCaslin, Hinkle

Noes: Abstain:

NEW BUSINESS

V-A. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 4251 BOB DOYLE DRIVE – WRSP WESTPARK VILLAGE W-26 – FILE # 2013PL-001; PROJECT #SUB-000170 & DRP-000474. The applicant requests approval of a Tentative Subdivision Map to divide Westpark Village W-26 into 132 single-family lots; and a Design Review Permit for a Residential Subdivision to construct 132 detached homes and establish unit designs and development standards for the subdivision. Applicant: Greg Bardini, Morton & Pitalo, Inc. Property Owner: Don Barnett, Lennar Homes of California. (Wiley)

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

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

Owner, Don Barnett, Lennar Homes of California, 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.

Public Comment:

- Joe Landen, Resident, Concerned about resident and visitor parking options.
- John Ford, Resident, asked if the driveways are long enough to accommodate parked cars.

Commission Discussion:

- Resident parking and guest parking;
- Confirmed this project as a Home Owner Association subdivision;
- Developer Fee status with proposed reduction of units built with this project.

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

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner McCaslin, to Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to the fifty-seven (57) conditions of approval; 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 seventy-three (73) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Larson, McCaslin, Houdesheldt, Bernasconi, Cannon, Hinkle

Noes: Abstain:

Commissioner McCaslin recused himself from the Public Hearing for the Pearl Creek Apartments hearing due to a conflict of interest.

V-A. REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DESIGN REVIEW PERMIT, TREE PERMIT & DEVELOPMENT AGREEMENT - NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029; PROJECT #RZ-000060, GPA-000063, SPA-000045, DRP-0000430, TP-000126 & DA-000051. The applicant requests approval of a 224 unit apartment complex with associated landscaping, parking and lighting improvements, which would require a Rezone (RZ) to change the zoning from Business Professional/Special Area – North Central (BP/SA-NC) to Attached Housing/Special Area – North Central (R3/SA-NC); a General Plan Amendment (GPA) to change the land use from Business Professional (BP) to High Density Residential (HDR); a Specific Plan Amendment (SPA) to address the changes in land use and zoning; a Design Review Permit (DRP) for site design, architecture, and landscaping; a Tree Permit (TP) to allow the removal of four protected native oak trees totaling 167 inches and minor encroachment into the protected zone radius of one protected native oak tree; and a Development Agreement (DA) to vest entitlements and define project requirements and responsibilities

between the City and the landowner. Applicant: Deana Ellis, Grove Communities, LLC. Property Owner: Tom Wong, Grove Communities, LLC. (Stewart)

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

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

Applicant, Deana Ellis, Grove Communities, LLC, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

None

Commission Discussion:

- Does this project relate to the West Roseville Specific Plan high-density residential requirements;
- Distribution of affordable rental units within the project;
- Children's recreation facilities, and other amenities included in the plan;
- Secondary Access in an emergency;
- Public Benefit Fee Purpose;
- Development Agreement language requiring the garages be used for parking;
- Timing of Outside Agency comments to the Environmental Document and CEQA Process;
- Fee consideration for increased maintenance of adjacent Open Space;
- Removal of condition #93 as it is no longer needed.

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Larson, 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; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with one hundred and two (102) conditions of approval with the removal of condition #93; Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit subject to twenty-one (21) conditions of approval as submitted in the staff report, and as modified below:

#93. A pilaster (matching the pilasters located along the project's frontage) shall be located at the northwestern corner of the site adjacent to the park site. (Planning)

The motion passed with the following vote:

Ayes: Houdesheldt, Larson, Bernasconi, Cannon, Hinkle

Noes: Abstain:

Commissioner McCaslin returned to the dais.

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner

Review of May and June Planning Commission Calendar

Commission Comments/Questions

Rocklin City campaign at Blue Oaks and Fairway;

ADJOURNMENT

Chair Hinkle asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner McCaslin, to adjourn to the meeting of May 23, 2013. The motion passed unanimously at 8:08PM.