



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

Planning Commissioners Absent: Gordon Hinkle (excused)

Staff Present: Mike Isom, Deputy City Manager
Chris Burrows, Planning Manager
Greg Bitter, Principal Planner
Gina McColl, Associate Planner
Derek Ogden, Associate Planner
Tricia Stewart, Senior Planner
Marc Stout, City Engineer
Robert Schmitt, Assistant City Attorney
Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Hirota

ORAL COMMUNICATIONS None

CONSENT CALENDAR

IV-A. MINUTES OF JUNE 12, 2014

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

Vice Chair Larson asked for a motion to approve the Consent Calendar as listed.

MOTION

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

The motion passed with the following vote:

Ayes: McCaslin, Houdesheldt, Larson

Noes:

Abstain: Bernasconi, Hirota, Krafka

NEW BUSINESS

Vice Chair Larson recused himself from Item VA due to the proximity to his business.

Commissioner McCaslin made the motion, which was seconded by Commissioner Hirota, to elect Commissioner Houdesheldt as Acting Chair. The motion passed unanimously.

V-A. MAJOR PROJECT PERMIT (STAGES 1 & 2) AND DRAFT ENVIRONMENTAL IMPACT REPORT – ROSEVILLE HOTEL & CONFERENCE CENTER – 310 CONFERENCE CENTER DRIVE – FILE # PL13-0316.

The applicant requests approval of a Major Project Permit (Stages 1 & 2) to allow development of a 250 room 10 story, 190,000 square foot hotel with a 20,000 square foot conference facility (35,000 square foot at build-out). The project would also include site improvements, including parking, site/building lighting, and landscaping. A Draft EIR was prepared to analyze the environmental effects of the project. Applicant/Owner: City of Roseville. (McColl)

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

Engineer, Greg Bardini, Morton & Pitalo, addressed the Commission and responded to questions

Traffic consultant, John Garde, Fehr & Peers, addressed the Commission and responded to questions

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

Applicant, Mike Isom, City of Roseville, 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:

- None

Commission Discussion:

- Traffic
- Parking
- Pedestrian & vehicular bridge
- Access
- Water quality swales
- Consideration of public art

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

MOTION

- A. Commissioner Krafka made the motion, which was seconded by Commissioner Bernasconi, to recommend the City Council certify the Environmental Impact Report; adopt the two findings of fact for the Major Project Permit (Stage One); adopt the two findings of fact for the Major Project Permit (Stage Two); and approve Stage One and Stage Two of the Major Project Permit subject to ninety-three (93) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Krafka, Bernasconi, Hirota, McCaslin, Houdesheldt

Noes:

Abstain:

Vice Chair Larson returned to the dais.

V-B. DESIGN REVIEW PERMIT – 1351 SECRET RAVINE PW – SUTTER ROSEVILLE MOB 6 AND PARKING GARAGE – FILE # PL13-0284. The applicant requests approval of a Design Review Permit to allow the construction of a 60,000 square foot medical office building on the site. The application also includes the construction of a five-story 475 space parking garage. Both building sites include frontage improvements, lighting and landscaping. Applicant: Don Myers, Boulder Associates Architects. Owner: Joan Touloukian, Sutter Roseville. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicant, Marcus LoDuca, 3200 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.

Public Comment:

- None

Commission Discussion:

- Clarification of the parking garage location
- Room for growth on this site

Vice Chair Larson complimented staff on the excellent report & the bridging of history of long term planning.

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Hirota, to adopt the Mitigated Negative Declaration; adopt the four (4) findings of fact for the Design Review Permit; and approve the Design Review Permit subject to the eighty-eight (88) conditions of approval; as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

Commissioner Krafka recused himself from Item VC due a conflict of interest, as he provides civil engineering services to the owner of their Sacramento site.

V-C. CONDITIONAL USE PERMIT AND ADMINSTRATIVE PERMIT – 10000 ALANTOWN DR – BAYSIDE BLUE OAKS CHURCH – FILE # PL14-0031. The applicant requests approval of a Conditional Use Permit to allow a community assembly use (Bayside Covenant Church) to operate within a General Industrial (M2) zone and an Administrative Permit to allow a parking reduction for shared use. Applicant: John Stewart, Bayside Church. Owner: Keenan Wolen, Homarose, L.P. (Stewart)

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

Traffic consultant, John Garde, Fehr & Peers, addressed the Commission and responded to questions

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

Applicant, George Phillips, Phillips Land Law, Inc., 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.

Commissioner Hirota congratulated Bayside on their success & growth.

Bayside member & traffic manager, Chris Martin, addressed the Commission and responded to questions.

Commissioner McCaslin complimented the Road Warriors on the current success of their traffic management.

Public Comment:

Resident, Barry Mathis, addressed the Commission in favor of this project as well as the shuttle service.

Resident, Michele Caruso, addressed the Commission in favor of the shuttle service and this project.

Public Discussion:

- Success of the shuttle service
- Motivation to use the shuttle service
- Appreciation of the thorough staff report
- In favor of the widening of Blue Oaks Blvd.
- Bike riding as a transportation option

Commission Discussion:

- Traffic volume, traffic patterns & traffic management
- Unsafe traffic congestion
- Staff to continue traffic studies
- Congregation growth
- Illegal U-turns on Blue Oaks Blvd.
- Requested staff update on second traffic observation
- Shuttle service success
- Possible intersection of RC Willey trucks & Bayside members

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

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner Bernasconi, adopt the three (3) findings of fact for the Conditional Use Permit; approve the Conditional Use Permit subject to twenty three (23) conditions of approval; adopt the three (3) findings of fact for the Administrative Permit; and approve the Administrative Permit subject to six (6) conditions of approval.

The motion passed with the following vote:

Ayes: Hirota, Larson, McCaslin, Bernasconi, Houdesheldt

Noes:

Abstain: Krafka

Commissioner Krafka returned to the dias.

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner:

- None

Commissioner Comments/Questions:

- Update on the progress of the HP land at Blue Oaks Blvd. and Woodcreek Oaks Blvd.
- Upcoming July schedule

ADJOURNMENT

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

MOTION

Vice Chair Larson made the motion, which was seconded by Commissioner Hirota, to adjourn to the meeting of July 10, 2014. The motion passed unanimously at 8:38 P.M.