



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

Planning Commissioners Absent:

Staff Present: Greg Bitter, Planning Manager
Gina McColl, Associate Planner
Wayne Wiley, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Senior Deputy City Attorney
Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Caporusso

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

IV-A. MINUTES OF JANUARY 22, 2015.

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

The motion passed with the following vote:

Ayes: McCaslin, Hirota, Caporusso, Krafka, Larson

Noes:

Abstain: Bernasconi

Commissioner Houdesheldt arrived at 7:05pm.

NEW BUSINESS

V-A. TENTATIVE SUBDIVISION MAP AND ADMINISTRATIVE PERMIT – 3100 NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-7, F-8C, F-8D, F-9B, F-9C, F-9D, F-11A & F-12 – FILE# PL14-0438.

The applicant requests approval of a Tentative Subdivision Map to subdivide approximately 137 acres of land into 722 single family lots and an Administrative Permit to reallocate units between the subject parcels and increase the specific plan unit allocation by seven units. Applicant/Owner: David Ash, ATC Realty, LLC

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

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

Applicant, Gary Galindo, Signature Properties, 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:

- None

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

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner Bernasconi, to adopt the three (3) findings of fact for the Administrative Permit; approve the Administrative Permit; adopt the three (3) findings of fact for the Tentative Subdivision Map; and approve the Tentative Subdivision Map subject to seventy-five (75) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

V-B. MAJOR PROJECT PERMIT (MPP) STAGE 1, MPP STAGE 2, CONDITIONAL USE PERMIT, AND TENTATIVE SUBDIVISION MAP – 9000 WASHINGTON BL–NCRSP PCL 49 – FILE# PL14-0252.

The applicant requests approval of a Major Project Permit (MPP) Stage 1 to establish a site development plan (master plan) for the approximately 59-acre site; a MPP Stage 2 for architecture and landscaping for the Topgolf development on Parcel 8 and associated site, landscaping and utility improvements; a Conditional Use Permit to allow the outdoor recreation component of Topgolf; and a Tentative Subdivision Map to merge and resubdivide two parcels into nine parcels. Applicant: Kris Steward, Phillips Land Law, Inc. Owner: John Stewart, Bayside Covenant Church

Commissioner Krafka recused himself as he has a conflict of interest due to a previous working relationship with the applicant. He left the meeting and did not return.

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, George Phillips, representing the applicant, 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. Clarification of Phasing 1, 2 & 3. Landscape buffer/berm committed to working with staff to manage the issues raised. Signage at existing facility was put in as a preemptive measure, not after there was a parking issue. If access points on Washington Blvd. are blocked there is an emergency access at the southern portion of the site.

CEQA No level of service is being violated. Issues raised by Judy Saint was a misapplication. Staffs conclusion in the initial study was that there were no significant impacts that could not be mitigated to less than significant levels; therefore, preparation of an EIR was not required. This site is underutilized with regards to land use & parking.

George Phillips, representing Bayside Church, addressed the Commission and responded to questions.

Zach Shore, representing Topgolf, addressed the Commission and responded to questions.

Marcus LoDuca, representing Topgolf, addressed the Commission and responded to questions. He addressed the following concerns:

3 access points into facility

No wetlands or vernal pools on this site.

404 permit effectuated in 2012.

No habitat for endangered species.

Pedestrian access

Going to adopt stricter noise standard in this case

Church is the only use that can control parking.

Topgolf parcel is self-parked & there are cross parking easements all across the site.

Chair Larson invited comments from the audience.

The following residents spoke with questions or comments:

Christine Westall

Cleo Kosa

Judy Reynolds

Joe Navarro

Kathy Johnson

Chris Coulter

Chris Carlslawn

Cynthia Carrillo

Sharon Kellis

Sid Rose

Nelda Briscoe

Dave Weir

Roxanne May

Judy Saint

Michele Caruso

Christie Syftestad

Barry Mathis

Jeff Anderson

Scott Johnson

Chris Martin

Public comments & concerns:

- Traffic & safety – Entrance traffic flow
- Assumptions made during the studies
- Project & mitigation alternatives
- Walkway safety concerns
- Traffic & parking volunteers ineffective
- CEQA regulations
- Safety of older senior citizens with regards to traffic
- Safety of children & families
- Parking
- Right to peace & tranquility
- Amount of cars going thru the neighborhood

