



PLANNING COMMISSION MEETING DECEMBER 14, 2006 MINUTES

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

Hoskinson, Audrey Huisking

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Mike Isom, Senior Planner

Eileen Bruggeman, Project Planner Tricia Stewart, Associate Planner

Jan Shonkwiler, Housing Programs Manager

Chris Kraft, Engineering Manager Robert Schmitt, Deputy 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. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT & DESIGN REVIEW PERMIT – 700 VALLEJO AVENUE – NWRSP PARCEL 81 SIERRA RIDGE APARTMENTS – FILE# 2006PL-178 (PROJECT# GPA-000028, SPA-000020 & DRP-000148). The applicant requests approval of a General Plan Amendment and Specific Plan Amendment to change the unit allocation of NWRSP Parcel 81 from 134 units to 136 units; and a Design Review Permit Modification to convert an existing storage area into two apartments and construct a 320 square foot storage shed onsite. Project Applicant/ Owner: Wesley Herman, Pacific Capital Management. (Wiley)

MOTION

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

The motion passed with the following vote:

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

Noes: Abstain:

V-A - RESOLUTION FOR COMMISSIONER ALLEN

Chair Dugan and Commissioners recognized out-going Commissioner Allen for his fine work and distinguished service to the community.

V-B. HOUSING TASK FORCE

Presentation by Jan Shonkwiler, Housing Programs Manager.
Panel will help with Housing's 5-year comprehensive strategic plan.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Huisking, to appoint Commissioner Brewer to the Housing Task Force Panel.

Commission Brewer was appointed to the Housing Task Force Panel by consensus of the Planning Commission.

NEW BUSINESS

Commissioner Hoskinson recused herself form this item due to a conflict of interest.

VI-A. CONDITIONAL USE PERMIT – 503 GIUSEPPE CT, UNIT 8 – ST. VINCENT DE PAUL FOOD DISTRIBUTION CENTER – FILE# 2006PL-163 (CUP-000032). The applicant requests approval of a Conditional Use Permit to allow a food distribution facility ("food locker") to operate Tuesday through Saturday from 9 a.m. to 11:15 a.m. The proposed food distribution activities will be in addition to permitted administrative operations that are currently provided on-site. Project Applicant: Don Fraser Property Owner: Ed Benoit. (Stewart)

Associate Planner, Tricia Stewart, presented the staff report and responded to questions.

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

Applicant, Ray Daniels, President, St Vincent DePaul, 503 Giuseppe Ct. #8, 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 spoke in opposition to the project:

- George Coe, 199 Cirby Wy #15, Owner of business, neighbor of applicant. Has seen increase of transient traffic; concerned with safety of public receiving assistance with business trucks using the same drive alley.
- Kevin Robertson, President Board of directors of MTA, 500 Giuseppe Ct. #4, two concerns: parking issues, and transients. Eliminate walk-up service for food. Records show that 9 transients showed up in November. Does not believe the SVDP program can work with existing businesses.
- Sharon Bradley, board of MTA, 500 Giuseppe Ct, concerned with safety and security. Concerned with increase of transient issues and is concerned with personal safety of staff in early morning and late evening. Would like to see a uniformed security professional. Association concerned with liability issues should someone become hurt.
- Blake Bethards, board of MTA, 503 Giuseppe Ct. #4, concerned with parking issues. SVDP is entitled to 8 spaces and SVDP says they need 28 spaces.
- Paul Butler, property owner and business owner in MTA. If approved, CUP will create conflicts with CC&R.
 See's conflict with 4 out of the 8 proposed COA. Condition #3 allowing driving from front of the building to rear
 of building by general public; Condition #6 conflicts with security during working hours; Condition #7 is in
 direct conflict with current allowed parking for SVDP. Simply not enough parking on site for this use; Condition
 #8 conflicts with required trips behind building; concerned with possible accidents between public and
 industrial vehicles.
- Donna Gallagher, 199 Cirby, owns several businesses in center, concerned with security. Not objecting to food locker, concerned with medical use, parking, increase in transient, pedestrians in traffic lanes.
- Rich Howard, 502 Giuseppe Ct. Also lives close by. Concerned with increase of foot traffic of transients.
 Against medical clinic currently running at the SVDP offices.
- Joe Constanzo, 543 Alta Vista Ave., MTA business owner, concerned with what may happen. Against project.
- Ben Santucci business owner, parking issues. Has had transient in business.

