



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

Planning Commissioners Absent: None

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

## WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Caporusso

ORAL COMMUNICATIONS None.

## CONSENT CALENDAR

### IV-A. MINUTES OF NOVEMBER 13, 2014.

IV-B. ADMINISTRATIVE PERMIT – 1906 TAYLOR RD. – BANGKOK CAFE – FILE# PL14-0583. The applicant requests approval of an Administrative Permit to reduce the required parking for the commercial center by seven (7) spaces. Applicant: Del Masters, Capital Roseville, LLC

IV-C. TREE PERMIT – 2601 NORTH HAYDEN PARKWAY – WEST ROSEVILLE SPECIFIC PLAN (WRSP) PARCEL F-85 – FILE# PL14-0464. The applicant requests approval of a Tree Permit to authorize removal of five native oak trees. Four trees will be removed for construction of an off-site sewer trunk line under Pleasant Grove Creek and one tree will be removed for grading associated with future development of Fiddymont Ranch Residential Village F-6C. Applicant: Stephen Miller, Signature Homes. **THIS ITEM WILL BE CONTINUED OFF CALENDAR.**

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

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

## MOTION

Commissioner McCaslin 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, Bernasconi, Caporusso, Houdesheldt, Krafka, Larson

Noes:

Abstain: Hirota

## **NEW BUSINESS**

### **V-A. TENTATIVE SUBDIVISION MAP AND ADMINISTRATIVE PERMIT – 3251 NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-13 A & B – FILE# PL14-0397.**

The applicant requests approval of a Tentative Subdivision Map to allow the creation of 254 single-family lots, one (1) park lot, six (6) open space lots, and two (2) landscape lots and an Administrative Permit to reallocate three (3) units from Parcel F-12 to Parcel F-13A and two (2) units from Parcel F-12 to Parcel F-13B. Applicant: David L. Ash, ATC Realty, LLC

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, Steve Miller, Signature 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:

- Clarification of units going up and density going down.
- Clarification of the Community Garden.

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

## MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Krafka, to adopt the three (3) findings of fact for the Administrative Permit; approve the Administrative Permit as shown in Exhibit A; adopt the three (3) findings of fact for the Tentative Subdivision Map; and approve the Tentative Subdivision Map subject to eighty-one (81) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

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

#### Reports from Planner:

- Principal Planner, Greg Bitter, reported that a Parking Workshop will be held the last week in January or the first week in February. Also included in the workshop will be medium density home design.
- Chair Larson requested that the Neighborhood Associations be notified about the workshop.

#### Commissioner Comments/Questions:

- Safety concerns with the bike lane while cars are making a U-turn at the intersection at Stanford Ranch Rd & Five Star Bl. Chair Larson was informed by staff that a traffic report has been ordered.

Development Director, Kevin Payne, addressed the Commission to report that Planning Manager, Chris Burrows, is retiring in January after 28 years with the City. He expressed his appreciation for his dedication, support and friendship throughout the years. He shared his thoughts as well as some of the many highlights of Chris' accomplishments and contributions during his time with the City. He presented Chris with a certificate of appreciation and a plaque from the City for his outstanding service, vision & leadership and as a liaison for the Planning Commission and Design Committee.

Chris Burrows addressed the Commission to express his appreciation and thank them for their service to the community. He also expressed his appreciation to staff and thanked his family for their support.

Julia Burrows addressed the Commission and staff to share her thoughts and a few memories she has during her and Chris' time with the City.

Each of the Commissioners shared their sincere appreciation for Chris, his service, dedication and loyalty to the City and the community and the legacy he helped create. They thanked him for his seamless support and wished him the best in his retirement.

## **ADJOURNMENT**

Chair Larson asked for a motion to adjourn the meeting.

## **MOTION**

Commissioner Bernasconi made the motion, which was seconded by Commissioner Caporusso, to adjourn to the meeting of January 22, 2015. The motion passed unanimously at 7:40 P.M.