# CITY OF ROSEVILLE PLANNING COMMISSION MEETING APRIL 7, 2005 MINUTES

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

Huisking

Planning Commissioners Absent: Robert Dugan, Betty Sanchez

Staff Present: Paul Richardson, Planning & Redevelopment Director

Chris Burrows, Senior Planner

Kathy Pease, Environmental Coordinator

Mike Isom, Project Planner

Wendy Hartman, Associate Planner Steve Lindbeck, Associate Planner Rob Jensen, Public Works Director Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Huisking

**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 10, 2005 (Continued from the meeting of March 24, 2005).

## IV-B. MINUTES OF MARCH 24, 2005.

IV-C. TREE PERMIT – 1756 PARK OAK DR. – SRSP PARCEL 33, WHISPERING CANYON LOT 92 – FILE#S: TP 05-01. The applicant requests approval of a Tree Permit to remove two additional native oak trees (six were previously approved, for a total of eight) and to encroach into the protected zone radius of another seven native oaks for the construction of a single family home. Lot 92 was previously approved for the removal of nine native oaks as part of the Whispering Canyon Master Tree Permit. Project Applicant/Owner: Albert Thomas, Blue Summits LLC. (Lindbeck)

#### **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, Clark, Allen, Hoskinson

Noes:

Abstain: Huisking from minutes of 3/10/05; Clark from minutes of 3/24/05; Hoskinson from minutes of

3/24/05.

DUE TO LACK OF AN ELIGIBLE VOTING QUORUM, THE MINUTES OF 3/24/05 WILL BE CONTINUED TO THE MEETING OF 4/28/05.

## 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:

*Transportation*: pedestrian friendly development, access to transit.

- Education of the public on alternate means of transportation available through the city and region.
- Transportation education beginning in the schools possibly using grant funds.
- Question support of heavy rail, perhaps use light rail within the city.
- Promotions/incentives from businesses that encourage the use of public transit.
- Add Stone Point to the Village Center informational point in the report.
- Review possibility of using smaller busses around the City.
- Promote use of bike trails and work on connecting all the trails for easier access to all parts of the City.
- Promote use of golf carts on City streets.
- No reference to hybrid cars in the transportation plan. Include electric/natural gas stations.
- Bus riding promotions.
- Review of the types of buses the City currently owns Natural Gas, Hybrid, diesel.

Mixed Land Use: create vital neighborhoods with integrated land use (e.g., retail, office).

- Important to continue policy of 10% affordable housing mixed within developments. Keep standards high.
- Add Stone Point to Village Center examples.

Compact Development: encourages walking, biking and transit use.

Need design criteria in place for lots smaller than 6000 square feet.

Housing Choices: provides a variety of housing plans

No comments at this time.

Chair Hoskinson opened the public hearing and invited comments from the Commission and/or audience. No comment from audience.

Commission was asked to review the above items for further discussion. The remainder of the presentation will be given at the next Planning Commission meeting on April 28, 2005.

#### **OLD BUSINESS**

Commissioner Huisking asked to be recused from this item of business due to a conflict of interest.

ITEM VI-A GENERAL PLAN AMENDMENT, REZONE, FLOOD ENCROACHMENT PERMIT, DESIGN REVIEW PERMIT MODIFICATION, VOLUNTARY MERGER, & TREE PERMIT – 650 DOUGLAS BOULEVARD – ROSEVILLE CHAMBER OF COMMERCE – FILE #'S GPA 04-04, RZ 04-06, FEP 04-03, DRPMOD 04-57, VM 04-03, & TP 04-44. The applicant requests approval of a General Plan Amendment to change the land use of a portion of the property from Low Density Residential/Floodplain and Open Space/Floodplain to Community Commercial/Floodplain; a Rezone to change the zoning of a portion of the property from Single Family Residential and Single Family Residential/Floodway to Business Professional and Business Professional/Floodway; a Flood Encroachment Permit to allow encroachment of the building expansion within the 100 year floodplain; a Design Review Permit Modification to allow for the construction of a 3,079 square foot addition to the existing building and to add 12 new parking spaces; a Voluntary Merger to merge the three (3)

existing parcels into one parcel; and, a Tree Permit to remove up to two (2) native oak trees and encroach into the protected zone of six (6) others. Project Applicant: William Sandusky, Williams + Paddon. Property Owner: Wendy Gerig, Roseville Chamber of Commerce. (Hartman) THIS ITEM WAS CONTINUED FROM THE MEETING OF MARCH 24, 2005.

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.

Wendy Gerig, Roseville Chamber of Commerce, 650 Douglas Blvd., addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

The following persons spoke regarding the project:

Rick Allway, 115 Willow Ave., Roseville – voiced concerns with trees 409 & 410. Would like them protected as much as possible, and wanted to know if there would be more expansion in the area.

Amarillys Bender, 119 Willow Ave., lives along the alley and is concerned with the widening and new parking lot and wanted to know if the City was going to monitor the after-hours use of the area. Said she had witnessed use of the area by the pubic after hours. Is concerned with safety.

William Zisk, 205 Thomas Street, concerned with part of the project being in the floodplain. Is concerned that the level of the building is within the 100-year flood plain elevation.

Nick Alexander, responded on behalf of the Chamber of Commerce regarding the engineering questions brought up by Mr. Zisk regarding the floodway and lighting of the parking lot.

Mr. Sherwood, Willow Way, questioned the parking lot surface and pollution runoff from vehicles.

