# CITY OF ROSEVILLE PLANNING COMMISSION MEETING FEBRUARY 23, 2006 MINUTES

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

Planning Commissioners Absent: Sam Cannon, Rex Clark, Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Eileen Bruggeman, Project Planner Wendy Hartman, Project Planner Scott Gandler, Senior Civil Engineer Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Tiger Cub Den 2, Pack #804, and Roseville Scout Troop #11

**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 FEBRUARY 9, 2006.

IV-B. TREE PERMIT – 224 JENNIFER CIRCLE - ALEXANDER TREE PERMIT- FILE# 2005PL-149 – PROJECT #TP-000059. The applicant requests approval of a tree permit to authorize removal of four native oak trees for the construction of a single family home. Project Applicant/ Property Owner: Edward and Carolyn Alexander. (Ogden)

IV-C. TENTATIVE SUBDIVISION MAP – 2150 PROFESSIONAL DRIVE – SERSP PCL 5 COMMERCIAL CONDOMINIUMS - FILE# 2005PL-143 – PROJECT #SUB-000041. The applicant requests approval of a Tentative Subdivision Map to create seven "for-sale" office condominiums ranging in size from 1,100 square feet to 5,200 square feet within an existing building. Project Applicant: Michael Spencer, Bellecci & Associates, Inc. Owner: Steve Mitchell, Three Sisters Ranch Enterprises, LLC. (Wiley)

IV-D. TENTATIVE SUBDIVISION MAP – 4900 FIDDYMENT RD. – WRSP FIDDYMENT RANCH PHASE 2 LARGE LOT MAP – File #2005PL-047 – PROJECT #SUB-000024. The applicant requests approval of a Tentative Subdivision Map for the merger and re-subdivision of several West Roseville Specific Plan Fiddyment Ranch large lots. Project Applicant: Tim Denham, Wood Rodgers, Inc. Property Owner: Signature Properties. (Lindbeck)

#### **MOTION**

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

The motion passed with the following vote:

Ayes: Brewer, Hoskinson, Allen, Dugan

Noes:

Abstain: Commissioner Hoskinson abstained from the minutes of February 9, 2006, due to her absence

from the meeting.

# **NEW BUSINESS**

V-A. DESIGN REVIEW PERMIT & TENTATIVE PARCEL MAP – 10551 FAIRWAY DRIVE – HIGHLAND RESERVE NORTH SPECIFIC PLAN, PARCEL 42A & B (ROSEVILLE CROSSING SHOPPING CENTER) – FILE #2005PL-103 – PROJECT #s DRP 000072 & SUB-000038. The applicant requests approval of a Design Review Permit to construct ten commercial retail buildings totaling 176,200 square feet with associated improvements; and a Tentative Parcel Map to subdivide 18.2 acres into five parcels, one for each building within Phase One and a remainder parcel for Phase Two. Project Applicant: RMB Architects, Mark Marvelli. Project Owner: Sywest Development, Robert Atkinson. (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.

Jim Wylie, Taylor & Wylie, representing the applicant, 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:

- Clarification of condition 10C and staff's reason for including it.
- Street elevations for the Chili's restaurant.
- Modification of condition 10C to address rear elevation as visible from Blue Oaks Blvd.
- Fuel canopy lighting flush mounted in order to reduce light spillage.
- Appreciation to Applicant for design.

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

#### MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Hoskinson, to Adopt the Negative Declaration; Adopt the four findings of fact for the Design Review Permit; Approve the Design Review Permit with one hundred twenty-eight (128) conditions of approval, including modification to condition 10c as noted below; Adopt the three findings of fact for the Tentative Subdivision Map and Approve the Tentative Parcel Map with sixty-seven (67) conditions of approval, as submitted in the Staff Report.

Approved modifications to conditions of approval for DRP-000072

10 c. The <u>rear and right</u> elevations of 10585 Fairway (Chilis Restaurant, <u>Exhibit J</u>) <u>that are visible from Blue Oaks Blvd.</u>, shall be revised to provide a more visibly prominent building and entry through incorporation of one or more measures. Architectural measures shall include but not be limited to increased parapet height, enlargement of the entry columns, or other means as acceptable to the Planning and Redevelopment Department.

