



# PLANNING COMMISSION MEETING FEBRUARY 23, 2012 MINUTES

Planning Commissioners Present: Krista Bernasconi, Donald Brewer, Sam Cannon, Robert Dugan,

Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent:

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Senior Planner Wayne Wiley, Associate Planner Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Brandy LeBeau, 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 OFJANUARY 26, 2012.

#### **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: Brewer, Larson, Hinkle, Dugan, Cannon

Noes:

Abstain: Huisking, Bernasconi

Chair Husking asked that the New Business item be heard before the special presentation.

# **NEW BUSINESS**

VI-A. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT MODIFICATION – 10221 FAIRWAY DRIVE – HRNSP PCL 46B BRAKEMASTERS BUILDING MODIFICATION – FILE # 2011PL-107; PROJECT # CUP-000077 & DRP-000414. The applicant requests approval of a Conditional Use Permit to allow an automotive repair use to operate within a Community Commercial zone; and a Design Review Permit Modification to modify the approved building design to accommodate a change of use from retail to automotive repair. The proposed changes will include minor alterations to the landscape and building façade. Applicant/Owner: Steve Thomas, Thomas Pacifica LLC. (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Andy Kwong, Calpo, Hom & Dong Architects, 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 at this time.

#### Commission Discussion:

- Drainage and where do automotive fluids go
- Parking for this project and the vehicles they are working on

Chair Huisking 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 three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit subject to two (2) conditions of approval; Adopt the two (2) findings of fact for the Design Review Permit Modification; and Approve the Design Review Permit subject to sixty-six (66) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes: Abstain:

# SPECIAL PRESENTATIONS/WORKSHOPS/REPORTS

V-A. STATE OF THE HOME BUILDING INDUSTRY (Dennis Rogers, North State Building Industry Association) Dennis Rogers made a presentation to the Commission on the current State of Home Building Industry that his organization represents.

# Commission Discussion:

- Land secure financing
- Foreclosure and the City's ability to rebound
- Return on investment (ROI)
- Land cost factor residual land factor
- Roseville Standards

The Commission thanked Dennis for his presentation and the information he shared.

### REPORTS/COMMENTS/COMMISSION/STAFF

# A. REPORTS FROM PLANNER

Chris Kraft, Engineering Manager updated the Planning Commission on the next meeting. Chris will be providing a video to watch on the Transportation Operations Center "TOC", then the meeting will conclude with a tour of the facility for the Commissioners.

# **ADJOURNMENT**

Chair Huisking asked for a motion to adjourn the meeting.

# **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of March 8, 2012. The motion passed unanimously at 7:55 PM.