

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
JUNE 22, 2006
MINUTES**

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

Planning Commissioners Absent: Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Eileen Bruggeman, Project Planner
Mike Isom, Project Planner
Wayne Wiley, Assistant Planner
Rob Jensen, Director, Public Works
Chris Kraft, Senior Civil Engineer
Mark Doane, City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Hoskinson

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF MAY 25, 2006 (CONTINUED FROM JUNE 8, 2005.)

IV-B. MINUTES OF JUNE 8, 2006.

IV-C. TREE PERMIT – 7100 SIERRA COLLEGE BOULEVARD – SIERRA COLLEGE BOULEVARD WIDENING PROJECT – FILE# 2006 PL-098; PROJECT #TP-000073. The applicant requests approval of a Tree Permit to remove one (1) native oak tree (Tree #1321) in association with the widening of Sierra College Boulevard as required by the Stoneridge Specific Plan. The request is to supplement the previously approved Tree Permit associated with the Sierra College Boulevard widening project. Owner/Project Applicant: Elliott Homes, Inc., Price Walker. (Bruggeman)

Chair Dugan asked for a motion.

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Commissioner Hoskinson and Commissioner Clark abstained from the minutes of May 25, 2006, due to their absence from the meeting. Chair Dugan abstained from the minutes of June 8, 2006, due to his absence from the meeting.

OLD BUSINESS

Chair Dugan reviewed the reason for rehearing the HP/JMC Rezone application.

V-A. GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT, AND DEVELOPMENT AGREEMENT AMENDMENT – 1451 BLUE OAKS BOULEVARD – HP/JMC REZONE PROJECT – PROJECT #2005PL-079.

Heritage Preservation, LLC (an affiliate of John Mourier Construction, Inc.) is under contract with the Hewlett-Packard (HP) Corporation to purchase 297 acres of the larger 498-acre HP campus. The applicant has requested the necessary approvals to change the adopted land use and zoning designations of approximately 253 acres of the larger 498-acre HP campus to a mix of residential, commercial, office, and public land uses. An amendment to the HP Master Plan (adopted 1996) is also proposed to remove the land area to be purchased from the boundaries of the master plan. The entitlements requested include a General Plan Amendment (includes the Master Plan Amendment), Rezone, Development Agreement, Development Agreement Amendment, and certification of a Draft Subsequent Environmental Impact Report. Project Applicant: Steve Schnable, Heritage Preservation, LLC. Owner: Tom Barrington, Hewlett-Packard. (Isom)

Commissioner Clark, Commissioner Hoskinson, and Commissioner Brewer, each stated that they had viewed the meeting of May 25, 2006 on video tape, and were prepared to make a recommendation on this project.

Project Planner, Mike Isom, presented the staff report and responded to questions. He also reviewed the noticing procedures implemented by staff for this project.

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

Marcus Lo Duca, Sandberg, Lo Duca, and Alland, 3300 Douglas Blvd., on behalf of Heritage Preservation, LLC, 1430 Blue Oaks Blvd., Suite 190, 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.

The following people addressed the Commission:

- Paul Joseph, PO Box 274, Rocklin, expressed concern over the location of the high pressure gas line and its close proximity to the proposed school. Mr. Joseph asked the Commission to consider relocation of the fire station and school, reasoning that Blue Oaks Blvd is too dangerous for children to cross in order to attend the school.
- Troy Surratt, 8049 Starbuck Way, concerned with elimination of open space, increase in traffic, and proximity of gas line to schools; overall all does not believe this project is an appropriate use of this parcel. He had questions regarding the Development Agreement; public benefit; City cost for the acquisition of the R-21 building; and Open Space maintenance costs.
- Kyle Bodyfelt, 8032 Starbuck Way, appreciates the amenities being developed in the City but is concerned that this project is being rushed through and would like to see focus on redevelopment of infill; and is concerned with increased traffic. Mr. Bodyfelt feels that this plan is not appropriate at this time due to amount of available housing in the City at this time, both old and new development.

Staff reviewed the SACOG Blueprint projections and Roseville's efforts to meet the Region's goals in providing more attainable product and concentrating development in a tighter development footprint in order to preserve more open space, agricultural land, parks, and planned transportation.

There was discussion on the following:

- Creating balance of parks/open space & development;
- Fiscal balance of project, and benefits of project to City;
- Fire Station site, school site;
- High pressure gas line location and how it meets state requirements for proximity to schools;
- Traffic mitigation timeline and required mitigation for this project prior to construction;
- City's HP Master Plan, adopted in 1996, references development of HP land;

- Current efforts to redevelop downtown and historic downtown;
- Need for affordable housing to give opportunity for community workers to live within the City.
- Commissioner Brewer expressed his approval of this project.
- Commissioner Hoskinson expressed her approval of the color scheme.
- Commissioner Clark expressed his disappointment that HP was leaving the area, and while he likes the project, he doesn't feel that enough has been done to make the project more aesthetically interesting. He would have liked to have seen a city or village center within the project; and would like to have more details of the proposed development agreement.
- Commissioner Allen expressed his approval of the project.
- Perceived notion that undeveloped land is open space when in fact it is planned or approved for future development.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to recommend that City Council find that the Commission has reviewed, considered, and found the Draft SEIR adequate, and forward all comments received on the Draft SEIR for inclusion in the Final SEIR for consideration by the City Council; Recommend that the City Council adopt resolutions approving the following components of the General Plan Amendment: Amend the General Plan Land Use Map, Amend the General Plan text; Adopt a Pedestrian District Overlay for a portion of the project, and Amend the Hewlett-Packard Master Plan; Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone; Recommend that the City Council adopt the five (5) findings of fact and approve the Hewlett-Packard Development Agreement Amendment; Recommend that the City Council adopt the five (5) findings of fact and approve the Heritage Preservation Development Agreement, as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

