CITY OF ROSEVILLE PLANNING COMMISSION MEETING JANUARY 27, 2005 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Rex Clark, Kim Hoskinson,

Audrey Huisking, Betty Sanchez

Planning Commissioners Absent: Robert Dugan

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Senior Planner Chris Robles, Senior Planner Wendy Hartman, Associate Planner Chris Kraft, Senior Civil Engineer Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Allen

ORAL COMMUNICATIONS

The following persons addressed the Commission regarding Richland Communities Stone Point Rezone: Matt Ellis, Resident, Roseville
Julie Ellis, Resident, Roseville.
Cal Dyer, Resident, Roseville.
Carolyn Stark, Resident, Roseville.

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 JANUARY 13, 2005

IV-B. TREE PERMIT & ADMINISTRATIVE VARIANCES – 2112 & 2120 PETRUCHIO WAY – STONERIDGE EAST VILLAGE 8 (ELLIOTT HOMES) – FILE#S: TP 04-33, AV 04-08, & AV 04-09. The applicant requests approval of two Administrative Variances to allow for a 15-foot front yard setback where 20 feet is required for Lots 90 and 91 of the Stoneridge East Village 8 subdivision and a Tree Permit to allow site improvements for a single family home to encroach 22 percent into the protected zone radius of a native oak tree. Project Applicant: Dennis Phillips, Wood Rodgers. Owner: Harry Elliott, Elliott Homes. (Hartman)

MOTION

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

The motion passed with the following vote:

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

Noes: Abstain:

NEW BUSINESS

V-A. GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP, & TREE PERMIT – 1470 BLUE OAKS BOULEVARD – FIDDYMENT 44 – FILE#S: GPA 03-11, RZ 03-09, DA 03-10, SUBD 04-07, & TP 04-49. The applicant requests approval of a General Plan Amendment to change the land use from Light Industrial to Low Density Residential, Parks and Recreation, and Open Space); a Rezone to change the zoning from Light Industrial to Small Lot Residential with Development Standards, Parks and Recreation, and Open Space; a Development Agreement to specify the terms of developing the property; a Tentative Subdivision Map to divide a 44.53 acre site into 148 residential lots and eight lettered lots (open space, landscaping, & access easements); and Tree Permit to remove up to 50 native oak trees and encroach into the protected zone of several others. Project Applicant: J. Cleve Livingston; Boyden, Colluris, Livingston, & Sax. Owner: John Fiddyment, Walaire, Inc. (Hartman)

Associate Planner, Wendy Hartman, presented the staff report and responded to questions.

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

Applicant, J. Cleve Livingston, Boyden, Colluris, Livingston, & Sax, 1544 Eureka Ave., 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 proposed grading modifications, and limitations on removal of trees as listed in the Staff report under Grading – condition 9 and Tree Permit – condition 2.

There was discussion on the following:

- Aesthetics of walls vs. slopes adjacent to open space.
- Impact of applicant's proposed grading on trees.
- Possibility of up or down stream flooding.
- Additional Retaining walls in project on Blue Oaks Blvd. Topography required some retaining walls.
- Staffs proposed conditions for grading vs. grading proposal by applicant.
- Specifications for retaining walls
- Designation of half-plex homes for affordable units.
- Currently, three two-story homes allowed in a row, applicant request exception for four in a row.
- Closeness of homes.
- Conditional Removal of trees on lots 27-31.

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

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Clark, to Adopt the Mitigated Negative Declaration; Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to eighty-two (82) conditions of approval with modifications to condition 9 as listed below; Adopt the two (2) findings of fact for the Tree Permit; Approve the Tree Permit subject to twenty-one (21) conditions of approval with the modification to condition 2 as listed below. Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council adopt the findings of fact for the Rezone; Recommend that the City Council adopt the findings of fact for the Development Agreement; and Recommend that the City Council approve the Development Agreement as submitted in the Staff Report.

SUBD 04-07 - CONDITION 9 Modification:

- 9. The Grading Plan shall be modified as follows:
- a. Grading on Lots 12 through 15 shall be modified as shown on Attachment 6. All grading activities shall occur outside of the 100 year floodplain:

- b.On Lots 27 and 28 grading is limited to the first 60 feet of the lot and must remain outside the PZR of Trees 124 & 125:
- c. On Lots 29 and 30 grading is limited to the first 65 feet of the lot and must remain outside the PZR of Trees 196, 197, 205 & 385; and,
- d. On Lot 31 grading shall be limited to the first 94 feet of the lot with the exception of the area adjacent to Tree 205. Grading shall not occur within the PZR of this tree (Tree 205).
- 9. On Lots 27-31 plot plans shall be submitted and reviewed and approved by the Planning Department prior to any tree removal on these lots. The lot grading shall be designed to reduce impacts to trees 124, 125, 195, 196, 197, 205, 366, 367, 368, and 385 and avoid removal where possible.

TP 04-49 - CONDITION 2 Modification

Tree(s) as listed in Table 1 (Attachment 9) are approved for removal with this tree permit. <u>Trees 124, 125, 130, 131, 195, 196, 197, 205, 366, 367, 368, 373, 374, and 385 are conditionally approved for removal as stipulated in Condition 9 of SUBD 04-07.</u> All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)

The motion passed with the following vote:

Ayes: Allen, Clark, Sanchez, Brewer, Hoskinson

Noes: Huisking

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

REPORTS FROM PLANNER

Condominium Conversion Ordinance Presentation – Chris Robles, Senior Planner.

At the Planning Commission meeting of December 16, 2004, the Commission raised several points relating to the Condominium Conversion Ordinance that were requested to be placed on a future agenda for discussion. Three of the discussion points are noted below:

- Clarification on how percentages of residential purchase units and residential rental units are calculated.
- Clarification on the date or event in which a renter becomes eligible for relocation benefits and when notifications of benefits are provided to a renter.
- Desire for a town hall meeting prior to public hearing.

In addition to the points noted above, the Commission also indicated a desire to consider revisions to parking allocation, and reservation of parking spaces, and provisions for covered parking. Staff will bring the parking back for the Commissions' consideration with the discussion of parking scheduled for February 24, 2005.

There was discussion on the following points:

- Proposed language addressing Commissions' concerns.
- Adding a special noticing requirement to tenants addressing tenant rights prior to an application submittal.
- Adding town hall meeting requirement.
- Bringing back proposed amendments sooner rather than later.

Upcoming Events:

Models of Innovation/compact housing invitation February 9 & 10.

Downtown walk with redevelopment Feb 11. Compact Housing workshop forum Feb 24. Planner's Institute - April 13-15.

Completion of Reserve Drive between Diamond Oaks and Berry Street should take place this summer.

ADJOURNMENT

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of February 10, 2005. The motion passed unanimously at 8:25 PM.