

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
MAY 26, 2005
MINUTES**

Planning Commissioners Present: Gray Allen, Donald Brewer, Rex Clark, Robert Dugan and Betty Sanchez

Planning Commissioners Absent: Kim Hoskinson
Audrey Huisking

Staff Present: Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Chris Robles, Senior Planner
Michael Isom, Project Planner
Wendy Hartman, Associate Planner
Steve Lindbeck, Associate Planner
Bob Schmitt, Deputy City Attorney
Jennifer Lloyd, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Dugan

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF MAY 12, 2005.

IV-B. CONDITIONAL USE PERMIT – 350 ATLANTIC ST – AAT COMMUNICATIONS TOWER – FILE #CUP 05-03. The applicant requests approval of a Conditional Use Permit to construct a 120-foot high monopole tower, capable of supporting antennae of four wireless carriers. The site is within the Union Pacific rail yard. Project Applicant: Nathan Smith, AAT Communications. Property Owner: Union Pacific Railroad. (Lindbeck)
(THIS ITEM IS CONTINUED TO THE MEETING OF JUNE 23, 2005.)

IV-C. TENTATIVE SUBDIVISION MAP – 100 CIRBY HILLS DRIVE – CIRBY HILLS TOWN HOMES – FILE# SUBD 05-02 The applicant requests approval of a Tentative Subdivision Map to allow minor reconfiguration of 23 town home lots and one common area lot through a merger and re-subdivision. The property lines must be reconfigured to accommodate eave overhang clearances required by the Building Code. In most cases, property lines will move less than twelve inches. Project Applicant: Jerry Aplass, Burrell Consulting. Owner: Steve Cruz, Sycamore Ventures (Isom)

IV-D. TENTATIVE PARCEL MAP – 405 VERNON STREET – CIVIC PLAZA PROJECT AND CITY PARKING STRUCTURE – FILE# PM 04-09. The applicant requests approval of a Tentative Parcel Map to merge and re-subdivide eight parcels into four parcels. Project Applicant: Tom Lumbrazo. Owner: City of Roseville. (Hartman)
(THIS ITEM WAS CONTINUED FROM THE MEETING OF MAY 12, 2005.)

MOTION

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

The motion passed with the following vote:

Ayes: Brewer, Clark, Dugan, Sanchez, Allen

Noes:

Abstain:

OLD BUSINESS

V-A. 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: an; 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)
(THIS ITEM WAS CONTINUED FROM THE MEETING OF MAY 12, 2005.)

Associate Planner, Steve Lindbeck, 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, John Bayless, Signature Properties, 1322 Blue Oaks Blvd., Ste 100, 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:

- Small lot development
- Layout of homes turned to front on the open space
- Community garden will have water source available

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Brewer, to Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; Approve the Design Review Permit for Residential Subdivision subject to (5) conditions of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to seventy-seven (77) conditions of approval; Adopt the two (2) findings of fact for the Tree Permit; Approve the Tree Permit subject to twenty-two (22) conditions of approval; Adopt the three (3) findings of fact for the Administrative Permit; and Approve the Administrative Permit subject to two (2) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Brewer, Clark, Dugan, Sanchez, Allen

Noes:

Abstain:

NEW BUSINESS

VI-A. CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT – 335 LINCOLN ST – CASSIE HILL BUILDING – FILE #CUP 03-09, DRP 03-76 & AP 04-19. The applicant requests approval of plans to construct a four-story, mixed use building on an existing vacant parcel in the Old Town Historic District with a Conditional Use Permit for residential units on the third and fourth floors (residential units on the second floor are a principally permitted use); a Design Review Permit for the building plans; and an Administrative Permit to reduce the parking requirement to zero. Essentially the same project was approved in 2001, but the entitlements have since expired. Project Applicant: Allen Edwards. Property Owner: Richard Ryan. (Lindbeck)

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

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

Owner, Richard Ryan, Edwards Company, 108 Main Street, 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:

- Parking availability for project
- Project has alley access with a parking lot behind building for additional parking
- Building will utilize an elevator
- Awning on rear elevation
- 2 – 3 feet recessed doors on front of building