Greg Tonello, Williams & Paddon, 2237 Douglas Blvd., #160, made himself available to answer any questions.

There was discussion on the following:

Use of permeable pavers to filter car pollutants during storm water run off.

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

#### **MOTION**

Commissioner Clark made the motion, which was seconded by Commissioner Brewer, to Adopt the Negative Declaration; 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 approve the Rezone; Adopt the two (2) findings of fact for the Design Review Permit Modification; Approve the Design Review Permit Modification subject to 87 conditions of approval; Adopt the two findings of fact for the Flood Encroachment Permit; Approve the Flood Encroachment Permit subject to four (4) conditions of approval; Adopt the two (2) findings of fact for the Tree Permit; Approve the Tree Permit subject to 21 conditions of approval; Find the Voluntary Merger consistent with the criteria discussed in the Staff Report; and Approve the Voluntary Merger subject to the seven (7) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Clark, Brewer, Allen, Hoskinson

Noes: Abstain:

Commissioner Huisking returned to the dais.

<u>ITEM VI-B ADMINISTRATIVE PERMIT – 1470, 1480, 1490 EUREKA RD. – NERSP PARCEL 13, EUREKA RIDGE PLAZA PARKING REDUCTION – FILE# AP 04-71.</u> The applicant requests approval of an Administrative Permit for a reduction in the required parking for the Eureka Ridge Plaza shopping center. Project Applicant/ Owner: Kobra Properties, Abe Alizadeh. (Lindbeck) **THIS ITEM WAS CONTINUED FROM THE MEETING OF MARCH 24, 2005.** 

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

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

Jerry Aplass, Burrell Consulting, addressed the Commission on behalf of Kobra Properties and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations. Mr. Burrell presented two handouts to the Commission for review during his response.

Mark Platt, 1141 Boxelder Drive, Roseville, Former owner of PF Chang's restaurant, addressed the Commission on the proposed restaurant that will result in the 12 parking space shortfall. It was his opinion that the demand for restaurant parking will be strongest after most of the other surrounding businesses are closed which would allow the restaurant to more than meet the parking requirement.

There was discussion on the following:

- Valet parking plans for Cena di Mare and its impact on the proposed project. No tip, no cost valet parking will be made available for the proposed project.
- Compact car space ratios.
- Possibility of having employees park in another area away from proposed restaurant.
- Possibility of having employees use parking spaces at the rear of the buildings.
- All conditions of approval stay in force with the property, even with change in ownership.
- Possibility of requiring applicant to return with definite plans on addressing parking issues.
- Reciprocal parking is recorded with property and will remain as property changes hands.
- Possibility of requiring valet parking plan with the Carmax site. If off-site, then it will need to come back to the Commission for approval. See condition #2.
- Consensus to require property owner to have all tenants require their employee's park behind the building.
- Come back with a parking reduction plan if there is a need in the future.
- Possibility of requiring a reevaluation of parking plan six months to one year after opening.

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

#### **MOTION**

Commissioner Allen made the motion, which was seconded by Commissioner Huisking, to Adopt the three findings of fact for the Administrative Permit; and Approve the Administrative Permit subject to the three (3) conditions of approval, with modifications to condition 2, as submitted in the Staff Report and the addition of conditions four (4) and five as (5) discussed by the Commission. Modifications and additions are noted below.

- 2. Prior to the Certificate of Occupancy for a restaurant use at 1480 Eureka Road, the developer shall submit for and receive approval of a valet parking plan for a minimum of 27 parking stalls. The Planning Director may approve a parking plan using the adjacent Carmax site. (Planning)
- 4. The property owner shall encourage all tenants to encourage their employees to park in the parking spaces located behind the building and provide access to their employees through the rear of the building.(Planning)
- 5. <u>The parking plan shall be reviewed after one (1) year of project occupancy and modified if warranted as determined by the Planning Director. (Planning)</u>

The motion passed with the following vote:

Ayes: Allen, Huisking, Clark, Brewer, Hoskinson

Noes: Abstain:

## **NEW BUSINESS**

<u>DIAMOND CREEK PLACE – NRSP PARCELS DC-30, 31, & 33 (DIAMOND CREEK COMMERCIAL) - FILE# MPPMOD 01-01B & ATP 05-02.</u> 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)

#### THE APPLICANT REQUESTS THIS ITEM BE CONTINUED TO THE MEETING OF APRIL 28, 2005.

Chari Hoskinson asked for a motion to continue this item.

#### **MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Allen to <u>CONTINUE</u> Item VII-A - Major Project Permit Modification and Administrative Tree Permit - 10000 Diamond Creek Place - NRSP PARCELS DC-30, 31, & 33 (Diamond Creek Commercial) - FILE# MPPMOD 01-01B & ATP 05-02, to the meeting of April 28, 2005.

The motion passed with the following vote:

Ayes: Huisking, Allen, Clark, Brewer, Hoskinson

Noes: Abstain:

# REPORTS/COMMENTS/COMMISSION/STAFF

# ITEM VIII-A. OFF-STREET PARKING REQUIREMENTS

(Burrows)

#### THIS ITEM IS CONTINUED TO THE MEETING OF APRIL 28, 2005.

## **ADJOURNMENT**

Chair Hoskinson asked for a motion to adjourn the meeting.

#### **MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Allen, to adjourn to the meeting of April 28, 2005. The motion passed unanimously at 8:52 PM.