



Planning Commissioners Present: Julie Hirota, Bruce Houdesheldt, David Larson, Joseph McCaslin
Planning Commissioners Absent: Krista, Bernasconi, Justin Caporusso, Charles Krafka
Staff Present: Kathy Pease, Planning Manager
Gina McColl, Associate Planner
Marc Stout, City Engineer
Joe Mandell, Senior Deputy City Attorney
Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Houdesheldt

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

IV-A. MINUTES OF JUNE 11, 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 Houdesheldt made the motion, which was seconded by Commissioner Hirota, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Houdesheldt, Hirota, McCaslin, Larson

Noes:

Abstain:

NEW BUSINESS

V-A. VOLUNTARY MERGER AND MINOR DESIGN REVIEW PERMIT – 609-623 VERNON ST. – MERCY ROSEVILLE APARTMENTS – FILE# PL15-0107. The applicant requests approval of a Voluntary Merger to merge five lots into one lot, resulting in an approximately 0.86 acre parcel. The applicant also requests approval of a Minor Design Review Permit (MDRP) to allow development of the lot with an approximately 73,687 square foot 56-unit residential apartment building with 2,706 square feet of ground floor commercial space and subterranean parking. Applicant: Rich Ciraulo, Mercy Housing. Owner: Kirk Doyle.

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, Steven Doss & Rich Ciraulo, addressed the Commission and responded to questions. They stated that they had received a copy of the staff report and was in agreement with staff's recommendations.

The following residents addressed the Commission:

- Al Saraceni
- Tom Strobel, representing owner at 626 Vernon St.
- Fred Lohse
- Eric Crane

Public Comment:

- Noise
- Parking
- Air quality
- Street closures due to community events
- Property contamination
- Request city staff to update the 4 hour parking signs along Vernon St. as they are very faded
- Aggressive Specific Plan relative to density and parking
- Mercy housing would be a great addition
- Great change for the downtown area
- Opportunities with this project far outweigh the pitfalls of this project
- Supports more affordable housing in Roseville

Commission Discussion:

- Explanation of a catalyst site – an underdeveloped site that would have a streamline development process
- How is parking determined according to the Downtown Specific Plan? Commercial is parked at a 1:5 ratio and residential is based on the number of bedrooms. One bedroom has one parking space required and 2-3 bedroom units have 1.5 parking spaces required per each unit. One parking space must be on site and the remainder offsite.
- Explanation of guest space parking - One guest space is required for every 10 units.
- Parking management along Vernon St. – The Downtown Specific Plan includes a Parking Management Plan.
- Clarification of building elevations
- Management of outdoor events and their effect on businesses on Vernon St. as well as parking.
- Project time frame – Hope to start construction March 2016 and would take 18 months to complete.
- Tenant screening – Rigorous tenant screening process includes credit and background checks, interviews, and sometimes a home visit
- Excited about this investment in the downtown. Retailers will benefit hugely from having more residents living in the downtown area.

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

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner McCaslin, to adopt the two (2) findings of fact for the Minor Design Review Permit; approve the Minor Design Review Permit subject to 89 conditions of approval; adopt the three (3) findings of fact for the Voluntary Merger; and approve the Voluntary Merger subject to seven conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Hirota, McCaslin, Houdesheldt, Larson

Noes:

Abstain:

V-B. POLICY FOR AGE RESTRICTED NON-RESIDENTIAL REZONES – FILE# PL15-0163. The City proposes to adopt a policy for proposed rezones that convert non-residential land uses within existing specific plan areas to age restricted residential communities. The purpose of establishing policies is to allow for age-restricted uses without creating undue burdens to the City's General Fund or public services and to continue to provide a Citywide balance of land uses including a mix of housing types for all segments of the community.

Planning Manager, Kathy Pease, presented the staff report and responded to questions.

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

Public Comment:

- Katie Donahue, Legislative Advocate with the North State BIA, stated that they are comfortable with the revised language in the policy and appreciate the opportunity to work with city staff to provide input and comment.

Commission Discussion:

- Where did city staff come up with the conversion of no more than 15% of the plan area to age restricted uses? Staff thought 15% was a good standard to keep the balance of land uses within the Specific Plan.
- School District fees in Age Restricted areas and the impact they would have.
- Does our city's fiscal model take the direct benefit and also factor associated benefits in calculating whether it's neutral or positive in fiscal impact? Anytime there is a Rezone in a Specific Plan area we will require an applicant to rerun our fiscal model to make sure the land use change will continue to pencil out. We work with applicants to set up a community's facilities district that goes towards making up any shortfall.
- Will the Rezone policy come to the Commission when there is a Rezoning in place? If we have a proposed Rezone for Age Restricted Policy come up in a Specific Plan Amendment, we will use it as a tool and provide that information to the Commission.

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin, to recommend that the City Council adopt a Resolution adopting the proposed Age Restricted Rezone Policy as submitted in the staff report.

The motion passed with the following vote:

Ayes: Houdesheldt, McCaslin, Hirota, Larson

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner:

- None

Commissioner Comments/Questions:

- Commissioner Houdesheldt will not be at the July 9th Planning Commission meeting.
- Chair Larson acknowledged the increased traffic enforcement along Pleasant Grove Blvd. between Hwy. 65 and to the west of Foothills Blvd.
- Chair Larson asked staff to look into the absence of speed limit signs along Pleasant Grove Blvd. between East Roseville Pkwy. and Washington Blvd.

ADJOURNMENT

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner McCaslin, to adjourn to the meeting of July 9, 2015. The motion passed unanimously at 8:11P.M.