- Shorter walk to church from neighborhood streets as opposed to the parking lot
- Quotes from traffic engineers
- “No Parking on Sunday” signs
- Project alternatives:
- Locate auditorium on a different parcel due to 2 entrances on property
- No project at all if safety can’t be properly mitigated
- Move facility closer to freeway
- Single entrance at facility is of concern
- Police & fire emergency access obstructed with traffic congestion
- Topgolf third floor open concerts noise level
- Walkway safety of pedestrians with trams going back & forth
- CEQA concerns documented and distributed to staff and the Commission
- Burden of city to look at all alternatives
- 28 CEQA references
- Lawsuits will result due to safety issues not being addressed
- Looking forward to development in the neighborhood
- Many residents in support of Bayside Church
- Concerns have been addressed in new proposal for overflow traffic
- Good use of resources
- Berm not sufficient – Add more dense thorn bushes and a higher berm
- Move facility closer to the freeway
- Arrival times are more critical than departure times
- Volunteers are not adequate mitigation
- Strong sense of Bayside to build community & serve in the community
- Thousands of people coming to serve
- Jobs for teens in new center
- Able to walk & bike to church
- A great place for kids to learn & grow
- Sports facility has a positive effect on home values.
- Corporate headquarters to come to our community due to Topgolf
- Loss of city revenue
- In favor of the idea of bike accessibility
- Walmart & Sam’s Club doesn’t have neighborhood street parking issues.
- Attacks prevented with activity in the area
- People will drive around inside parking area to find parking.
- Teenage kids enjoy going to Bayside
- Culture of Bayside has shaped teens characters, brought them out of addictions, & had a positive effect on the youth.
- Bayside is a major positive influence in the Sacramento region
- Road warrior background – They have been in operation for 15 years, have retired sheriff & law enforcement on staff & are connected by radios to have the ability to be in constant communication.
- Road warriors will act as ambassadors on bicycles in the neighborhood 30-40 min. before & after services & will also have 2 ambassadors stationed in Topgolf parking area

Commission Discussion:

- Berm with landscaping in lieu of a wall between properties.
- Clarification of the size of the swales
- Estimated distance from Road B at Washington Bl to Blue Oaks Bl
- Timeline when 2 lane right turn lanes would be built out on Washington Bl at Blue Oaks Bl
- Estimated number of community meetings before the Planning Commission hearing
- Height of the current electrical towers in relationship to the heights for Topgolf fencing
- Monitoring program for noise ordinance for Topgolf
- Confirmation that the Traffic Study includes consideration for full development of this site
- Design of Topgolf in this location comparable to other Topgolf locations.

- Lighting related to the signage
- Identification where level of service E exists during the weekends in this community.
- Topgolf – noise study
- Signage on exterior
- Money committed to design changes - \$400,000-\$500,00
- 2600 1st class mailers distributed for a community meeting for adjacent neighborhoods
- Pedestrian access points
- Design concerns of the neighbors
- Changes Bayside has made in their design
- Reduction of the size of the Bayside facility
- Berm would provide water quality function for the site.
- Four access points going down to one access point along the landscape buffer
- Went to look at the traffic at Bayside on Sunday
- Do swales act as prevention for people walking through them?
- This parcel is being considerably under-utilized

Staff concurs with the comments made by Mr. Phillips on the Mitigated Negative Declaration.

Commissioner Houdesheldt complimented the Neighborhood Association with their professional and courteous concerns. He expressed his appreciation of the citizens organizing their thoughts & coming in a respectful manner.

Chair Larson complimented the attorneys and the Highland Reserve Neighborhood Association on their due diligence and setting a new standard.

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

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Hirota, to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, as shown in Exhibit A; adopt the two (2) findings of fact for the Major Project Permit Stage 1 as stated below:

1. *The Preliminary Development Plan is consistent with the General Plan, the North Central Roseville Specific Plan, and the Community Design Guidelines; and,*
2. *The design and the installation of the Preliminary Development Plan will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*

Approve the Major Project Permit Stage 1 as shown in Exhibits B-X subject to one hundred and two (102) conditions of approval; adopt the two (2) findings of fact for the Major Project Permit Stage 2 as stated below:

1. *The architecture and landscaping of the project is consistent with the General Plan, the North Central Roseville Specific Plan, the Community Design Guidelines, and the Stage 1 approval; and*
2. *The design of the project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*

Approve the Major Project Permit Stage 2 as shown in Exhibits N-V subject to eight (8) conditions of approval; adopt the three (3) findings of fact, as stated in the staff report, for the Conditional Use Permit; approve the Conditional Use Permit as shown in Exhibit W subject to three (3) conditions of approval; adopt the three (3) findings of fact as stated in the staff report for the Tentative Subdivision Map; and approve the Tentative Subdivision Map subject to fifty-five (55) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner:

- Planning Manager, Greg Bitter, stated there will be no meeting on March 12, 2015. He distributed a map & Compact Residential Design Guidelines to the Commissioners.

Commissioner Comments/Questions:

- None

ADJOURNMENT

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin, to adjourn to the meeting of March 26, 2015. The motion passed unanimously at 9:55 P.M.