CITY OF ROSEVILLE PLANNING COMMISSION MEETING JULY 14, 2005 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Sam Cannon, Robert Dugan, Kim

Hoskinson, Audrey Huisking

Planning Commissioners Absent: Rex Clark, excused

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Senior Planner Chris Robles, Senior Planner Eileen Bruggeman, Project Planner

Mike Isom, Project Planner

Chris Kraft, Associate Civil Engineer Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

INTRODUCTION OF NEW PLANNING COMMISSIONER, SAMUEL CANNON

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

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 JUNE 28, 2005.

MOTION

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

The motion passed with the following vote:

Ayes: Huisking, Allen, Dugan, Hoskinson

Noes:

Abstain: Commissioner Brewer, due to absence from the meeting of 06/23/05; Commissioner Cannon was

not a member of the Planning Commission on 06/23/05.

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT, SPECIFIC PLAN AMENDMENT, AND TENTATIVE PARCEL MAP – 751 PLEASANT GROVE BLVD. (HIGHLAND PLAZA SHOPPING CENTER, HIGHLAND RESERVE NORTH SPECIFIC PLAN, PARCEL 40) – FILE#S DRP 04-63, SPA 05-10 & PM 04-22. The applicant requests approval of the following entitlements: Design Review Permit to construct seven (7) commercial retail buildings totaling 131,900 square feet with associated site improvements; a Specific Plan Amendment to modify the specific plan design guidelines related to the design of Parcel 40; and a Tentative Parcel Map to subdivide 13.93 acres into seven (7) parcels. Property Owner: Eureka Development Company, Douglas M. Sutherland. Applicant: Williams + Paddon Architects and Planners, Inc., Stuart Grinstain. (Bruggeman)

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 Lo Duca, Sandberg, Lo Duca, and Alland, 3300 Douglas Blvd., #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 & Planners, Inc., 2237 Douglas Blvd., representing Doug Sutherland and Eureka Development Co., addressed the commission and responded to questions. Reviewed findings from Neighborhood meetings and how they were addressed in the project.

Mark Engstrom, Nugget Market, addressed the Commission and responded to questions. He stated that he felt that Nugget had made a good faith effort to improve the ingress from Highland Drive and provide a truck access from Fairway Drive in order to address the neighbors concerns.

The following persons spoke on the projects:

Ken Brazil, 517 Heather Falls Court, Roseville, is concerned with driveway's close proximity to the proposed park, and school. He is also concerned that the additional vehicles from Rocklin may not have been addressed in the traffic studies.

Rick Nunally., 541 Heather Falls Court, spoke well of the meetings between storeowners, developers and neighbors. Concerned with market entrance off Highland Park Driveway.

Todd Bernardy 6622 Rose Bridge Drive was concerned with the lack of retail facing the plaza areas in accordance with the Specific Plan and is concerned with the placement of the truck service drives. He believes the parcel has the potential for an interface with restaurants and retail shops facing the park.

There was discussion on the following:

- Traffic calmers and Pedestrian light at Pleasant Grove and Highland Park Drive.
- Retail/Park interfacing.
- Nugget Market exterior walls that face the park.
- Traffic, circulation and planned signals in the vicinity of the project.
- Speed limits on Central Park and Highland Drive.
- School zone speed limits & size of school zone.
- Commission requests that the school zone be extended from Central Park to Highland Park Drive.
- Loading zone accommodations within the retail center.
- Nugget Market's hours of operation (7:00 am to 11:00 pm).
- Trucks will be loading in the daytime between 6:00 am & 7:00 pm.
- Planned park uses, i.e., Soccer fields, baseball fields, tennis court, picnic areas, interactive water feature, in door/ outdoor aquatic center. Larger parking area would be near aquatic center off Fairway and the smaller parking area off Highland Park Drive.

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 Mitigated Negative Declaration; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with one hundred seventeen (117) conditions of approval with modifications to condition 25 and 26 as noted below; Recommend that the City Council Adopt the Findings of Fact for the Specific Plan Amendment; Recommend that the City Council Approve the Specific Plan Amendment which include the change pages 11-15 of Exhibit B, showing revisions to the Park Design Guidelines; Adopt the three (3) findings of fact for the Tentative

Parcel Map; and Approve the Tentative Parcel Map with fifty-nine (59) conditions of approval as submitted in the Staff Report.

