

**CITY OF ROSEVILLE  
PLANNING COMMISSION MEETING  
MARCH 24, 2005  
MINUTES**

Planning Commissioners Present: Gray Allen, Donald Brewer, Audrey Huisking, Betty Sanchez

Planning Commissioners Absent: Rex Clark, Robert Dugan, Kim Hoskinson

Staff Present: Paul Richardson, Planning & Redevelopment Director  
Chris Robles, Senior Planner  
Eileen Bruggeman, Project Planner  
Wendy Hartman, Associate Planner  
Scott Gandler, Senior Civil Engineer  
Bob Schmitt, Deputy City Attorney  
Carmen Bertola, Recording Secretary

7:00 PM

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Brewer

**ORAL COMMUNIATIONS** None.

**CONSENT CALENDAR**

**IV-A. MINUTES OF MARCH 10, 2005.**

(THIS ITEM WILL BE CONTINUED TO THE MEETING OF APRIL 7, 2005 DUE TO A LACK OF AN ELIGIBLE VOTING QUORUM.)

**OLD BUSINESS**

**V-A. TREE PERMIT - 7200 SIERRA COLLEGE BOULEVARD (SIERRA COLLEGE BOULEVARD WIDENING PHASE 4) -- FILE# TP 04-42.** The applicant requests approval of a Tree Permit to remove thirty-one (31) native oak trees and to encroach within the Protected Zone Radius of four (4) additional trees in association with the widening of Sierra College Boulevard as required by the Stoneridge Specific Plan. Applicant/Owner - Price Walker, Elliott Homes. (Bruggeman) **(THIS ITEM WAS CONTINUED FROM THE MEETING OF FEBRUARY 24, 2005.)**

Project Planner, Eileen Bruggeman, presented the staff report and responded to questions.

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

Applicant, Price Walker, Elliott Homes, 80 Iron Pointe Circle, #110, Folsom, CA, 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.

There was discussion on the following:

- Current number of existing oak trees to be left in place in the proposed widening area.
- Proposed replacement of natural grasses to no-mow fescue on the hillsides.
- Feasibility of realignment of Sierra College Blvd. in order to protect more trees.

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

## MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Adopt the findings of fact for the Tree Permit; and Approve the Tree Permit subject to twenty (20) conditions as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Sanchez, Allen

Noes:

Abstain:

**ITEM V-B. TENTATIVE SUBDIVISION MAP AND TREE PERMIT – 7200 SIERRA COLLEGE BOULEVARD (SRSP PARCEL 49) - FILE#: SUBD 04-15 & TP 04-29.** The applicant requests approval of a Tentative Subdivision Map to subdivide the approximate 25.9-acre site into ninety-five (95) single-family residential lots, an open space lot, and a landscape corridor. The applicant is also requesting a Tree Permit to remove ninety-nine (99) native oak trees, and to encroach within the Protected Zone Radius of approximately thirty (30) additional trees due to associated street and pad grading, and storm drain construction. Applicant/Property Owner – Price Walker, Elliott Homes. (Bruggeman) **(THIS ITEM WAS CONTINUED FROM THE MEETING OF FEBRUARY 24, 2005.)**

Project Planner, Eileen Bruggeman, presented the staff report and presented a revised map which preserved an additional 15 trees.

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

Applicant, Price Walker, Elliott Homes, 80 Iron Pointe Circle, #110, Folsom, CA, 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 including the new conditions submitted at the time of presentation to the Commission.

There was discussion on the following:

- The Commissioners praised all parties involved in changing the project to allow preservation of 15 trees.

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

## MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Sanchez, to Adopt the three (3) findings of fact for the Tentative Subdivision Map; and Approve the Tentative Subdivision Map with sixty-seven (67) conditions, including conditions as modified below; Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit with twenty-one (21) conditions as modified in the submitted addendum to the staff report and as submitted in the Staff Report.

