

Planning Commissioners Present: Sam Cannon, Rex Clark, Robert Dugan, Gordon Hinkle, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent: Donald Brewer

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Mike Isom, Senior Planner
Steve Lindbeck, Project Planner
Joanna Cucchi, Associate Planner
Wayne Wiley, Assistant Planner
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Dugan

ORAL COMMUNICATIONS - None

CONSENT CALENDAR

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

Chair Clark asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF NOVEMBER 8, 2007.

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Hoskinson, Huisking, Hinkle, Clark

Noes:

Abstain: Dugan

Commission Dugan abstained from the minutes due to his absence from the meeting of November 8, 2007.

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT & TENTATIVE PARCEL MAP – 1721 PLEASANT GROVE BOULEVARD – NRSP PARCEL WW-17 ESKATON-ROSEVILLE MANOR – FILE # 2007PL-131; PROJECT #'s DRP-000213 & SUB-000106. The applicant requests approval of a Design Review Permit to construct a 49-unit affordable senior housing complex with associated site improvements including parking, lighting, and landscaping. The proposal also includes a Tentative Parcel Map to subdivide a 7.9-acre parcel into two lots. Applicant: Peter Givas, Peter Givas Architect, Inc. Owner: Trevor Hammond, Eskaton. (Wiley)

Assistant Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Peter Givas, Peter Givas Architect, Inc., 2016 P Street, 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.

There was discussion on the following:

- Commission expressed appreciation for the inclusion of an herb garden in the site plan;
- Clarification of proposed entrance elevations;
- Clarification of assisted living vs. affordable living (independent living - HUD 202 program).

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hinkle, to Adopt the four findings of fact for the Design Review Permit; Approve the Design Review Permit subject to eighty-one (81) conditions of approval; Adopt the three (3) findings of fact for the Tentative Parcel Map; and Approve the Tentative Parcel Map subject to forty-two (42) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Hinkle, Cannon, Hoskinson, Dugan, Clark

Noes:

Abstain:

V-B. CONDITIONAL USE PERMIT AND ADMINISTRATIVE PERMIT – 7311 GALILEE RD. – BAYSIDE CHURCH YOUTH CENTER – FILE# 2007PL-174; PROJECT #'s CUP-000050 & AP-000207. The applicant requests approval of a Conditional Use Permit to allow a community assembly use (church youth center) in a Light Industrial Zone; and an Administrative Permit for a reduction in required parking. Applicant: The Business Center, Ryan Smith. (Cucchi)

Associate Planner, Joanna Cucchi, presented the staff report and responded to questions.

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

Applicant, Ryan Smith, Property Manager for The Business Center, LP, 11711 Quartz Drive, Auburn, 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:

- This CUP is required because it is an assembly use within a light industrial zone;
- Suggestion that condition #2 be modified to allow the applicant more flexibility to operate the use;

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Dugan, to Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit subject to five (5) conditions of approval, with modification to condition #2 as noted below; Adopt the two findings of fact for the Administrative Permit; and Approve the Administrative Permit subject to one (1) condition of approval, as submitted in the Staff Report.

2. Associated Bayside of West Roseville Youth Center functions shall be operated in a manner generally consistent with the operations for Bayside Youth Center as to the hours of operation and maximum occupancies as provided in ~~as~~ Exhibit A. (Planning)

The motion passed with the following vote:

Ayes: Hoskinson, Dugan, Cannon, Huisiking, Hinkle, Clark

Noes:

Abstain:

V-C. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT AND ADMINISTRATIVE PERMIT – 2501 HAYDEN PW – WRSP PCL F-20, SIENA APARTMENTS – FILE #2007PL-138; PROJECT #DRP-000218; CUP-000049 & AP-000193. The applicant requests approval of a Design Review Permit to construct a 156 unit apartment complex on a 6.9 acre High Density Residential parcel; a Conditional Use Permit to authorize a Density Bonus for the affordable housing project; and an Administrative Permit to revise the WRSP Phasing Plan to include Parcel F-20 in Phase 1. Applicant: Rachel Green, St. Anton Partners. (Lindbeck)

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

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

Applicant, Rachel Green, St. Anton Partners, 2110 L Street #202, Sacramento, 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.

There was discussion on the following:

- The 1.5 parking stalls per unit is from a survey of a similar project owned by the applicant;
- Review of City's parking ratios for apartments 1 ½ to 2 spaces per unit based on number of bedrooms plus 1 stall for visitors for every 10 units;
- Feasibility of applicant's request for parking reduction of 76 spaces;
- Commission pleased with a high-density project for the WRSP;
- Location of nearest public transportation hub;
- Parking options for tenants with second vehicles;

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

MOTION

Commissioner Huisiking made the motion, which was seconded by Commissioner Cannon, to Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit subject to eighty-seven (87) conditions of approval; Adopt the three (3) findings of fact and four (4) special findings for the Conditional Use Permit; Approve the Conditional Use Permit subject to two (2) conditions of approval; Adopt the three (3) findings of fact for the Administrative Permit; and Approve the Administrative Permit subject to two (2) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisiking, Cannon, Hinkle, Dugan, Hoskinson, Clark

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Staff reminded Commission that the meeting for December 27, 2007 is cancelled in observance of the Christmas and New Years Holidays; and wished everyone Happy Holidays.
- Chair Clark brought concerns about West Roseville residents participating in the Diamond Creek Well Water Testing and asked how much long the test would continue. Staff responded that the Environmental Utilities Department was conducting a test program with the water system. Water was injected into the aquifer earlier this year and now it is being withdrawn from the aquifer and used in an area west of Woodcreek Oaks Blvd. in West Roseville. The test will continue through February. After the test period is over, the area will be returned to surface water and the well water will be used during periods of peak demand, such as the summer, or other drought conditions.
- Chair Clark wished everyone a very Happy Holiday Season.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of January 10, 2008. The motion passed unanimously at 7:50 PM.