

**CITY OF ROSEVILLE  
PLANNING COMMISSION MEETING  
JUNE 23, 2005  
MINUTES**

Planning Commissioners Present: Rex Clark, Robert Dugan, Kim Hoskinson, Audrey Huisking, Betty Sanchez

Planning Commissioners Absent: Gray Allen, Donald Brewer

Staff Present: Paul Richardson, Planning Director  
Chris Burrows, Senior Planner  
Chris Robles, Senior Planner  
Eileen Bruggeman, Project Planner  
Brita McNay, Senior Deputy City Attorney  
Carmen Bertola, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Chair Hoskinson

**ORAL COMMUNICATION** - None.

**CONSENT CALENDAR**

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

A resident requested that Item IV-E be removed from the Consent Calendar.

Chair Hoskinson asked that Item IV-D be removed from the Consent Calendar. Chair Hoskinson recused herself from Item IV-D due to a possible conflict of interest.

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

**IV-A. MINUTES OF MAY 26, 2005. (THIS ITEM WAS CONTINUED FROM THE MEETING OF JUNE 9, 2005.)**

**IV-B. MINUTES OF JUNE 9, 2005.**

**IV-C. 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 within the Union Pacific rail yard. Project Applicant: Nathan Smith, AAT Communications. Property Owner: Union Pacific Railroad. (Lindbeck) **(THIS ITEM WAS CONTINUED FROM THE MEETING OF MAY 26, 2005.)**

**MOTION**

Commissioner Clark made the motion, which was seconded by Commissioner Sanchez, to approve Consent Calendar Items IV-A through IV-C as submitted.

The motion passed with the following vote:

Ayes: Clark, Sanchez, Dugan, Huisking, Hoskinson

Noes:

Abstain: Commissioner Huisking and Chair Hoskinson abstained from the minutes of May 26, 2005 due to their absence from the meeting; Commissioner Sanchez abstained from the minutes of June 9, 2005 due to her absence from the meeting.

**IV-D. CONDITIONAL USE PERMIT- 198 CIRBY WAY #135 – LUXE DAY SPA - FILE# CUP 05-04.** The applicant requests approval of a Conditional Use Permit to operate a day spa in a Light Industrial zone district. Project Applicant/Owner: Mark Len, Sycamore Gardens. (Ogden)

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Huisking, to approve Item IV-D as submitted.

The motion passed with the following vote:

Ayes: Clark, Huisking, Dugan, Sanchez

Noes:

Abstain:

**IV-E. TENTATIVE SUBDIVISION MAP MODIFICATION, SPECIFIC PLAN AMENDMENT & REZONE – 3000 MINERS RAVINE DRIVE –STONERIDGE SPECIFIC PLAN, PARCEL 58 – FILE#S: SUBDMOD 02-04A, SPA 05-11 & RZ 05-04.** The applicant requests approval of a map modification to change a 61-unit, single-family residential subdivision from private to public streets, while retaining the previously approved lot configuration and amount of open space. The applicant also requests approval of a Specific Plan Amendment and Rezone to change from Small Lot Residential to Single Family Residential. Project Owner/Applicant: Parkland Homes, Greg Roberti. (Bruggeman)

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

Resident Jeff Rogers, 3318 Europa Street, Roseville, asked the Commission to recall earlier discussion and decisions regarding the protection of the trees located within the proposed project. Specifically trees number 5209 & 5210 on Lot number 38.

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

Project Planner Eileen Bruggeman responded to questions from the Commission.

There was discussion on the following:

- Evaluation of trees prior to granting of any permits.
- Existing condition requiring evaluation of all trees prior to granting of permits.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Dugan, to Adopt the three Findings of Fact for the Tentative Subdivision Map Modification; Approve the Tentative Subdivision Map Modification subject to seventy-nine (79) conditions of approval; Recommend that the City Council adopt the one finding of fact for the Specific Plan Amendment; Recommend that the City Council approve the Specific Plan Amendment; Recommend that the City Council adopt the two findings of fact for the Rezone; and Recommend that the City Council approve the Rezone as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Dugan, Clark, Sanchez, Hoskinson

Noes:

Abstain:

**NEW BUSINESS**

**V-A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, & REZONE – 1035 ROSEVILLE PARKWAY & 200 GIBSON DRIVE – NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (NCRSP) PARCELS 44 & 40 (FILE #S PARCEL 44 GPA 04-06, SPA 04-07, DAA 04-16, RZ 04-08; PARCEL 40 SPA 04-01 AND DAA 04-02).** The applicant requests approval of: a **GENERAL PLAN AMENDMENT** to amend the City of Roseville General Plan Land Use Map by changing the land use designation on Parcel 44 from Business Professional to Medium Density Residential; a **SPECIFIC PLAN AMENDMENT** to amend the North Central Roseville Specific Plan to change the Parcel 44 specific plan designation from Business Professional to Medium Density Residential to allow for development of a maximum of 240 residential units, and to allow for buildings up to ten stories in height on Parcel 40, and to increase the permitted floor area ratio from .4 to .8 allowing a maximum of 1,045,440 gross square feet of business professional and commercial land uses for development on Parcels 40B, 40C, and 40D. The amendment will also provide for the development of a 50,000 square foot conference center and up to 500 hotel rooms and 5,000 square feet of restaurant services on Parcel 40A; a **DEVELOPMENT AGREEMENT AMENDMENT** to modify the North Central Roseville Specific Plan Development Agreement to reflect the changes to the specific plan and identify both the obligations of the land owner and City; a **REZONE** to rezone Parcel 44 from its current designation of Business Professional to Attached Housing with Design Standards. Property Owner: Richland Planned Communities, Stephen Thurtle. Project Applicant: Sandberg, Lo Duca & Aland, LLP, Marcus Lo Duca. (Bruggeman/Hartman)

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

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

Applicant, Marcus J. Lo Duca, Sanberg, Lo Duca & Alland, 3300 Douglas Blvd., Suite 365, 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.

Jack Paddon, Williams + Paddon Architects and Planners, 2237 Douglas Blvd., Roseville, addressed the Commission and responded to questions. He clarified the architectural drawings and development concepts that were brought before the Commission.

Sharon Telles, President of the Highland Reserve Neighborhood Association, 51 Raleigh Court, Roseville, addressed the Commission in opposition to the rezone of Parcels 40 & 44 due to the possible negative impacts such changes will bring. She asked the Commission to consider continuing the item to a later date to allow the neighborhood an opportunity to evaluate the project and allow the Neighborhood Association to meet with the developers. One of the main concerns with Parcel 40 is adequate parking for the hotel & conference center. With Parcel 44, concerns are with the increase of traffic on Roseville Parkway, Chase Drive, and Pleasant Grove. Possible overcrowding of the schools is also a matter of great concern for the Neighborhood Association. Thanks to staff for their assistance.

Chair Hoskinson closed the public hearing.

There was discussion on the following:

- Clarification of time line with the approval process for Parcels 40 and 44.
- In-lieu of fees for required parkland.
- Pedestrian access between conference center and shopping areas.
- Currently no funding mechanism in place to pay for walkways.
- Both projects will be brought before the Planning Commission at later dates.
- Recommend to City Council that they make sure the pedestrian accesses are funded and constructed. Planning Commission wants projects of this type to have welcoming, friendly, and inviting pedestrian accesses.

Chair Hoskinson asked for a motion.

## MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Sanchez, to Adopt the Addendum to the NCRSP EIR; 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 for NCRSP Parcel 44; and, Recommend that the City Council adopt the applicable findings of fact and approve the Specific Plan Amendment and Development Agreement Amendment for NCRSP Parcel 40 as submitted in the Staff Report. Commission also Recommends that the City Council consider incorporation of pedestrian connections between the mall and Parcel 40 in their consideration of the Specific Plan Amendment.

The motion passed with the following vote:

Ayes: Huisking, Sanchez, Clark, Dugan, Hoskinson

Noes:

Abstain:

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

### A. REPORTS FROM PLANNER

The Citizens, Developers, Staff, and Commissioners recognized Commissioner Betty Sanchez for her outstanding service as a Planning Commissioner for the City of Roseville over the last eight years. A proclamation was read in her honor.

## **ADJOURNMENT**

Chair Hoskinson asked for a motion to adjourn the meeting.

## MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Dugan, to adjourn to the meeting of July 14, 2005. The motion passed unanimously at 7:45 PM.