CITY OF ROSEVILLE PLANNING COMMISSION MEETING APRIL 28, 2005 MINUTES

Planning Commissioners Present: Donald Brewer, Rex Clark, Robert Dugan, Kim Hoskinson, Audrey

Huisking, Betty Sanchez

Planning Commissioners Absent: Gray Allen

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Senior Planner

Kathy Pease, Environmental Coordinator

Michael Isom, Project Planner

Jan Shonkwiler, Housing Programs Manager

Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Sanchez

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF MARCH 24, 2005 (CONTINUED FROM THE MEETING OF APRIL 7, 2005.)

IV-B. MINUTES OF APRIL 7, 2005.

MOTION

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

The motion passed with the following vote:

Ayes: Huisking, Clark, Brewer, Sanchez, Hoskinson

Noes:

Abstain: Dugan due to absence from both meetings. Sanchez due to absence from the meeting of April 7,

2005. Hoskinson due to absence from the meeting of March 24, 2005.

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

V-A. BLUEPRINT IMPLEMENTATION STRATEGY PRESENTATION

The Planning Department requests that the Planning Commission review and comment on the Draft Blueprint Implementation Strategies. (Pease)

Environmental Coordinator, Kathy Pease, presented the staff report and responded to questions.

There was discussion on the following Growth Principles:

- Section 3.5 Existing Assets (Redevelopment/Infill)
 - o Establishing New Infill Target Areas
 - o Prepare Specific Plans for Target Areas and Riverside Target Area.
 - Parcel Data.
 - o Placemaking.
 - Parking Strategies.
 - o Consideration of Amendments to encourage mixed-use.
 - Assignment of Staff member to be dedicated to infill area.
 - Neighborhood & District Entry Features.
 - Public Events to draw people downtown.
- Section 3.6 Natural Resources
- Section 3.7 Quality Design
 - o Community Design Guidelines.
 - Entry Features.
 - o Minimal sound/masonry wall use in new subdivisions to encourage openness & flow of the community.
- Section 3.8 Education and Outreach
 - o Public Participation & Education.
 - Provide Examples (Handouts, Design Books, Etc.
 - Visit Field Examples Rivermark example.
 - Continue dialog with adjacent agencies.
 - o Sub regional collaboration as recommended by the Growth Management Visioning Committee.
- Section 3.9 Monitoring
 - <u>Evaluation of Strategies.</u>
 - o Data Gathering.
 - Report back to Commission.
- Design Guidelines/Zoning to encourage mixed use.
 - Design Committee encourages Public Art in public places.

Consensus from Commission was to incorporate comments and forward to City Council. This report will be presented to the City Council in May 2005. Commission asked Staff for a copy of the completed document.

OLD BUSINESS

VI-A. MAJOR PROJECT PERMIT MODIFICATION AND ADMINISTRATIVE TREE PERMIT – 10000 DIAMOND CREEK BLVD. – NRSP PARCELS DC-30, 31, & 33 (DIAMOND CREEK COMMERCIAL) - FILE# MPPMOD 01-01B & ATP 05-02. The applicant requests approval to modify the approved site development plan for the Diamond Creek Commercial Center. The proposed modifications would eliminate three office buildings totaling 52,027 square feet, which would be replaced by a 42,700 square foot health club, including an outdoor pool. An Administrative Tree Permit is also requested to encroach into the protected zone radius of two native oak trees. Project Applicant: Jack Remington, A.R. Associates. Owner: Stephen Des Jardins, Diamond Creek Partners, Ltd. (Isom) (THIS ITEM WAS CONTINUED FROM THE MEETING OF APRIL 7, 2005)

Project Planner, Mike Isom, presented the staff report and responded to questions.

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

Applicant, Stephen Des Jardins, Diamond Creek Partners, 130 Diamond Creek Place, Roseville, 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:

• Commendations to the design features of the project.

- Commend developer on having adequate parking.
- Commend developer on putting mixed-use business together.
- Concern with one dead-end drive aisles with no turn-around.
- Developer agreed to address dead-end issue.
- Applicant shall work with staff to resolve issue of dead-end aisle.

Chair Hoskinson 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 Stage 1 Major Project Permit Modification; Approve the Stage 1 Major Project Permit Modification with 2 conditions of approval and the addition of condition #3 as noted below; Adopt the two (2) findings of fact for the Administrative Tree Permit; and, Approve the Administrative Tree Permit with 2 conditions of approval as submitted in the Staff Report.

3. <u>The Applicant shall work with Staff to revise the Site Plan to provide a turn-around in the dead-end aisle next to the building. (Planning)</u>

The motion passed with the following vote:

Ayes: Huisking, Clark, Dugan, Brewer, Sanchez, Hoskinson

Noes: Abstain:

