

PLANNING COMMISSION MEETING JANUARY 26, 2012 MINUTES

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

Larson

Planning Commissioners Absent: Audrey Huisking, Krista Bernasconi

Staff Present: Paul Richardson, Director, Planning & Housing

Chris Burrows, Senior Planner Derek Ogden, Associate Planner Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS

Teresa Gemignani addressed the Commission regarding parking issues along Vernon Street. Staff will look at parking along Vernon Street efficiency behind the Magic Circle Theater.

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 DECEMBER 8, 2011.

IV-B. CONDITIONAL USE PERMIT – 10320 WOODCREEK OAKS BL. -- NRSP PCL DC-91 CELL TOWER EXTENSION – FILE# 2011PL-006; PROJECT #CUP-000076.

This Item has been pulled from the Consent Calendar by Commissioner Larson to be heard following the Consent Calendar.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Dugan, to approve the Minutes of December 8, 2011.

The motion passed with the following vote:

Ayes: Larson, Dugan, Brewer, Cannon, Hinkle

Noes: Abstain: IV-B. CONDITIONAL USE PERMIT – 10320 WOODCREEK OAKS BL. — NRSP PCL DC-91 CELL TOWER EXTENSION – FILE# 2011PL-006; PROJECT #CUP-000076. The applicant requests approval of a Conditional Use Permit to extend the existing cellular tower from 60 feet to 80 feet in height. Applicant / Property Owner: Neil Wiser, Fidelity Towers Inc. (Ogden)

Associate Planner, Derek Ogden, 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, Neil Wiser, Fidelity Towers, Inc., 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:

Resident, Stephen DesJardins, addressed the commission in favor of approving the project.

Commission Discussion:

- Concerned that the additional 20 feet in height would have an adverse esthetic effect on the surrounding neighborhood;
- Acknowledged need for stronger wireless signal in the North Roseville/Diamond Creek area;
- Acknowledged need for upgrading landscaping.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to Adopt the two (2) findings of fact for the Conditional Use Permit; and approve the Conditional Use Permit subject to fourteen (14) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Dugan, Brewer, Cannon, Hinkle

Noes: Larson

Abstain:

OLD BUSINESS

V-A. FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT & DRAFT SUBSEQUENT EIR – 3000 HAYDEN PARKWAY – FILE #S GPA-000059, SPA-000040, RZ-000053, DA-000044 & SCH#20100082075. The applicant requests approval to amend the West Roseville Specific Plan (WRSP) to accommodate 1,905 additional residential units (580 Low Density Residential units, 609 Medium Density Residential Units, and 716 High Density Residential Units) in Fiddyment Ranch Phases 1, 2, and 3. The revised land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, LDR (Pocket Parks), MDR and HDR, CC, P/R, OS, P/Q-P, and Right-of-way) within the project area. In addition, the project proposes to change development densities within certain Fiddyment Ranch residential parcels. Also requested is certification of a Draft Subsequent EIR that analyzed the environmental effects of the proposed project. Applicant: West Roseville Development Company, LLC, Roseville/Fiddyment Land Venture, LLC. (Miller) THIS ITEM IS CONTINUED OFF-CALENDAR.

NEW BUSINESS

V-A. MAJOR PROJECT PERMIT MODIFICATION AND DEVELOPMENT AGREEMENT AMENDMENT - 10000 DIAMOND CREEK BL. - NRSP PCL DC-31A - FILE# 2009PL-059; PROJECT #MPP-000035 & DA-

<u>000050.</u> The applicant requests approval of a Major Project Permit Modification to allow the construction of 84 medium density single family residential units along with associated landscaping, lighting, and two urban relief lots; and a Development Agreement Amendment will modify and detail ownership and maintenance responsibility of the urban relief lots. Applicant / Property Owner: Robert Walter, Black Pine Holdings. (Ogden)

Associate Planner, Derek Ogden, 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, Robert Walter, BlackPine Holdings, 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:

Stephen DesJardin addressed the Commission in support of the project.

Commission Discussion:

- This project does not increase density from the approved 2007 original project;
- Concern with increase of traffic and would like to see "No Parking" designations along Diamond Creek near Cooley Jr High as a way to limit traffic congestion before and after school;
- Trash collection plan- EU placed a condition requiring residents to move the trash can to the streets;
- Appreciation expressed for Developers' attention to detail on the home design.

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

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Dugan, to Adopt the two (2) findings of fact for the Major Project Permit Modification (Stages 1 & 2); Approve the Major Project Permit Modification (Stages 1 & 2) subject to sixty-five (65) conditions of approval; Recommend the City council adopt the five (5) findings of fact for the Development Agreement Amendment; and Recommend the City Council approve the Development Agreement Amendment, as submitted in the staff report.

The motion passed with the following vote:

Ayes: Larson, Dugan, Brewer, Cannon, Hinkle

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Engineering Manager, Chris Kraft, reported to Commission regarding Tour/Presentation of the T.O.C. scheduled for March 8, 2012 as part of the Planning Commission meeting;
- Staff was asked about possibility of slowing traffic on Blue Oaks Bl near Cooley Jr. High School;
- Staff was asked how school parking was determined. Commissioners have received complaints regarding the little or no parking availability around schools;
- Need for Public Parking near public facilities:
- No meeting on February 9, 2012.

ADJOURNMENT

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

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of February 23, 2012. The motion passed unanimously at 8:05 PM.