

# PLANNING COMMISSION MEETING MARCH 10, 2011 MINUTES

Planning Commissioners Present: Krista Bernasconi, Donald Brewer, Robert Dugan, Gordon Hinkle,

Audrey Huisking, David Larson

Planning Commissioners Absent: Sam Cannon

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Nela Luken, Senior Planner Steve Lindbeck, Project Planner Lisa Binner, Finance Analyst Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

WELCOME 7:00 PM

PLEDGE OF ALLEGIANCE - Led by Tom Dugan and Bobby Carrey, Boy Scout Troop 11

**ORAL COMMUNICATIONS** None.

## **CONSENT CALENDAR**

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

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

## IV-A. MINUTES OF FEBRUARY 10, 2011.

### MOTION

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

The motion passed unanimously.

# **OLD BUSINESS**

V-A. CREEKVIEW SPECIFIC PLAN (CSP) – 3000 BLUE OAKS BL – FILE #2007PL-059 (ANN-000003; GPA-000037; SPA-000026; RZ-000040; & DA-000031). This item is a continuation of the public hearing on the Creekview Specific Plan begun at the Planning Commission meeting of February 10, 2011. The applicant requested a continuance of the February 24, 2011 meeting to March 10<sup>th</sup>, therefore staff has included with this report a discussion of the Creekview Specific Plan Design Guidelines, Development Agreement (Staff Report Section 4) and fiscal conclusions. Applicant/Owner: Granite Bay Development II, LLC. (Luken, Pease, Lindbeck) THIS ITEM IS CONTINUED FROM THE MEETING OF FEBRUARY 10, 2011.

This is the second of two presentations before the Planning Commission, with formal action requested at tonight's meeting. Comments from the Design Committee on the Creekview Design Guidelines were presented and comments from the Planning Commission and Public were received.

Senior Planner, Nela Luken, presented the Project Information Review.

Project Planner, Steve Lindbeck presented the Creekview Design Guidelines portion of the Creekview Specific Plan staff report and responded to questions.

Senior Planner, Nela Luken, presented the Creekview Specific Plan Development Agreement, and responded to questions.

Finance Analyst, Lisa Binner, presented the Creekview Specific Plan Fiscal Considerations and Financing, and responded to questions.

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

#### Public Comment:

 George Phillips, Law Offices of George Phillips, representing the landowners and developers of the Creekview Specific Plan, addressed the Commission and introduced his associates and staff, David Ragland, Granite Bay Development LLC; Mark Sauer, MacKay & Somps Engineering; and assistant, Kris Steward.

Senior Planner, Nela Luken, introduced the recommended actions requested from the Planning Commission.

### Commission discussion:

- Bypass channel improvements and public benefit improvements;
- Project timeline for the public benefit at Reason Farms;
- Planned maintenance of the flood channel open bypass;
- Estimate of Creekview Specific Plan In-lieu park fee since the project does not have a dedicated park area.

Chair Huisking temporarily closed the public hearing and asked for a motion.

#### MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hinkle, to Recommend City Council:

- A. Forward all comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review (written responses and Planning Commission meeting notes).
- B. Authorize staff to make and execute any and all necessary documents and applications to the Placer County Local Agency Formation Commission for annexation.
- C. Amend the General Plan Land Use Map and text as shown in the General Plan 2025 Redline (Exhibit C).
- D. Adopt the following finding and approve the Creekview Specific Plan (Exhibit B):
  - 1. The Creekview Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan.
- E. Adopt the following findings and approve the Prezone for the land located within unincorporated Placer County, amending the zoning map to reflect the zoning as indicated in Creekview Specific Plan Table 4-2:
  - The proposed Prezone is consistent with the General Plan as amended, and
  - 2. The proposed Prezone will not be detrimental to the public interest, health, safety, or welfare of the City.
- F. Adopt the following findings and approved the Creekview Specific Plan Development Agreement (Exhibit E):
  - 1. The CSP Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan;

- 2. The CSP Development Agreement is consistent with the provisions of Chapter 19.84 of the Roseville Zoning Ordinance;
- 3. The CSP Development Agreement will not be detrimental to the health, safety, or general welfare of the residents of the City of Roseville;
- 4. The CSP Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and
- 5. The CSP Development Agreement will provide sufficient benefit to the City to justify entering into the Development Agreement.

The motion passed with the following vote:

Ayes: Dugan, Hinkle, Bernasconi, Brewer, Larson, Huisking

Noes: Abstain:

# REPORTS/COMMENTS/COMMISSION/STAFF

#### A. REPORTS FROM PLANNER

• City Council upheld the Planning Commission's decisions regarding the Tow Rotation Zoning Appeal.

#### **Commissioner Comments:**

Encourage everyone to support "St Baldrick's" charity fundraising campaign.

### **ADJOURNMENT**

Chair Huisking asked for a motion to adjourn the meeting.

#### MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Dugan, to adjourn to the meeting of March 24, 2011. The motion passed unanimously at 7:38 PM.