DRP 04-63

- 25. Along the frontage of Pleasant Grove Blvd. two driveways shall access the site. The main driveway shall be a modified "Type A-7" driveway with two ingress lanes, each 12-feet wide, and one egress lane a minimum of 12-feet wide. A center landscape median can be placed within the driveway between the ingress and egress lanes with a width between 6 and 10-feet wide. The driveway will be restricted from left turns out and proper signage shall alert the public of such restrictions. The minimum throat depth shall be 125-feet, however, it may be reduced to a lesser amount with verification through a revised traffic study based on analysis of two driveways on <u>Pleasant Grove Boulevard.</u> The secondary driveway shall be located as shown on the approved site plan and shall be a standard "Type A-7" driveway, 35-feet in width, with a 30-foot radius curb return entering the site. The driveway shall have a throat depth of 125-feet and shall be restricted to right turn movements only. The driveway will function as the truck access into the site. Along the frontage of the site, an auxiliary lane shall be installed to function as right turn lanes into each of the driveways. Within the center median of Pleasant Grove Blvd., a left turn lane shall be constructed into the main driveway. The turn lane shall be delineated with a raised curb extending easterly to the intersection of Highland Park Drive. An 8-foot pedestrian path shall be constructed along the entire length of the site. (Engineering)
- 26. Along the frontage of Highland Park Drive, one driveway shall access the site. The Driveway shall be a standard "Type A-7" driveway, 35 25-feet in width, and shall enjoy full access. The minimum throat depth shall be 50-feet. An 8-foot meandering pedestrian path shall be constructed along the frontage of Highland Park Drive. (Engineering)

The motion passed with the following vote:

Ayes: Dugan, Huisking, Cannon, Allen, Brewer, Hoskinson

Noes: Abstain:

Commission directed staff to forward a recommendation to the City Council that the school zone be extended as far as possible towards the park and shopping center.

V-B. TREE PERMIT VIOLATION – 1215 PLEASANT GROVE BOULEVARD (PLEASANT GROVE PROFESSIONAL CENTER) – FILE # TP 03-55. Planning Staff is forwarding this Tree Permit violation to the Planning Commission for the enforcement of violations of the conditions of approval for the previously approved tree permit for the Pleasant Grove Professional Center. Respondent – Eric Curtis, A.P. Thomas Construction. Owner – Tim Gagnier, Granite Bay Ventures. (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.

Respondent, Paul Thomas, A.P. Thomas Construction, 8680 Greenback Lane, Orangevale, CA, addressed the commission and responded to questions. He stated that he had received a copy of the staff report and agreed that the tree violations were due to negligence on his company's part. He apologized and expressed his willingness to comply with the Commission's decision.

There was discussion on the following:

- The effects of pulling a bond to the contractor.
- Planning Commission's responsibility to enforce tree violation penalties.
- Making this case an example for all future tree violation cases.
- Thomas Construction tree protection procedures.
- Exact amount of fines on a case-by-case basis.
- Thanks to construction manager for taking ownership of problem.

- Possibility of charging for staff time and fining based on inch-per-inch replacement.
- Should the tree die, the fine would cover the cost of replacement.
- Arborist report states damage to the tree in question is minor.

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

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Dugan, to adopt the one finding of fact and require that the property owner provide restitution for the damaged trees and the tree permit violations by a cash penalty of \$5,428.00 and payment of \$1,292.75 for recovery of staff time in processing the violation prior to allowing any building finals on the property, as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Allen, Dugan, Cannon, Brewer, Hoskinson

Noes: Huisking

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. ELECTION OF PLANNING COMMISSION CHAIR

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to elect Commissioner Robert Dugan as Planning Commission Chair.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Dugan, Cannon, Allen, Hoskinson

Noes: Abstain:

B. ELECTION OF PLANNING COMMISSION VICE-CHAIR

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to elect Gray Allen as Planning Commission Vice-Chair.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Dugan, Cannon, Allen, Hoskinson

Noes: Abstain:

C. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE

MOTION

Chair Hoskinson made the motion, which was seconded by Commissioner Dugan, to elect Rex Clark as Design Committee Representative.

The motion passed with the following vote:

Ayes: Hoskinson, Dugan, Huisking, Cannon, Allen, Brewer

Noes: Abstain:

APPOINTMENT OF DESIGN COMMITTEE REPRESENTATIVE - ALTERNATE

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to appoint Kim Hoskinson as Design Committee Representative Alternate.

The motion passed with the following vote:

Ayes: Dugan, Brewer, Huisking, Cannon, Allen, Hoskinson

Noes: Abstain:

Commissioner Huisking asked staff to check on the large oak tree within the Old Roseville Hospital parking lot to ensure all possible measures were being implemented to protect it.

Chair Hoskinson asked staff to contact the Fire Department in regards to needed weed abatement measures at the corner of Main Street and Foothills Blvd. next to St. Johns and across from the Bel-Air market.

Commissioner Dugan asked staff to investigate the trees that have been cut and removed at Atkinson and Vineyard roads near the PFE intersection.

Commissioner Huisking reminded all with the need and responsibility to remain vigilant in protecting the designated parklands and believed that efforts should be made to avoid selling such land whenever possible.

ADJOURNMENT

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of July 28, 2005. The motion passed unanimously at 8:30 PM.