



Planning Commissioners Present: Krista Bernasconi, Donald Brewer, Robert Dugan (7:04), Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent: Sam Cannon

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Derek Ogden, Associate Planner
Tricia Stewart, Associate Planner
Ron Miller, Associate Planner (excused)
Chris Kraft, Engineering Manager
Jan Shonkwiler, Housing Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME 7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE - Led by Commissioner Hinkle

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JULY 22, 2010.

IV-B. SPECIFIC PLAN AMENDMENT – SOUTHEAST ROSEVILLE SPECIFIC PLAN SIGNAGE GUIDELINES – FILE #2010PL-045; PROJECT #SPA-000041. The applicant requests approval of a Specific Plan Amendment to modify signage guidelines for the Southeast Roseville Specific Plan (SERSP). Applicant: Eureka Development Co. LLC, Brian Natov. (Miller)

IV-C. CONDITIONAL USE PERMIT MODIFICATION – 10020 FOOTHILLS BOULEVARD – NIPA PCL 46, BAYSIDE OF WEST ROSEVILLE – FILE #2010PL-058; PROJECT #CUP-000064. The applicant requests approval of a Conditional Use Permit Modification to modify the approved operations plan of a community assembly use (Warehouse Ministries) within a Light Industrial (M1) zone. Property Owner: Joe Gildone, Warehouse Christian Ministries. Project Applicant: Scott Edwards, Bayside of West Roseville. (Ogden)

Commissioner Larson questioned staff as to who would bear the cost of traffic control should any be needed to control possible traffic congestion in the event of larger than expected attendance at services. Staff responded that the burden of traffic control would be the responsibility of the applicant.

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain:

NEW BUSINESS

V-A. CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT MODIFICATION – 1720 DOUGLAS BOULEVARD – TWIN CITIES MOTORSPORTS PWC AND SNOWMOBILE – FILE # 2010PL-056; PROJECT #CUP-000063 & DRP-000351.

The applicant requests approval of a Conditional Use Permit to allow retail sales of motorcycles, snowmobiles, and personal watercraft within a Community Commercial (CC) zone; the applicant also requests a Design Review Permit Modification to enclose a porte cochere and repair vehicles in this area. Applicant: Carl Allison, Twin Cities Motorsports. Owner: Carole Cohen, YCM Associates LLC. (Ogden)

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

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

Applicant, Dave White, CB Richard Ellis, representing Carl Allison, Twin Cities Motorsports PWC and Snowmobile, 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:

- Current zoning for the property to the south of the project near the apartments;
- Affect new business may have on apartment residents;
- Loading/unloading of vehicles;
- Construction impacts on adjacent businesses;
- No test driving or operating vehicles off-site;
- Great news anytime a business opens up in these times.

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

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Bernasconi, to Adopt the Mitigated Negative Declaration; Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit subject to six (6) Conditions of Approval; Adopt the two (2) findings of fact for the Design Review Permit Modification; and Approve the Design Review Permit Modification subject to fifty-eight (58) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

V-B. ZONING ORDINANCE AMENDMENT – 311 VERNON ST- COMPLIANCE WITH SENATE BILL 2 FOR EMERGENCY SHELTERS AND TRANSITIONAL AND SUPPORTIVE HOUSING - FILE #2008PL-077; PROJECT #OA-000017.

The applicant requests approval of an amendment to the Zoning Ordinance to bring it into compliance with State Law as it relates to Emergency Shelters and Transitional and Supportive Housing. Applicant: City of Roseville. (Stewart)

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

Staff clarified the types of emergency shelters allowed by Senate Bill 2.

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

Ann Engelbrecht of Home Start, representing Placer Consortium on Homelessness, presented a letter supporting this project, and expressed her thanks for moving this issue to the forefront.

Angelica Herrera, Roseville High School student asked what other assistance will be given to those living in the shelters to help them into permanent housing and jobs.

There was discussion on the following:

- Statistics on homeless population and number of organizations providing homeless services in Roseville;
- Provisions regarding criminal homelessness;
- Are any of the proposed shelters within 2000 feet of schools or parks;
- Some proposed locations are not proximate to parks and/or residences;
- This ordinance amendment will only modify the language for existing Industrial/Business Park (MP) zones in order to be in compliance with State Law;
- Acknowledgment and a "well done" to high school student, Angelica Herrera, for participating in this public hearing process.

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

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Brewer, to Recommend that the City Council adopt the Negative Declaration; and Recommend that the City Council approve the Zoning Ordinance and Downtown Code Amendments as shown in Exhibit B as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Commissioner Comments:

- Would like a study of the ingress/egress to the parking lot for Fountains (Galleria Bl.) as a possible traffic hazard. Staff responded that there has only been one accident there since the Fountains opened.
- Concern with speeding from the Reserve Drive round-a-bout near Dave & Busters; consider asking owner to install speed bumps to alert drivers that they are entering a pedestrian area. Staff responded that it is a private drive, but management is open to hearing from patrons.
- Concern with derelict state of the half completed Cena di Mare building on Eureka. Staff responded that there is an ordinance in process to compel the owners of the derelict properties to either complete the project or demolish the buildings.
- Thanks to the high school students for their attention and attendance at tonight's meeting;
- Dead trees at Santucci Justice Center: update – the jail is under construction and irrigation for that area was temporarily stopped. When the jail facility is done, new trees will be replanted.

- Thanks to staff members Rob Jensen for the street slurry and Tara Gee for helping get a pedestrian access bridge at Bill Hughes Park and possible bike trail extension.
- Grant & Oak sidewalk blocked by chain link fence surrounding old Kobra building. Compliance request issued to new owners to complete construction in next 180 days. Pedestrians can take an available alternate route for safety, but not as convenient. Owners have 45 days from September 15th to draw new building permits and then 180 days to complete. Those are the first steps to remediate the problem.
- The PG&E natural gas line that was identified as a potential hazard (located near Blue Oak Bl & Highway 65) has been remediated.
- Commend for immediate repaving & repairing of roadways in the west Roseville area.
- City commended for the excellent response and efforts from emergency services at a recent fatal accident that occurred on Woodcreek Oaks Bl.

ADJOURNMENT

Chair Huisiking asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of October 14, 2010. The motion passed unanimously at 7:55 PM.