



Planning Commissioners Present: Krista Bernasconi, Justin Caporusso, Julie Hirota, Charles Krafka, David Larson

Planning Commissioners Absent: Bruce Houdesheldt (excused), Joseph McCaslin (excused)

Staff Present: Greg Bitter, Principal Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
Robert Schmitt, Assistant City Attorney
Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Krafka

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

IV-A. MINUTES OF SEPTEMBER 25, 2014.

IV-B. CONDITIONAL USE PERMIT MODIFICATION – 2014 TAYLOR ROAD – ROSEVILLE YAMAHA – FILE# PL14-0461. The applicant requests approval of a Conditional Use Permit Modification for the Roseville Yamaha Kawasaki. The applicant also proposes to add up to three new service benches, four office spaces, and security fencing to enclose the area behind the building. Applicant: Sean Coplen, Roseville Yamaha Kawasaki

IV-C. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, AND EASEMENT ABANDONMENT – 4073 SONATA WAY – WESTPARK VILLAGE 13B, LOT B WELL SITE – FILE# PL14-0435. The applicant proposes to amend the West Roseville Specific Plan to develop one single-family home as a substitute for constructing a public water well on the subject parcel. This request requires amending the subject parcels land use and zoning designations, amending the Development Agreement to specify the payment of fees in-lieu of constructing a public water well, and abandonment of the Irrevocable Offer of Dedication recorded on the parcel. Applicant: Leo Pantoja, KB HOME Sacramento

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

Chair Larson asked for a motion to approve the CONSENT CALENDAR as listed.

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, Hirota, Caporusso (Items IV-B & IV-C), Krafka, Larson
Noes:
Abstain: Caporusso (9/25 Minutes)

NEW BUSINESS

V-A. MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION AND A MPP STAGE 2 – 9001 WASHINGTON BL – NIPA PCL 56 – FILE# PL14-0455. The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to modify the previously approved Blue Oaks Commerce Center site plan by replacing approximately 40,962 square feet of retail and 80,724 square feet of industrial flex uses with an approximately 122,385 square foot office building. The applicant also requests approval of a MPP Stage 2 for the architecture and landscaping on the GSA Office building site. Applicant: Greg Bardini, Morton & Pitalo, Inc.

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

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

Applicant, Richard Morton, Morton & Pitalo, 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.

Public Comment:

- None

Commission Discussion:

- Clarification of GSA – Government Services Administration
- Who will the tenant be? Federal Bureau of Investigation
- Pedestrian crossings/crosswalks for pedestrian safety
- Roadway improvements
- Request for information on long term mass transit in Roseville (refer to Alternative Transportation page on City website)
- Road B turn options at Blue Oaks Bl.
- Estimated speed limit on roads A & B
- Will development impact fees be applied to landscaping for the median along Blue Oaks Bl between Foothills Bl & Woodcreek Oaks Bl? Not for this project. Some funding has been secured for the northern half of the median and will be built when funding is received for the southern half (that will be done with the Campus Oaks project).
- Will this project impact the timeline of widening the Blue Oaks bridge over the railroad tracks? This project does not impact that timeline.

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

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner Krafka, to adopt the two (2) findings of fact for the MPP Stage 1 Modification; approve the MPP Stage 1 Modification subject to five (5) conditions of approval; adopt the two (2) findings of fact for the MPP Stage 2; and approve the MPP Stage 2 subject to eighty-nine (89) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Hirota, Krafka, Bernasconi, Caporusso, Larson

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner:

- None

Commissioner Comments/Questions:

- When is the park on Woodcreek Oaks Bl (north of Blue Oaks), that has been fenced for 6 months, going to open? Ricky Park, at Woodcreek Oaks Bl & Parkside Wy, is opening at the end of the month. A dedication will take place mid-November.
- Chair Larson acknowledged the Highland Reserve Neighborhood Association for their participation on this project and thanked staff for addressing the letter that was submitted by the Neighborhood Association.
- Principal Planner, Greg Bitter, responded to Chair Larson's question regarding the website email for the public to communicate information to the Planning Commission. The email address for the Planning Commission has been removed and an online form to request information will replace it. That new form will be available in a couple of weeks.
- Trivia question – A stone house that sits on the property on the hill at Hwy 65 and I-80. Does anyone know any information about this property? Associate Planner, Gina McColl, responded that the property is listed for sale and the owner no longer lives in the area. There have been a few code enforcement cases on the property.

ADJOURNMENT

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Caporusso, to adjourn to the meeting of November 13, 2014. The motion passed unanimously at 7:25 P.M.