The motion passed with the following vote:

Ayes: Allen, Hoskinson, Brewer, Dugan

Noes: Abstain:

V-B. DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, TREE PERMIT, & ADMINISTRATIVE PERMIT – 9243 SIERRA COLLEGE BOULEVARD – SERSP PARCEL 40 (GRANITE BAY PAVILIONS) – FILE#'S DRP-000057, SUB-000030, TP-000050, & AP-000095 (2005PL-067). The applicant requests approval of a Design Review Permit to allow for the development of 16 single story office buildings ranging is size from 3,600 to 7,500 square feet and 4 retail buildings ranging from 6,400 to 11,800 square feet in size; a Tentative Subdivision Map to divide the 12.75 acre site into 21 parcels; a Tree Permit to remove 251 native oak trees and to encroach into the protected zone of several others; and an Administrative Permit for a parking reduction to allow the office portion of the project to be parked on net square footage instead of gross square footage. Project Applicant/Property Owner: Tim Schaedler, Panattoni Development. (Hartman)

Project Planner, Wendy Hartman, presented the staff report and responded to questions.

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

Applicant, Tim Schaedler, Panattoni Development, 8401 Jackson Road, Sacramento, 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. He also submitted a new elevation exhibit showing improvements to the retail design that addressed the Johnson Ranch Neighborhood Association's concerns. Verbally accepted modification to condition 2c that would condition turn-around at Building 15. Applicant pledges to work with staff to develop turn-around without losing parking spaces or impacting native oak trees.

There was discussion on the following:

- Net square footage parking vs. gross square footage parking.
- Addressing possible future parking needs within the development.
- Restaurant parking ratios & size of parking spaces.
- Public gathering areas.
- New submission from applicant adds visual interest with awnings over arches.
- Condition 2c ability to add hammerhead turn around without losing parking spaces or impacting native oak trees.
- Applauded applicant for good design that incorporated needs of surrounding community.
- Possibility of adding Art in Public Places.

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 Mitigated Negative Declaration; Adopt the four findings of fact for the Design Review Permit; Approve the Design Review Permit subject to 113 conditions of approval, with modifications as noted below; Adopt the three findings of fact for the Tentative Subdivision Map with 58 conditions of approval; Adopt the two findings of fact for the Tree Permit; Approve the Tree Permit with 21 conditions of approval; Adopt the four (4) findings of fact for the Administrative Permit; and, Approve the Administrative Permit with two (2) conditions of approval as submitted in the Staff Report.

Approved modifications to conditions of approval for DRP-000057

- 2. The project is approved as shown in Exhibits A K and as conditioned or modified below.
  - a. The Landscape Plan shall be modified so that the trees along the southern and eastern property lines are evergreen species.
  - b. A wrought iron fence shall be constructed from the end of the masonry wall located along the eastern property line adjacent to Hillsborough park and shall continue along Eureka Road adjacent to the oak tree preserve area. Along the eastern property line the fence shall be six (6) feet in height. The portion of the fence adjacent to Eureka Road may be constructed in conjunction with any required retaining walls.
  - c. The parking area between Building 15 and the oak preserve shall include a turnout area at its terminus. <u>The landscape setback may be reduced to 15 feet to accommodate the turnout area.</u> (Planning)
  - <u>d.</u> <u>Awnings and other architectural elements may be added to the retail buildings as shown in Attachment 7 and as approved by Planning & Redevelopment.</u>

- 61. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. A 50 foot wide public utilities easement along Euroka Road and a 30 to 50 foot wide easement along Sierra College Boulevard.
  - b. Water, sewer, and reclaimed water easements.
  - c. Water and sewer easements.
  - d. Tract A shall be dedicated as a public utility easement in its entirety. (Electric, Engineering, Environmental Utilities)

The motion passed with the following vote:

Ayes: Hoskinson, Allen, Brewer, Dugan

Noes: Abstain

Hilton Williams, architect for Granite Bay Pavilions, expressed thanks to staff, and Homeowners association for working together over the last five months, to bring the Granite Bay Pavilions project to fruition.

## REPORTS/COMMENTS/COMMISSION/STAFF

## A. REPORTS FROM PLANNER

City Council has approved the Downtown Visioning Plan. They will be forming a steering committee that will be implementing with the Downtown Visioning Plan beginning in September. Representatives will be chosen from the City's Committees and Commissions in June or July of this year. Planning Commission will be asked to choose a representative and an alternate to serve for about two and one-half months.

Chair Dugan asked about the signal at Chase and Roseville Parkway. He asked Staff if they would contact the Public Works/Engineering Department to have them check the signal timing.

Commissioner Allen reported to Staff that the west side Vernon Street Arch light was out.

#### **ADJOURNMENT**

Chair Dugan asked for a motion to adjourn the meeting.

#### MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of March 9, 2006. The motion passed unanimously at 7:57 PM.