

PLANNING COMMISSION MEETING MARCH 13, 2014 MINUTES

Planning Commissioners Present: Krista Bernasconi, Gordon Hinkle, Julie Hirota, Bruce Houdesheldt,

Charles Krafka, David Larson, Joseph McCaslin

Planning Commissioners Absent: None

Staff Present: Chris Burrows, Planning Manager

Derek Ogden, Associate Planner

Marc Stout, City Engineer

Robert Schmitt, Assistant City Attorney Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Krafka

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

IV-A. MINUTES OF FEBRUARY 27, 2014.

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

Chair Hinkle asked for a motion to approve the CONSENT CALENDAR as listed.

MOTION

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

The motion passed with the following vote:

Ayes: Larson, Bernasconi, McCaslin, Hirota, Krafka, Houdesheldt, Hinkle

Noes: Abstain:

NEW BUSINESS

V-A. MAJOR PROJECT PERMIT AND TENTATIVE SUBDIVISION MAP – 5000 BASELINE RD. – SVSP PCL 40-42 BASELINE MARKETPLACE – FILE# 2013PL-020. The applicant requests approval of a Major Project Permit (Stage 1 & 2) to allow the construction of approximately 745,300 square feet of commercial, restaurant and retail buildings on the site. The project also includes frontage improvements, lighting and landscaping. The Tentative Subdivision Map will create 28 commercial parcels, 2 open space parcels, 2 roadway parcels and a landscape parcel. Applicant: Nick Alexander, NG Alexander Real Estate Development LLC. Owner: Jeff Ronten, DF Properties (Ogden)

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

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

Applicant, Nick Alexander, on behalf of DF Properties 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.

Steve Fuhrman, Fuhrman Leamy Land Group, Landscape Architects, addressed the Commission to discuss water conservation requirements & storm water control.

Chair Hinkle commended the applicant & owner for their outreach to the community & the commission.

Public Comment:

John Vertido, 1347 Champagne Circle, Roseville, CA

Commented on the need for a gas station on the west side of town and encouraged the approval of the project

Cathy Vasquez, 8567 Bridgestone Crescent Road, Roseville, CA

Increased traffic on Walerga & Springhill (consideration for traffic getting out of the neighborhood)

Roadway widening

Noise level at Walerga & Crowder

Increased traffic

HOA expense when drivers end up on the landscaping

Commission Discussion:

- Baseline Rd. roadway widening & which jurisdictions are responsible
- How far to the west the ultimate widening will go
- LOS standards
- Clarification of Landscape easement and right of way
- Length of frontage for the entire project
- Distance between signals on Baseline Rd.
- Impact of traffic on nearby retail
- Walkways enhanced design for walkability
- Water conservation
- Fee program
- Parking
- Possibility of Planning Commission making a recommendation to county for future roadway improvements

Commissioner Larson complimented the applicant & their team for their due diligence in advance.

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

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Bernasconi, to adopt the Negative Declaration, adopt the two (2) findings of fact for the Major Project Permit (Stages 1 & 2); approve the Major Project Permit (Stages 1 & 2) subject to the one hundred eleven (111) conditions of approval; adopt the

three (3) findings of fact for the Tentative Subdivision Map; approve the Tentative Subdivision Map subject to seventy-seven (77) conditions of approval as submitted in the staff report and amended as follows:

- 1. The Major Project Permit approval shall be effectuated within a period of two (2) three (3) years from this date and if not effectuated shall expire on March 13, 2016 2017. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
- 65. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. A trash compactor may be used to reduce the number of enclosures. (Refuse)

The motion passed with the following vote:

Ayes: Larson, Bernasconi, Hirota, Krafka, Houdesheldt, McCaslin, Hinkle

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

<u>VI-A. FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT (SPA3).</u> Partial 2nd Recirculation of the Draft Environmental Impact Report (RDSEIR). (Miller)

The Commission was informed that the air quality section of the Draft EIR had to be recirculated.

ADJOURNMENT

Chair Hinkle asked for a motion to adjourn the meeting.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Houdesheldt, to adjourn to the meeting of March 27, 2014. The motion passed unanimously at 7:51 PM.