# CITY OF ROSEVILLE PLANNING COMMISSION MEETING JANUARY 12, 2006 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Sam Cannon, Rex Clark, Robert

Dugan, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Kevin Payne, Assistant Director, Planning & Redevelopment

Chris Burrows, Senior Planner Chris Robles, Senior Planner Mike Isom, Project Planner Wendy Hartman, Project Planner Derek Ogden, Associate Planner Wayne Wiley, Assistant Planner

Jan Shonkwiler, Housing Programs Manager

Robert Schmitt, Deputy City Attorney Jennifer Lloyd, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Clark

**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 DECEMBER 8, 2005.

IV-B. AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT – 1470 BLUE OAKS BLVD. (FIDDYMENT 44 SUBDIVISION) – FILE # DA-000021. The applicant requests approval of an Affordable Purchase Housing Development Agreement (APHDA) for the Fiddyment 44 Subdivision. Applicant/Developer – Meritage Homes of California, Inc. (Shonkwiler)

IV-C. TENTATIVE SUBDIVISION MAP – 570 NORTH SUNRISE AVENUE – NERSP PARCEL 5B, NORTH SUNRISE COMMERCIAL CENTER - FILE# SUBD-00036. The applicant requests approval of a Tentative Subdivision Map to create eight (8) "for-sale" commercial condominiums ranging in size from 1,500 square feet to 2,600 square feet within a building located in an approved medical office park. Project Applicant: Michael P. Spencer, Bellecci & Associates, Inc. Owner: Tim Gagnier, Granite Bay Ventures, LLC. (Wiley)

#### MOTION

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

The motion passed with the following vote:

Ayes: Brewer, Clark, Hoskinson, Huisking, Dugan

Noes:

Abstain Minutes: Allen & Cannon

## SPECIAL PRESENTATION/REPORTS/WORKSHOPS

## V-A. RIVERSIDE SPECIFIC PLAN AND DRAFT E.I.R.

Special presentation to introduce the Riverside Specific Plan and Draft Environmental Impact Report. (Payne)

Assistant Planning & Redevelopment Director, Kevin Payne, presented the proposed Riverside Specific Plan and Draft Environmental Impact Report and responded to questions.

Chair Dugan invited comments from the Public.

There was discussion on the following:

- Maximum housing units assigned
- Design features and landscaping
- Design features currently on Vernon Street
- Developer interest in redevelopment of Riverside
- Height limit is 50 feet or 4 stories
- Beautification of the area
- Purpose of Specific Plan is for guidelines and parameters

Chair Dugan closed the public comment period and thanked Kevin Payne for his presentation.

## **NEW BUSINESS**

VI-A. MAJOR PROJECT PERMIT & TENTATIVE PARCEL MAP –290 CONFERENCE CENTER DRIVE – NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (NCRSP) PARCEL 40A – FILE #S: MPP-000003 & SUB-000039 (2005 PL-076) The applicant requests approval of Stage 2 of a Major Project Permit (MPP) to construct a 35,000 square foot conference facility, a ten story Embassy Suites hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurant pads (10,000 s.f. each), and a parking structure; a Tentative Parcel Map to divide the 20±-acre site into six parcels; and a noise exception to allow extended construction hours associated with the construction of the building foundations for phase 1 of the project. Applicant: Tom Lumbrazo, TJL Planning. Property Owner: Abe Alizadeh, Kobra Properties. (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, Tom Lumbrazo, 1504 Sierra Gardens Drive, Roseville, 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 with the exception of the palm tree issue.

There was discussion on the following:

- Palm trees
- Maintenance of landscaping
- Design features of project
- Building equipment
- Bus stop location
- Service areas at rear of buildings
- Fountain Design

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 two (2) findings of fact for the Major Project Permit (Stage 2); Approve the Major Project Permit (Stage 2) subject to eight (8) conditions of approval; Adopt the three (3) findings of fact for the Tentative Parcel Map; Approve the Tentative Parcel Map subject to 76 conditions of approval; and, Approve the Noise Exception request subject to four (4) conditions of approval as submitted in the Staff Report with modifications as follows:

- 2b. The Landscape Plan shall be modified as follows: The palm trees located along the southern property line and south side of the restaurants shall be replaced with tree species that are representative to Roseville to the satisfaction of the Planning Department. (Planning)
- 9. <u>The following are general conditions required that are part of the Roseville Fire Department's proposed High-Rise Ordinance and are in addition to the provisions found in the California Building and Fire Code.</u>
- a. <u>All buildings defined as a high-rise in accordance with the California Building Code shall be provided with two fire pumps per the City of Roseville Fire Department:</u>
- b. <u>All stairwells that extend to the highest floor shall also extend to the roof with an approved landing per the Fire Department;</u>
- c. <u>A fire department equipment room shall be provided on every fifth floor subject to the fire department approval:</u>
- d. <u>A helistop will be required for all buildings exceeding 150 feet in height in accordance with the Building Code definition of story height:</u>
- e. <u>The required smoke control system shall be in accordance with the City of Roseville Fire Department standard for installation and testing:</u>
- f. <u>A cascade breathing air refilling system shall be installed in all high-rise buildings. Piping for the refilling system shall include an outlet at the SCBA bottle filling station located in each Fire Department Equipment Storage Room. System design and installation shall require Fire Department approval; and.</u>
- g. <u>A radio tower and repeater shall be installed and located on the roof. The design and modification of such devices shall be reviewed and approved by this department prior to installation. These equipment shall be in a controlled environment and secured for City personnel only subject to the approval of the Fire Chief. (Fire)</u>

The motion passed with the following vote:

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

Noes: Abstain:

<u>VI-B. GENERAL PLAN AMENDMENT, REZONE, GRADING PLAN & TREE PERMIT – 2009 N CIRBY WAY</u> (PRIMARY APPLICATION ADDRESS) – DE MELLO REZONE – FILE #S: GPA 02-08, RZ 02-04, GP 03-19, &

**TP 03-30.** The applicant requests approval of a General Plan Amendment to change the land use of a portion of the property from Open Space/Parks & Recreation/Floodplain to Low Density Residential; a Rezone to change the zoning of a portion of the property from Floodway to Single Family Residential; a Grading Plan to import 10,390 cubic yards of fill material; a Tree Permit to remove up to 29 native oak trees and encroach into the protected zone of several others. Project Applicant: Jerry Aplass, Burrell Consulting Group. Property Owner: Vasco DeMello (representative for property owners). (Hartman)

THIS ITEM IS CONTINUED TO THE MEETING OF FEBRUARY 9, 2006.

N-C. GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT, DESIGN REVIEW PERMIT, AND TENTATIVE SUBDIVISION MAP – 1731 PLEASANT GROVE BOULEVARD – NRSP PARCEL WW-41 – PASEO DEL NORTE - FILE# GPA 04-07, RZ 04-09, SPA 04-08, DAA 04-17, DRP 04-41, DRP-000045, & SUBD-000018. The applicant requests approval of the following entitlements: a General Plan Amendment & Specific Plan Amendment to change the land use of the property from Community Commercial to Medium Density Residential; a rezone to change the zoning of a portion of the subject property from Community Commercial/Special Area-North Roseville to Attached Housing; Development Agreement Amendment to modify the North Roseville Specific Plan Development Agreement to reflect the change in land use; Affordable Purchase Housing Development Agreement to designate 13 units within the project as affordable units; Design Review Permit to allow the construction of a 125-unit single family town home development and, Tentative Subdivision Map to subdivide the parcel into 125 single-family residential lots and one common area parcel. Project Applicant: Michael Tien, Morton & Pitalo. Owner: Paul Bollinger, Peter J. Bollinger Investment Company. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicants, Marcus LoDuca, Sandberg, LoDuca & Aland, 3300 Douglas BI # 365, Roseville, 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:

- Parking for residents and guests
- Color scheme of project
- Different façade types on buildings

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 finding of fact and approve the Specific Plan Amendment; Recommend the City Council Adopt the findings of fact and approve the Development Agreement Amendment; Recommend that the City Council adopt the findings of fact and approve the Affordable Purchase Housing Development Agreement; Adopt the four (4) findings of fact for the residential Design Review Permit; Approve the Design Review Permit subject to the conditions of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map; and, Approve the Tentative Subdivision Map subject to the conditions of approval as submitted in the Staff Report with modifications as follows:

- 8. 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. (Building)
- A) The project shall incorporate emissions reducing measures as listed in the Air Quality Impact Analysis prepared by Donald Ballanti and dated August 2005. These measures include:
- Require electrical outlets to be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.
- Require installation outlets in the <u>rear courtyard</u> of residential buildings for use of outdoor cooking appliances, such as gas burning barbeques.
- Require installation of gas outlets with ceramic logs in any proposed fireplaces, including outdoor recreational fireplaces or pits.

