



Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Gordon Hinkle, David Larson

Planning Commissioners Absent: Kim Hoskinson, Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Gina La Torra, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Brandy LeBeau, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Hinkle

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 APRIL 22, 2010.

MOTION

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

The motion passed unanimously.

NEW BUSINESS

V-A. ADMINISTRATIVE PERMIT- HATEGAN ADDITION MODIFICATION -1419 SPRING VALLEY DR – FILE #2009PL-041; PROJECT #AP-000336. The applicant requests approval to modify a recently-approved Administrative Permit which allowed a 1,060 sq. ft. single-story addition to the existing home. The requested modification will allow the roofline at the rear of the addition (currently under construction) to be raised 5 feet to expand attic space. Owner: Laura Hategan. Applicant: Radu General Construction, John Radu. (Miller) **(THIS ITEM IS CONTINUED OFF CALENDAR AS IT HAS BEEN WITHDRAWN)**

V-B. MAJOR PROJECT PERMIT AND TENTATIVE MAP-BLUE OAKS COMMERCE CENTER – 8950 INDUSTRIAL AVE – FILE #2007PL-039; PROJECT #MPP-000013 & SUB-000143. The applicant requests approval of a Major Project Permit-Stage I, for development of 49.4 acres with 17 buildings totaling 575,505 square feet, providing a mix of office, industrial and commercial uses. The project also includes grading, parking, landscaping, lighting and circulation and frontage improvements to Blue Oaks Bl, Industrial Ave and Washington

Bl; and a Tentative Map to subdivide 49.4 acres into eight parcels. Applicant: VLMK Consulting Engineers. Owner: Harsch Investment Properties. (LaTorra)

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

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

Applicant, Randy Kite, Harsch Development, 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 people addressed the Commission:

- Applicant, John Shorey, Harsch Development, explained the history background and other holdings in the region of Harsch Development. He stated that Harsch was looking forward to becoming part of the Roseville community.

There was discussion on the following:

- Access to development off of Blue Oaks Bl
- Traffic signal placement and lane configurations throughout project
- Circulation patterns and proposed improvements including signage
- These new access roads will also provide cut through access to Washington and Industrial Bl.
- There will be a raised median installed on Blue Oaks Bl to Washington to eliminate left turns out and u-turns
- Project phasing and the timing of the improvements including removal of the jug handle

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

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Brewer, to Adopt the seven (7) findings for adoption of the Mitigated Negative Declaration; Adopt the Mitigated Declaration; Adopt the two findings of fact for the Major Project Permit (Stage 1); Approve Stage 1 of the Major Project Permit with 106 conditions of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map; and Approve the Tentative Subdivision Map with 67 conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Hinkle, Brewer, Dugan, Larson, Cannon

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

REPORTS FROM PLANNER

- No Planning Commission Meeting on June 10th and June 24th due to lack of Agenda items.

COMMENTS FROM COMMISSION

- Suggest water audit be done at homes, saves cost and reduces water waste.

ADJOURNMENT

Chair Cannon asked for a motion to adjourn the meeting.

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Dugan, to adjourn the meeting. The motion passed unanimously at 7:44 PM.