



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  
Chris Burrows, Senior Planner  
Mike Isom, Senior Planner  
Derek Ogden, Associate Planner  
Gina La Torra, Associate Planner  
Rob Jensen, Director, Public Works  
Robert Schmitt, Assistant City Attorney  
Carmen Bertola, Recording Secretary

**WELCOME AND ROLL CALL** 7:00 PM

**PLEDGE OF ALLEGIANCE** - Led by high school student, Jared Huddle

**ORAL COMMUNICATIONS** None.

**CONSENT CALENDAR**

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

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

**IV-A. MINUTES OF AUGUST 27, 2009.**

**MOTION**

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

The motion passed with the following vote:

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

Noes:

Abstain: Hinkle

Commissioner Hinkle abstained from the minutes of August 27, 2009 due to his absence from the meeting.

**NEW BUSINESS**

**V-A. DESIGN REVIEW PERMIT MODIFICATION – 324 N. SUNRISE AV. – FILE #2009PL-071; PROJECT #DRP-000307.** The applicant requests approval of a Design Review Permit Modification to allow additional seasonal display area in front of the building materials store and within the parking area. Owner: Tom Boggs, Home Depot. Applicant: Jim Ridgely, Hassco General Builders. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicant, Jim Ridgely, Hassco General Builders, 2550 Mercantile Dr, Rancho Cordova, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and expressed his desire to work with staff on improving the merchandise displays at the Sunrise Av Home Depot store.

There was discussion on the following:

- Home Depot history of notification and/or citation because of displays in drive aisles, fire lanes, and pedestrian walkways;
  - Concern over proposed site where seasonal display is proposed;
  - Question need for non-seasonal outdoor display; should keep merchandise in store;
  - Can a 1-year expiration condition be added in order to review store's compliance;
  - Require removal of display racks in drive aisle and keep racks against building to improve public safety;
  - Move seasonal display to the south one aisle;
  - Concern with delivery and loading in front of store;
  - Applicant agreed to work with staff to correct safety issues administratively.
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- Jared Huddle, resident, asked about what impact the reduction of 20 parking spaces would have on the customers coming into the store during the holidays.

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

#### MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Larson, to Adopt the two (2) findings of fact; and Approve the Design Review Permit Modification subject to ten (10) conditions of approval as submitted in the staff report and as modified below:

2. The project is approved as shown in revised Exhibit B and as conditioned or modified below. (Planning)
3. Exhibit B shall be revised to reflect the Planning Commission's action and the conditions of approval. The additional proposed outdoor display areas in front of the store shall be ~~eliminated from the approved site plan.~~ as follows: (Planning)
  - a. The Southern display area shall leave a minimum four (4) foot clear area between any display and the drive aisle and shall not conflict with condition #8.
  - b. The Northern display area shall remain as it currently exists and shall not be expanded.
10. Within one year of effectuation of this Design Review Permit Modification a Compliance Hearing shall be held for purposes of determining adherence to the conditions of approval. (Planning)

The motion passed with the following vote:

Ayes: Hoskinson, Larson, Hinkle, Dugan, Cannon

Noes: Huisking, Brewer

Abstain:

Commissioner Huisking asked that the record show that her "No" vote is for the permanent display, she supports the seasonal display.

#### **V-B. GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AND TREE PERMIT – 3170 OLD AUBURN RD – OLD AUBURN RANCH – FILE #2005PL-091 – PROJECT #GPA-00017, RZ-000023,**

**SUB-000131, TP-000112.** The applicant requests approval of the following: a General Plan Amendment to change 6.85 acres from Low Density Residential (1.8 units/acre) to Low Density Residential (4.8 units/acre) and 7.15 acres of Low Density Residential (1.8 units/acre) to Open Space/Floodplain; a Rezone of 6.85 acres from Single Family Residential to Small Lot Residential and 7.15 acres from Single Family Residential to Floodway; a Tentative Subdivision Map to subdivide 6.85 acres into 32 single-family lots and create a 12.35 acre open space parcel; and a Tree Permit to remove up to 11 native oak trees along Spahn Ranch Rd. Applicant: City of Roseville – Community Development Department. Owner: City of Roseville. (La Torra)

Associate Planner, Gina La Torra, presented the staff report and responded to questions.

