# CITY OF ROSEVILLE PLANNING COMMISSION MEETING MAY 25, 2006 MINUTES

Planning Commissioners Present: Gray Allen, Sam Cannon, Robert Dugan, Audrey Huisking

Planning Commissioners Absent: Rex Clark, Kim Hoskinson, Donald Brewer

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Mike Isom, Project Planner Chris Kraft, Senior Civil Engineer Robert Schmitt, Deputy City Attorney Jennifer Lloyd, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Audrey Huisking

**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 11, 2006.**

IV-B. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, & REZONE – 106 CLINTON AVENUE – FILE# 2006 PL–043 PROJECT# SPA-000015, GPA-000024, RZ-000030. The applicant requests approval of a General Plan Amendment and Specific Plan Amendment to change the land use of the project site from Medium Density Residential to Community Commercial and a Rezone from Attached Housing to Commercial Mixed-Use. The property currently is developed with a converted residence and is being used as a professional office building. Applicant: City of Roseville Owner: Joseph Velky (Hartman)

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

## **MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Allen, to approve the consent calendar as submitted including minutes of May 11, 2006; and recommend that the City Council Adopt the Findings of Fact for the Specific Plan Amendment, General Plan Amendment, and Rezone; and recommend that the City Council Approve the Specific Plan Amendment as submitted in the Staff Report.

The motion passed with the following vote: Ayes: Cannon, Allen, Huisking, Dugan

Noes: Abstain:

# **OLD BUSINESS**

V-A. ADMINISTRATIVE PERMIT – 1490 EUREKA RD. – NERSP PCL 13 EUREKA RIDGE PLAZA PARKING REDUCTION – File #2006PL-038 – Project# AP-000104. The applicant requests approval of an Administrative Permit to authorize a reduction in the number of parking stalls required at an existing commercial center. The applicant proposes a mix of tenant types that would require 252 parking stalls according to the Zoning Ordinance, but only 218 parking stalls are provided on the property. Applicant/Owner: Abe Alizadeh, Kobra Properties (Lindbeck) THIS ITEM IS CONTINUED OFF CALENDAR.

### **NEW BUSINESS**

VI-A. HP/JMC REZONE PROJECT - GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT / AMENDMENT, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT, TREE PERMIT - 1451 BLUE OAKS BOULVARD - FILE #'S GPA -000015, RZ-000021, DA-000014, SUB-000032, SUB-000033, DRP-000065, & TP-000052. 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, Tentative Subdivision Maps (large lot and small lot), Design Review Permit, Tree Permit, and certification of a Subsequent Environmental Impact Report (SEIR). Applicant: Steve Schnable, Heritage Preservation, LLC. Owner: Tom Barrington, Hewlett-Packard (Isom) THIS ITEM WAS CONTINUED FROM THE MEETING OF APRIL 27, 2006.

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, Marcus Lo Duca, 3300 Douglas Bl., Roseville, CA, representing JMC/Heritage Preservation, 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 persons voiced their concerns with this project:

Troy Saratt, 8049 Starbuck Wy., had concerns with traffic levels, adding traffic lights, building schools, adding commercial zoning, fire and police services, water usage, traffic impact from West Roseville Specific Plan, housing pricing, and the entitlement process.

Rick Carter, 8040 Horncastle Av., worried about the projects impact on wild life and natural streams in the area.

William Hood, 8064 Starbuck Wy., had concerns with school impacts from new development and whether existing students would have to change schools.

Barbara Giles, 8033 Horncastle Av., had concerns with added traffic to Highway 65.

The following persons spoke in favor of this project:

Steve Oldham, 200 Vernon St., supports affordability of housing to retain employees and contractors at SureWest.

Lanelle Rogers, 259 Sharp Cir., #3, supports affordability and variety of housing.

Bob Smith, 1294 Antrim Dr., likes that the project is creative and meets city and SACOG Blueprint standards.

Paul Hancock, 1090 Main St., stated that he is impressed with the City of Roseville's responsiveness to affordable housing needs and calming the pace of traffic using round-a-bouts.

Mary Circle, 1090 Main St., likes the well thought out plan and supports the project.

There was discussion on the following:

- Bus and car access to and from schools in project
- Round-a-bouts
- Water supply/allocation
- Future expansion of Foothills Bl. to six lanes
- Traffic adjacent to project site
- Knoll lots removed from the rezoning portion of the project
- Entitlement processing
- Mutual benefit agreements for schools
- Traffic on both Highway 65 and Interstate 80
- Lane addition to Interstate 80 from Riverside to Douglas eastbound
- North and West boundary (Blue Oaks Bl. to Woodcreek Oaks Bl.) traffic
- Lane addition to Woodcreek Oaks Bl. adjacent to project
- How the city notifies the public of projects
- Architectural changes since first presentation

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

#### MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Allen, to find that the draft SEIR is adequate and recommend all comments for inclusion in the final EIR; and recommend that City Council Adopt the Findings of Fact for the General Plan Amendment, Rezone and Development Agreement; and recommend that City Council Approve the General Plan Amendment, Rezone and Development Agreement as submitted in the Staff Report.

The motion passed with the following vote: Ayes: Allen, Cannon, Huisking, Dugan

Noes: Abstain:

# REPORTS/COMMENTS/COMMISSION/STAFF

# A. REPORTS FROM PLANNER

Staff responded to questions from Commissioners including:

Truck parking on Washington Bl. – Since this is a public street the trucks are free to park there.

Landscaping maintenance at Douglas/Sunrise/Harding/I-80 Interchange – Cal Trans has weed abatement scheduled for the week of May 29, 2006; landscaping will begin Summer 2006; Cal Trans is responsible for landscaping and the city is responsible for the tunnel.

Auburn Bl. and Riverside Av. improved landscaping and the City of Citrus Heights has done a great job with landscape improvements through fund collected by Measure A.

# **ADJOURNMENT**

Chair Dugan asked for a motion to adjourn the meeting.

# **MOTION**

Commissioner Allen made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of June 8, 2006. The motion passed unanimously at 8:30 PM.