



# PLANNING COMMISSION MEETING FEBRUARY 8, 2007 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Gordon Hinkle, Kim

Hoskinson, Audrey Huisking

Planning Commissioners Absent: Robert Dugan

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Mike Isom, Senior Planner

Eileen Bruggeman, Project Planner Tricia Stewart, Associate Planner Chris Kraft, Engineering Manager

Robert Schmitt, Senior Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

**ORAL COMMUNICATIONS** None.

# **CONSENT CALENDAR**

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

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

#### IV-A. MINUTES OF JANUARY 25, 2007.

## **MOTION**

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

The motion passed with the following vote:

Ayes: Huisking, Brewer, Cannon, Hinkle, Clark

Noes:

Abstain: Commission Hoskinson abstained from the minutes due to her absence from the meeting of

January 25, 2007.

#### **NEW BUSINESS**

V-A. DESIGN REVIEW PERMIT MODIFICATION & TENTATIVE PARCEL MAP – 10551 FAIRWAY DRIVE – HIGHLAND RESERVE NORTH SPECIFIC PLAN, PARCELS 42A & B (ROSEVILLE CROSSING SHOPPING CENTER) – FILE #2006PL-209; PROJECT #S DRP-000157 & SUB-000085. The applicant requests approval of a Design Review Permit Modification to permit construction of five (5) commercial retail buildings totaling 37,600 square feet, and two (2) four-story hotels providing a total of 242 rooms (133,000 square feet), in place of the previously approved seven (7) commercial retail buildings totaling 127,190 square feet. Floor area of the Roseville Crossing Shopping Center would increase by a total of 42,210 square feet; and a Tentative Parcel Map to subdivide Phase 2 of the Roseville Crossing Shopping Center into seven (7) parcels, one for each building. 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.

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

Owner, Robert Atkinson, Sywest Development, 150 Pelican Way, San Rafael, CA, 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:

- Referring to Exhibit B, access road is a retention basin, part of HRNSP area. Access is for maintenance of retention basin;
- Parking: site is over-parked according to zoning regulations;
- Parking ratios include anticipation of number of employees required at site;
- Elevation of Blue Oaks overpass in reference to 4-story hotel (see Exhibit C grading plan). Height elevation of base of structures is about even;
- Referring to Attachment 1: the landscape strip at city limit between Roseville & Rocklin. In discussion with landowner to acquire it and landscape it;
- Reduced number of vehicle trips as a hotel use vs the original application.

Acting Chair Clark closed the public hearing and asked for a motion.

## MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to Adopt the two (2) findings of fact for the Design Review Permit Modification; Approve the Design Review Permit Modification with ten (10) conditions of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map; and Approve the Tentative Subdivision Map with seven (7) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

<u>COASTAL/KMS COMMERCIAL CENTER – FILE#2006PL-051 (DRP-000110 & SUB-000052).</u> The applicant requests approval of a Design Review Permit for the construction of nine (9) light industrial buildings totaling 160,200 square feet and thirteen (13) office buildings totaling 72,900 square feet with associated parking, lighting, and landscaping; and a Tentative Subdivision Map to subdivide two (2) parcels (27 acres and 11 acres) into twenty-three (23) parcels ranging in size from 0.46 acres to 15.19 acres. Project Applicant: Borges Architectural Group, Adam Lehner. Property Owner: Coastal Partners, Brett Baumgarten. (Stewart)

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

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

Owner, Brett Baumgarten, Coastal Partners, 2237 Douglas Blvd., 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:

- Water source for proposed buildings comes from city source and not wells on site:
- · Location of buildings in hazardous area site;
- Health & safety plan be approved by DTSC prior to any grading on site;
- Building slabs act as a barrier to toxic chemicals entering the building from the ground;
- Number of compact parking spaces reduced;
- Owner has completed plans for the soil cleanup of site.

- Toxic soil may be encapsulated with asphalt or concrete;
- Combination of both color palettes to create new color palette.

Acting Chair Clark closed the public hearing and asked for a motion.

#### MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Huisking, to Adopt the Mitigated Negative Declaration; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit subject to the one hundred two (102) conditions listed below; Adopt the three (3) findings of fact for the Tentative Subdivision Map; and Approve the Tentative Subdivision Map subject to the fifty-six (56) conditions as submitted in the Staff Report and as amended below:

### **CONDITIONS OF APPROVAL FOR DRP-000110**

- 2. The project is approved as shown in Exhibits A N and as conditioned or modified below. (Planning)
  - a. <u>The roll up door as shown on the west elevation of Building A (Lot 2) fronting Industrial Avenue shall be removed (Planning)</u>
  - b. The project shall incorporate a combination of the two color palettes presented to the Planning Commission and they shall become a new Exhibit N, to the satisfaction of the Planning and Redevelopment Department. (Planning)
- 3. Prior to the issuance of a grading Permit, the applicant shall submit to the Planning and Engineering Departments the appropriate Department of Toxic Substance Control permit or clearance for grading or construction within the contaminated 2.652 acre deed restricted area. In the event the applicant has not received the necessary approvals from DTSC, a grading permit may be issued for work outside of the restricted area. No grading or construction activities shall occur within the restricted area until said clearance is received, and the restricted area shall be fenced to the satisfaction of the Planning and Engineering Departments. (Planning, Engineering)
- 49. Bike parking shall be provided per the Zoning Ordinance. <u>Fourteen (14) bicycle spaces shall be provided. Inclusive of the fourteen (14) spaces, the The project shall include a minimum of eight (8) bike lockers or another acceptable form of long term bicycle parking as determined by the Transportation Division and Planning Department. (Planning, Transportation)</u>

## **CONDITIONS OF APPROVAL FOR SUB-000049**

## PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

5. The applicant shall submit to the Planning and Engineering Departments the appropriate Department of Toxic Substance Control permit or clearance for grading or construction within the 2.652 acre deed restricted area. <u>In the event the applicant has not received the necessary approvals from DTSC, a grading permit may be issued for work outside of the restricted area. No grading or construction activities shall occur within the restricted area until said clearance is received, and the restricted area shall be fenced to the satisfaction of the Planning and Engineering Departments. (Planning, Engineering)</u>

The motion passed with the following vote:

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

Noes: Abstain:

### REPORTS/COMMENTS/COMMISSION/STAFF

#### A. REPORTS FROM PLANNER

- Commissioner Clark asked about the progress of the Galleria expansion, and requested staff give regular updates.
- Civic Center parking garage update;
- Commissioner Hoskinson asked when Fry's will open (tentatively March/April.)
- Commission Huisking asked what anchor store will be filling the space at Roseville Square;
- Commissioner Cannon asked staff for updates on county projects within the City's sphere of influence;
- Traffic flowing along Fiddyment

# **ADJOURNMENT**

Acting Chair Clark asked for a motion to adjourn the meeting.

# **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Brewwer, to adjourn to the meeting of February 22, 2007. The motion passed unanimously at 7:47 PM.