



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

Planning Commissioners Absent:

Staff Present: Greg Bitter, Planning Manager
Lauren Hocker, Associate Planner
Derek Ogden, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Houdesheldt

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

IV-A. SPECIAL WORKSHOP MINUTES OF FEBRUARY 5, 2015.

IV-B. REVISED MINUTES OF FEBRUARY 26, 2015.

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

Chair Larson stated that the Commissioners have received a copy of revised minutes of February 26, 2015.

Recording Secretary, Julie Pistone, stated that non-substantive changes were made by the City Attorney's office. They are as follows:

- We struck the word temporarily from the section dealing with closing the hearing.
- In relation to the conflict of interest, Commissioner Krafka not only left the dias but he left the meeting.

IV-C. MAJOR PROJECT PERMIT EXTENSION (STAGE 2) NERSP PARCEL 15, LOTS 6 & 7 – 1401 & 1421 EUREKA RD (1445 EUREKA ROAD) – FILE# 2006PL-053. The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 2 that was originally approved March 8, 2007 under MPP-000005. The MPP Stage 2 entitlement permitted the development of two six-story office buildings on Lots 6 & 7 within the Stone Point Master Plan area. The applicant is also requesting to amend the Covenants, Conditions and Restrictions (CC&R's) for the property. Applicant: Todd Chambers, The Chambers Company (Ogden)

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

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain:

NEW BUSINESS

V-A. ADMINISTRATIVE PERMIT FOR A LARGE FAMILY DAY CARE – 2325 STAGHORN WAY – EL SOL BILINGUAL DAYCARE AND PRESCHOOL – FILE# PL15-0021. The applicant requests approval of an Administrative Permit to allow a Large Family Day Care to operate within a single-family residence. The request will allow a daycare facility serving fourteen (14) or fewer children receiving supervision for periods of less than 24 hours. Applicant/Owner: Marisol Keizer, Homeowner (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.

Applicants, Marisol Keizer & Brad Keizer, addressed the Commission and responded to questions. They stated that they had received a copy of the staff report and were in agreement with staff's recommendations.

The following residents addressed the Commission in opposition:

- Karen Luna
- Barbara Slater
- Hector Luna,
- Elizabeth Polvin

Public Comment:

- Increased traffic
- U-Turns in the neighborhood
- Noise of kids playing in the backyard
- Residents would like the applicant to provide a description & a list of vehicles of the clients of her daycare.
- Staggering of drop off times
- If residents hadn't complained, would the daycare provider notified the neighbors
- Disappointed & dissuaded to leave a request for a hearing when she came to drop off her comments in opposition.
- Frustrated that some residents did not receive noticing from the City of Roseville
- Many small children in the neighborhood
- Crowding at the park across the street if applicant brings daycare children to the park.
- If applicant doesn't comply, how will City staff address the non-compliance
- Some surrounding neighbors are not in support
- The hours of operation have changed from the original stated hours of operation
- No stop sign at Staghorn Way & Mendota Way puts the children at risk with regards to traffic
- Public safety and health issue with regards to kids not being immunized.

Commission Discussion:

- Is applicant in compliance with state licensing, background check, & home inspection?
- Did the applicant reach out to the neighbors?
- Is applicant currently operating a daycare or is this to expand her daycare business?
- Clarification of public noticing by City staff
- Why wouldn't the parents dropping off children be concerned with the residents that live in the neighborhood?
- Awareness that it's difficult to control how many parents are dropping off kids at the same time.
- Speed limits in the neighborhood
- Applauded that applicant for reaching out to the neighbors

- Compliments to the neighbors for coming out to share their concerns.

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

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to adopt the three (3) findings of fact for the Administrative Permit, and approve the Administrative Permit subject to fourteen (14) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner:

- Planning Manager, Greg Bitter, stated there will be no meeting on April 9, 2015.
- Staff was approached by the Fiddymont Farms Neighborhood Association regarding the parking problems related to the Sienna Apartments. Staff is following up to make sure the conditions of approval are enforced.

Commissioner Comments/Questions:

- Will staff ask the residents to open up their garages? The management company will be contacting the residents to open their garages?
- How long do the residents have to remove their personal belongings from the garage to be in compliance with the conditions of approval?
- Has the City ever had to enforce this type of conditions of approval before?
- Specifications of the Parking Reduction
- Would like staff to give an update once the Parking Reduction compliance has been completed.
- Has there been an appeal of the Topgolf & Bayside project?
- Update on Conference Center
- Update on the Shell Gas Station on Sunrise Ave and Douglas Blvd.
- What is the status on the JMC sheds on Woodcreek Bl? They have found a new location for the contractor storage yard and have demolition plans to meet the July timeframe requirement.

ADJOURNMENT

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Houdesheldt, to adjourn to the meeting of April 23, 2015. The motion passed unanimously at 8 P.M.