

PLANNING COMMISSION MEETING JANUARY 8, 2009 MINUTES

Planning Commissioners Present: Donald Brewer, Robert Dugan, Gordon Hinkle, Kim Hoskinson,

Audrey Huisking, David Larson

Planning Commissioners Absent: Sam Cannon

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Mike Isom, Senior Planner

Elisa Reynolds, Associate Planner - Excused

Tricia Stewart, Associate Planner

Chris Kraft, Engineering Manager - Excused Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

ORAL COMMUNICATIONS David Allen, Roseville, addressed the Commission on Roseville's Dry Creek Greenway Feasibility Study and asked the Commission to support the project.

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. AMENDED MINUTES OF DECEMBER 11, 2008.

IV-B. SPECIFIC PLAN AMENDMENT – NWRSP PARCEL 73B – 2551 WOODCREEK OAKS & 1585 PLEASANT GROVE BLVD - FILE# 2008PL-094 (SPA-000036). The Planning and Redevelopment Department requests approval of a Specific Plan Amendment to change the designation of two (2) parcels in the Northwest Roseville Specific Plan Area. The parcels were recently rezoned to remove outdated Urban Reserve zoning. This request is administrative in nature and will amend the North West Roseville Specific Plan to reflect consistent land use and zoning on the parcels. Property Owner: City of Roseville, Roseville Joint Union High School District. Applicant: City of Roseville, Planning & Redevelopment Department. (Reynolds)

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Dugan, to approve the Consent Calendar and Amended Minutes as submitted.

The Amended minutes passed with the following vote:

Ayes: Huisking, Dugan, Larson, Hoskinson

Noes:

Abstain: Hinkle, Brewer

Chair Brewer and Commission Hinkle abstained from the minutes due to their absence from the meeting.

Item IV-B passed with the following vote:

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

Noes: Abstain:

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT MODIFICATION AND ADMINISTRATIVE PERMIT FOR PARKING REDUCTION – 1931 TAYLOR ROAD – NERSP PARCEL 19 LARKSPUR HOTELS - FILE#2008PL-163 (DRP-000286 & AP-000277.) The applicant requests approval of a Design Review Permit Modification to construct a 200 square foot swimming pool with associated deck (850 square feet) and security wall. The addition of the swimming pool will require reconfiguration of a portion of existing sidewalk, parking, and landscape areas. The applicant also requests approval of an Administrative Permit to allow a parking reduction of seven (7) spaces (302 spaces to 295) to accommodate the proposed pool. Applicant - KMB Architecture Inc., Mitch Bjorgum. Owner – LL Roseville, L.P., Charles Gill. (Stewart)

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

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

Applicant, Nick Alexander, 1700 Eureka Road, representing the applicant, 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:

- Location of current handicap parking will not change;
- Reciprocal access parking agreement in place;
- Hotel occupancy averages 75%;
- Pool area designed to blend with the hotel as shown in Attachment 1;
- Commission praised staff and applicant for working together and addressing parking issues prior to coming before Planning Commission.
- Commission praised owner/tenant communication on the reduction request and appreciated hearing from each of the tenants and of their support for the project.

Chair Brewer temporarily 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 Modification; Approve the Design Review Permit Modification with thirty-five (35) conditions of approval; Adopt the three (3) findings of fact and four (4) criteria for the Administrative Permit; and Approve the Administrative Permit subject to two (2) conditions of approval.

The motion passed with the following vote:

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

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER - None

Commission Questions and Comments:

 Commissioner Hinkle asked about Diamond Creek status. Staff responded that there had been no change since the last report given to the Commission. He also asked why the Westfield Galleria Parking Garage first level was closed to parking. Staff responded that it was closed to create a temporary speed ramp to aid traffic flows during the peak holiday season.

- Commissioner Huisking asked about the Alta Manor landscaping on Oak Ridge Dr.; the progress of the
 landscaping at the Tesoro Gas Station on Sunrise; and asked about the large storage containers in the Target
 parking lot on Rocky Ridge Dr. She also extended congratulations to all who worked on the 2009 City of
 Roseville float; especially Julia Burrows, Deputy City Manager, who organized and oversaw the project. The
 float won the Governor's Trophy.
- Commissioner Hoskinson asked about the lighting of parking garages in the City; Westfield Galleria and Downtown. She felt the lighting was too bright, or too much light was allowed to escape the confines of the buildings impacting surrounding residential areas.
- Commission Chair Brewer asked if the shuttle bus between The Fountains and Galleria was being utilized.
- Commissioner Larson asked what construction was taking place at I-80 and Douglas Blvd. Staff responded that Cal-trans was working in that area as part of the I-80 widening project. He also expressed his concerns with the traffic signals and motorist left, right and u-turns at the N Sunrise Av/Douglas Bl intersection. He thanked Rob Jensen, Public Works Director, for assisting the Blue Oaks Neighborhood Association with painting of red curbs adjacent to crosswalks in their neighborhood. He asked if parking boats and motor homes in driveways was permissible if they didn't infringe on public right-of-ways.
- Commissioner Dugan suggested that speed limits on Douglas and parts of Sunrise Ave be evaluated to make sure they are correct for the size of the roadway and actual traffic flow.

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of January 22, 2009. The motion passed unanimously at 7:35 PM.