

PLANNING & REDEVELOPMENT

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA PLANNING COMMISSION MEETING APRIL 28, 2005 7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Kim Hoskinson, Chair Gray Allen, Vice-Chair Donald Brewer Rex Clark Robert Dugan Audrey Huisking Betty Sanchez

STAFF:

Paul Richardson, Planning Director Chris Burrows, Senior Planner Mike Isom, Project Planner Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on <u>any</u> item or under Oral Communications are <u>limited to five (5) minutes</u>, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

IV. CONSENT CALENDAR

The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each and every one may be considered separately upon requests by the audience, the Planning Commission or the staff. Any item removed will be considered following old business.

- A. MINUTES OF MARCH 24, 2005 (Continued from the meeting of April 7, 2005)
- B. MINUTES OF APRIL 7, 2005.
- V. SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS
 - A. <u>BLUEPRINT IMPLEMENTATION STRATEGY PRESENTATION</u> (Pease)

VI. OLD BUSINESS

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)

VII. NEW BUSINESS

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)

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)

VIII. REPORTS/COMMISSION/STAFF

A. <u>OFF-STREET PARKING REQUIREMENTS</u> (Burrows)

IX. ADJOURNMENT

Notes: (1) The applicant or applicant's representative must be present at the hearing.

- (2) Complete Agenda packets are available for review at the main library or in the Planning & Redevelopment Department.
- (3) All items acted on by the Planning Commission may be appealed to the City Council.
- (4) No new items will be heard after 10:00 p.m.
- (5) No smoking permitted in Council Chambers.
- (6) All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 / SUREWEST 73 and replayed the following morning beginning at 9:00 a.m. The Meeting will also replay at 1 p.m. Saturday and Sunday of the following weekend.
- (7) If you plan to use audio/visual material during your presentation, it must be submitted to the <u>Planning & Redevelopment Department 72 hours</u> in advance.
- (8) The Commission Chair may establish time limits for testimony.

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning & Redevelopment Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.