



Planning Commission Special Meeting

July 16, 2015 – 7:00 p.m.
Approved Minutes

I. Welcome and Roll Call

Commissioners Present

Krista Bernasconi
Justin Caporusso
Julie Hirota
Bruce Houdesheldt
Charles Krafka
David Larson
Joseph McCaslin

Staff Present

Kevin Payne, Development Services Director
Greg Bitter, Planning Manager
Kathy Pease, Planning Manager
Chris Kraft, Engineering Manager
Tricia Stewart, Senior Planner
Dale Olson, Principal Engineer, EU
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

II. Pledge of Allegiance

Commissioner Krafka led those in attendance in the Pledge of Allegiance.

III. Oral Communication

None

IV. Consent Calendar

A. Minutes of June 25, 2015

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

Hearing none, 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: Hirota, Houdesheldt, McCaslin, Larson
Noes: None
Abstain: Bernasconi, Caporusso, Krafka

V. New Business

A. DEVELOPMENT AGREEMENT AMENDMENT – HEWLETT PACKARD DEVELOPMENT AGREEMENT AMENDMENT (SECOND AMENDMENT) – FILE# PL14-0374.

Kevin Payne, Development Services Director, introduced Kathy Pease, Planning Manager and Tricia Stewart, Senior Planner.

Ms. Stewart, presented the staff report and responded to questions.

Ms. Sheidenberger, Assistant City Attorney, reviewed language and case law regarding the term “effect” and determined the Second Amendment would have no substantive changes to the existing parties of the original Development Agreement and the City has the ability to amend the Development Agreement.

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

Marty Steiner of Hefner Law, addressed the Commission and responded to questions. He was in agreement with staff’s recommendations.

Public Comment:

Gail Kavanagh of Sedgwick Law, representing adjacent property owner QIP and Mark Perlberger, representing adjacent property owner QIP spoke in opposition of the Second Amendment.

- Hearing premature
- Second Amendment will have an effect on QIP
- Issues still need to be worked out
- Concerns regarding Section 1.4 of DA. Not in agreement with the City’s interpretation.

Commission Discussion:

- Blue Oaks Blvd. obligation
- Why was a Special Meeting scheduled?
- Clarification of Section 1.4 language

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

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner McCaslin, to recommend that the City Council consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study; and, Recommend that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment for Parcels 1 and 4 of the DAA (Second Amendment for Hewlett Packard Company and BBC Roseville Oaks (Campus Oaks).

The motion passed with the following vote:

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

Noes: Caporusso

Abstain: None

B. REZONE, GENERAL PLAN AMENDMENT, MASTER PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS AND LARGE LOT TENTATIVE SUBDIVISION MAP – 1485 BLUE OAKS BL. – HEWLETT PACKARD CAMPUS OAKS PROJECT – FILE# PL14-0373.

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

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

Gina Garbolina, Thomas Sherer of HP, Dan Dameron of ESA Consultants, and Greg Bardini spoke in favor of the project

- Reinvest in HP campus
- Blueprint community

Public Comment:

Gail Kavanagh of Sedgwick Law, representing adjacent property owner QIP; Mark Perlberger, representing adjacent property owner QIP; Dennis Petrad; and, Susan Armstand spoke in opposition of the HP Campus Oaks project.

- QIP property would be effected by project
- Incomplete documents
- Blue Oaks Blvd. concerns
- Rights of the adjacent property owners have been steamrolled over
- Excitement is not a reason to rush through the process
- Rochelle Homeowners Association was not notified
- Increased development within City will cause increase in traffic and noise pollution
- There are some benefits of the 4th Amendment to adjacent landowners

Lauren Cook spoke in support of the project.

Commission Discussion

- Why urgency in bringing the matter forward?
- What would happen if project was delayed?
- What type of improvement would be made to Blue Oaks Blvd.?
- Water conservation concerns
- Recycled water to site?
- Why was QIP dissatisfied with the proposed DAs?
- Timeframe for Hewlett Packard Way
- Would BBC go forward regardless of Hewlett Packard?
- Blueprint development principles supported by project

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

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner McCaslin, to Recommend that the City Council adopt the Water Supply Assessment and determine, based on the entire record, that projected water supplies will be sufficient to meet the demands of the project, in addition to existing and planned future uses; Consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study; Recommend that the City Council approve the General Plan Amendment; Recommend the City Council approve the amendments to the Hewlett Packard Master Plan; 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 3rd Development Agreement Amendment for the Hewlett Packard Parcel; Recommend that the City Council adopt the five (5) findings of fact and approve the 4th Development Agreement Amendment for the BBC Roseville Parcel; and Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map

The motion passed with the following vote:

Ayes: Bernasconi, Hirota, Houdesheldt, Krafka, McCaslin, Larson
Noes: Caporusso
Abstain: None

VI. Special Presentation/Reports

A. Election of Chair and Vice-Chair

Planning Manager, Greg Bitter, requested the Commissioners appoint a Chair and Vice-Chair to the Planning Commission for the period of 1 year.

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner McCaslin, to appoint Commissioner Bernasconi as the Chair and Commissioner Houdesheldt as the Vice-Chair.

The motion passed with the following vote:

Ayes: Bernasconi, Hirota, Houdesheldt, Krafka, Caporusso, McCaslin, Larson
Noes: None
Abstain: None

B. Election of Design Committee Representative and Alternate

Planning Manager, Greg Bitter, requested the Commissioners appoint a Representative and Alternate to the Design Committee the period of 1 year.

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner McCaslin, to appoint Commissioner Hirota as the Representative.

Commissioner Hirota made the motion, which was seconded by Commissioner McCaslin to appoint Commissioner Caporusso as the alternate.

The motion passed with the following vote:

Ayes: Bernasconi, Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Larson
Noes: None
Abstain: None

VIII. Adjournment

Commissioner Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner Bernasconi, to adjourn the meeting.

The motion passed with the following vote:

Ayes: Bernasconi, Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Larson
Noes: None
Abstain: None

The meeting was adjourned at 9:45 p.m.