



MINUTES
March 14, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

Council Chamber
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Vice-Chair Caporusso called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Brashears, Dohner, Mendonsa, Caporusso

Absent: Jensen, Krafka

3. PLEDGE OF ALLEGIANCE

Commissioner Dohner led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice-Chair Caporusso opened the Public Comment period. Hearing none, Vice-Chair Caporusso closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Erich Brashears, seconded by Tracy Mendonsa, to approve the Minutes of February 14, 2019 and February 28, 2019. The Motion Passed.

Roll call vote: Ayes: Brashears, Caporusso, Dohner, Mendonsa

Absent: Jensen, Krafka

5.1. Minutes of February 14, 2019

5.2. Minutes of February 28, 2019

6. REQUESTS/PRESENTATIONS

6.1. General Plan Amendment and Rezone – NIPA PCL 25 – Rezone and General Plan Amendment – 8701 Foothills Boulevard – File # PL18-0371

REQUEST

The applicant requests a Rezone and General Plan Amendment to change the zone and land use of two (2) existing parcels consisting of approximately 8.92 acres from Neighborhood Commercial to Light Industrial, to be consistent with the surrounding parcels.

Applicant: Greg Bardini, Morton & Pitalo, Inc.

Property Owner: Brett Baumgarten, Clearview 8035 Foothills Blvd, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Recommend the City Council consider the 2nd Addendum to the NIPA PCL 50 - Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map); and
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

Assistant Planner, Kinnie Shallow, presented the staff report.

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

Applicant, Greg Bardini, Morton & Pitalo, Inc., stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Clarification: The request is to change designation to the originally approved designation.
- Extension of Roseville Parkway.

Vice-Chair Caporusso closed the public hearing.

Motion by Commissioner Dohner, seconded by Commissioner Brashears, to:

- A. Recommend the City Council consider the 2nd Addendum to the NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map); and,
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Mendonsa, Caporusso
Absent: Jensen, Krafka

6.2. Design Review Permit for Residential Subdivision – 7500 Foothills Boulevard – NWRSP PCL 11B – Liberty Village – File # PL18-0411

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to review the architecture and modifications to the landscaping plan for a 53-lot subdivision known as Liberty Village. A DRRS was previously approved for this project (formerly known as Breton Village, File #2007PL-072), but the entitlement has since expired.

Applicant/Owner: Dave Kalemba, Taylor Morrison of California, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to thirty-two (32) conditions of approval.

Associate Planner, Shelby Vockel, presented the Staff Report.

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

Applicant/Owner, Dave Kalemba, Taylor Morrison of California, LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commission Discussion:

- Does the Fire Department have adequate room to turn its vehicles?
- How many single-story homes are planned?
- Indicate the location of the single-story units.
- Trees already in place for added screening.
- Realize that as the roadways and infrastructure were already in place, the applicant had to locate homes onto existing pads.
- Good trade-off to have homes instead of commercial.
- On-street parking.
- One story home has a 1 car garage.
- The CC&Rs (Covenants, Conditions, and Restrictions on Homes) have a requirement to park vehicle(s) in garages.
- Like the 1 story homes.
- Appreciate the multigenerational community.
- Appreciate the neighbors attendance at meeting and in the process.

David Woodward spoke in opposition of the project.

- Concerned with the proposed two-story homes versus the previously approved single-story homes along the north property line.
- Who will plant the trees.

- Screening the project falls onto the hardship of the neighbors.
- Adjacent neighbors will have the burden of screening the project.

Robert Sanchez

- Appreciate the proposed development by Taylor Morrison.
- Parking issues: spots available to community, concerned that parking will overflow onto Misty Wood Street.
- Pleasant Grove Neighborhood Association appreciate the donation from Taylor Morrison toward the landscaping project.

Vice-Chair Caporusso closed the public hearing.

Motion by Tracy Mendonsa, seconded by Erich Brashears, to adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to thirty-two (32) conditions of approval. The Motion Passed.

