



Planning Commissioners Present: Donald Brewer, Sam Cannon (7:03), Robert Dugan, Gordon Hinkle, Kim Hoskinson, Audrey Huisking, David Larson

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Chris Kraft, Engineering Manager
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 MARCH 12, 2009.

IV-B. MAJOR PROJECT PERMIT EXTENSION FOR MPP-000004 (STAGE 2) – 1445 EUREKA RD – NERSP PARCEL 15, LOTS 6 & 7 – FILE #2006PL-052; PROJECT #MPP-000027. The applicant requests approval of a two (2) year extension of the Major Project Permit Stage 2 (MPP-000005) for the Stone Point project, which permitted the development of two six-story office buildings (158,000 square feet each) on Lots 6 & 7 within the Stone Point Master Plan. Owner: Stone Point I, LLC, Dinesh Davar. Applicant: Steadfast Business Properties, Ralph Deppisch. (Stewart)

IV-C. MAJOR PROJECT PERMIT EXTENSION FOR MPP-000021 (STAGES 1 & 2) – 290 CONFERENCE CENTER DR – NCRSP PARCEL 40A CONFERENCE CENTER – FILE #2008PL-006; PROJECT #MPP-000025. The applicant requests approval of a two year extension to approved Major Project Permit Stage 1 & 2 (MPP-000021), which permitted the construction of a 36,967 square foot conference facility, a ten-story Embassy Suites hotel with 281 rooms, a second multi-story hotel with 219 rooms, two freestanding restaurant pads, and a parking structure. Applicant/Owner: Kobra Properties. (Cucchi)

Commissioner Larson expressed his appreciation to Staff for briefing him on Items IV-B & IV-C, thus enabling him to take action on these two projects that were originally heard before his tenure on the Commission.

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain:

NEW BUSINESS

V-A. TREE PERMIT – 1741 PARK OAK DR – NGUYEN TREE PERMIT – FILE #2009PL-011; PROJECT #TP-000115. The applicant requests approval of a Tree Permit to allow the removal of 16 native oak trees and encroachment into the PZR of several others to construct a single-family residence in the Whispering Canyon subdivision in the Stoneridge Specific Plan. Applicant: Merv Carson, M.J. Carson Homes, Inc. Owner: Thanh Nguyen. (Cucchi)

Senior Planner, Chris Burrows, presented the staff report and responded to questions.

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

The Applicant and/or the Owner were not present at the hearing.

There was discussion on the following:

- Opportunity for relocation (replanting) of trees;
- Applicant will pay on an inch-per-inch basis for tree mitigation;
- Ordinance requires at least 50% of replacement trees be native oaks, the remaining 50% may be any variety;
- Arborist reports almost all trees marked for removal in decline;
- Unless tree is certified dead, tree mitigation must be provided;
- Effect of building on adjacent open space lot;
- Applicant/Owner is not required to be present.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit subject to nineteen (19) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Commissioner Huisking expressed concern with the number of balloon advertisements being used contrary to the Sign Ordinance. Staff responded that the Code Enforcement Officer was working with property owners and business to limit their use.

Commissioner Dugan asked staff at what point does a neighbor's front yard become a nuisance? A yard near his children's school has been paved over and cars were being parked in the front yard. Staff clarified that the Zoning Ordinance addresses vehicles and the Nuisance Ordinance addresses debris, trash, inoperable vehicles, etc. Staff will ask Code Enforcement to investigate. Commissioner Dugan also commented on the final striping of the Cirby / Riverside intersection and asked if the City would consider measures to help alert and educate drivers using the new turn lanes and freeway-only lanes, including increased police presence.

Commissioner Hinkle asked staff about the condition of the limit line striping at the intersection of Blue Oaks and Lone Tree at the Roseville - Rocklin City limit. He said that he has observed that the limit lines are very faded and some drivers appear unsure where to stop.

Commissioner Larson complimented Engineering Manager, Chris Kraft, for installing the No-U-Turn signs at Douglas Blvd and Sunrise Ave and the No-Right-Turn-On-Red sign at Taylor and Eureka Road. He asked when the connection between Parkside Drive and Diamond Creek Blvd will be completed; and asked what the 'Notice of upcoming street closure' message board was for. He complimented all those who worked on making the Roseville 2009 conference an amazing day and a fantastic time.

Commissioner Cannon thanked staff for being fiscally responsible by canceling meetings when agendas were light. He also asked what the meeting schedule looked like for the rest of May and June. Staff responded that the May 28th meeting will be cancelled as well as the June 25th meeting due to light agendas; and confirmed a meeting will be held on June 11th.

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Dugan, to adjourn to the meeting of June 11, 2009. The motion passed unanimously at 7:26 PM.