CITY OF ROSEVILLE PLANNING COMMISSION MEETING MARCH 9, 2006 MINUTES

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

Hoskinson

Planning Commissioners Absent: Robert Dugan, Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Robles, Senior Planner
Derek Ogden, Associate Planner
Tricia Stewart, Assistant Planner
Robert Schmitt, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Granite Bay High School Sophomore, Sarah Schmitt.

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

Vice-Chair Allen asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF FEBRUARY 23, 2006.

MOTION

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

The motion passed with the following vote: Aves: Brewer, Hoskinson, Allen

Noes:

Abstain: Clark, Cannon, due to their absence from the meeting of February 23, 2006.

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, AND TREE PERMIT – 1995 ROCKY RIDGE DRIVE – HIDDEN CREEK RESIDENTIAL HOMES - FILE#'S DRP-000051, SUB-000022, & TP-000063.

The applicant requests approval of a Design Review Permit to allow the construction of a 9-unit single family home development; a Tentative Subdivision Map to subdivide the parcel into 9 single-family residential lots and one common area parcel; and a Tree Permit to remove 8 native oak trees. Project Applicant/Owner: Steve Lebastchi, D & S Development Inc. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

Vice-Chair Allen opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Steve Lebastchi, D & S Development, Inc., owner, 1329 H Street, Sacramento 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:

- Projected home prices;
- Projected Home Owner Association fees;
- Commissioners expressed approval of project design.

Vice-Chair Allen closed the public hearing and asked for a motion.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Hoskinson, to Adopt the Mitigated Negative Declaration; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit subject to the conditions of approval with the addition of condition #15b, as noted below; Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to the conditions of approval including the modification to condition #6, as noted below; Adopt the two (2) Findings of fact for the Tree Permit; and, Approve the Tree Permit subject to the conditions of approval as submitted in the Staff Report.

DRP-000051

15.(b) If "A" Street is relocated further to the East, the applicant shall increase the rear yard setback of the home on lot 1.

SUB-000022

6. Lots 6-9 shall drain to the rear of the lot and directly sheet flow into the open space. Lots 1-5 shall be class 1 drainage and drain to Court A. (Engineering) The applicant shall relocate, to the extent possible (as approved by Public Works), "A" Street further east to increase the rear yard setback for the home on lot 1.

The motion passed with the following vote:

Ayes: Clark, Hoskinson, Cannon, Brewer, Allen

Noes: Abstain:

V-B. GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT & LOT LINE ADJUSTMENT – 400 SUNRISE AV – 400 SUNRISE OFFICE BUILDING - FILE # GPA-000019, RZ-000024, DRP-000056 & LLA-000025. The applicant requests approval of a General Plan Amendment to change the land use designation from Business Professional to Community Commercial; a Rezone to change the zoning from Neighborhood Commercial to Community Commercial with a Special Area Overlay; a Design Review Permit to allow the construction of a three story, 53,660 square foot office building with associated parking, landscaping, and lighting; and a Lot Line Adjustment to merge multiple parcels into one. Project Applicant: Robert Rauschenbach, Rauschenbach, Marvelli, Becker Architects. Owner: Mel Vail, Vail Development,. (Stewart)

Assistant Planner, Tricia Stewart, presented the staff report and responded to questions.

Vice-Chair Allen opened the public hearing and invited comments from the applicant and/or audience.

Mel Vail, Vail Development, 2410 Fair Oaks Blvd., #200, Sacramento, 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.

Robert Rauschenbach, Rauschenbach Amarvelli Becker Architects, 2277 Watt Ave., Sacramento, addressed the Commission and responded to questions.

There was discussion on the following:

- Emergency Access design;
- Lack of designated loading zone for large office building;

- Adding condition establishing exclusive loading zone for building;
- Commission congratulated Architect on building design;
- Effect any future widening of I-80 would have on the project.

Vice-Chair Allen closed the public hearing and asked for a motion.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to Adopt the Negative Declaration; Recommend the City Council adopt the one (1) finding of fact for the General Plan Amendment; Recommend the City Council approve the General Plan Amendment; Recommend the City Council adopt the two (2) findings of fact for the Rezone; Recommend that the City Council approve the Rezone; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with 116 conditions of approval, including the addition of condition 10b, as noted below; Find the Lot Line Adjustment consistent with the required criteria; and Approve the Lot line Adjustment with 12 conditions of approval, as submitted in the Staff Report.

DRP-000056

- 1. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
 - <u>a.</u> The site plan shall be modified in the area adjacent to parking spaces 201 and 202 to provide an area for receiving deliveries. This area shall be designated as a loading and unloading area. This space shall be considered in the overall parking count.

The motion passed with the following vote:

Ayes: Hoskinson; Brewer, Cannon, Clark, Allen

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

No meeting on March 23 due to the League of California Cities Planner's Institute.

ADJOURNMENT

Vice-Chair Allen asked for a motion to adjourn the meeting.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of April 13, 2006. The motion passed unanimously at 7:36 PM.