### MODIFICATIONS TO CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (SUBD 04-15)

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval.
  - a. The Tentative Map is approved, subject to Exhibit H, Alternative B. (Engineering)
8. e. A masonry wall shall be provided along the eastern property line, and shall be of a height sufficient to achieve compliance with the exterior noise level standard of 60 dB Ldn at the rear property lines, ~~of Lots 20 – 52~~. The height of the masonry wall shall be consistent with Table 3 and Figure 2 as listed in the noise study (Exhibit D), relative to the building pad elevation. The design of the wall shall conform to Exhibit A-24.1 of the SRSP Design Guidelines. Accent pilasters shall be incorporated into the design of the wall. Where the masonry wall is permitted for noise attenuation purposes to be less than six feet (6') in height, ~~(Lots 20 – 40)~~ the walls shall use a combination masonry wall and view fencing to achieve the minimum six-foot height, consistent with Exhibit A-24.4 on the SRSP Design Guidelines. (Engineering, Planning)

15. A 20-foot wide emergency vehicle access shall be located behind lots ~~57~~ 56 thru ~~64~~ 65. The structural pavement section shall be designed to accommodate a vehicle weight of 34 tons GVW. A break away gate shall be placed at each end of the access. (Engineering)
16. The drainage outfalls shall extend down to the low flow channel of the receiving water and shall be constructed with adequate velocity attenuation devices and acceptable Best Management Practices (BMP's) to provide water quality enhancements. It is the project proponent's responsibility to secure all necessary outside agency permits as required for the extension of the drainage facilities to the receiving waters. The drainage system shall be sized for a 25-year event starting at the inlets located at Lot ~~43~~ 12 and ending with the drainage outfall. The drain inlets shall be placed at the low point of the overland release. The engineer shall verify that the inlet capacity is designed to contain a 25-year event. (Engineering)
17. The overland drainage release shall be hard scaped with concrete from "E" Court to the back property line of Lot ~~43~~ 12 and shall be sized to accommodate the 100-year flows. A Public drainage easement shall be dedicated for the overland drainage release. (Engineering)
30. a. Sewer service laterals shall not be allowed off of ~~water and~~ sewer mains larger than 12 inches in diameter. (Environmental Utilities)
- ~~32~~ 33. No home construction on lots ~~48-21~~ 17-20, and 83 will be allowed until the temporary pump station is removed. (Environmental Utilities)

The motion passed with the following vote:

Ayes: Huisking, Sanchez, Brewer, Allen

Noes:

Abstain:

## **NEW BUSINESS**

**ITEM VI-A. MAJOR PROJECT PERMIT MODIFICATION – 1175 ROSEVILLE PARKWAY (THE FOUNTAINS) - FILE # MPPMOD 98-03A.** The applicant requests approval of a Major Project Permit (MPP) Modification for the construction of a combination of retail and office buildings on the approximately 54-acre site. The previously approved Stage One MPP included 321,500 square feet of retail space, and 224,000 square feet of office space (545,500 total square feet). The MPP Modification includes approximately 312,003 square feet of retail space, 73,061 square feet of restaurant space, and 197,600 square feet of professional office space (582,664 total square feet). Applicant & Owner – Paul Bollinger, Peter P. Bollinger Investment Company. (Bruggeman)

Project Planner, Eileen Bruggeman, presented the staff report and responded to questions.

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

Applicant, Paul Bollinger, Peter P. Bollinger Investments, 540 Fulton Ave., Sacramento, CA, 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.

Tim Taron, Hefner Stark & Marios, Attorneys at Law, 2150 River Plaza Drive, Suite 450, Sacramento, CA, addressed the Commission on the dead-end drive isle and trash enclosure.

Ed Quinn, Attorney for Westfield, 555 Capitol Mall, Sacramento, CA, addressed the Commission. On behalf of Westfield Galleria, he asked that the Commission postpone any decision until Westfield has an opportunity to review the staff report and make comments.

There was discussion on the following:

- Loading/drop-off zone placement around retail buildings.
- Landscaping of site.
- Adequacy of planned parking.
- Possibility of valet parking areas.
- Notification to Westfield and their opportunity to Appeal should this project be approved.

- Creation of a 'hammerhead' turnaround at the dead end drive-isle with the elimination of one parking space to allow easier turning.

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

MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Huisking, to Adopt the Addendum to The Fountains Negative Declaration; Adopt the two (2) findings of fact for the Major Project Permit Modification; and Approve the Major Project Permit Modification subject to one hundred twenty-six (126) conditions of approval with modification to condition 10a, as noted below, and as submitted in the Staff Report.

