CITY OF ROSEVILLE PLANNING COMMISSION MEETING MAY12, 2005 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Rex Clark, Robert Dugan, Kim Hoskinson,

Audrey Huisking, Betty Sanchez

Planning Commissioners Absent:

Staff Present: Paul Richardson, Planning & Redevelopment Director

Chris Burrows, Senior Planner
Chris Robles, Senior Planner
Eileen Bruggeman, Project Planner
Michael Isom, Project Planner
Wendy Hartman, Associate Planner
Steve Lindbeck, Associate Planner
Rob Jensen, Public Works Director
Dennis Mathisen, Fire Marshall
Bob Schmitt, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Allen

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

Chair Hoskinson asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF APRIL 28, 2005.

IV-B. CONDITIONAL USE PERMIT - 1200 PLUMBER WAY - COLORS EXPRESS - FILE# CUP 05-06.

The applicant requests approval of a Conditional Use Permit to perform equipment repair, which includes the installation and operation of a paint spray booth and limited bodywork within an existing building at 1200 Plumber Way in the Industrial / Business Park (MP) zone district. Project Applicant: Joe Spalliero, Colors Express. Owner: Bill Clarkson. (Isom)

IV-C. DESIGN REVIEW PERMIT AND TENTATIVE MAP – 7601 GALILEE ROAD – (GALILEE ROAD BUSINESS PARK) – FILE#'S DRP 04-03 & PM 04-02. The applicant requests approval of the following entitlements: a Design Review Permit to allow construction of four (4) light industrial buildings totaling 37,640 square feet with associated improvements; and a Tentative Map to subdivide 3.74 acre parcel into sixteen (16) industrial condominium units within the four buildings, on the one common site to be owned by the owner's association. Project Applicant/Owner: Headwaters Development Company, LLC, Doug N. Pope. (Bruggeman)

IV-D. CONDITIONAL USE PERMIT – 1315 DAISY CT – DIANE STEELE SALON – FILE #CUP 05-02. The applicant requests approval of a Conditional Use Permit (CUP) to operate a hair studio and have customer contact at the residence. The CUP will limit the hours of operation and restrict the studio's operations to a single person. Project Applicant / Owner: Diane Steele. (Bruggeman)

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Huisking, to approve the Consent Calendar as listed below as submitted.

The motion passed with the following vote:

Ayes: Allen, Huisking, Brewer, Clark, Dugan, Sanchez, Hoskinson

Noes: Abstain:

ITEM V-A. SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

A video presentation was made on the Rivermark field trip held in April 2005.

Chair Hoskinson opened the public hearing and invited comments from the audience.

No comments.

Chair Hoskinson closed the public hearing on Rivermark.

OLD BUSINESS

VI-A. MAJOR PROJECT PERMIT (STAGES 1 AND 2), TENTATIVE SUBDIVISION MAP, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AND TREE PERMIT - 10001 DIAMOND CREEK BLVD. (NRSP PARCEL EV-1 - ESKATON VILLAGE) - FILE# MPP 04-03, MPP 04-04, SUBD 04-21, SPA 04-06, DAA 05-03, & TP 04-47. The applicant requests approval of the following entitlements: Stage 1 and 2 approval of a Major Project Permit to allow construction of a 222,275 square foot integrated senior care project consisting of independent living (60 units), skilled nursing, memory care, conference center, and fitness center facilities. The project will also include up to 300 single-family residential units, and 26 rental cottages; Tentative Subdivision Map to subdivide the 52-acre property into 300 residential parcels and nine other parcels for private roadways, common areas, the main lodge, etc; Specific Plan Amendment to allow single family residential as a permitted use on the property and to allocate 23 additional dwelling units to the property; Development Agreement Amendment to modify the Eskaton Village Development Agreement to increase the number of permitted dwelling units by 23 and to outline park fee shortfall and future public transit reimbursement obligations; Tree Permit to remove up to four native oak trees (and one additional dead native oak) and encroach into the protected zone radius of several others. Project Applicant: James Taylor, Lakemont Communities. Owner: Todd Murch, Eskaton Properties, Inc. (Isom) (THIS ITEM WAS CONTINUED FROM THE MEETING OF 04/28/2005.)

