



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

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Kevin Payne, Assistant Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Joanna Cucchi, Associate Planner
Elisa Reynolds, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Hoskinson

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 FEBRUARY 26, 2009.

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, Hoskinson, Dugan, Brewer

Noes:

Abstain:

NEW BUSINESS

V-A. VARIANCE – 616 OAK STREET – KINCAID SECOND UNIT SETBACK VARIANCE – FILE #2009PL-005; PROJECT #V-000061. The applicant requests approval of a Variance to allow a reduced rear yard setback for a previously constructed addition to an existing garage and conversion to a second unit. Applicant/Owner: Connie Kincaid. (Cucchi)

Associate Planner, Joanna Cucchi, presented the staff report and responded to questions.

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

Applicant, Connie Kincaid, Roseville, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Reduction of setback encroachment greater than 35% requires public hearing;
- Standards changed when structure was altered and converted from a garage to a 2nd dwelling unit;
- Republican Alley provides access to 2nd unit and acts as a buffer between commercial and residential;
- Review of proper protocol for applying for 2nd unit permits.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Cannon, to Adopt the three (3) findings of fact for the Variance, and Approve the Variance subject to fifteen (15) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

V-B. CONDITIONAL USE PERMIT – 5871 SILKWOOD WAY – SERSP PCL 83 - METRO PCS CELL TOWER ANTENNA – FILE #2009PL-009; PROJECT #CUP-000055). The applicant requests approval of a Conditional Use Permit to allow a six-foot height extension of an existing 146-foot PG&E tower and the addition of six new cellular antennas. Applicant: Deanne Coble, Metro PCS. Owner: City of Roseville (Reynolds)

Associate Planner, Elisa Reynolds, presented the staff report and responded to questions.

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

Applicant, Deanne Coble, Metro PCS, 785 Orchard Dr., #200, Folsom, CA, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

The following people addressed the Commission:

- Dale Nelson, Roseville, lives about one block from proposed tower extension. Objects to having the tower extended and feels that the 12 foot extension and cell antenna will detract from the neighborhood and perhaps lower property values. The existing power line tower is a dominant feature in the neighborhood.
- Dick Landry, Roseville, Homeowners Association Board Member. Issue really is making the tower taller and heavier and its impact on the aesthetics of the neighborhood. Neighbors are concerned with anything that may impact the neighborhood with the potential of lowering the value of the homes.

There was discussion on the following:

- The twelve foot extensions look the same as six foot extensions on an existing 146 foot tower and will remain the same slate grey;
- Applicant will fence all equipment cabinets;

- Upgrading of Metro PCS cell phone coverage area with this addition. Currently coverage weak in this area;
- Surewest previous tenant on this tower; at this location for 10 years;
- Tower is PG&E high voltage tower;
- Metro PCS alternative, Site B, would not provide coverage Metro PCS needs to fill all gaps in coverage area;
- Applicant at discretion of PG&Es height requirements – PG&E now requires 12 foot top hat extensions as means to separate cell antenna from power lines;
- Towers have been there, and reducing a 12foot tophat extension by 6 feet will not make a difference in aesthetics;
- Previous cell tower permit;
- Noticing of proposed application;
- Benefit of adding carrier to tower and benefit to residents of east Roseville.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hinkle, to Adopt the three (3) finds of fact for the Conditional Use Permit; and Approve the Conditional Use Permit subject to eight (8) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

Commissioner Dugan remarked that he has received many comments from residents on the east side expressing the need for better coverage.

Commissioner Cannon concurred, and expressed a need for all of Roseville to have reliable cell phone coverage.

Staff said that they are directing companies to explore existing sites (light poles, power line towers, etc.) before looking to erect a new tower.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- The Planning Commission Meeting for March 26, 2009 is cancelled due to lack of agenda items.
- Commissioner Hoskinson suggested that meetings without agenda items be cancelled rather than to hold a meeting for informational purposes only. She feels that money could be saved by consolidating meeting items.
- Planning Commission meeting for April 9, 2009, might be the Dry Creek Greenway Trail Project. Information will be forwarded as soon as possible to allow adequate time to review the plan prior to the hearing.
- Commissioner Huisking mentioned Commissioner Dugan's green hair as part of his campaigning for the St Baldricks's Child Cancer Research fund event on Saturday, March 14, 2009.
- Commissioner Dugan responded with details.
- Commissioner Larson complimented City Engineer, Jason Shykowski for helping improve the Douglas/Sunrise intersection; and publicly apologized to resident, Jan McKenzie, for not acknowledging her

participation in the Downtown Specific Plan discussions and expressed his appreciation for her willingness to be involved in the civic process.

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Dugan, to adjourn to the meeting of April 9, 2009. The motion passed unanimously at 7:37 PM.