

Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent: Kim Hoskinson

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Mike Isom, Senior Planner
Steve Lindbeck, Project Planner
Gina LaTorra, Associate Planner
Marc Stout, Senior Engineer
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Larson

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JUNE 26, 2008.

IV-B. TENTATIVE PARCEL MAP & DEVELOPMENT AGREEMENT AMENDMENT – 7950 FOOTHILLS BL – NWRSP PCL 9 BRIDGES AT WOODCREEK OAKS – FILE # 2008PL-048 (PROJECT #'S SUB-000125, DA-000041). The applicant requests approval of a Tentative Parcel Map to rescind the previous 185 unit condominium map approval for the Bridges at Woodcreek Oaks, returning the development to a for-rent apartment development; and a Development Agreement Amendment to eliminate the obligations associated with the previous condominium project approval. Approval of the Tentative Parcel Map and Development Agreement Amendment effectively rescinds all previously approved entitlements for the Bridges at Woodcreek Oaks to convert to for-sale condominiums. Applicant/Owner: Ralph Tiley, ConAm Bridges, LLC. (La Torra)

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Huisking, Larson, Hinkle, Dugan, Brewer

Noes:

Abstain: Larson

Commissioner Larson abstained from the minutes of June 26, 2008. He was not a member of the Planning Commission at that time.

NEW BUSINESS

V-A. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 3151 MARKET ST – WRSP PCL W-25 TOWNHOMES – FILE #2006PL-024 (SUB-000047 & DRP-000101) The applicant requests approval of a Tentative Subdivision Map to divide Parcels 1 & 3 of Westpark Village Center W-25 into 80 single-family units and five common parcels; and a Design Review Permit for plans to construct 80 townhouse units in 10 three-plex buildings and 10 five-plex buildings. Applicant: Chris Downum, PL Roseville. (Lindbeck)

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

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

Applicant, Rick Jordan, PL Roseville, LLC, 4196 Douglas Blvd., Suite 100, Granite Bay, 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:

- Lighting of alleyway not including private lamps attached to garages;
- Guest parking;
- Homeowners Association;
- Proposed building heights;
- Purpose of top windows in Elevations E & M;
- Consider requiring motion detector lighting for the alleyway;
- Village Center requirement is that each unit will have a two car garage. CC & R's require that vehicles should be parked in the garages and are not allowed parked in the alley. Street curb is public parking. Street designed to be parked on both sides; Enforcement responsibility of HOA.
- Close proximity of parks;
- Possible restricting of parking to only one side of the street;
- Speed Limits.

The following members of the public addressed the Commission:

Rich Faber, Roseville; addressed the Commission regarding parking. Along Monument Drive parking is becoming an issue. Garages do not seem to be used for vehicles, but instead cars are parked along the street. He thanked the Commission for postponing Item V-B to August 14th.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hinkle, to Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and Approve the Design Review permit for Residential Subdivision subject to seventy-six (76) conditions of approval as listed in the Staff Report and as modified below; and Adopt the three (3) findings of fact for the Tentative Subdivision Map and Approve the Tentative Subdivision Map subject to the fifty-five (55) conditions of approval as listed in the staff report.

12 a. Exterior lighting over the garages shall be on a timer or motion activated for night time security lighting. (Planning)

The motion passed with the following vote:

Ayes: Huisiking; Hinkle, Cannon, Larson, Dugan, Brewer

Noes:

Abstain:

Commissioner Huisiking asked status of the planned community garden for the Village Center area.

Staff responded that it was moving forward.

V-B. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE MAP, AND DEVELOPMENT AGREEMENT AMENDMENT – 2000 WESTSIDE DR. – WRSP WESTPARK PHASE 3 & 4 – FILE #2005PL-160 (GPA-000020, SPA-000013, RZ-000025, SUB-000044 & DA-000022. The applicant requests approval of a General Plan Amendment for Westpark Phase 3 & 4 to position commercial and high density residential sites adjacent to a school and park, and relocate other land uses within the development area; a Specific Plan Amendment for the same revisions; a Rezone to conform with the revised land use plan; a Large Lot Tentative Map to create parcels consistent with the revised land use plan; and a Development Agreement Amendment to modify the existing Westpark Development Agreement to be consistent with the revised land use plan and add sections relating to fees. Applicant: Rick Jordan, PL Roseville. (Lindbeck) **THIS ITEM IS CONTINUED TO THE MEETING OF AUGUST 14, 2008.**

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- The Station Nightclub and Ultra Lounge filed an appeal of the Planning Commission's Action which will be heard by the City Council at a special meeting Monday, July 28, 2008 at 4:00pm
- Commissioner Hinkle congratulated the City for being named to the top 100 Best Places to Live according to *Money Magazine*.
- WRSP High School moving forward even if sign is down.

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Huisiking, to adjourn to the meeting of August 14, 2008. The motion passed unanimously at 7:47 PM.