

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
MAY 11, 2006
MINUTES**

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

Planning Commissioners Absent: Sam Cannon, Kim Hoskinson

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Eileen Bruggeman, Project Planner
Steve Lindbeck, Project Planner
Wayne Wiley, Assistant Planner
Tricia Stewart, Assistant Planner
Chris Kraft, Senior Civil Engineer
Robert Schmitt, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Deputy City Attorney Robert Schmitt.

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF APRIL 27, 2006.

IV-B. SPECIFIC PLAN AMENDMENT - 3500 BASELINE ROAD – NRSP PARCEL WW-51 DETENTION BASIN – FILE #2006PL-043; PROJECT #SPA-000015. The applicant requests approval of a Specific Plan Amendment to change the description of improvements to Parcel WW-51 from an informal recreation area and dog park, to an area that will remain primarily a detention basin with walking paths around the perimeter of the site, with posts and cable at the back of walkways and landscaping along Baseline Road. Project Applicant/Owner: City of Roseville, Parks & Recreation Department. (Bruggeman)

This item was pulled from the Consent Calendar by resident Mark Camellis, 1633 Snow Goose Way.

Project Planner, Eileen Bruggeman, presented the staff report and responded to questions.

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

The following people spoke on the project:
Mark Camellis, 1633 Snow Goose Way.

There was discussion on the following:

- Leaving Detention Basin landscape in its natural state.
- Possibility of using an alternative solid fencing other than cable and post.
- Funding not available for capital improvements beyond what is currently proposed for this site.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to recommend that the City Council Adopt the Findings of Fact for the Specific Plan Amendment; and recommend that the City Council Approve the Specific Plan Amendment as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Clark, Allen, Dugan

Noes:

Abstain:

IV-C. TREE PERMIT – 5251 FIDDYMENT RD & 1950 BLUE OAKS BL – WRSP FIDDYMENT RANCH F-22 & F-31 – FILE #2006PL-044; PROJECT #TP-000067. The applicant requests approval of a Tree Permit to remove four native oak trees and encroach into the protected zone of another three native oak trees, related to construction of off-site utilities infrastructure for residential Village F-17. Project Applicant: Brian Stevenson, Signature Properties. Property Owner: West Roseville Development Co., Inc. (Lindbeck)

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to approve Consent Calendar Item IV-A and Item IV-C as submitted.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Allen, Clark, Dugan

Noes:

Abstain:

NEW BUSINESS

V-A. ADMINISTRATIVE PERMIT - 6401 STANFORD RANCH ROAD – NEXTEL CELLULAR TOWER AND SHELTER – FILE #2005PL-097; PROJECT #AP-000108. The applicant requests approval of an Administrative Permit to locate a cellular facility at 6401 Stanford Ranch Road. The applicant proposes to locate a 49-foot monopole with light standard in the parking lot and to construct an 8.5-foot tall, 540 square foot equipment shelter. Project Applicant: Kortick & Associates, Brad Kortick. Property Owner: Adventure Christian Church, Dennis Nichols. (Stewart)

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

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

Applicant, Brad Kortick, Kortick & Associates, PO Box 1269, Folsom, CA, representing Nextel Cellular, 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.

Mark Newman, Hammett & Edison, 470 3rd Street W, Sonoma, contracted by Nextel, addressed the commission and responded to questions.

The following persons spoke on this project:

Bob Far, 16044 Turquoise, Rocklin, expressed his concern that when the church went in originally, there were not any problems, but as the Church has expanded it has begun to impact the surrounding neighborhood. He is concerned that adding the Nextel Cellular Tower will detract from the surrounding residential neighborhood.

There was discussion on the following:

- Possibility of co-location of the Nextel equipment on the Surewest pole.
- Current location of the Surewest pole.
- Reasons for locating Nextel pole in the proposed location.

- Extent of future build-out of Church property.

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Brewer, to adopt the three (3) findings of fact for approval of the Administrative Permit; and approve the Administrative Permit subject to the forty-nine (49) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Clark, Brewer, Allen, Huisking, Dugan

Noes:

Abstain:

V-B. ADMINISTRATIVE PERMIT – 6 SOMER RIDGE DRIVE – INFILL AREA – FILE #2005PL-112; PROJECT #AP-000080. The applicant requests approval of an Administrative Permit to allow a reduced setback for an accessory structure (Patio cover). The request is to allow a 1-foot 6-inch side yard setback and a 1-foot rear yard setback for a 12-foot tall patio cover, where a 5-foot side and rear setback is required. Project Applicant/Owner: Ron Eddlemon. (Wiley)

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

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

Applicant, Ron Eddlemon, 6 Somer Ridge Drive, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was interested in an amicable solution.

