



Planning Commissioners Present: Krista Bernasconi, Sam Cannon, Robert Dugan, Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent: Don Brewer (Excused)

Staff Present: Paul Richardson, Director
Tricia Stewart, Associate Planner
Gina LaTorra, Associate Planner
Kevin Payne, Redevelopment Manager
Bill Aiken, Administrative Analyst Redevelopment
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME

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 APRIL 28, 2011.

IV-B. CONDITIONAL USE PERMIT – 900 GALLERIA BL – NCRSP PCL 63 – METRO PCS CELL TOWER CO-LOCATION – FILE #2011PL-020; PROJECT # CUP-000070. The applicant requests approval of a Conditional Use Permit to allow a 12-foot extension of an existing 139-foot tall PG&E tower with three new cellular antennas and construction of a 12' x 16' (192 sq. ft.) fenced, ground-mounted equipment area approximately 30' east of the existing tower. A Conditional Use Permit is required for increasing the height of cell towers that exceed 60' in height. Applicant: Metro PCS, Jerry Jazmadarian. Property Owner: PG&E, Jennifer Tracy. (Miller)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain:

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS. The City requests that the Planning Commission review and comment on the Downtown Parking Management Plan. This policy document will complete a key implementation task established in Chapter 6, Strategy 5.5.2b of the Downtown Specific Plan (DTSP); to manage the parking supply and demand in Downtown Roseville. (Aiken)

Redevelopment Administrative Analyst, Bill Aiken, presented the staff report. He and Redevelopment Manager, Kevin Payne, responded to questions.

There was discussion on the following:

- Average distance drivers are willing to park and walk to retail outlets (2-3 blocks);
- Feedback from Merchants regarding way finding signs along Riverside Ave;
- Way finding signs guide drivers to parking areas in the rear of buildings along Riverside Ave;
- Plan encourages staff to continually seek ways to mitigate parking and parking meters;
- Compliments for a fine report;
- Be aware of placement of surface parking that is being studied for parking around Royer Park and how it will affect residents who attend events at the Veterans Hall. Need to keep in mind those users who are less mobile need parking stalls near their sites. Current planned parking as listed in the DTSP would move parking too far for our Veterans who need close parking;
- Consider future metering system that would allow the vendor to provide a way for customers to contact vendor for copies of parking stickers and receipts.

Chair Huisiking invited comments from the Public. No comments were received.

Chair Huisiking thanked Bill Aiken and Kevin Payne for the presentation.

NEW BUSINESS

Chair Huisiking recused herself from the Alta Manor Phase 2 Public Hearing due to a possible conflict of interest. Vice-Chair Gordon Hinkle chaired this item.

V-A. DESIGN REVIEW PERMIT MODIFICATION – ALTA MANOR PHASE 2 – 930 OAK RIDGE DRIVE - FILE # 2005PL-100; PROJECT #DRP-000366. The applicant requests approval of a modification to the approved design for Phase 2 of the Alta Manor project, which consists of a 12,560 square foot (16 units) assisted living building fronting Oak Ridge Drive. Applicant: Ken Wang, Alta Manor. Property Owner: Daniel Fong. (Stewart)

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

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

Applicant, Ken Wang, Alta Manor, Roseville, 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.

Public Comment:

None

There was discussion on the following:

- Ownership has not changed since it was originally approved;
- Prior concerns with landscape;
- Neighborhood residents have no complaints with traffic generated at facility;
- Proposed façade not consistent with what was approved with the original Design Review Permit for proposed duplexes;
- New design keeps porch and patio presence;
- Keep cupola lighting to a minimum.

Bob Lindley, principal architect for this project, addressed the Commission regarding the cupolas.

- Cupolas are a recognizable icon and help bring in natural lighting to the interior;
- Neighborhood Association was involved in the planning of the design change.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Larson, to Adopt the two (2) findings of fact for the Design Review Permit Modification; and Approve the Design Review Permit Modification subject to sixty-six (66) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Dugan, Larson, Cannon, Bernasconi, Hinkle

Noes:

Abstain:

Chair Huisiking rejoined the Commissioners on the dais.

V-A. CONDITIONAL USE PERMIT – 2000 OPPORTUNITY DRIVE – WESTSIDE CHRISTIAN CHURCH – FILE # 2011PL-033 (CUP-000071). The applicant requests approval of a Conditional Use Permit to allow a community assembly use (Westside Christian Church) to operate within a Light Industrial (M1) zone. Property Owner: 7 Blocks of Granite. Project Applicant: Frank Mascaro, Westside Christian Church. (LaTorra)

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

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

Applicant, Frank Mascaro, Senior Pastor, Westside Christian Church, 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.

Public Comment:

None

There was discussion on the following:

- Property owners and residents within a 300' radius were notified of project;
- Traffic and parking issues between church services and Denios weekend activity;

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

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to Adopt the three (3) findings of fact for the Conditional Use Permit; and Approve the Conditional Use Permit subject to six (6) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Cannon, Hinkle, Bernasconi, Dugan, Larson, Huisiking

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Upcoming SACOG free Planning Commission training sessions;
- Review of summer Commission meeting calendar;
- No meeting on June 9, 2011;
- Weed Abatement;
- Heavy weeds at 400 Sunrise Av;
- Riverside Car Dealership follow up regarding parking cars in the landscape corridor;
- Update request for the Ladera Village (Adora) Condominium project;
- Stone House off Taylor Rd.

ADJOURNMENT

Chair Huisiking 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 June 9, 2011. The motion passed unanimously at 7:51PM.