Project Planner, Mike Isom, presented the staff report and responded to questions.

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

Applicant, Steven Ford, Vice-President Lakemont Communities, 1504 Eureka Road, #160, Roseville, 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.

Mr. Ford presented an overview of the Eskaton experience to the Commission.

There was discussion on the following:

- Any precedents of Assisted Living / Independent Living mix in any existing Eskaton developments.
- Approximate costs to homebuyers: Home Owners Association \$300 month; homes starting at about \$300,000, pricing not finalized..

- Traffic flow/circulation plan within the project.
- This project has provided parking significantly in excess of other Eskation projects.
- Golf carts will be allowed.
- Concern with distance some residents will need to move their garbage cans for street pick up.
- Homeowners Association would address garbage issue with a number of choices for the homeowner. The garbage fee will not be paid to city but would be paid to whoever was picking up trash.
- Concern that if refuse trucks would be challenged upon entering some of the courtyard home areas, fire and other emergency care givers would also be hindered from entering.
- Fire Marshall Dennis Mathisen stated that the project met the uniform fire code standards.
- Option of contracting with staff to move garbage. If everyone were to do it, the fees would be in lieu of the regular garbage fee.
- Possibility of adding condition requiring disclosure at time of sale that the garbage collection assistance might be a possible cost at some point.
- Disclose conditions, options and fees associated with refuse pick-up. (See Mike for language.)

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Adopt the seven (7) findings for adoption of the Negative Declaration; Adopt the Negative Declaration; Recommend the City Council approve the Specific Plan Amendment; Recommend the City Council approve the Development Agreement Amendment; Adopt the 2 findings of fact for the Major Project Permit (Stage 1); Adopt the 2 findings of fact for the Major Project Permit (Stage 2); Approve Stage 1 and Stage 2 of the Major Project Permit with 118 conditions of approval; Adopt the 3 findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map with 65 conditions of approval, with modification to condition 49 as noted below; Adopt the 2 findings of fact for the Tree Permit; and, Approve the Tree Permit with 21 conditions; as submitted in the Staff Report.

49. <u>i. Disclose to all buyers at time of sale or resale the various methods of trash collection available to residents. The CC&Rs shall disclose any additional HOA fee for refuse collection services. The refuse collection options shall be verbally explained and a written acknowledgement signed by the buyer prior to execution of a sales contract.</u>

The motion passed with the following vote:

Ayes: Huisking, Brewer, Clark, Dugan, Sanchez, Allen, Hoskinson

Noes: Abstain:

NEW BUSINESS

<u>VII-A DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, AND CONDITIONAL USE PERMIT – 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) - FILE# DRP 03-49, SUBD 03-10, & CUP 03-07.</u>

The applicant requests approval of a Design Review Permit to allow construction of 26 attached live/work units with associated landscaping, lighting, and parking. A Tentative Subdivision Map is also requested to merge and re-subdivide a 0.48-acre and 0.16-acre parcel (totaling 0.64 acres) into 26 residential lots. As part of the Tentative Map approval, the applicant is requesting that a 150-foot segment of Placer Street between Main Street and the alley be abandoned and incorporated into the project site. Lastly, a Conditional Use Permit is requested to allow residential units on the first and third floors (dwelling units are principally permitted on the second floor in the Historic District zone). Project Applicant: Shepard Johnson, Shepard Johnson Properties, LLC. Owner: Washington Lofts, LLC. (Isom)

Project Planner, Mike Isom, presented the staff report and responded to questions.