Ping-Yu, 4 Somer Ridge Drive, next-door neighbor to applicant, addressed the Commission with concerns with the visibility of and close proximity of the patio cover to her shared side fence. She responded to questions from the Commission.

Julie Eddlemon, 6 Somer Ridge Drive, asked Commission to approve the request for the Administrative Permit. She responded to questions from the Commission.

There was discussion on the following:

- Clarification on post distances to property line and eave distances to property line.
- Possibility of continuing item to allow Applicant and Appellant to explore amicable solutions.

Chair Dugan closed the public hearing and asked for a motion to continue this item to June 8, 2006.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to continue this item to the meeting of June 8, 2006.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Allen, Clark, Dugan

Noes:

Abstain:

V-C. ADMINISTRATIVE PERMIT – 1490 EUREKA ROAD – NERSP PARCEL 13 EUREKA RIDGE PLAZA PARKING REDUCTION – FILE #2006PL-038; PROJECT # AP-000104. The applicant requests approval of an Administrative Permit to authorize a reduction in the number of parking stalls required at an existing commercial center. The Applicant proposes a mix of tenant types that would require 252 parking stalls, but only 218 parking stalls are provided on the property. Project Applicant/Owner: Abe Alizadeh, Kobra Properties. (Lindbeck)
THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF MAY 25, 2006, PER APPLICANT REQUEST.

Chair Dugan asked for a motion to continue this item to May 25, 2006.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Huisking, to continue this item to the meeting of May 25, 2006.

The motion passed with the following vote:

Ayes: Clark, Huisking, Allen, Brewer, Dugan

Noes:

Abstain:

V-D. TENTATIVE SUBDIVISION MAP – 4800 FIDDYMENT ROAD – WRSP FIDDYMENT RANCH VILLAGE F-14 – FILE #2005PL-064; PROJECT #SUB-000020.

The applicant requests approval of a Tentative Subdivision Map to divide the 101-acre WRSP Fiddyment Ranch Parcel F-14 into 422 residential lots in four phases. Project Applicant: Tim Denham, Wood Rodgers, Inc., Property Owner: Roseville Fiddyment Land Venture. (Lindbeck)

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

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

John Bayless, Signature Properties, 1322 Blue Oaks Blvd., 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, with the exception of the changes made to condition #10 with post and cable fencing location around the Paseo, and would prefer using a split-rail fence made from pre-cast concrete.

There was discussion on the following:

- Reasons for replacing the post and cable fencing with concrete split-rail fencing.
- Fencing locations.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to adopt the three (3) findings of fact for the Tentative Subdivision Map; and approve the Tentative Subdivision Map subject to the one-hundred-two (102) conditions of approval, with modifications to condition #10 and #87 as listed below, and as submitted in the Staff Report.

10. Paseo Lot H improvements shall include a paved 8-foot wide path and paved 8-foot wide side paths every 100 to 250 feet as depicted on the Tentative Map. A concrete split-rail fence or post-and-cable fence shall be installed on one side of the paseo as needed to restrict vehicles access. (Engineering, Planning, Transportation)

87. A Community Facilities District shall be formed for the subject property prior to approval of the Final/Parcel Map. This district is being formed in order to maintain all landscape and lighting within Lots A, B, C, D, E, F, G and H. It is the applicant's responsibility to prepare the appropriate documentation for the creation of this CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

The motion passed with the following vote:

Ayes: Huisking, Brewer, Allen, Clark, Dugan

Noes:

Abstain:

REPORTS/COMMISSION/STAFF

VI-A. BIKEWAY MASTER PLAN AND BIKEWAY PROGRAM UPDATE. The purpose of this report is to inform the Planning Commission of the various activities of the City's bikeway program, including the upcoming Bicycle Master Plan Update. (Dour)

Administrative Analyst/Bikeway Planner, Mike Dour, presented the staff report and responded to questions.

There was discussion on the following:

- Review of steps to building bike trails.
- Timetable of repair of bike trail under Harding Blvd. where Antelope Creek and Dry Creek converge.

Chair Dugan asked for a motion to appoint a representative to the Bicycle Master Plan Update Steering Committee.

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Clark, to appoint Commissioner Huisking to the Bicycle Master Plan Update Steering Committee.

The motion passed with the following vote:

Ayes: Brewer, Clark, Allen, Huisking, Dugan

Noes:

Abstain:

Commissioner Allen volunteered to attend the meetings in the event Commissioner Huisking is unable to attend.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Staff responded to questions from Commissioners including the landscaping in the Cal-Trans right of way at the new Douglas/Sunrise/Harding interchange, and continued truck parking on Washington Blvd. at Blue Oaks Blvd.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of May 25, 2006. The motion passed unanimously at 9:08 PM.