The following people spoke in support of the project:

- Mary Card, resident Woodcreek Terrace Apartments, is a volunteer who picks up food for Woodcreek Terrace
 and Sutter Terrace. She picks up food on Wednesday. Has not found any impediment or encountered any
 problem customers when she is picking up food. She picks up at the loading dock. Sees this as a much
 needed community service.
- Karen Clark, 419 Winfield Ct., volunteers with SVDP. Reviewed who is served by the food locker.
- Tom Holm, 933 Coronado Av, is the security person for the program. Reviewed his role and schedule.
- Marilyn Knox, 604 Widgeon Ct, a 30 year resident, spoke in support of program.
- George Boyntner volunteer for St VDP, spoke in support of program.
- Ron Thompson, resident and business owner of business on Douglas. Supports project.
- Jason Pervis, 250 Ivy St, client of SVDP, supports project.
- Jennie Fahey, resident, representing Harvest Community Church Extended Hands Program, works with transients and feels safe around them.
- David Loya, Executive Director of Lazarus project, spoke in favor of the project.
- John Delory, resident, 1500 Chippendale Way, supports project.
- Gary Wayman, resident, 1516 Carbury Way, representing the Filipino Foundation, supports project.
- Paul Stokstad, Founder and President Pasco Foundation, 10101 Foothills Bl., supports project.
- Becky Carlson, volunteer coordinator, North Roseville Recreation Center, explained how SVDP helps them. It supplies the program with afternoon snacks. Addressed parking issues.
- Charlie Frost, 503 Giuseppe Ct, #8, Executive Director SVDP, informed the Commission that approximately 2% of their clients walk and 98% drive.

Discussion:

- Proposed security measures;
- Addressing ongoing operations at the center;
- Soup kitchen will not move to this location; a move will require a CUP;
- Thrift store would not come to Giuseppe Ct. location;
- Law enforcement issues regarding Giuseppe Ct.
- Parking:
- Change condition 7 to read parking on west side and not north side;
- Clarification of procedure for clients to receive food allotments;
- Review CUP after 8 months to make sure SVDP is operating in compliance;
- Parking lot restriping

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Clark, to Adopt the three (3) findings of fact for approval of the Conditional Use Permit; and Approve the Conditional Use Permit subject to eight (8) conditions of approval as modified below, and as submitted in the Staff Report.

- 1. One (1) year <u>Eight (8) months</u> from this date, December 14, 2006, the Planning Commission will review the CUP to evaluate whether the food distribution use is being operated in a manner consistent with the approved conditions of the CUP. (Planning)
- 7. SVDP staff and volunteers shall park on the north west side of Unit 8 adjacent to the trash enclosure. (Planning)

The motion passed with the following vote:

Ayes: Huisking, Clark, Brewer, Cannon, Dugan

Noes: Abstain:

Following the vote, Commissioner Hoskinson returned to the dais.

VI-B. DESIGN REVIEW PERMIT- 3990 FOOTHILLS BOULEVARD - ELK HILLS PLAZA BLDG. 3, PARCEL 4

<u>- FILE DRP 04-61.</u> The applicant requests approval of a Design Review Permit to allow construction of a 4,150 square foot retail building and associated site improvement on a 2.87-acre site located within the existing Elk Hills Plaza Shopping Center. Project Applicant: A.R. Associates, Jack Remington. Owner: Placer Valley Inc., Jerry Staveris. (Bruggeman)

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

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

Applicant, Jack Remington, AR and Associates, 275 Nevada St., Auburn, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was not in agreement with staff's recommendations.

Marcia Goldenfeld, 11693 San Vicente Blvd., PMB 802, Los Angeles, owner of property next door. In favor of project with three request as noted in attachment 4 of staff report. Does not like parking spaces put on her property. In favor of reciprocal parking agreement; building color updates; ask to require construction vehicles enter behind Foothills Blvd. rather than the center main drive isle off Baseline Rd where all the customers come in. In favor or staff's proposal.

There was discussion on the following:

- Applicant wants approval of Exhibit B proposal;
- Ingress & egress driveway entrances along Baseline and Foothills;
- Agreement between landowners to landscape un-landscaped area;
- Possibilities of building a building with drive-through and what would be required;
- Regulation of arrangement between two property owners;

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with ninety-nine (99) conditions of approval, as modified below and as submitted in the Staff Report.

- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval.
 - a. The 4,150 square feet retail building shall be repositioned on the site as shown in Attachment 5, such that seven to eight parking stalls shall be installed along the western side of the building to align with the existing retail building along the Baseline Road setback.
 - b. The landscape setback along Baseline Road shall be used to plant replacement oak trees.
 - c. A single trash enclosure shall be constructed to accommodate refuse service for this building; the location and appearance shall be to the satisfaction of Environmental Utilities and Planning. (Environmental Utilities, Planning)
 - d. The property owner shall paint the building to be constructed at 3990 Baseline Road consistent with the existing color palette and as indicated on Exhibit C and Attachment 3, however, in the event the property owner of the adjacent building (1251 Baseline Road) secures approval to modify the existing color palette of that building, then at the discretion of the Planning Director the building at 3990 Baseline Road may also be painted to match the modified color palette. (Environmental Utilities, Planning)

The motion passed with the following vote:

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

Noes: Abstain:

VI-C. GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMIT, & TENTATIVE SUBDIVISION MAP – 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) -- FILE#S GPA 05-02, RZ 05-02, DAA 05-04, DRP 05-19, and PM 05-03. The applicant requests approval of: A General Plan Amendment to change the land use of 5.3 acres of the 10 acre property from Business Professional to Community Commercial; a Rezone to change the zoning of 5.3 acres of the 10 acre property from Business Professional to Community Commercial / Special Area; a Development Agreement Amendment to modify the Longmeadow Development Agreement to reflect the change in land use and zoning and to outline other development obligations; a Design Review Permit to allow construction of 13 retail, office, and medical office buildings totaling 94,837 s.f., including a drive thru restaurant, gas station, associated parking, lighting, and landscaping; and a Tentative Subdivision Map to subdivide the 10-acre parcel into 12 lots. Project Applicant: Jerry Aplass, Burrell Consulting Group, Inc. Owner: Abe Alizadeh, Kobra Properties. (Isom)

Senior 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, Jerry Aplass, Burrell Consulting Group, 1001 Enterprise Way, on behalf of Kobra properties, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was not in agreement with the proposed denial of land use as stated in the staff's recommendations.

Andy Kwong, CHD architects, explained the evolution of the design of the project.

The following persons spoke in support of the project:

 Alistair Maclean 9169 Pinto Canyon Way, agrees with putting fast-food & gas station on corner. Supports Kobra properties proposal.

There was discussion on the following:

- Adding condition to add a trellis and increase landscaping around Woodcreek Oaks Dr.;
- Comparison of alternatives;
- Support of project;
- Review of Exhibit M;
- Addition of gas station and fast food restaurant in the area;
- Support of gas station on corner;
- Likes the additional choices for consumers:

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to Adopt the Mitigated Negative Declaration; Recommend the City Council approve the General Plan Amendment; Recommend the City Council adopt the findings of fact and approve the Rezone; Recommend the City Council adopt the findings of fact and approve the Development Agreement Amendment; Adopt the four (4) findings of fact for the Design Review Permit with 91 conditions of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map; and, Approve the Tentative Subdivision Map with 49 conditions of approval; as modified below, and as submitted in the Staff Report.

Modification of DRP05-19

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **December 14, 2008**. Prior to said expiration date, the applicant may

apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **December 14, 2008**. (*Planning*)

- 2. The project is approved as shown in Exhibits A N and as conditioned or modified below. (*Planning*)
- 3. The Site Plan and Elevations shall be modified to reflect the following:
 - a. The gas station & fast food restaurant buildings shall be removed from the site plan. (Planning)
 - a. <u>A trellis feature with columns similar to that provided on the west elevation shall be included on the southern elevation. Both trellises shall extend across the drive thru aisle to the satisfaction of the Planning Department. (Planning)</u>
- 9. A traffic signal shall be installed at the intersection created by the eastern driveway on Blue Oaks Blvd. The developer is completely responsible for traffic signal costs as the sole purpose is to provide access to the site. If in the future a public roadway is constructed on the south side of Blue Oaks, making this a four way signalized intersection, the developer may enter into a reimbursement agreement for up to 50% of the total cost associated with the signal. (Engineering)
- 9. A traffic signal shall be installed by the Developer at the intersection created by the eastern driveway on Blue Oaks Blvd. This will be a three legged signal controlling traffic in both directions on Blue Oaks Blvd., as well as access to the project site. The Developer shall be responsible for the cost of one leg of the signal (1/3 the cost) and the City shall be responsible for the cost of two legs of the signal (2/3 the cost). The City's share of the signal shall be reimbursed to the developer via Traffic Mitigation Fee credits. The cost of the signal and Traffic Mitigation Fee credits shall be agreed upon by Developer and City prior to improvement plan approval. (Engineering)

The motion passed with the following vote:

Ayes: Hoskinson, Brewer, Cannon, Huisking, Dugan

Noes: Clark

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Staff reported that Roseville Planning & Redevelopment received a SACOG Blueprint award for the Riverside Redevelopment Specific Plan.

The regularly scheduled meeting of December 28, 2006 is cancelled.

ADJOURNMENT

Chair Dugan 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 January 11, 2007. The motion passed unanimously at 10:40 PM.