Roll call vote: Ayes: Brashears, Caporusso, Dohner, Mendonsa

Absent: Jensen, Krafka

6.3. General Plan Amendment, Rezone, Design Review Permit, Lot Line Adjustment, and Tree Permit – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – File # PL17-0247

REQUEST

The applicant proposes to construct a multi-family, senior, age-restricted (55+) apartment complex consisting of ten apartment buildings, which would include 48 one-bedroom units and 28 two-bedroom units, a community clubhouse, and associated parking. The applicant requests a General Plan Amendment to change the land use designation of the site from Community Commercial (CC) and Medium Density Residential (MDR) to High Density Residential (HDR), and a Rezone to change the zoning designation of the site from Planned Development 7 (PD 7) to Attached Housing (R3). The applicant also requests a Design Review Permit to approve the site design and architecture, a Tree Permit to authorize the removal of 33 oak trees, and a Lot Line Adjustment on the eastern side and northwestern corner of the site.

Applicant: Craig Miers, Craig Miers + George Scott Architects, LLP
Owner: Sayed and Talat Hussain

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the Huntington Senior Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the four (4) findings of fact and approve the Design Review Permit

- subject to ninety-one (91) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval; and
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

Associate Planner, Lauren Hocker, presented the Staff Report.

Applicant, Craig Miers, Craig Miers + George Schott Architects, LLP, stated he had received a copy of the staff report and was in agreement with staff's recommendation with a clarification. The location of the 3-story and 2-story buildings are switched in the PowerPoint slide.

Commission Discussion:

- Will this project correct drainage issues.
- Thank you to neighbors for their input.
- Appreciate that this will be a walkable community.
- This is a valuable piece of property.
- Traffic patterns of senior citizens.
- Senior housing is needed.

Candace McNellis, Jason McNellis, and Diana Cowan spoke in opposition to the project.

- Traffic and parking concerns.
- Safety concerns - many kids walk through the neighborhood to school.
- Seniors will be unable to afford the apartments.
- Increase in trash.
- Line of site issues.
- Concerned with traffic on and off Kent Street.
- Concerned drivers will use Kent Street to bypass Douglas Blvd.
- Project will impact community.
- Project does not have enough parking for residents.
- No guarantee this will remain a Senior complex.

Applicant Responses:

- Willing to switch the location of the 3-story and 2-story buildings.
- The average age of residents is 68 years.
- Typically a senior complex parking lot is about 70% capacity at night.
- It will not be easy to "cut" through complex as the property will be on a grade and speed tables will be installed.
- Seniors will not be an impact on traffic as they typically don't drive during peak-hours.
- Silver Ridge apartments have been owned by the applicant for 20 years and has remained a senior apartment complex.

Vice-Chair Caporusso closed the public hearing.

Recess was taken at 8:22 p.m.; Meeting resumed at 8:38 p.m.

Motion by Kristine Dohner, seconded by Erich Brashears, to:

- A. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;

- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-two (92) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval; and
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

Motion includes the following revised and new condition to:

Design Review Permit

Condition 3 (revised):

The project is approved as shown in Exhibits D - K and as conditioned or modified below, *with the exception that the two-story and three-story building locations shall be switched, as shown in the Initial Study/Mitigated Negative Declaration.*

Condition 10 (new):

The approved project is an age-restricted apartment complex which has provided parking consistent with City of Roseville Zoning Ordinance Section 19.26.030, Senior Citizen Apartments. A modification of the Design Review Permit shall be required for any proposal to cease operating the apartment complex as an age-restricted facility, as part of which, the applicant will be required to demonstrate compliance with the parking standards contained within City of Roseville Zoning Ordinance Section 19.26.030, Multi-Family (studio, 1 bedroom, 2+ bedrooms), or the Zoning Ordinance parking standard for multi-family development current at the time.

The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Mendonsa, Caporusso

Absent: Jensen, Krafka

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Campus Oaks project has been approved. The CEQA lawsuit has been dismissed.
- The City Council has approved the Kit Carson and Play Care projects.
- At the 4/3/19 City Council meeting, the Dutch Bros. appeal will be heard.
- There will be a 3/28/19 Planning Commission meeting.
- There will not be a 4/11/19 Planning Commission meeting.

8. ADJOURNMENT

Motion by Erich Brashears, seconded by Tracy Mendonsa, to adjourn the

meeting. The Motion Passed unanimously at 8:50 p.m. with a voice vote.