

PLANNING COMMISSION MEETING JANUARY 24, 2013 MINUTES

Planning Commissioners Present: Krista Bernasconi, Sam Cannon, Gordon Hinkle, Julie Hirota, Bruce

Houdesheldt, Joseph McCaslin

Planning Commissioners Absent: David Larson (Excused)

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Principal Planner Nela Luken, Principal Planner Steve Lindbeck, Project Planner Joe Allen, Planning Systems Analyst Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

WELCOME 7:04 PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Bernasconi

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

Chair Hinkle asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF OCTOBER 25, 2012.

IV-B. TENTATIVE SUBDIVISION MAP – 1551 PARKSIDE WY. – NRSP PARCEL DC-31B VILLAGE 2 – FILE #2005PL-161 (SUB-000169). The applicant requests approval of a Tentative Subdivision Map to allow the 0.65 acre lot to be subdivided into six (6) medium-density single family lots. Applicant – Jack Remington, Andregg Geomatics. Property Owner – Stephen Des Jardins, BBC Diamond Creek. (Ogden)

IV-C. MAJOR PROJECT PERMIT MODIFICATION – 1116 GALLERIA BOULEVARD – NCRSP PARCEL 36 – THE RIDGE AT CREEKSIDE ENHANCEMENTS – FILE # 2012PL-097 (MPP-000040). The applicant requests approval of a Major Project Permit Modification to remodel seven tower features throughout the site, establish a new color palette for the Ridge at Creekside, and repaint four of the eight pad buildings located within the center. Applicant – Brian Williams, Perkins, Williams & Cotterill Architects. Property Owner – Trey Gundlach, Evergreen/Britannia LJV. (Wiley)

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Bernasconi, Houdesheldt, Hirota, McCaslin, Hinkle

Noes:

Abstain:

NEW BUSINESS

V-A. GENERAL PLAN AMENDMENT - TWO TECHNICAL UPDATES TO THE GENERAL PLAN: 1) UPDATE THE INFILL RESIDENTIAL UNIT ALLOCATION; AND 2) UPDATE THE "PERSONS PER HOUSEHOLD" FACTOR TO BE CONSISTENT WITH THE 2010 CENSUS - FILE # 2012PL-087 (GPA-000066). The Planning Department requests approval of a technical update to the General Plan residential unit allocation for the Infill Area based on an analysis of all residential parcels in the Infill. This revision is needed to update the City's Geographic Information System database in preparation for integration into a new permit tracking system, which is expected be operational in the 2nd guarter of 2013. This unit verification effort will not change any property's zoning or change the development potential of any undeveloped or underdeveloped residential property in the Infill Area. The Planning Department also proposes to update the General Plan persons per household factor based on data from the 2010 U. S. Census. This number is used to convert unit allocation to population and is also used for calculating capacity analyses. This update does not alter any General Plan goals or policies. Applicant: City of Roseville. (Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

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

There was no discussion.

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

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner McCaslin, to Recommend that the City Council amend the General Plan to incorporate the infill unit allocation numbers as shown in Exhibit A, and to amend the General Plan to revise the persons per household number to 2.61, revising all references and calculations using this number as shown in Exhibit A, and as submitted in the staff report.

The motion passed with the following vote:

Ayes: Cannon, McCaslin, Bernasconi, Houdesheldt, Hirota, Hinkle

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Chair Hinkle welcomed new Commissioners Julie Hirota and Joe McCaslin, and thanked out-going Commissioners Robert Dugan and Don Brewer for their service.

A. REPORTS FROM PLANNER

B. ELECTION OF DESIGN COMMITTEE ALTERNATE

Commissioner Bernasconi made the motion, which was seconded by Commissioner Cannon to nominate Commissioner Houdesheldt to serve as Design Committee Alternate.

The motion passed with the following vote:

Bernasconi, Cannon, Houdesheldt, Hirota, McCaslin, Hinkle Aves:

Noes: Abstain:

Commission/Staff Discussion:

- Update on Town Square progress;
- Update on property status at the SE corner of Sunrise and Douglas;
- Thanks were expressed to the City, Contractors, and Subs for the Fiddyment Road improvements;
- Status of Eureka I-80 interchange improvements;
- Review of upcoming projects that will be brought before the Planning Commission in 2013;
- City Council updates;
- The Planning Commission meeting scheduled for February 14, 2013 is cancelled.

ADJOURNMENT

Chair Hinkle asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of February 28, 2013. The motion passed unanimously at 7:30 PM.