Planning Department
311 Vernon Street
Roseville, CA 95678

WESTBROOK AMENDMENT
Planning Commission Public Hearing
May 10, 2012, 7:00 p.m.

Commissioners Present: Audrey Huisking (Chair), Krista Bernasconi, Don Brewer, Sam Cannon, David Larson; **Excused:** Robert Duggan, Gordon Hinkle

Staff Present: Paul Richardson, Nela Luken, Kathy Pease, Lisa Binner, Chris Kraft, Bob Schmitt

The following is a summary of the questions and comments made at the public hearing.

Staff presented the Westbrook staff report. Staff introduced three late communications regarding the project from Placer County Air Pollution Control District, Tim D. Taron, and Martin B. Steiner. Staff noted that four exhibits in the Development Agreement should be disregarded and deleted in the Planning Commission recommendation to the City Council action, because they concern reimbursement amounts which are still under review and have not been finalized.

Chair Huisking

1. What will the retaining walls at the rear yards adjacent to Pleasant Grove be made of?

The City's standard is that interior lot retaining walls over 2-1/2 feet in height must be masonry.

2. Given the letter about issues with reimbursements in the development agreement, can the Planning Commission conclude the public hearing and make its recommendation tonight?

The Planning Commission is well within its authority to conclude the public hearing and make a recommendation on all of the entitlements including the development agreement. While the reimbursement figures are not yet finalized, it's common for development agreements at this stage to have a few financial issues still to be resolved. The question for the Planning Commission tonight is whether it can make the required findings to approve, which are that the development agreement is consistent with the General Plan and consistent with the zoning ordinance, that it is not detrimental to the health and safety of residents, that it allows for orderly development, and that it is of benefit to the City. Staff are responsible for the actual language in the development agreement and believe the development agreement meets all of the required findings.

Commissioner Larson

3. Weren't the Tier 2 traffic fees first implemented in the Sierra Vista Specific Plan?

Yes.

4. Are the proposed CFD fee schedules the same percentages as for Sierra Vista?

Yes.

5. What is the average residential density for Westbrook, with HDR, MDR and LDR combined, compared with Sierra Vista?

They are within a couple tenths of units per acre.

6. What are the factors for Westbrook to pay in-lieu fees for City-wide parks?

Westbrook is required to provide 15.4 acres of City-wide park land. The City-wide park site in the southwest corner of Sierra Vista was sized to serve all of Sierra Vista including Westbrook. So the Westbrook City-wide park fees will go toward construction of that park.

7. Is there any future consideration for libraries in the west part of Roseville?

Because the cost to construct stand-alone libraries is so high, the City's current approach is to plan for satellite facilities or a library annex that would be part of a community center. There is a community center shown in the concept plan for Oak Grove Park in the West Plan which may include a library component, but that concept plan has not been finalized. The facilities study done for the Sierra Vista Specific Plan determined that the SVSP population would not warrant another library.

Commissioner Brewer

8. Do we know that the developer has funds to start the project and make it work?

The obligations of the property owner are spelled out in the DA and those obligations must be met before residential construction can occur. Developers may use a financing mechanism to build facilities (CFD) or pay for them with cash. Most developers choose to use community facilities districts to build backbone infrastructure

Public Comments

Nick Brooks

I support the proposed Westbrook Amendment. The plan makes sense and I think the landowners have done a great job, it blends well with the other neighborhoods. I would encourage you to support it.

Susan Dwayne

I am here in support of the Westbrook project. Over the past month and a half, other West Park residents and I have had the opportunity to sit down with the landowners. All the information shows that the changes they are making are really positive for the community. So I urge you to vote to approve the project.