10. a. The dead-end drive aisle shown north of Building E shall be ~~removed~~ modified and the area re-designed ~~consistent with Exhibit F~~ to provide one striped turn around space. The double trash enclosure shall be re-located to an alternate location that is acceptable to Refuse and Planning. (Refuse, Planning)

The motion passed with the following vote:  
 Ayes: Sanchez, Huisking, Brewer, Allen  
 Noes:  
 Abstain:

**ITEM VI-B. GENERAL PLAN AMENDMENT, REZONE, FLOOD ENCROACHMENT PERMIT, DESIGN REVIEW PERMIT MODIFICATION, VOLUNTARY MERGER, & TREE PERMIT – 650 DOUGLAS BOULEVARD – ROSEVILLE CHAMBER OF COMMERCE – FILE #'S GPA 04-04, RZ 04-06, FEP 04-03, DRPMOD 04-57, VM 04-03, & TP 04-44.**

The applicant requests approval of a General Plan Amendment to change the land use of a portion of the property from Low Density Residential/Floodplain and Open Space/Floodplain to Community Commercial/Floodplain; a Rezone to change the zoning of a portion of the property from Single Family Residential and Single Family Residential/Floodway to Business Professional and Business Professional/Floodway; a Flood Encroachment Permit to allow encroachment of the building expansion within the 100 year floodplain; a Design Review Permit Modification to allow for the construction of a 3,079 square foot addition to the existing building and to add 12 new parking spaces; a Voluntary Merger to merge the three (3) existing parcels into one parcel; and, a Tree Permit to remove up to two (2) native oak trees and encroach into the protected zone of six (6) others. Project Applicant: William Sandusky, Williams + Paddon. Property Owner: Wendy Gerig, Roseville Chamber of Commerce. (Hartman)

**(THIS ITEM IS CONTINUED TO THE MEETING OF APRIL 7, 2005, DUE TO LACK OF AN ELIGIBLE VOTING QUORUM.)**

**ITEM VI-C. DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT MODIFICATION – 1893 TAYLOR ROAD – NERSP PARCEL 17 (ROSEVILLE GOLFLAND SUNSPASH) – FILE #'s DRPMOD 04-45 & CUPMOD 05-02.**

The applicant is requesting approval of a Design Review Permit Modification to allow for the construction of structured parking over a portion of the existing parking lot. The upper deck of the structured parking will be used as a batting cage. During the summer season, the batting cage may be removed to provide additional parking for the amusement park. The applicant is also requesting to revise the existing parking area (including the CalTrans Park-n-Ride lot) to accommodate bus parking, add additional parking spaces, improve transit stop facilities, and create seasonal tandem parking for employees. A Conditional Use Permit Modification is being requested to regulate the operational characteristics of the batting cages and seasonal parking. Owner/Project Applicant: Fred Kenney, Roseville Golfland Ltd. (Hartman)

Associate Planner, Wendy Hartman, presented the staff report and responded to questions.

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

Applicant, Fred Kenny, President, Roseville Golfland Ltd., 1893 Taylor Road, 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.

There was discussion on the following:

- Landscaping around the park.
- Shared access/shared parking with neighboring businesses.

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

#### MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Adopt the Negative Declaration; Adopt the two findings of fact for the Design Review Permit Modification; and Approve the Design Review Permit Modification subject to 72 conditions of approval; Adopt the two (2) findings of fact for Conditional Use Permit Modification; and Approve the Conditional Use Permit Modification subject to five (5) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Sanchez, Allen

Noes:

Abstain:

**ITEM VI-D. ADMINISTRATIVE PERMIT – 1470, 1480, 1490 EUREKA RD. – NERSP PARCEL 13, EUREKA RIDGE PLAZA PARKING REDUCTION – FILE# AP 04-71.** The applicant requests approval of an Administrative Permit for a reduction in the required parking for the Eureka Ridge Plaza shopping center. Project Applicant/ Owner: Kobra Properties, Abe Alizadeh. (Lindbeck)

**(THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF APRIL 7, 2005 PER THE APPLICANTS REQUEST.)**

#### **REPORTS/COMMENTS/COMMISSION/STAFF**

##### A. REPORTS FROM PLANNER

Commissioner Huisking commented on the large graffiti along the Linda Creek floodway behind the Spaghetti Factory on Sunrise Ave. Commissioner Sanchez asked if there was a phone number that citizens could call. Staff responded that Code Enforcement handled it and the number would be provided at the next meeting.

#### **ADJOURNMENT**

Acting Chair Allen asked for a motion to adjourn the meeting.

#### MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of April 7, 2005. The motion passed unanimously at 8:20 PM.