Chair Cannon opened the public hearing and invited comments from the audience.

There was discussion on the following:

- 200 year flood plain relative to proposed parcels;
  - Proposed parcels effect on downstream drainage;
  - Number of Neighborhood Association outreach meetings;
  - Where does City's control of Old Auburn Rd end and Placer County's control begin;
  - Affordable housing;
  - Bike lanes;
  - Fence/border along Old Auburn Rd and open space;
  - Public noticing for this project and the Neighborhood Association meetings.
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- William Hoey, resident, former president of Maidu NA, was president at time of the three meetings. He said that the resident's feelings have improved over the time span of the three NA outreach meetings. The Maidu NA has no objection.
  - Trevor Peterson, resident, asked how a 200 year floodplain is determined.
  - Robert Wood, Castle Creek resident, Placer County, representing the Castle Creek Association (This Association is outside the City limits.) Does not feel that they received adequate notification. What specifically is planned to be done to Old Auburn Rd. What are the planned improvements? Request that some of the funds generated from the sale of the property be used to build a medium along Old Auburn Rd to help mitigate turns into Castle Creek. Very concerned with the increased traffic without traffic mitigation in place.
  - Sophia Ashley, resident, asked about City's plans for sale of property when home sales are at a record low, and plans for replacing removed trees.
  - Dan Graydon, Castle Creek resident, Placer County, not opposed to the zoning, but would like the alignment of roads & sidewalk to be consistent with Castle Creek.
  - Dale Martin, Castle Creek resident, Placer County, Concerned with the increase of density of residential lots and the impact of the increased traffic on an already busy and unregulated roadway. Does not like the project, does not like the change to add seven more lots in a floodplain area, and does not feel that Castle Creek residents were notified. Asks that nothing be done until Castle Creek residents have an opportunity to express their views on the project.

Rob Jensen, Public Works Director, responded to the public comments, questions, and concerns.

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

## MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Huisking, to Recommend that the City Council adopt the Mitigated Negative Declaration; Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council approve the Rezone; Approve the Tentative Subdivision Map for Old Auburn Ranch; and Approve the Tree Permit, subject to the conditions of approval as submitted in the staff report and as modified below:

8f. Post and cable or other type of fencing along the west side of the property adjacent to Old Auburn Rd.  
(Planning)

The motion passed with the following vote:

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

Noes:

Abstain:

This item is tentatively scheduled to go before the City Council on October 21, 2009.

It is the consensus of the Planning Commission, that as a neighbor (City) to the Castle Creek neighborhood (Placer County) the City should pursue talks with the County for road improvements along Old Auburn Rd.

**REPORTS/COMMENTS/COMMISSION/STAFF**

**A. REPORTS FROM PLANNER**

- Sierra Vista Specific Plan update and review of Neighborhood Association meetings and public hearing schedules. Commission will receive hard copies of Draft EIR on November 12, 2009.

Commission asked staff for updates on:

- Blue Oaks and Fiddymment Rd road improvements;
- Excessive dust from road improvement/construction along Junction Rd;
- Woodcreek Oaks BI resurfacing;
- Business landscape at Sunrise and Coloma;
- Weeds on lot next to nursing home at Sunrise and Oakridge;
- Condition of landscape at Cena de Mare;
- Thanks to Kelly Gaines for leading 70 volunteers to clean-up along the American River;
- SPCA thanked for great customer service and for running a great operation.

**ADJOURNMENT**

Chair Cannon asked for a motion to adjourn the meeting.

**MOTION**

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of October 8, 2009. The motion passed unanimously at 8:58 PM.