NEW BUSINESS

VI-A. MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) & MAJOR PROJECT PERMIT (STAGE 2) – 1151 GALLERIA BOULEVARD – NCRSP PARCEL 35 - GALLERIA MALL EXPANSION - FILE#MPPMOD 95-01A & MPP 04-02. The applicant requests modification of the existing Major Project Permit (Stage 1) and Stage 2 approval of the Major Project Permit (architecture and landscaping) to allow a phased 487,806 (gross) square foot (335,231 leasable) expansion of the existing 1,309,237 square foot (gross) Galleria Mall. Project Applicant/Owner: Dick Dreher, Westfield Corporation / Rory Packer, Roseville Shoppingtown, LLC. (Isom)

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

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

Applicant, Dick Dreher, Vice-president of Development, Westfield Corporation, 11601 Wilshire Blvd., 11th Floor, Los Angeles, 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.

Paul Miller, Omni Means Planning & Engineering, Roseville, gave a short presentation to the Commission on the proposed circulation improvements and responded to questions.

The following people addressed the commission:

William Kopper, 417 E Street, Davis, Attorney representing clients Greg Bain and John Elliott, requested that an Environmental Impact Report be prepared to address a list of topics.

Wendy Gerig, 650 Douglas Blvd., on behalf of the Roseville Chamber of Commerce, expressed her enthusiasm for the project and her appreciation for Westfield's pro-active stance on traffic mitigation and parking.

There was discussion on the following:

- Parking garage and electronic sensors indicating available parking spaces;
- Process of approval of a Mitigated Negative Declaration;
- Traffic impacts;
- "Circular 212" is a conservative methodology for calculating traffic impacts and level of service;
- Three consulting firms (DKS Associates, Fehr & Peers, & Omni Means) hired by City Engineering Dept. and Westfield to review traffic impacts;
- Air pollution impact analysis and model assumptions;
- Goals of expansion (City and Westfield);
- Bus stop locations and opportunities for enhancements;
- Adding condition to add landscaping to the top of the east parking structure;
- West parking structure additional architectural elements to screen views of vehicles from outside;
- Adding artwork or water feature to center of roundabout as a signature entrance to mall;
- Screening of loading docks;
- Submitted Addendum with revisions to conditions 26, 39, and 42.

Mark Doane, City Attorney, indicated that Mike Isom's nine-page response memo to comments received on the Mitigated Negative Declaration was on record and made available to the Commission, Public, and William Kopper at the hearing.

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Hoskinson, to adopt the seven (7) findings for adoption of the Mitigated Negative Declaration; Adopt the Mitigated Negative Declaration; Adopt the two findings of fact for the Major Project Permit Modification (Stage One); Adopt the two findings of fact for the Major Project Permit (Stage Two); Approve Stage One and Stage Two of the Major Project Permit with 133 conditions of approval as submitted in the Staff Report, the Addendum to the Staff Report, and as presented at the Hearing.

The motion passed with the following vote:

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

Noes:

Abstain:

VI-B. ADMINISTRATIVE PERMIT – 1611 LEAD HILL BOULEVARD – NORTHEAST ROSEVILLE SPECIFIC PLAN PARCEL 8 – FILE# 2006 PL-050 (AP-000110). The applicant requests approval of an Administrative Permit for a 10 space parking reduction to allow a credit union to locate in the Stanford Mortgage Building located within the Olympus Pointe Shopping Center. Project Applicant/Owner: Eric Peterson. (Wiley)

Assistant Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Eric Petersen, 1595 Eureka 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:

- Reciprocal parking agreements;
- Parking for employees;
- Reduction of parking for businesses that have opposite hours from standard business hours;

- Encouraging applicant to work with Century Theater to create a pedestrian pathway through the parking field to the business.
- Concern with precedent approval may set.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Allen, to adopt the three (3) findings of fact for the Administrative Permit; and approve the Administrative Permit subject to five (5) conditions of approval as submitted in the Staff Report and as listed below.

4. The applicant shall use best efforts to encourage American River Health Pro Credit Union to utilize the parking field adjacent to the Stanford Mortgage Building. (Planning & Redevelopment)

5. The applicant shall work with Century Theatre to establish an accessible route of travel from the theater parking field to the American River Health Pro Credit Union.

The motion passed with the following vote:

Ayes: Hoskinson, Allen, Clark, Dugan

Noes: Cannon, Brewer

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Staff presented an overview of the Riverside Specific Plan; Downtown Vernon Street; Downtown Specific Plan; and Historic District improvements.
- Discussion on the reason for the new landscaping of Foothill Blvd and Vineyard Rd. Shrubbery was removed due to infringement of line of sight.
- Staff responded to questions on the signal lights at Del Web & Blue Oaks and Crocker Ranch.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Clark to adjourn to the meeting of July 13, 2006. The motion passed unanimously at 9:50 PM.