- Require installation of low nitrogen oxide (NOx) hot water heaters, (beyond District Rule 246 requirements).
- Require HVAC units be equipped with PremAir catalyst system (or other similar system) if available and economically feasible. PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC unit cost.
- Require wood burning devices to meet U.S. EPA Phase II certification.
- The project shall provide a ventilation system as required by the noise analysis.
- 10. The tree plantings in the common area parking shall be designed to provide shade and visual relief as shown in Exhibit M to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 37. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
- b. Water <u>and</u> sewer <del>and reclaimed</del> mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
- c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 38. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
- 72. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 73. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 ½-inch valve outlet for fire department use. (Fire)
- 93. All existing public utility, electric, water, <u>and</u> sewer <del>and reclaimed water</del> easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)

## **Tentative Subdivision Map (SUB-000019)**

- 6. The project shall provide a solid masonry wall for noise attenuation with a height as identified in table IV of the Noise Study conducted by BBA, Inc., and dated July 18, 2005, to meet the City's required exterior and interior noise standards. (Planning)
- 31. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, <u>and</u> sewer <del>and recycled water</del> utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, <u>and</u> sewer <del>and recycled water</del> utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
- 69. The project shall comply with all applicable environmental mitigation measures identified in the Paseo Del Norte Initial Study and Mitigated Negative Declaration.
- A) The project shall provide a solid masonry wall for noise attenuation with a height as identified in table IV of the Noise Study conducted by BBA, Inc., and dated July 18, 2005. (Planning)

The motion passed with the following vote:

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

Noes: Abstain:

The Commission took a ten minute recess at which time Commissioner Huisking left the meeting.

VI-D. SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP, AND DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 1501 PARKSIDE WAY (NRSP PARCEL DC-7) FILE#'S SPA-000011, DAA 05-05, APHDA 05-06, SUBD 05-09, DRRS 05-01. The applicant requests approval of the following entitlements: a Specific Plan Amendment to increase the permitted number of residential units on the North Roseville Specific Plan Parcel DC-7 from 72 to 115 and to modify the text of the specific plan document to reflect the change in density; a Development Agreement Amendment to amend the NRSP Development Agreement to reflect the change in density and identify obligations of the property owner as a result of the proposed development; an Affordable Purchase Housing Development Agreement to provide 65 of the 115 units as middle and low-income purchase units: a Tentative Subdivision Map to divide the 9.2-acre property into 115 residential parcels ranging in size from 1,767 to 3,420 square feet, plus additional parcels for private streets and a private recreation area; and a Design Review Permit for Residential Subdivision to modify the development standards of the Small Lot Residential zone district. Project Applicant/Owner: Donald Burton, BZb — Roseville, LLC. (Isom)

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, Donald Burton, BZb, 8265 Sierra College BI, Roseville, 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:

- Pricing for affordable housing units
- Design of units

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

#### **MOTION**

Commissioner Hoskinson made the motion, which was seconded by Commissioner Cannon, to Adopt the Negative Declaration; Adopt the two (2) findings of fact for approval of the Design Review Permit for Residential Subdivision; Approve the Design Review Permit for Residential Subdivision with three (3) conditions of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map with seventy-nine (79) conditions; Recommend that the City Council adopt the one (1) finding of fact for the Specific Plan Amendment; Recommend that the City Council approve the Specific Plan Amendment; Recommend that the City Council adopt the five (5) findings of fact for the Development Agreement Amendment; and Recommend that the City Council approve the Development Agreement. Recommend that the City Council adopt the five (5) findings of fact for the Affordable Purchase Housing Development Agreement; and, Recommend that the City Council approve the Affordable Purchase Housing Development Agreement as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

Absent: Huisking

# REPORTS/COMMENTS/COMMISSION/STAFF

## A. REPORTS FROM PLANNER

- Recent flooding
- Douglas overpass and new Harry Crabb Tunnel traffic patterns
- Pleasant Grove Bl. and Fiddyment Rd.
- Reason Farms update

Public Works Director Rob Jensen responded to the Commissions questions.

## **ADJOURNMENT**

Chair Dugan asked for a motion to adjourn the meeting.

#### MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Allen to adjourn to the meeting of January 26, 2006 in the name of Doris Delgado, Kim Hoskinson's mother, who recently passed away. The motion passed unanimously at 9:20 PM.