



Planning Commissioners Present: Krista Bernasconi, Julie Hirota, Bruce Houdesheldt, Charles Krafka, David Larson, Joseph McCaslin

Planning Commissioners Absent: Justin Caporusso (excused)

Staff Present: Chris Burrows, Planning Manager
Greg Bitter, Principal Planner
Lauren Hocker, Associate Planner
Marc Stout, City Engineer
Robert Schmitt, Assistant City Attorney
Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Hirota

Commissioner Houdesheldt arrived at 7:02 P.M.

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

IV-A. MINUTES OF SEPTEMBER 11, 2014.

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

Commissioner Hirota made a correction to the minutes of September 11, 2014 on page 3 under Nightclub Uses, Commission Discussion. PBID stands for Property Business Improvement District, not Property Based Improvement District.

Chair Larson asked for a motion to approve the CONSENT CALENDAR as listed.

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain:

Planning Manager, Chris Burrows, introduced Associate Planner, Lauren Hocker, to the commission as this is her first presentation before the Planning Commission.

NEW BUSINESS

V-A. TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION – 3801 MINERS RAVINE DRIVE – SRSP PARCEL 54 ELLIOTT HOMES “VERANDA” – FILE# PL13-0314. The applicant requests approval of entitlements for approximately 14.56 acres of land within the Stoneridge Specific Plan area, including: a Design Review Permit for a Residential Subdivision and a Tentative Subdivision Map to create 149 single-family residential lots and 8 common area lots. Applicant: Price Walker, Elliot Homes, Inc.

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

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

Applicant, Price Walker, Elliott Homes, 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:

- Are there similar subdivisions in Roseville?
- Is this the first subdivision with Stormwater pavers?
- Are there any bike trails or a neighborhood park?
- Is this alley loaded layout, without a driveway, the trend for medium density residential?
- Street parking – Will the HOA, have guidelines to make sure garages are not used for storage?

Staff Response:

- Diamond Creek 31 is a similar subdivision with alleys, paseos and common areas.
- Elliott Homes plans to build a park across the street.
- Alley loaded residential design is one way to achieve medium densities. Other ways that have been used are courtyards & t-courts where units are accessed off a common drive isle. There are a couple projects in the North Central or Highland Reserve area. Alleys are the more common design and are listed in our design guidelines as an option.

Houdesheldt commended the applicant for the use of storm water pavers.

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

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner Bernasconi, to adopt the two findings of fact for the Design Review Permit for a Residential Subdivision and; approve the Design Review Permit for a Residential Subdivision with five conditions of approval; adopt the three findings of fact for the Tentative Subdivision Map; and approve the Tentative Subdivision Map, subject to sixty-eight (68) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner:

- No meeting October 9th
- Next meeting will be October 23rd.

Commissioner Comments/Questions:

- Commissioner Houdesheldt asked about Lauren Hocker's background.
- Principal Planner, Greg Bitter, stated that Lauren has been with the city for 4 months & is a Roseville resident. She came from the County of Sacramento where she worked for 10 years. She worked in their Department of Environmental Review and has extensive CEQA (California Environmental Quality Act) experience as well as current planning experience.

ADJOURNMENT

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Bernasconi, to adjourn to the meeting of October 23, 2014. The motion passed unanimously at 7:21 P.M.