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to Adopt the four findings of fact as stated below for the Design Review Permit; Approve the Design Review Permit with eighty-five (85) conditions of approval; Adopt the three findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit with one (1) condition of approval; Adopt the three findings of fact for the Administrative Permit; and Approve the Administrative Permit with one (1) condition of approval, as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Brewer, Clark, Dugan, Sanchez, Allen

Noes:

Abstain:

VI-B. GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP & PARCEL MAP – 1260 PLEASANT GROVE BOULEVARD – NWRSP PARCEL 11 – BRETON VILLAGE - FILE# GPA 04-03, RZ 04-04, SPA 04-03, DAA 05-02, DRP 04-41, DRP 04-42, SUBD 04-19 & PM 04-16. The applicant request approval of a General Plan Amendment & Specific Plan Amendment to change the land use of a portion of the property from Community Commercial to Medium Density Residential; Rezone to change the zoning of a portion of the subject property from Community Commercial/Special Area-Northwest Roseville to Attached Housing and to establish a list of permitted uses for the remainder of the Community Commercial portion of the property; Development Agreement Amendment to modify the Northwest Roseville Specific Plan Development Agreement to reflect the change in land use; Two Design Review Permits, One to allow for the construction of two commercial buildings totaling 30,140 square feet in area, along with associated landscaping, lighting, and parking, the second DRP is to establish development standards for the construction of a 53 unit single family cluster development; Parcel Map & Tentative Subdivision Map to create a large lot map (2 lots) and subdivide Lot B into 53 single family residential lots and one common area parcel. Project Applicant: Dick Morton, Morton & Pitalo. Owner: Peter Bollinger, Bollinger Investment Company. (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, Michael Tien, Morton & Pitalo, Inc., 1788 Tribute Road, #200, Sacramento, 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:

- Residents issues have been addressed by staff
- Elevation changes within project and grade change up to 2.7 feet
- Existing wood fence along property lines
- Drainage along property line
- Project has a village atmosphere with architectural quality
- Price range of these homes in current market would be 300 – 400k
- Delivery access will be via shared drive and will have back-loaded and front-loaded deliveries
- Project will have café type size restaurants
- Water feature; attractiveness of entire project
- Suggestion to add art at corner plaza
- Type of businesses
- Access to project and to Misty Wood Park from Misty Wood Dr.
- Roads and common areas maintained by home owners association
- Concern of headlights from cars and people looking into windows of existing homes near site
- Project will have a solid masonry wall and landscaping along parking lot at the corner of lot 40
- Tree line along the western property line
- Down-lit lights on buildings

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

MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Dugan, to adopt the Mitigated Negative Declaration; adopt the four (4) findings of fact for the commercial Design Review Permit; approve the commercial Design Review Permits subject to 117 conditions of approval; adopt the four (4) findings of fact for the residential Design Review Permit; approve the residential Design Review Permit subject to 75 conditions of approval; adopt the three (3) findings of fact for the Parcel Map; approve the Parcel Map subject to 45 conditions of approval; adopt the three (3) findings of fact for the Residential Tentative Subdivision Map; approve the Residential Tentative Subdivision Map subject to 65 conditions of approval; and, recommend that the City Council adopt the applicable findings of fact and approve the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment as submitted in the Staff Report Addendum as follows:

Conditions of Approval for Breton Village Commercial DRP 04-41

Conditions 23-25 have been deleted in their entirety and rewritten as follows:

23. The following improvements are required along the frontage of Foothills Boulevard from the intersection of Pleasant Grove Blvd to a point approximately 740-feet north of the intersection. The driveways accessing the sites shall be Standard "Type A-7" driveways, 35-feet in width. The driveways shall be accessed by an auxiliary lane that extends from the northerly property line with a 50-foot taper, south through the site, to the curb return at Pleasant Grove Blvd. The southern driveway into the commercial site shall be restricted to right turn movements only. The northern driveway into the residential site shall be restricted from left turns out. The minimum throat depths shall be 50-feet as measured from the curb line of the required improvements. The right turn lane from southbound Foothills to west bound Pleasant Grove shall be widened to a standard width.

