

# PLANNING COMMISSION MEETING AUGUST 28, 2008 MINUTES

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

Mike Isom, Senior Planner Steve Lindbeck, Project Planner Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Brandy LeBeau, Recording Secretary

<u>PLEDGE OF ALLEGIANCE</u> - Led by Commissioner Huisking

**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 AUGUST 14, 2008.

### MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Huisking, Larson, Dugan Brewer

Noes:

Abstain: Hinkle

Commissioner Hinkle abstained from the minutes due to his absence from the meeting of August 14, 2008.

# **OLD BUSINESS**

V-A. ADMINISTRATIVE PERMIT - 211 HARDING BL - RH RECYCLING COLLECTION - FILE #2008PL-069; PROJECT #AP-000235. The applicant requests approval of an Administrative Permit to allow the operation of a recycling collection center (bottles and cans) enclosed in an 8 foot wide by 20 foot long storage container. The business will operate Monday through Saturday from 9 am to 5 pm and on Sundays from 10 am to 2 pm. Applicant: Abel Robles, RH Recycling. Owner: Nabor Ramirez, Ramirez Ltd. Properties. (Reynolds) THIS ITEM IS CONTINUED OFF CALENDAR AND HAS BEEN WITHDRAWN.

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 FROM THE MEETING OF AUGUST 14, 2008.

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, 4196 Douglas Bl, Granite Bay, 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.

The following residents addressed the Commission in opposition to the project:

David Nettleton, 2719 Woodgate Way, read a letter on behalf of Joshua Moon and addressed the Commission and responded to questions.

There was discussion on the following:

- Property value concerns;
- Increased density concerns;
- Master-plan community developed to be different/solar;
- Remove the "pork"- support some aspects of the project but not others.

Ryan Pinney, 2598 Woodgate Way, addressed the Commission and responded to questions.

There was discussion on the following:

- Impact on schools;
- Property value concerns:
- City services concerns;
- Reconsider and deny the plan.

Jan McKinsey, 8085 Stagecoach Circle, addressed the Commission and responded to questions.

There was discussion on the following:

- West side Roseville Specific Plan Amendment will impact Sun City;
- Sufficient water supply concerns;
- Widening from west drive from 4-6 lanes and mitigation fees;
- Traffic circulation concerns;
- Density concerns;
- Consider a supplemental EIR.

There were questions on the following points from the Commission to Staff:

- Water consumption concerns;
- Procedures on noticing to School districts;
- Design standards for zoned properties with R1 zoning;
- Bikeway connectivity.

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

#### **MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Dugan, to Adopt the Negative Declaration for WRSP Westpark Phase 3 & 4; Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment; Recommend that the City Council adopt the two findings of fact and approve the Rezone; Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment; and Adopt the three findings of fact and approve the Phased Large Lot Tentative Map Modification as submitted in the Staff Report.

The motion passed with the following vote: Ayes: Dugan, Cannon, Larson, Hinkle, Brewer

Noes: Huisking

Abstain:

## REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER NONE

#### COMMISSION COMMENTS

• Staff was asked by commission to provide accident history for Eureka Road and E-80 on-ramp intersection.

# **ADJOURNMENT**

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of September 11, 2008. The motion passed unanimously at 8:01 PM.