NEW BUSINESS

VII-A MAJOR PROJECT PERMIT (STAGES 1 AND 2), TENTATIVE SUBDIVISION MAP, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AND TREE PERMIT – 10001 DIAMOND CREEK BLVD. (NRSP PARCEL EV-1 – ESKATON VILLAGE) - FILE# MPP 04-03, MPP 04-04, SUBD 04-21, SPA 04-06, DAA 05-03, & TP 04-47. The applicant requests approval of the following entitlements: Stage 1 and 2 approval of a Major Project Permit to allow construction of a 222,275 square foot integrated senior care project consisting of independent living (60 units), skilled nursing, memory care, conference center, and fitness center facilities. The project will also include up to 300 single-family residential units, and 26 rental cottages; Tentative Subdivision Map to subdivide the 52-acre property into 300 residential parcels and nine other parcels for private roadways, common areas, the main lodge, etc; Specific Plan Amendment to allow single family residential as a permitted use on the property and to allocate 23 additional dwelling units to the property; Development Agreement Amendment to modify the Eskaton Village Development Agreement to increase the number of permitted dwelling units by 23 and to outline park fee shortfall and future public transit reimbursement obligations; Tree Permit to remove up to four native oak trees (and one additional dead native oak) and encroach into the protected zone radius of several others. Project Applicant: James Taylor, Lakemont Communities. Owner: Todd Murch, Eskaton Properties, Inc. (Isom)

Applicant requests this item be continued to the meeting of May 12, 2005.

Chair Hoskinson asked for a motion to continue this item to May 12, 2005.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Clark, to continue Item VII-A to the meeting of May 12, 2005. The request was approved by consensus.

AT 8:00 PM CHAIR HOSKINSON CALLED FOR A 10 MINUTE BREAK.

THE MEETING RESUMED AT 8:10 PM.

VII-B TENTATIVE SUBDIVISION MAP, DEVELOPMENT AGREEMENT AMENDMENT, & AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT - 7950 FOOTHILLS BOULEVARD - NWRSP PARCEL 9 - THE BRIDGES CONDOMINIUM CONVERSION - FILE# SUBD 04-18, DAA 04-10, APHDA 04-11.

The applicant requests approval of a Tentative Subdivision Map to create a one (1)-lot condominium map and to convert the 185 existing multi-family units within the project to "for-sale" condominiums. An amendment to the Northwest Roseville Specific Plan Development Agreement is also requested in order to outline obligations required of the developer by the City's Condominium Conversion Ordinance (RMC 19.58). Finally, an Affordable Purchase Housing Development Agreement is requested to provide 19 of the units within the project as affordable purchase units. Project Applicant: Robert S. Skiff, Forum Consultants, Inc. Owner: Scott Dupree, Con Am Bridges, LLC. (Isom)

Project Planner, Mike Isom, presented the staff report and responded to questions.

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

Applicant, Robert S. Skiff, Forum Consultants, Inc., 5040 Lexington Circle, Loomis, 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:

The number of rental units remaining Citywide relative to the 15% threshold after the conversion of this
project.

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Huisking, to Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map including the Tenant Relocation Plan with twenty-five (25) conditions of approval; Recommend that the City Council adopt the five (5) findings of fact for the Development Agreement Amendment; Recommend that the City Council approve the Development Agreement Amendment including the Tenant Relocation Plan; 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:

Aves: Clark, Huisking, Sanchez, Dugan, Brewer, Hoskinson

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

VIII-A OFF-STREET PARKING REQUIREMENTS

(Burrows)

Senior Planner, Chris Burrows, presented the staff report and responded to questions.

There was discussion on the following:

- Parking Space & Drive Aisle Dimensions
 - o Module Dimensions
 - Comfort Level
 - Built Examples Roseville Square and Rocky Ridge Town Center
- Parking Ratios and Parking Lot Design
 - Shopping Centers
 - Known Tenants/Unknown Tenants
- High Demand/High Turnover Areas
 - Look for formula to encourage off-peak mixed use shared parking.

- Possibility of having shared parking agreement in place prior to Planning Commission approval of project.
- Off-site Employee parking.
- o If use changes, require tenants to come before Planning Commission for parking approval.
- Possibility of reducing compact spaces and requiring more pedestrian flow.
- Possibility of ordinance eliminating compact spaces from all new centers and eliminating them as centers change hands.
- Ridesharing/credit for retail employees, bus passes.
- Metered parking with proceeds used to improve pedestrian walkways.
- Condominium Parking Requirements
 - Required Ratios.
 - Guest Parking Ratio.
 - Look at increasing the number of required guest spaces. City is current at 1 per 10, average in other jurisdictions is 1 per 4 or 5.
 - Covered Spaces
 - Look at requiring 1 out of 2 spaces be covered in new apartments and condominiums.
 - Possibility of requiring one assigned covered space per unit.
 - Require at least one assigned parking space per unit.
- Compact Parking Spaces
 - o In parking lots with more than 20 spaces, 30% may be compact spaces.
 - o Current size of 8 feet wide by 16 feet deep.
 - Dispersed in parking field, not concentrated.
 - o Provide shade and landscape through alternate design.
 - o Commission directed staff to do further research on reducing number of compact spaces.
 - Incentives to encourage mixed use blend.
- Motorcycle Parking
 - In parking lots with a least 40 spaces, one motorcycle space may be substituted for every 40 required spaces.
 - o Minimum size of 3 feet wide by 6 feet deep.
 - Leave wording as it stands.

Staff will come back with additional information and some draft ordinance amendments language.

VIII-B REPORTS.

Rivermark presentation is continued to the Meeting of May 12 to be listed under Special Presentations at the beginning of the meeting.

ADJOURNMENT

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of May 12, 2005. The motion passed unanimously at 9:58 PM.