An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. A raised median shall be constructed in Foothills Boulevard from the intersection of Pleasant Grove Blvd. north beyond the northern driveway and shall allow left turn movements into the northern driveway. The stripping of Foothills Blvd. shall be modified to accommodate three south bound through lanes from the intersection of Pleasant Grove Blvd north 1,000-feet. (Engineering)

24. The following improvements are required along the frontage of Pleasant Grove Boulevard. The driveway accessing the commercial site shall be a Standard "Type A-7" driveway, 35-feet in width. The centerline of the driveway shall be located no closer than 200-feet from the curb return location of the ultimate right-of-way and shall be restricted to right turn movements only. The minimum throat depth shall be 50-feet as measured from the curb line of the required improvements. An auxiliary lane shall be extended to Misty Wood Drive. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. 120-feet past the commercial driveway centerline a bus shelter pad, and shelter shall be installed. (Engineering)
25. Additional right-of-way shall be dedicated along the frontages of Foothills Boulevard and Pleasant Grove Boulevard to accommodate the additional lane configuration as specified in the City's Capital Improvement Plan. Prior to approval of any plans for the placement of improvements required as part of this design review permit, the applicant shall offer to dedicate all necessary right-of-way required for the future widening of Foothills Boulevard and Pleasant Grove Boulevard. Foothills Boulevard shall be widened to an ultimate 7 lanes with appropriate left turn lanes to accommodate dual lefts onto Pleasant Grove Blvd. Pleasant Grove Boulevard shall be widened to an ultimate 7 lanes with appropriate left turn lanes to accommodate dual lefts onto Foothills Boulevard and a bus turn out. Accurate surveyed information is required with the right-of-way dedication. The offer to dedicate additional right-of-way shall be approved by the City Attorney and recorded at the County Recorders office. (Engineering)

Conditions of Approval for Parcel Map: PM 04-16

Conditions 11-12, 14-20, & 36-37 have been deleted in their entirety. The following condition has been added:

A statement pursuant to Section 66411.1 of the Subdivision Map Act shall be placed on the map stating the following:

"Prior to issuance of a permit or other grant of approval by the City of Roseville for development of any Parcel (including, but not limited to, issuance of a building permit, grading permit, or any activity authorized by the Zoning Ordinance, or the construction of any structure which is exempt from the City's approval), all other necessary improvements required for site specific development in conformance with the City's Improvement Standards and Construction Standards shall be made part of the requirements of such development. The following improvements may be required:

- a) Road improvements, including driveways, turn lanes, sidewalks, landscaping, bus shelters and appurtenances, streetlights, and/or other road improvements, as determined by the Engineering Department, in conformance with the Improvement Standards and Construction Standards of the City of Roseville.
- b) Water and sewer infrastructure, designed and constructed pursuant to the City of Roseville Improvement Standards and Construction Standards.
- c) Fire hydrants located as required by the Fire Department in conformance with the Improvement Standards and Construction Standards of the City of Roseville.
- d) Electric facilities of a design approved by the Electric Department in conformance with the Improvement Standards and Construction Standards of the City of Roseville.

- e) Public easements as may be required. (Electric, Engineering, Environmental Utilities, Planning, Transit)

Conditions of Approval for Breton Village Residential DRP 04-42

Conditions 13-15 have been deleted in their entirety.

Conditions of Approval for Residential Tentative Subdivision Map SUBD 04-19

Conditions 12-14 have been deleted in their entirety and rewritten as follows:

12. The following improvements are required along the frontage of Foothills Boulevard from the intersection of Pleasant Grove Blvd to a point approximately 740-feet north of the intersection. The driveways accessing the sites shall be Standard "Type A-7" driveways, 35-feet in width. The driveways shall be accessed by an auxiliary lane that extends from the northerly property line with a 50-foot taper, south through the site, to the curb return at Pleasant Grove Blvd. The southern driveway into the commercial site shall be restricted to right turn movements only. The northern driveway into the residential site shall be restricted from left turns out. The minimum throat depths shall be 50-feet as measured from the curb line of the required improvements. The right turn lane from southbound Foothills to west bound Pleasant Grove shall be widened to a standard width. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. A raised median shall be constructed in Foothills Boulevard from the intersection of Pleasant Grove Blvd. north beyond the northern driveway and shall allow left turn movements into the northern driveway. The stripping of Foothills Blvd. shall be modified to accommodate three south bound through lanes from the intersection of Pleasant Grove Blvd north 1,000-feet. (Engineering)
13. The following improvements are required along the frontage of Pleasant Grove Boulevard. The driveway accessing the commercial site shall be a Standard "Type A-7" driveway, 35-feet in width. The centerline of the driveway shall be located no closer than 200-feet from the curb return location of the ultimate right-of-way and shall be restricted to right turn movements only. The minimum throat depth shall be 50-feet as measured from the curb line of the required improvements. An auxiliary lane shall be extended to Misty Wood Drive. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. 120-feet past the commercial driveway centerline a bus shelter pad, and shelter shall be installed. (Engineering)
14. Additional right-of-way shall be dedicated along the frontages of Foothills Boulevard and Pleasant Grove Boulevard to accommodate the additional lane configuration as specified in the City's Capital Improvement Plan. Prior to approval of any plans for the placement of improvements required as part of this design review permit, the applicant shall offer to dedicate all necessary right-of-way required for the future widening of Foothills Boulevard and Pleasant Grove Boulevard. Foothills Boulevard shall be widened to an ultimate 7 lanes with appropriate left turn lanes to accommodate dual lefts onto Pleasant Grove Blvd. Pleasant Grove Boulevard shall be widened to an ultimate 7 lanes with appropriate left turn lanes to accommodate dual lefts onto Foothills Boulevard and a bus turn out. Accurate surveyed information is required with the right-of-way dedication. The offer to dedicate additional right-of-way shall be approved by the City Attorney and recorded at the County Recorders office. (Engineering)

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

VI-C. REZONE, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMIT, LOT LINE ADJUSTMENT, & TREE PERMIT, – 1820 & 1850 TAYLOR ROAD – NERSP PARCEL 16, OLYMPUS POINTE JAVA - FILE# RZ 04-05, SPA 04-04, DAA 05-07, DRP 04-43, LLA 04-17, & TP 04-39.

The applicant requests approval of a Rezone to change the zoning of the subject property from Highway Commercial / Special Area to Community Commercial to allow a broader range of permitted uses, including professional office; a Specific Plan Amendment to change the specific plan land use designation from Highway Commercial to Community Commercial; Development Agreement Amendment to modify the Northeast Roseville Specific Plan Development Agreement to reflect the change in land use; Design Review Permit to allow construction of a 13,549 square-foot commercial building and a 150 square foot coffee kiosk, along with associated landscaping, lighting, and parking; Lot Line Adjustment to merge the two properties encompassing the project site into a single parcel; and a Tree Permit to remove seven (7) native oak trees and encroach into the protected zone radius of several others. Project Applicant: Peter Givas, Architect. Owner: Leo Lagesse. (Isom)

Project Planner, Mike Isom, 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, Peter Givas, Architect, 1512 14th Street, Sacramento, 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:

- Constraints on the property and the quality of the design

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

MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Brewer, to Recommend Approval of a Rezone to change the zoning of the subject property from Highway Commercial / Special Area to Community Commercial to allow a broader range of permitted uses, including professional office; a Specific Plan Amendment to change the specific plan land use designation from Highway Commercial to Community Commercial; a Development Agreement Amendment to modify the Northeast Roseville Specific Plan Development Agreement to reflect the change in land use; and Approve a Design Review Permit to allow construction of a 13,549 square-foot commercial building and a 150 square foot coffee kiosk, along with associated landscaping, lighting, and parking; a Lot Line Adjustment to merge the two properties encompassing the project site into a single parcel; and, a Tree Permit to remove seven (7) native oak trees and encroach into the protected zone radius of several others as submitted in the Staff Report.

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

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Upcoming training for Planning Commissioners and a tour of Reason Farms
- Commissioner Dugan mentioned the Federal Highway Bill that contains funding for the I-80 bottleneck and urged residents to contact their representatives in congress to support the bill.

ADJOURNMENT

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

MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Clark, to adjourn to the meeting of June 9, 2005. The motion passed unanimously at 8:17 PM.