



Planning Commissioners Present: Krista Bernasconi, Robert Dugan, Gordon Hinkle,
Bruce Houdesheldt, David Larson

Planning Commissioners Absent: Don Brewer, Sam Cannon

Staff Present: Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Derek Ogden, Associate Planner
Tricia Stewart, Associate Planner
Scott Gandler, Senior Engineer
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME 7:00PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Houdesheldt

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Hinkle asked if anyone wished to remove any items from the Consent Calendar for discussion.

A request to remove Items IV-B and IV-C was submitted.

Chair Hinkle asked for a motion to remove items IV-B and IV-C from the Consent Calendar and approve the remaining items as listed below:

IV-A. MINUTES OF AUGUST 9, 2012.

IV-D. 10001 DIAMOND CREEK BOULEVARD – NRSP PARCEL EV-1, ESKATON VILLAGE RESUBDIVISION – FILE #2012PL-052; PROJECT #MPP-000038 & SUB -000159. The applicant requests approval of a Major Project Permit Modification and Tentative Subdivision Map to merge and re-subdivide 36 residential lots in Eskaton Village Phase 2, resulting in 25 lots. Owner: Paul Eblen, Lakemont Village Roseville LLC. (Wiley)

MOTION

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

The motion passed with the following vote:

Ayes: Houdesheldt, Dugan, Larson, Bernasconi, Hinkle

Noes:

Abstain: Houdesheldt

Commissioner Houdesheldt abstained from the minutes of August 9, 2012 due to his absence from the meeting.

IV-B. REMOVED FROM CONSENT CALENDAR - 1424 WEST COLONIAL PW. – WEST COLONIAL ESTATES LOT 17 TREE PERMIT – FILE #2011PL-072; PROJECT #TP-000129 & V-000067. The applicant requests approval of a Tree Permit to allow the removal of 1 native oak tree and to encroach within the Protected Zone Radius (PZR) of 3 native oak trees to construct a single-family residence in the West Colonial Estates subdivision; and an Administrative Variance to encroach into the front yard setback, reducing the required 20' front yard setback to 18'. Owner/Applicant: Matt McKenzie, Premier United Communities. (Ogden)

Items removed from Consent by resident Richard Reeder, to address his concerns regarding front yard setback reduction, and removal and encroachment of native oaks trees.

Both items will be heard simultaneously, but separate action will be taken.

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

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

Applicant, Kevin Wytrip, Premier United Communities, 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.

Arborist of record, Nichole Harrison, Auburn, CA, addressed questions from the Commission regarding age, lifespan and condition of native oak trees on both parcels.

Public Comment:

- Richard Reeder, resident, expressed his objection to the 18' front yard setback variance, and requested that the builder look at placing a smaller home with a smaller footprint on Lot 17, saying a smaller home would stop the need for tree removal and encroachment on other trees.

Commission Discussion:

- Review of City's Tree Permit process regarding tree removal prior to construction;
- Removal of less viable oak trees enables the older, healthier trees better opportunity to flourish;
- Review of City's Tree Mitigation Program;
- Both applications consistent with Oak Tree Preservation Ordinance;
- Appreciation extended to Mr. Reeder for writing and expressing his concerns to the Commission.

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Larson, to Adopt the two (2) findings of fact for the Tree Permit; Approve the Tree Permit subject to nineteen (19) conditions of approval; Adopt the three (3) findings of fact for the Administrative Variance; and Approve the Administrative Variance subject to the two (2) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Houdesheldt, Larson, Bernasconi, Dugan, Hinkle

Noes:

Abstain:

IV-C. REMOVED FROM CONSENT CALENDAR - 1400 WEST COLONIAL PW. – WEST COLONIAL ESTATES LOT 7 TREE PERMIT – FILE # 2012PL-058; PROJECT #TP-000130. The applicant requests approval of a Tree Permit to allow the removal of 2 native oak trees and to encroach within the Protected Zone Radius (PZR) of 2 native oak trees to construct a single-family residence in the West Colonial Estates subdivision. Owner/Applicant: Matt McKenzie, Premier United Communities. (Ogden)

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Bernasconi, to Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit Modification subject to nineteen (19) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Dugan, Bernasconi, Larson, Houdesheldt, Hinkle

Noes:

Abstain:

NEW BUSINESS

Commissioner Larson recused himself from this item due to a conflict of interest.

V-A. CONDITIONAL USE PERMIT MODIFICATION - AMERICAN MONTESSORI ELEMENTARY – 143 CLINTON AVE. - FILE# 2012PL-066; PROJECT #CUP-000078. The applicant requests approval of a Conditional Use Permit Modification to allow a private elementary school to operate in an existing building in a Two-Family Residential (R2) zone. Applicant: American Montessori Elementary, Serena Azadan. Property Owner: The Rock of Roseville, Kenneth Wahlberg. (Stewart)

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

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

Applicant, Serena Azadan, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- None

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Bernasconi, to Adopt the two (2) findings of fact for the Conditional Use Permit Modification; and Approve the Conditional Use Permit Modification subject to ten (10) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Houdesheldt, Bernasconi, Dugan, Hinkle

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

REPORTS FROM PLANNER

- Planning Commission Meeting for September 13, 2012 is cancelled.

COMMISSION COMMENTS

- Happy birthday to Commissioner Dugan who is celebrating his birthday today.

- Welcome to Commissioner Houdesheldt who was recently appointed to the Planning Commission by the City Council.

ADJOURNMENT

Chair Hinkle asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Dugan, to adjourn to the meeting of September 27, 2012. The motion passed unanimously at 7:47 PM.