

# PLANNING COMMISSION MEETING JANUARY 23, 2014 MINUTES

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

Charles Krafka, David Larson, Joseph McCaslin

Planning Commissioners Absent: None

Staff Present: Chris Burrows, Planning Manager

Ron Miller, Associate Planner Derek Ogden, Associate Planner

Marc Stout, City Engineer

Robert Schmitt, Assistant City Attorney Julie Pistone, Recording Secretary

### **WELCOME**

PLEDGE OF ALLEGIANCE - Led by Commissioner Houdesheldt

**ORAL COMMUNICATIONS** None.

## **CONSENT CALENDAR**

Chair Hinkle & Commissioner Bernasconi recused themselves due to conflict of interest.

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

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

## IV-A. MINUTES OF DECEMBER 12, 2013.

IV-B. CONDITIONAL USE PERMIT – 9300 PRAIRIE WOODS WY – SBA & AT&T CELLULAR MONOPOLE – FILE # 2013PL-040 (CUP-000087). The applicant requests approval of a Conditional Use Permit to construct an 80 foot tall monopine with 9 antennas and install ground-mounted equipment within a 50' x 50' lease area enclosed by a chain link fence with slats, 8 feet in height. Applicant: Streamline Engineering & Design, Alyse Mathis. Owner: Roseville City School District, Dennis Snelling. (Miller)

#### **MOTION**

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

The motion passed with the following vote:

Ayes: McCaslin, Hirota, Krafka, Larson, Houdesheldt

Noes: Abstain:

### **NEW BUSINESS**

V-A. CONDITIONAL USE PERMIT – 411 LINCOLN STREET – McRAE OPERA HOUSE CONDITIONAL USE PERMIT – FILE # PL13-0270. The applicant requests approval of a Conditional Use Permit to expand an existing Nightclub use by allowing patrons to utilize an enclosed patio area (enclosure) at the rear of the McRae Opera House building. Applicant/Owner: Richard Ryan. (Miller)

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

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

Applicant, Richard Ryan, 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:**

• Susan Armstead, 9293 Moondancer Circle, addressed the commission to discuss Item IV-B. The item was previously closed and she was directed to submit her comments in writing as there is a 10-day appeal period.

### Commission Discussion:

- Building permit required before patio use
- Construction container sealed off
- Conditional Use Permit fee to be reduced to Administrative Permit fee in Historic District. Fee reduction to go before City Council on 2/19/2014

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 three (3) findings of fact for the Conditional Use Permit; and approve the Conditional Use Permit subject to thirteen (13) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes: Abstain:

V-B. MAJOR PROJECT PERMIT MODIFICATION, TENTATIVE SUBDIVISION MAP AND DEVELOPMENT AGREEMENT AMENDMENT – 1581 PARKSIDE WY. – NRSP PCL DC-31C – FILE # 2013PL-017. The applicant requests approval of a Major Project Permit Modification and Tentative Subdivision Map to allow the construction of 81 single family residential units along with associated landscaping and lighting. The Development Agreement Amendment will amend the number and type of units to be constructed on the parcel and also amend park fees and other obligations for the parcel. Applicant: Greg Bardini, Morton & Pitalo Inc. Owner: Stephen Des Jardins, BBC Diamond Creek LLC (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.

Owner, Stephen Des Jardins, BBC Diamond Creek LLC, 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

#### Commission Discussion:

- Park Fees
- Visitor parking usage by adjacent Lennar subdivision & Diamond Creek Commercial
- Metric in EU for water demand between single family units & multi-family units
- On street parking & long term planning for parking along Diamond Creek, Provence Village Drive, Lavande Drive & Parkside Way
- Recycled water use for this project
- Enhanced side elevations
- Commissioner Larson wanted to recognize applicants efforts, due diligence & attention to detail in addressing his concerns

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

#### **MOTION**

Commissioner Larson made the motion, which was seconded by Commissioner McCaslin, to adopt the two (2) findings of fact for the Major Project Permit Modification (Stages 1 & 2); approve the Major Project Permit Modification (Stages 1 & 2) subject to the four (4) conditions of approval; adopt the three (3) Findings of fact for the Tentative Subdivision Map; approve the Tentative Subdivision Map subject to sixty-nine(69) conditions of approval; Recommend the City Council adopt the five (5) findings of fact for the Development Agreement Amendment; and Recommend the City Council approve the Development Agreement Amendment as submitted in the staff report.

The motion passed with the following vote:

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

Noes: Abstain:

# REPORTS/COMMENTS/COMMISSION/STAFF

## Reports from Planner:

None

#### Commissioner Comments/Questions:

- Awhile back there was no right hand turn off of Taylor onto Eureka Rd. & recently noticed there's signage & flashing lights to discourage the right hand turn
- Traffic Operations Center tour
- Staff commended in getting the Duke Davis ground water wells activated starting Monday, Jan. 27<sup>th</sup>, as well as their cooperative efforts to notify residents
- Environmental Utilities Director, Kriz's City Council presentation regarding the water level of Folsom Lake (which was at 178,000 acre feet on Jan. 8<sup>th</sup>). Note: At 100,000 acre feet we lose the ability to draw from Folsom Lake
- To the students in the audience the importance of the historic times we are in
- Chris Kraft was correct regarding the # of cars going thru the metered light on Eureka Rd. at I-80 going west
- Phone number for water saving techniques & status of water situation
- Have a Planning Commission presentation on ASR History, etc.
- Water Wise home inspection Residents homes inspected for free to conserve water
- Thank you to Carmen Bertola, former Recording Secretary, for her years of service & a happy retirement.
- Welcome Julie Pistone as the new Recording Secretary

# **ADJOURNMENT**

Chair Hinkle asked for a motion to adjourn the meeting.

# **MOTION**

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Larson, to adjourn to the meeting of February13, 2014. The motion passed unanimously at 7:55 PM.