



Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Audrey Huisking,
Planning Commissioners Absent: Krista Bernasconi (Excused); Gordon Hinkle (Excused);
David Larson (Excused)
Staff Present: Chris Burrows, Senior Planner
Derek Ogden, Associate Planner
Ron Miller, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME 7:00PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS

Steven & Lynn Ramias addressed the Commission regarding their desire to maintain their 6' front yard fence stating that it served as a safety barrier to protect their four disabled children. They have received complaints from neighbors and have been cited by Code Enforcement who directed them to either remove the fence or substantially lower the height.

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 MARCH 10, 2011.

IV-B. TREE PERMIT – 5201 FIDDYMENT RD. & 10041 CROCKER RANCH RD. - WRSP F-17 BIKE TRAIL TREE PERMIT – FILE # 2011PL-001; PROJECT # TP-000122. The applicant requests approval of a Tree Permit to remove up to four (4) native oak trees totaling thirty-two (32) inches in diameter at breast height (DBH), and encroach into the protected zone of twenty (20) other oak trees to construct a required bike trail segment. Property Owner: Roseville Fiddymment Land Venture and City of Roseville. Project Applicant: Steve Hicks, Roseville Fiddymment Land Venture. (Ogden)

IV-C. PHASED LARGE LOT TENTATIVE MAP – SIERRA VISTA SPECIFIC PLAN – 6810 FIDDYMENT ROAD – FILE #2007PL-044; PROJECT #SUB-000145. The applicant requests approval of a Phased Large Lot Tentative Map to subdivide the Sierra Vista Specific Plan property into 162 large lots conforming to the land use plan adopted May 5, 2010. Owner/Applicant: Sierra Vista Owners Group. (Lindbeck) **THIS ITEM IS CONTINUED TO THE MEETING OF APRIL 28, 2011**

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Dugan, Brewer, Huisking

Noes:

Abstain: Cannon

Commissioner Cannon abstained from the minutes of March 10, 2011 due to his absence from the meeting.

NEW BUSINESS

V-A. CONDITIONAL USE PERMIT – 501 DEREK PLACE #140 – ROSEVILLE BREWING COMPANY - FILE# 2011PL-003; PROJECT# CUP-000067. The applicant requests approval of a Conditional Use Permit to operate a 2,500 sq. ft. micro-brewery production facility and tasting room. The tasting room will be open from 5PM – 8PM Monday – Friday and 2PM – 6PM on Saturdays. The facility will be closed, with no operations on Sundays. Per the Zoning Ordinance, approval of a Conditional Use Permit is required to operate a brewery in a Light Industrial (M1) zoning district. Applicant: Roseville Brewing Company, Kelly Rue. Owner: Kemper Properties, Kevin Kemper. (Miller)

Associate Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, Kelly Rue, Roseville Brewing Company, 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:

- Acknowledged efforts of applicant to be environmentally friendly with the brewing process, particularly with the processed grain by-product which will be used as cattle feed rather than landfill fodder;
- The size of the retail store and tasting room.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Cannon, to Adopt the three (3) findings of fact for the Conditional Use Permit; and Approve the Conditional Use Permit subject to twelve (12) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Dugan, Cannon, Brewer, Huisking

Noes:

Abstain:

V-B. CONDITIONAL USE PERMIT – 1021 JUNCTION BL. – NWRSP PCL 39 – H&L TOWING IMPOUND YARD – FILE # 2011PL-029; PROJECT #CUP-000069. The applicant requests approval of a Conditional Use Permit to operate an Impound Yard within a Light Industrial (M1) zone. All storage of automobiles and business operations will take place within the existing building. Applicant: Dain Lyon, H&L Towing & Recovery. Owner: Melissa Chapman, Roseville Business Park. (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, Dain Lyon, H&L Towing, 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:

- Status of H&L's Police Tow Rotation application;
- Confirmed that no auto repair would take place at this location other than ancillary repair and upkeep of tow vehicles.

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

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Brewer, to Adopt the three (3) findings of fact for the Conditional Use Permit; and Approve the Conditional Use Permit subject to five (5) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Cannon, Brewer, Dugan, Huisking

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Sunflower Farmers market to open May 11th
- New Sprouts Farmers market is now open.

ADJOURNMENT

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of April 28, 2011. The motion passed unanimously at 7:26 PM.