

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

Planning Commissioners Absent: Sam Cannon

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Steve Lindbeck, Project Planner
Jan Shonkwiler, Housing Programs Manager
Chris Kraft, Engineering Manager
Robert Schmitt, Deputy City Attorney
Carmen Bertola, Recording Secretary

SPECIAL ANNOUNCEMENT – Commissioner Graham Allen has submitted his resignation effective immediately due to his election to the Placer County Water Board.

PLEDGE OF ALLEGIANCE - Led by Commissioner Brewer

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 NOVEMBER 9, 2006.

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, Hoskinson, Clark

Noes:

Abstain: Chair Dugan abstained due to his absence from the meeting of November 9, 2006.

NEW BUSINESS

V-A. GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT, DEVELOPMENT AGREEMENT, AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT - DIAMOND PLAZA CONDOMINIUMS - 8051 WASHINGTON BOULEVARD - FILE #2005PL-082 – GPA 05-03, RZ 05-03, SUBD 05-08, DRP 05-20, DA-000017 & DA-000018. The applicant requests approval to change the land use and zoning designations of a 13.4-acre vacant commercial parcel located at the southwest corner of Washington Boulevard and Industrial Avenue, and develop 202 residential condominium units. Entitlements requested include a General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit, Development Agreement, Affordable Purchase Housing Development Agreement, and an Environmental Impact Report (EIR). Applicant: John Tallman, KMS Communities. Owners: Thomas J. Manz & Stephen C. Pease. (Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

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

George Phillips, Attorney, 2306 Garfield Ave., Carmichael, representing KMS Communities, 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.

Applicant, John Tallman, KMS Communities, LLC, 7401 Galilee Road, 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.

The following persons addressed the Commission opposed to this project:

- Ed Quinn, MacDonald, Holland, and Allen, 555 Capitol Mall, Sacramento, representing NEC, expressed his concern that the project poses a risk to NEC by adversely affecting their current operations, ability to expand, and future in the community. Asks commission to deny the project. There is not a middle ground, they have explored it, but it is not feasible. In 20 years NEC has never objected to any development, so this is a serious objection, not casual. This development has the potential for a negative economic impact, not only for NEC, but for the City of Roseville.
- Steve Rudolph, MacDonald, Holland, and Allen, 555 Capitol Mall, Sacramento, representing NEC, addressed environmental concerns with the project and comments on the Draft EIR. 1. Hazardous materials and hazardous materials release; 2. Noise; 3. Odor.
- David Benedetti, NEC Electronics, 7501 Foothills Bl, Addressed the potential for odors in spite of mitigation efforts by NEC. Noise in excess of 45 decibels is not uncommon. Currently the noise levels are in compliance with City Ordinances; should Diamond Plaza Condominiums be built, the noise levels from NEC would be out of compliance. The proposed development would be in hazardous footprint in case of emergency originating from NEC.
- Gabe Kim, Vice-president of NEC Corporation, 7501 Electronics, 7501 Foothills Bl., Plant Manager of NEC Roseville, very concerned that the condominiums will lead to the closure of the plant. NEC strongly opposed to this proposal; concerned with noise and toxic risk; most importantly, condos could put jobs at risk. Currently approximately 1000 jobs at site. Believes that if condos are built it would limit the plant growth potential and eventually contribute to the closure of the plant. Mr. Kim made a power point presentation.
- Doug Ahrens, 369 Farmington Circle, neighbor of new condo. Does not believe the project adds any value to the neighborhood. Does not agree with traffic study; rezone would disrupt balance of business and residents. Concerned with project if high walls are required as part of noise mitigation; a park built elsewhere does not meet needs of residents; concerned with bussing of children away to other schools; doesn't want a nighttime basketball court due to impact on neighbors; interest of proposed condo residents not represented by any neighborhood association (boundary area); does not see enough parking in project; does not believe the disclosure document will be sufficient. Existing residents oppose development. Please do not approve proposed rezone.

The following persons addressed the Commission in support of this project:

- Jay Harris, 6412 Rio Blanco Drive, Rancho Murrieta, supports obtaining housing in Roseville for his employees. Owns a business that employs about 60 people on Galilee and feels that many employees would benefit from this project. Fully supports it.
- Tom Cosgrove, Tom Cosgrove Consulting, 1268 Poplar Lane, Lincoln, NEC does have excellent safety record; NEC contributes to the community; Community needs this type of housing; wants to see this project approved.

- Mary Circle, Vice-principal of St. Johns School, 1090 Main St., Roseville, supports the project. Sees it as community within a community. Feels that this project will help fill a need for more affordable housing within the Roseville area.
- Steve Pease, Project Applicant, has been a business neighbor of NEC for five years and has always felt comfortable. Believes he is building an attainable project, not low income; there are lots of pluses with the project.

Commissioner Hoskinson left the meeting at approximately 8:30 pm.

There was discussion on the following:

- New flexible affordable housing plan in the APHDA;
- Issues with gated condominium project;
- Design Guidelines in respect to color;
- NEC does produce emissions –odors from facility;
- NEC does produce noise 24/7. Noise levels may be a problem at night;
- Public Safety; Noise; Air quality;
- Were odors assessed? Risk vs. Nuisance;
- Negative response from significant number of residents but very few showed up to the information meetings; Business owners along Galilee also notified.
- Clarification of transportation analysis;
- Parks fees, in-lieu fees, and dedication;
- This neighborhood is not within any Neighborhood Association boundaries and the two nearest RCONA were notified;
- School agreements are in process;
- Concern that parks are not easily accessible;
- Project is moving in the direction of the Blue print;
- Look at alternate location for project;
- Concern that this may inhibit growth of NEC;
- Is this a good land use;
- Improve landscaping along Galilee by adding redwood trees along landscape borders.

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

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Huisking, to Adopt a finding that the Planning Commission has reviewed, considered, and determined that the analysis within the Draft EIR is adequate, and forward all written and oral comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review; Recommend that the City Council approve the General Plan Amendment; Recommend the City Council adopt the two findings of fact and approve the Rezone; Recommend that the City Council adopt the five findings of fact and approve the Development Agreement; Recommend that the City Council adopt the five findings of fact and approve the Affordable Purchase Housing Development Agreement; Recommend that the City Council adopt the three findings of fact and approve the Tentative Subdivision Map; and Recommend that the City Council adopt the four findings of fact and approve the Design Review Permit, removing condition #26; modifying condition #30; and adding redwood trees around the perimeter of the subdivision as listed below, and as submitted in the Staff Report.

~~#26. Washington Blvd. shall also be widened to accommodate a standard four lane arterial from the southern property line of the project to the driveway at the existing gas station. The developer can enter into a reimbursement agreement with the adjacent property owner of APN #017 410 042 000 and the City will collect fees from the adjacent property to the extent that the City is reasonably able to do so. (Engineering)~~

- #30. A 6-foot high wrought iron fence ~~enhanced masonry soundwall~~ shall be constructed along the frontage of Industrial Ave. and Washington Blvd. (Engineering, Planning)

The motion failed with the following vote:

Ayes: Dugan
Noes: Brewer, Huisking, Clark
Abstain:

- There was discussion of adding disclosures within the CC&R's;
- Forwarding this item to City Council without recommendation;
- Lack of motion for denial.

At the discretion of Chair Dugan, and by consensus of the Commission, this item has been sent to City Council without recommendation from the Planning Commission.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Commissioner Clark mentioned that the Design Committee will be reviewing and updating the Sign Ordinance.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of December 14, 2006. The motion passed unanimously at 9:31 PM.