



Planning Commissioners Present: Krista Bernasconi, Sam Cannon, Gordon Hinkle, David Larson
Planning Commissioners Absent: Don Brewer, Robert Dugan, Audrey Huisking
Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Derek Ogden, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME – 7:00 PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS

Resident Al Saraceni thanked Commissioner Larson for addressing the issue of the sidewalk adjacent to the vacant Civic Plaza building (formerly Kobra) on the corner of Oak Street and Grant Street. Mr. Saraceni expressed his dissatisfaction with the responses from Staff on the building and the sidewalk. He asked the Commission to consider this item on the next agenda and asked the Commission to discuss solutions, and to please do the right thing.

Staff responded to Mr. Saraceni's concerns.

Commissioner Larson commented that it was his understanding that a notice had been issued to the owner and that there is continuing action to address the issue.

Staff responded that they will report back at the next meeting.

CONSENT CALENDAR

Vice-chair Hinkle asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Vice-chair Hinkle asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF SEPTEMBER 23, 2010.

IV-B. CONDITIONAL USE PERMIT – 10851 VETERANS DR. – SOUTH PLACER JUSTICE CENTER EMERGENCY COMMUNICATIONS TOWER – FILE # 2009PL-078 (CUP-000065). The applicant requests approval of a Conditional Use Permit to install a 180 foot tall emergency communications tower at the Santucci Justice Center. Applicant/ Property Owner: James Durfee, Placer County Facilities Services. (Ogden)

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Bernasconi, Larson, Hinkle

Noes:

Abstain: Cannon (minutes)

Commissioner Cannon abstained from the minutes of September 23, 2010 due to his absence from the meeting.

NEW BUSINESS

V-A. ADMINISTRATIVE PERMIT AND VOLUNTARY MERGER – 181 PARK DR. – SIMPSON ADDITION AND VOLUNTARY MERGER – FILE # 2010PL-073 (AP-000346 & VM-000018). The applicant requests approval of an Administrative Permit to construct a 1,066 square foot addition to the existing 2,239 square foot home. The applicant is also requesting to merge the two existing parcels into one. The resultant lot will be .46 acres. Applicant/ Property Owner: Thomas Simpson. (Ogden)

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

Vice-chair Hinkle asked the Deputy City Attorney, Robert Schmitt, to clarify the Commission's discretion on making a determination on this item.

Vice-chair Hinkle opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Thomas Simpson, 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 members of the public addressed the Commission:

- Werner Kuehn, resident, spoke on behalf of himself and 10 neighbors who are referenced in a letter that he submitted on 10/14/10. He expressed his concerns with the renovation and fears that the home will be turned into a boarding house in disregard to the R1 zoning of the property. If this project is approved tonight, the neighbors listed in the letter will appeal the approval to the City Council. He stated he was against approval of this item.
- Sandy Thomas, resident, read a letter from neighbor Pamela Baker who was unable to attend the meeting. The letter writer expressed her displeasure with approval of this project. Ms. Thomas concurred.
- Thomas Mulholland, resident, asked if the project is approved, would there be a time limit in which to have this project completed? Staff responded that the City's Building Department requires that the first inspection occurs 6 months after a permit is pulled.
- Mr. Simpson said that he has a contractor on board and the contractor has stated that the entire project should be completed in 9 months. Mr. Simpson said that he is doing some work himself.

Detective David Buelow, Roseville Police Department Narcotics Division, reported on actual number of police responses to the residence from October 4, 2009 to the present day. He responded to questions from the Commission.

There was discussion on the following:

- When project might realistically be completed;
- Concern with number of police responses to residence in last year;
- The owner or a contractor may do the work for a private residence;
- A temporary trailer is allowed to be parked on the property during the construction period;
- Duarte Construction is under contract to do the work;
- What happens if construction is not completed within the stated time frame;
- Challenges with differences between neighbors and applicant;

- Responsibilities of property ownership;
- Rights of property owners to do what they would like with their property but not at the risk of their neighborhood or neighbors;
- Two issues to be considered tonight, #1 administrative permit (items A & B in the Staff Report), and #2 the voluntary merger (item C in the Staff Report.)

Vice-chair Hinkle temporarily closed the public hearing and asked for a motion.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Larson, to adopt the three (3) findings of fact in the negative and Deny the Administrative Permit; and Approve the Voluntary Merger subject to seven (7) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Bernasconi, Larson, Cannon, Hinkle

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- October 28, 2010 Planning Commission meeting cancelled due to lack of agenda items;
- November 11, 2010 Planning Commission meeting cancelled in observance of the Veteran's Day holiday;
- Special Planning Commission meeting scheduled for November 18, 2010. Two items on the agenda;
- November 25, 2010 Planning Commission meeting cancelled in observance of Thanksgiving Day holiday.

Commissioner Larson expressed his thanks to Mr. Saraceni for attending tonight's meeting and his concerns for public safety.

ADJOURNMENT

Vice-chair Hinkle asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Bernasconi, to adjourn to the meeting of October 28, 2010. The motion passed unanimously at 7:56PM.