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

Kevin Hallick, Gordon Rogers and Company, 4447 Granite Drive #704, Rocklin, addressed the Commission on behalf of Shepard Johnson, and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Applicant, Shepard Johnson, PO Box 1307, Roseville, CA, addressed the Commission and responded to questions.

There was discussion on the following:

- Planned color schemes for the project.
- Types of exterior materials to be used on building.
- Full ownership price range approximately \$350,000 \$425,000. Price not finalized. No Homeowners Association.
- False door facades and privacy protection around garages.
- Common areas, landscaping and maintenance.
- Plainness of north elevation that faces existing neighborhood.
- Applying variation to north side elevations to add variety to reduce the scale and soften the look of the building.
- Who will occupy ground floor retail. Developing project specific list of permitted and prohibited uses.
 Four retail sites on main and five retail sites on Washington.
- Owner owns retail below townhouse. Can lease it or use it for retail.
- Report on neighborhood meeting.
- Possibility of exploration of using anti-graffiti paint on exterior of building.

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Dugan, to Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with one hundred (100) conditions of approval; Adopt the three (3) findings of fact for the Conditional Use Permit with one (1) condition of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map with forty-six (46) conditions of approval; as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Clark, Dugan, Husiking, Sanchez, Allen, Brewer, Hoskinson

Noes: Abstain:

Chair Hoskinson called a 10-minute recess at 8:24pm Chair Hoskinson resumed the meeting at 8:35 pm.

VII-B GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP & TREE PERMIT – 1412 West Colonial parkway – WEST COLONIAL ESTATES – FILES# GPA 05-04, RZ 03-10, SUBD 03-13,

<u>& TP 03-67.</u> The applicant requests approval of the following entitlements: A General Plan Amendment to change the land use of the property from Low Density Residential and Low Density Residential/Floodplain to Low Density Residential, Open Space/Parks & Recreation/Floodplain and Open Space; a Rezone to change the zoning of the property from Single Family Residential/Floodway to Single Family Residential and Open Space; a Tentative Subdivision Map to merge and re-subdivide the property into 17 residential lots and two open space parcels; and a Tree Permit to remove 11 native oak trees and encroach into the protected zone of several others. Project Applicant: Dick Morton, Morton & Pitalo. Owner: City of Roseville. (Hartman)

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

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

No comment from audience.

There was discussion on the following:

- Consequences to City if area does flood.
- Flood Control Project and 100 year Flood elevations.
- Review of how this project came about, especially having almost 1/3 designated as open space.
- Current oak tree mitigation areas within the site.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Huisking, to Adopt the Negative Declaration; Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council adopt the two (2) findings of fact for the Rezone; Recommend that the City Council approve the Rezone; Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to 49 conditions of approval; Adopt the two (2) findings of fact for the Tree Permit; and, Approve the Tree Permit subject to 21 conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Dugan, Huisking, Sanchez, Allen, Brewer, Clark, Hoskinson

Noes: Abstain:

VII-C GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT, AND TENTATIVE PARCEL MAP – 405 VERNON STREET – CIVIC PLAZA PROJECT AND CITY PARKING STRUCTURE – FILE #'S GPA 04-02, RZ 04-02, DRP 04-28, & PM 04-09. The applicant requests approval of the following entitlements: a General Plan Amendment to change the land use of a portion of the property from Low Density Residential/Neighborhood Commercial to Central Business District; a Rezone to change the zoning of a portion of the property from Planned Development Residential/Commercial Mixed Use to Central Business District; a Design Review Permit to construct a four story office/retail building totaling 57,350 square feet and a public parking structure with a total of 550 parking spaces; and, a Tentative Parcel Map to merge and re-subdivide eight parcels into four parcels. Project Applicant: Tom Lumbrazo. Owner: City of Roseville. (Hartman)

Associate Planner, Wendy Hartman, presented the staff report, which included Staff recommendation to continue the Parcel Map to the meeting of May 26, 2005, and responded to questions.

