



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

Planning Commissioners Absent: Krista Bernasconi

Staff Present: Greg Bitter, Principal Planner
Lauren Hocker, Associate Planner
Derek Ogden, Associate Planner
Wayne Wiley, Associate Planner
Marc Stout, City Engineer
Robert Schmitt, Assistant City Attorney
Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner McCaslin

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

IV-A. MINUTES OF DECEMBER 11, 2014.

IV-B. TENTATIVE SUBDIVISION MAP – 1836 SIERRA GARDENS DR – SO. PLACER BUSINESS PARK OFFICE CONDO CONVERSION – FILE# PL14-0594. The applicant requests approval of a Tentative Subdivision Map to create 21 office condominiums within four existing office buildings. The application also includes a request to waive the requirement for a final map. Applicant: Timothy G. Blair, Surveyors Group, Inc. Owner: James Ballard, The STG Group (McColl)

IV-C. CONDITIONAL USE PERMIT – 8990 WASHINGTON BL – NCRSP PCL 49 – PGE TOWER INCREASE – FILE# PL14-0563. The applicant requests approval of a Conditional Use Permit to replace an existing cellular extension that is located on top of a lattice power transmission tower. The existing tower and cellular extension is approximately 140 feet in height and the new extension will be approximately 144 feet in height with the new cellular extension. The project also includes related cellular antennas and ground equipment. Applicant: Jerome Wade, Verizon Wireless. Owner: Nancy Short, Bayside Covenant Church (Ogden)

IV-D. CONDITIONAL USE PERMIT – 1550 MAIDU DR – TELECOMMUNICATIONS MONOPOLE – FILE# PL14-0442. The applicant requests approval of a Conditional Use Permit to; 1) construct a 92' monopole; 2) install 8 telecommunications antennas above stadium lights on the pole, and; 3) install ground-mounted equipment within a 30' x 30' lease area enclosed by a chain link fence with slats, 8 feet in height. Applicant: Charnel James, Verizon Wireless. Owner: Tara Gee, City of Roseville (Miller)

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

The motion passed with the following vote:

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

Noes:

Abstain:

NEW BUSINESS

V-A. REZONE, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION & TREE PERMIT – 4051 FOOTHILLS BL – NWRSP PARCEL 47 – FILE# PL14-0297.

The applicant requests approval of a Rezone to change the zoning of the property from Single Family Residential (R1) to Residential Small Lot/ Development Standards (RS/DS); a Tentative Subdivision Map to create 59 lots; a Design Review Permit for Residential Subdivision (DRRS) to establish unit designs and development standards for the subdivision; and a Tree Permit to remove one 53' native oak tree and encroach into the protected zone of three other trees. Applicant: David Cobbs, Baker-Williams Engineering Group. Owner: John Mourier, John Mourier Construction Inc. (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Tim Taron, representing JMC 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:

- Ingress and egress onto Main Street
- Recap the issues presented at the neighborhood community meeting
- Restricted turning movements
- Home elevations along Foothills Bl
- Enhancements of home exteriors
- Mitigation of tree proposed to be removed
- Impacts on the adjacent neighbors
- Lot A & Lot 69, 70,71 (lot 1 & lot 59 on exhibit C) - construct a solid wood fence to alleviate headlights shining into neighbors' homes
- Lot 38 & Lot 50 fencing

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

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Houdesheldt, to recommend the City Council adopt the two (2) findings of fact for the Rezone; recommend that the City Council approve the Rezone; adopt the three (3) findings of fact for the Tentative Subdivision Map; approve the Tentative Subdivision Map subject to eighty (80) conditions of approval; adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; approve the Design Review Permit for Residential Subdivision with four (4) conditions of approval; adopt the two (2) findings of fact for the Tree Permit; and, approve the Tree Permit with twenty-one (21) conditions of approval as submitted in the staff report and amended as follows:

81. A solid wood fence shall be constructed along the northern perimeter of the subdivision, in order to reduce lighting impacts from vehicles traveling down the dead end street and shining headlights into the backyards of the existing homes. An enhanced fencing detail, consistent with this condition, shall be shown on the improvements plans, to the satisfaction of the Planning Division. (Planning)

The motion passed with the following vote:

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

Noes:

Abstain:

V-B. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT MODIFICATION – 8150 INDUSTRIAL BL – BRIDGEWAY CHRISTIAN CHURCH – FILE# PL14-0389. The applicant requests approval of a Conditional Use Permit to allow a community assembly use (Bridgeway Christian Church) to operate within a General Industrial (M2) zone, and a Design Review Permit Modification to allow a small expansion of an existing building. Applicant: Justin Storm, Bridgeway Christian Church. Owner: John Apostolos, Consolidated Communications (Hocker)

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, Justin Storm, Bridgeway Christian Church, 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:

- Examples of other church uses in industrial zones
- Influx of numerous cars at one time
- Room for existing business to expand
- Design allowances for signage
- Proposed budget for building improvements
- Expected staff growth
- Excellent use for this property

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Hirota to adopt the Mitigated Negative Declaration and Mitigated Monitoring Program, adopt the three (3) findings of fact for the Conditional Use Permit, approve the Conditional Use Permit subject to eleven (11) conditions of approval; adopt the two findings of fact for the Design Review Permit Modification, and, approve the Design Review Permit Modification subject to fourteen (14) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

V-C. MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) & MAJOR PROJECT PERMIT (STAGE 2) – 1460 STONE POINT DR – STONE POINT PARCELS 8 & 9 – FILE# PL14-0350. The applicant requests approval of a Major Project Permit (Stage 1 & 2) to allow the construction of two 90,000 square foot medical office buildings on the site. Both building sites include parking areas, frontage improvements, lighting and landscaping. The applicant also requests a Major Project Permit Modification to reduce the amount of required parking for the medical offices. Applicant/Owner: Steve Vannatta, Cordova 83 Properties (Ogden)

Commissioner Krafka declared he has a conflict of interest due to his company working with the owner on some of his projects. He asked to be recused and then left the dias.

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

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

Applicant, Travis Batts, Cordova 83, 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:

- Assurance that the glare from the glass on the buildings won't affect nearby homeowners.
- Safeguards against a more intensive parking use
- Clarification of temporary occupancy permit
- Expectations for maximum occupancy
- Complimented the project and expressed appreciation for making the investment in our community

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

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner McCaslin, to adopt the Negative Declaration; adopt the two (2) findings of fact for the Major Project Permit Modification (Stage 1); approve the Major Project Permit Modification (Stage 1) subject to eighty-nine (89) conditions of approval; adopt the two (2) findings of fact for the Major Project Permit (Stage 2); and, approve the Major Project Permit Modification (Stage 2) subject to eighty-nine (89) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Hirota, McCaslin, Houdesheldt, Caporusso, Larson

Noes:

Abstain:

Commissioner Krafka returned to the dias.

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner:

- Principal Planner, Greg Bitter reminded the Commission about the Public Workshop on February 5, 2015 on Parking and Compact Residential Design Guidelines.

Commissioner Comments/Questions:

- More thorough discussion about parking
- Discuss walkability, air quality, transportation at the Parking Workshop
- Clarity of the threshold for parking of small businesses
- RCONA Board invited to Public Workshop; follow up to see if they received it
- Condition 18 of the Tree Permit on Item VA - Clarification of mitigation measures and the expense/cost of removing the tree.

ADJOURNMENT

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to adjourn to the meeting of February 12 2015. The motion passed unanimously at 8:20 P.M.