



Planning Commissioners Present: Krista Bernasconi, Sam Cannon, Gordon Hinkle, Julie Hirota, Bruce Houdesheldt, David Larson, Joseph McCaslin

Planning Commissioners Absent:

Staff Present: Paul Richardson, Planning Director  
Chris Burrows, Principal Planner  
Derek Ogden, Associate Planner  
Chris Kraft, Engineering Manager  
Robert Schmitt, Assistant City Attorney  
Carmen Bertola, Recording Secretary

**WELCOME** – 7:00pm

**PLEDGE OF ALLEGIANCE** - Led by Commissioner McCaslin

**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 FEBRUARY 28, 2013.**

**IV-B. TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 2801 PLEASANT GROVE BL – SVSP WESTBROOK LARGE LOT TENTATIVE MAP – FILE #2011PL-043; PROJECT #SUB-000168 & AP-000442.**

The applicant requests approval of a Tentative Subdivision Map and Administrative Permit to subdivide approximately 400 acres into 40 large lots to match the Sierra Vista Specific Plan (SVSP) Land Use Map and to make a minor revision to the SVSP by dividing two Low Density Residential (LDR) large lots into four LDR large lots with no increase to the number of dwelling units. Applicant: John Tallman, Westpark Associates. Property Owner: Jeff Jones, Westpark SV 400. (Miller)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Cannon

Commissioner Cannon abstained from the minutes due to his absence from the meeting of February 28, 2013.

## **NEW BUSINESS**

### **V-A. CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT MODIFICATION – MERRYHILL SCHOOL OF ORLANDO AV. – 1115 ORLANDO AV. – FILE #2013PL-007; PROJECT #CUP- 000081 & DRP-000479.**

The applicant requests approval of a Conditional Use Permit and Design Review Permit Modification to operate a private school serving pre-kindergarten through eighth grades; including renovation of the existing 19,160 square foot office building and adding outdoor play areas. Applicant: Neil Garawitz, Nobel Learning Communities. Property Owner: Dan Hrdy, Valley Oak Investments LP. (Ogden)

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

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

Mark Eshelman, Panattoni Development, representing the Applicant, 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.

Neil Garawitz, Nobel Learning Communities, Applicant, responded to questions from the Commission.

#### *Public Comment:*

None.

#### *Commission Discussion:*

- Requested clarification of mitigation measures for control of student drop-off/pick-up flow around the building;
- During peak times, the drop-off/pick-up route will be a controlled one way only; all other times the traffic flow will be flexible;
- Consider red curbing of Orlando Ave near the school ingress/egress points; or prohibit parking along Orlando near the school;
- School will serve approximately 100 families;
- Speed limit on Orlando Ave and the impact the peak times will have on traffic flow;
- Possibility of Student loading zone;
- Location of nearby Pedestrian and Bike Lanes;
- Parking lot ingress and egress will be blocked at night to prevent unauthorized parking;
- No night lighting of proposed basketball court, only security lighting;
- Air District comments only recommendations and not requirements.

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

## **MOTION**

Commissioner Larson made the motion, which was seconded by Commissioner McCaslin, to Adopt the Mitigated Negative Declaration; Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit subject to seven (7) conditions of approval; Adopt the two (2) findings of fact for the Design Review Permit Modification; and Approve the Design Review Permit Modification subject to seventy-two (72) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

## **REPORTS/COMMENTS/COMMISSION/STAFF**

### *Reports from Planner*

- Engineering Manager, Chris Kraft, reported that Development Services Engineering is working with Placer County Public Works to modify a fee that has been in place since 2004. The City/County Fee is a mitigation fee for traffic improvements along Baseline Rd and Walerga Rd. The update will now encompass the Sierra Vista and Creekview developments. Some of the scope was also changed, raising the development impact fee per single family unit an average of \$64.00. This update will go before the Roseville City Council and the Placer County Board of Supervisors and will apply to both City and County projects.
- Staff announced plans for updating the Commission Packet process by going digital and supplying Commissioners with Wi-Fi only iPads, enabling all Planning Commission documents to be delivered electronically. This change will take place over the summer.
- Planning Director, Paul Richardson announced his retirement on July 11, 2013.

### *Commission Comments & Questions*

- California Backyard retail area looks much cleaner. Staff will follow up with the closed Jack in the Box owners on Douglas Bl to look at site maintenance.
- Kudos to the Code Enforcement Department for a job well done.
- Parcel 49 at Washington and Blue Oaks Bl may be sold.
- Douglas Bl/Sunrise Ave, just east of the freeway, weeds are bad. It is within the Caltrans right of way. Staff will follow up.
- Old Roseville Hospital site is available for lease.
- An application has been submitted for DC-31.
- Weeds along Parkside are tall and are scheduled for mowing.

## **ADJOURNMENT**

Chair Hinkle 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 May 9, 2013. The motion passed unanimously at 7:48PM.