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

Applicant, Tom Lumbrazo, Project Manager for the Civic Plaza Project, 1604 Sierra Gardens Dr., Roseville, 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.

Adjacent Property Owner, Noah Baygell, 401 Vernon Street, addressed the Commission with his concerns regarding clean up of his property during the construction phase, the status of the alley ownership issue, as well as the possibility of deleting alleyway planter boxes between his business and the garage to allow for possible future outdoor eating area.

There was discussion on the following:

- Free or Fee parking garage. Future possibility of fee for parking.
- Color palette form project.
- Height of elevator tower and garage compared to height of Tower Theater.
- Pedestrian friendly walkways.

- Street level retail facing Vernon, Oak and Lincoln street
- Possibility of adding art or architectural detail to the 50 foot parking structure wall to add aesthetics.
- Republican Alley issue addressed. The alley has been abandoned by the City and incorporated into the proposed project.
- As requested by adjacent property owner, possible condition added requiring that daily construction clean-up include 401 Vernon Street.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Sanchez, to Adopt the Addendum to the Civic Plaza Initial Study and Mitigated Negative Declaration; Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council adopt the findings of fact for the Rezone; Recommend that the City Council approve the Rezone; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit subject to 114 conditions of approval with modification to condition 67c (as noted below); as submitted in the Staff Report and Continue the Tentative Parcel Map to the Planning Commission meeting of May 26, 2005.

67. c. Sweep the adjacent street frontages, including 401 Vernon Street, at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

The motion passed with the following vote:

Ayes: Huisking, Sanchez, Clark, Dugan, Allen, Brewer, Hoskinson

Noes: Abstain:

VII-D TENTATIVE SUBDIVISION MAP, TREE PERMIT, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, & ADMINISTRATIVE PERMIT – 1850 BLUE OAKS BL. – WRSP FIDDYMENT RANCH VILLAGE F-17 – FILE#S: SUBD 04-23, TP 04-50 & DRRS 04-01 & AP 04-84. The applicant requests approval of plans to develop West Roseville Specific Plan Fiddyment Ranch Village F-17 with 131 medium density residential units. Project entitlements include: a Tentative Subdivision Map to divide the 17.3 acre parcel into 131 residential lots; a Tree Permit to remove 24 native oak trees on Parcel F-17 and 9 trees for construction of the off-site sewer main; a Design Review Permit for Residential Subdivision to establish design standards for the project; and an Administrative Permit to transfer four WRSP residential units from Village F-17 to Village F-16. Project Applicant: Tim Denham, Wood Rodgers. Property Owner: Signature Properties. (Lindbeck)

Associate Planner, Steve Lindbeck, presented the staff report and responded to questions.

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

Owner, John Bayless, Signature Properties, 8854 Greenback Lane, Orangevale, 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:

- Reasons the subdivision proposed all two-story residences.
- Possibility of transplanting trees on the lot unfeasible due to poor health and age of existing trees.
- Need for park space within the subdivision.
- Possibility of preserving large tree along Fiddyment. Working to transplant trees from Blue Oak to entrance on Hayden Parkway.
- Applicant does use a color consultant for house colors.
- Look at turning end cap homes to face open-space. If done, loose a lot.
- No HOA proposed.

- Location of nearby parks and open space.
- Possibility of creating green space within this project at Lot C.
- Future vicinity maps, please identify park/open space sites.
- Look at green passive area being developed as segue into open space.
- Possibility of pulling all lots on F-way south and creating a green belt.

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

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Huisking, to continue this item to the meeting of May 26, 2005.

The motion passed with the following vote:

Ayes: Allen, Huisking, Dugan, Sanchez, Brewer, Clark, Hoskinson

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner

Commissioner Allen would like to address the need to place green recreation areas within all subdivision areas.

Commissioner Huisking concurred with the need for urban relief to maintain quality of life.

ADJOURNMENT

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of May 26, 2005. The motion passed unanimously at 10:20 PM.