

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
FEBRUARY 10, 2005
MINUTES**

Planning Commissioners Present: Gray Allen, Rex Clark, Donald Brewer, Robert Dugan, Audrey Huisking, Betty Sanchez

Planning Commissioners Absent: Kim Hoskinson

Staff Present: Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Kathy Pease, Environmental Coordinator
Mike Isom, Associate Planner
Steve Lindbeck, Associate Planner
Wendy Hartman, Associate Planner
Bob Schmitt, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

ORAL COMMUNICATIONS

The following persons spoke against the Lowe's Project at Stone Point.

- Phil Ball -1481 Grey Owl Circle, Roseville, CA
- Deanne Walker – 1513 Grey Owl Circle, Roseville, CA
- Paul Marcillac - 1449 Grey Owl Circle, Roseville, CA
- Marybelle Perez – 1488 Grey Owl Circle, Roseville, CA
- Kathy DeRose – 1581 Deer Hollow Way, Roseville, CA
- Lori Chelemedos – 1516 Deer Hollow Way, Roseville, CA

The following persons spoke against the Stone Point Rezone.

- Cristi Dyer - 2041 Dorrington Dr., Roseville, CA
- Stacy Ball – 1481 Grey Owl Circle, Roseville, CA
- Linda Gilbert – 209 Royal Oak Ct., Roseville, CA

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JANUARY 27, 2005 (THIS ITEM IS CONTINUED TO THE MEETING OF FEBRUARY 24, 2005.)

IV-B. TREE PERMIT – 1757 PARK OAK DRIVE – SRSP PARCEL 33/38 – LOT 27 – FILE#: TP 04-54. The applicant requests approval to remove two (2) additional native oak trees within the building envelope of Lot 27 that were overlooked during review of the Master Tree Permit for Whispering Canyon. A total of fifteen (15) trees are proposed for removal, thirteen (13) of which have been conditionally approved for removal subject to approval of an Administrative Tree Permit. Project Applicant: E. Robert Statham, Interlynk Management. Owner: Maria Andrichuk. (Isom)

IV-C. CONDITIONAL USE PERMIT – 910 GALLERIA BOULEVARD – NCRSP PARCEL 63, NEXTEL WIRELESS CO-LOCATION FACILITY – FILE#: CUP 04-11. The applicant requests approval of a Conditional Use Permit to construct a Nextel wireless communication equipment shelter greater than six feet in height. Project Applicant: Karen Avery, Tetra-Tech. Owner: Pacific Gas & Electric. (Isom)

IV-D. CONDITIONAL USE PERMIT – 1893 TAYLOR RD – NERSP PARCEL 17 TELECOMMUNICATION TOWER EXTENSION – FILE#: CUP 04-09. The applicant requests approval of a Conditional Use Permit to increase the height of an existing 160-foot high public utility tower to 168 feet and to relocate an existing cellular antenna on the new extension. Project Applicant: Ringo Guzati, Surewest Wireless. Tower Owner: Sacramento Municipal Utility District (SMUD). Parcel Owner: Roseville Golfland, Ltd. (Lindbeck)

MOTION

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

The motion passed with the following vote:

Ayes: Clark, Brewer, Huisiking, Sanchez, Allen

Noes:

Abstain: Commissioner Dugan abstained from Item IV-D due to a possible conflict of interest.

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

V-A. BLUEPRINT IMPLEMENTATION STRATEGY PRESENTATION.

Environmental Coordinator, Kathy Pease, presented the Draft SACOG Blueprint Implementation Strategy, which is a comprehensive program that strives to examine how transportation planning and funding could be better linked to land use planning, and to explore alternatives to current land use/transportation patterns for future growth through 2050.

Acting Chair Allen opened the public hearing and invited comments from the audience.

No comments from the Public.

The Planning Commission reserved comment pending further study of the Blueprint Blueprint Implementation Strategy materials and information.

NEW BUSINESS

VI-A. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT – 201 WEST IVY STREET – C & F TOWING IMPOUND YARD– FILE#S: CUP 03-03 & DRP 02-56. The Planning Department is requesting that the Planning Commission initiate an order to revoke the Conditional Use Permit and Design Review Permit for C & F Towing Impound Yard due to non-compliance with the conditions of approval for the project. Project Applicant/Owner: Cliff Lowrie. (Hartman)

This item has been continued Off Calendar.

VI-B. DESIGN REVIEW PERMIT, TREE PERMIT, ADMINISTRATIVE PERMIT & TENTATIVE PARCEL MAP – 560, 570 & 580 NORTH SUNRISE AVENUE – NERSP PARCEL 5B, NORTH SUNRISE PROFESSIONAL CENTER – FILE#S: DRP 04-46, TP 04-48, AP 04-83 & PM 04-21. The applicant requests approval of a Design Review Permit to construct five medical office buildings totaling 73,107 square feet; a Tree Permit to remove 10 native oak trees and encroach into the protected zone of another 19 native oaks; an Administrative Permit for a reduction in the required parking on this site, which is shared with the United Artist theatre and Black Angus Restaurant; and a Tentative Parcel Map to merge three existing parcels and re-subdivide them into five parcels.

Project Applicant: Stephen D. Guest, RMW Architects. Owner: Timothy Gagnier, Granite Bay Ventures. (Lindbeck)

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

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

Applicant, Stephen D. Guest, RMW Architects, 1718 Third Street #101, 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.

Owner, Timothy Gagnier, Granite Bay Ventures, 2998 Douglas Blvd #300, Roseville, addressed the Commission and responded to questions.

There was discussion on the following:

- Types of medical services that will be permitted at the complex.
- Adequacy of existing parking.
- Lack of delivery and patient drop-off locations.
- Inadequacy of proposed additional parking.
- Current parking ratios for medical use.
- Locations of actual parking demand nearest medical buildings.
- Possible condition to assure that what is approved will be in keeping with future use.
- Possible restriction as to amount of medical services allowed.
- Possible restriction of hours of business to avoid competing use of shared spaces.
- Possible continuance of item so applicant and staff can review parking issues.
- Any additional land available to use for parking.
- Possibility of building parking garages under other buildings.
- Requesting study of other existing parking situations at similar medical offices.
- Continue off calendar to allow further study of parking.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Clark to Continue this item Off Calendar.

The motion passed with the following vote:

Ayes: Huisking, Clark, Dugan, Brewer, Sanchez, Allen

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Commissioner Clark, the Planning Commission Representative to the GMVC, noted that the Committee's findings will be forwarded to the Council in early April.

Commission and Staff discussed different venues that could be used to facilitate community education and involvement regarding Roseville's vision for the future and implementation of the Blueprint.

Commissioner Dugan requested copies of the Blueprint slide/maps that were presented by Kathy Pease.

ADJOURNMENT

Acting Chair Allen asked for a motion to adjourn the meeting.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of February 24, 2005. The motion passed unanimously at 8:40 PM.