



Planning Commissioners Present: Bruce Houdesheldt, Charles Krafka, David Larson, Joseph McCaslin

Planning Commissioners Absent: Krista Bernasconi, Julie Hirota, Gordon Hinkle

Staff Present: Chris Burrows, Planning Manager
Ron Miller, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Krafka

SPECIAL PRESENTATION

Resolution of Recognition on behalf of Sam Cannon for his Planning Commission Service

ORAL COMMUNICATIONS - None

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JUNE 27, 2013.

MOTION

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

The motion passed with the following vote:

Ayes: McCaslin, Houdesheldt, Krafka, Larson

Noes:

Abstain:

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT MODIFICATION & TENTATIVE SUBDIVISION MAP – 1731 PLEASANT GROVE BL – NRSP PCL WW-41 PASEO DEL NORTE - FILE # 2013PL-027 (DRP-000492 & SUB-000175). The applicant requests approval of a Design Review Permit Modification to modify unit designs and a Tentative Subdivision Map to merge and re-subdivide 100 townhouse lots into 74 detached single family residential lots.

Applicant: Frances Knight, K Hovnanian Forecast Homes Northern CA, Inc. Property Owner: Richard Balestreri, K Hovnanian Forecast Homes Northern, Inc. (Miller)

Associate Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, Frances Knight, K. Hovnanian Forecast Homes Northern CA Inc, addressed the Commission, introduced her staff 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:

- Acknowledge excellent upkeep of current subdivision;
- Occupancy of existing 25 units;
- Review of Ingress and Egress from subdivision;
- Public outreach efforts/neighbor feedback.

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin, to Adopt the two (2) findings of fact for the Design Review Permit Modification; Approve the Design Review Permit Modification subject to sixty-four (64) conditions of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map; and, Approve the Tentative Subdivision Map subject to fifty-four (54) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Houdesheldt, McCaslin, Krafka, Larson

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Engineering Manager, Chris Kraft, reported back to Commission regarding roadway and landscape improvements on Eureka Rd.

A. ELECTION OF CHAIR AND VICE-CHAIR, PLANNING COMMISSION

B. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE & ALTERNATE

Commissioner McCaslin made the motion, which was seconded by Commissioner Houdesheldt, to postpone the election of Chair and Vice-Chair for the Planning Commission; and Design Committee Representative and Alternate to the meeting of August 22, 2013 due to the absence of three Commission members from tonight's meeting.

The motion passed with the following vote:

Ayes: McCaslin, Houdesheldt, Krafka, Larson

Noes:

Abstain:

Acting Chair Larson acknowledged the tragic passing of two active City of Roseville Employees, Bob Garrison, Director of the Utility Exploration Center, and Principal Planner, Nela Luken and her 9 year old daughter, Sidney Luken. All were taken in separate vehicle accidents. The Planning Commissioners and the Roseville Community extend their deepest sympathies to their grieving families and dearest friends. Bob and Nela leave a legacy of

love and dedication to improving Roseville through their careers with the City, and giving back to the Community through their personal volunteer efforts. They will be greatly missed.

Principal Planner, Chris Burrows, shared his personal thoughts on the passing of his friend and colleague, Nela Luken and her daughter, Sidney. Her tireless efforts in bringing the West Roseville Specific Plan (among others) to fruition will be enjoyed for generations to come. Chris and Nela worked closely together for over twenty years.

ADJOURNMENT

Acting Chair Larson asked for a motion to adjourn the meeting in memory of Bob Garrison, and Nela and Sidney Luken.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin, to adjourn the meeting in memory of Bob Garrison, and Nela and Sidney Luken, and adjourn to the meeting of August 22, 2013. The motion passed unanimously at 7:26 PM.