



Planning Commissioners Present: Krista Bernasconi, Julie Hirota, Bruce Houdesheldt, Charles Krafka, David Larson, Joseph McCaslin

Planning Commissioners Absent: Gordon Hinkle

Staff Present: Chris Burrows, Planning Manager
Ron Miller, Associate Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner McCaslin

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF NOVEMBER 14, 2013.

MOTION

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

The motion passed with the following vote:

Ayes: Bernasconi, Krafka, McCaslin, Hirota, Houdesheldt, Larson

Noes:

Abstain:

NEW BUSINESS

V-A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAPS, DEVELOPMENT AGREEMENT AMENDMENT, AND DRAFT SUBSEQUENT FIR – 3000 HAYDEN PARKWAY – WRSP FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – FILE #2013PL-005: PROJECT #'S - GPA-000068, SPA-000049, SUB-000171, SUB-000179, RZ-000063 & DA-000053.

The applicant proposes to amend the West Roseville Specific Plan (WRSP) to accommodate 1,661 additional residential units (580 Low Density Residential units, 609 Medium Density Residential Units, and 472 High Density Residential Units) in Fiddymment Ranch Phases 2 and 3. The revised land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, LDR (Pocket Parks), MDR and HDR, CC, P/R, OS, P/Q-P, and Right-of-way) within the project area. The project proposes to change development densities within certain Fiddymment Ranch residential

parcels. Additionally, the project proposes to create a new large lot map for the project area and subdivide three of the new large lot parcels into 414 residential lots. A Draft Subsequent Environmental Impact Report has been prepared to analyze potential environmental effects of the proposed project. Owner/Applicant: ATC Realty One LLC/Signature Management Co. (Miller)

Associate Planner, Ron Miller, presented the staff report and responded to questions.

Applicant, Steve Hicks, Signature Management, 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 gave a PowerPoint presentation on the history of the project and the reasons behind the requested amendments.

Chris Kraft, Engineering Manager, responded to questions from the Commission.

Marc Stout, City Engineer, responded to questions from the Commission.

John Bayless, Bayless & Hicks, addressed the Commission and responded to Public Concerns.

Tara Gee, Parks, Libraries, and Recreation, responded to questions from the Commission.

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

Public Discussion:

- Loren Cook, President Westpark-Fiddymont Farms Neighborhood Association, stated that the Neighborhood Association does not oppose an increase in density, but requests the increase be managed. He expressed concern with timing of infrastructure and requested an increase in fire services. Currently there is one station to serve the entire Westside. Also concerned that density will increase without commercial services to supply the residents. Asked that the City share the RHNA (Regional Housing Needs Allocation) demands with the entire City and not place the entire burden in the Phase 3 area, or the Westside.

Commission Discussion:

- Sharing the State mandated Regional Housing Needs Allocation demands throughout the City;
- While there will be a change with the increase in density, it is actually not a huge change;
- Definition of Pocket Parks and their benefits to the surrounding neighborhoods.

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

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Hirota, to: Find that the Commission has reviewed, considered, and found the Draft SEIR adequate; Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council approve the Specific Plan Amendment; Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone; Recommend that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment; Recommend that the City Council adopt the three findings of fact and approve the Phased Large Lot Tentative Subdivision Map; Recommend that the City Council adopt the three findings of fact and approve the Tentative Subdivision Map for Villages F-9A, F-19A and F-19B as submitted in the staff report, and as modified below:

SUB-000179 (minor modification)

3. The developer shall not commence with any on-site improvements until such time as sub-phasing plans, as well as grading and/or improvement plans are approved by the City Engineer and grading and/or encroachment permits are issued by the ~~Department of Public Works~~ Engineering Division.
(Engineering)

The motion passed with the following vote:

Ayes: McCaslin, Hirota, Bernasconi, Krafka, Houdesheldt, Larson

Noes:
Abstain:

V-B. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, & TENTATIVE SUBDIVISION MAPS – 6810 FIDDYMENT ROAD – SVSP JMC MAPS - FILE# 2012PL-038; PROJECT # GPA-000064, SPA-000046, RZ-000061, DRP-000449, SUB-000157, SUB-000158.

The applicant requests approval of entitlements for approximately 254.8 acres of land within the Sierra Vista Specific Plan area. The requested project entitlements include: 1) a General Plan Amendment to modify the map to reflect changes to the boundaries of Lots JM-30, JM-41, JM-83, JM-51 and JM-52; 2) a Specific Plan Amendment to increase Lot JM-30 (HDR) from 6.1 acres to 7.6 acres and increase the allocated high density residential units from 138 to 159, decrease Lot JM-41 (CC) from 15.0 acres to 13.5 acres, increase Lot JM-83 (OS) from 6.2 acres to 6.3 acres, increase the number of units in Lot JM-02 from 148 to 187 units, and modify the boundaries of Lot JM-51 and Lot JM-52 (park sites); 3) a Rezone to modify the zoning boundaries on Lots JM-30, JM-41, JM-83, JM-51 and JM-52; 4) a Design Review Permit for Residential Subdivision to establish design standards for the Medium Density Residential Villages JM-20 and JM-21; 5) a Tentative Subdivision Map to subdivide 254.8 acres into 35 large lots; and 6) a Tentative Subdivision Map to create 1,020 single-family lots within six villages. Applicant: Steve Schnable, John Mourier Construction. Owner: Mourier Investments, LLC. (McColl)

Associate Planner, Gina McColl, presented the staff report and responded to questions.

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

Tim Taron, Attorney, representing the Mourier Family of Companies, 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 Discussion:

- None

Commission Discussion:

- None

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin, to Recommend the City Council adopt the applicable findings of fact and approve the General Plan Amendment, Specific Plan Amendment, and Rezone; Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; Approve the Design Review Permit for Residential Subdivision with six (6) conditions of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map (Large Lot); Approve the Tentative Subdivision Map (Large Lot) subject to eighty-nine (89) conditions of approval; and Adopt the three (3) findings of fact for the Tentative Subdivision Map (Small Lot); Approve the Tentative Subdivision Map (Small Lot) subject to ninety-three (93) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Houdesheldt, McCaslin, Hirota, Krafka, Bernasconi, Larson

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Staff Comments

- Presentation to Carmen Bertola, Planning Commission Recording Secretary, in honor of her retirement in two weeks, and to thank her for her many years of service to the Commission.

Commission Comments/Questions

- Concern with traffic congestion at metered freeway entrances.

Acting Chair Larson closed the meeting in honor of four special people who have passed on this year, Nela Luken, Principal Planner and her daughter, Sydney Luken; Bob Garrison, Roseville Utility Exploration Center Facility Director; and Stephen Pease, Investor and Developer in Roseville's Old Town and Downtown areas.

ADJOURNMENT

Acting Chair Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Krafka, to adjourn to the meeting of January 9, 2014. The motion passed unanimously at 9:30PM.