



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

Planning Commissioners Absent: None

Staff Present: Greg Bitter, Planning Manager
Lauren Hocker, Associate Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Carl Walker, Senior Engineer
Michelle Sheidenberger, Assistant City Attorney
Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner McCaslin

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

IV-A. MINUTES OF MARCH 26, 2015.

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

The motion passed with the following vote:

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

Noes:

Abstain:

NEW BUSINESS

V-A. TENTATIVE SUBDIVISION MAP AND ADMINISTRATIVE PERMIT – NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH F-6A, F-6B, F-6D, F-10A–C, F-11B, F-91B & C, AND F-94 – FILE # PL14-0469.

The applicant requests approval of a Tentative Subdivision Map to allow the creation of 496 single-family lots on Parcels F-6A and F10A–C and an Administrative Permit to reallocate a total of twenty-four (24) units from Parcels F-10B, F-10C, and F-11B to Parcel F-6A. Owner: 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, Gary Galindo, 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:

- None

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

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Hirota, to adopt the three (3) findings of fact for the Administrative Permit, approve the Administrative Permit; adopt the three (3) findings of fact for the Tentative Subdivision Map; and approve the Tentative Subdivision Map, subject to ninety-six (96) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

Commissioner Caporusso arrived at 7:15p.m.

V-B. TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, ADMINISTRATIVE PERMIT & TREE PERMIT – NORTH HAYDEN PARKWAY & CRAWFORD PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-6C, F-8B & F-11B – FILE NUMBERS PL14-0625 & PL14-0464.

The applicant requests approval of a Tentative Subdivision Map to allow the creation of 586 medium density single-family lots on Parcels F-6C, F-8B & F-11B and an Administrative Permit to reallocate 7 units from Parcel F-11B to F-6C. Additionally, the applicant requests approval of a Tree Permit to authorize removal of one (1) native oak tree for grading associated with future development of Fiddyment Ranch Residential Village F-6C. Applicant/Owner: David L. Ash, ATC Realty, LLC

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

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

Applicant, Gary Galindo, 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:

- Net reduction at density
- Mello Roos cost to remain the same

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Hirota, to adopt the three (3) findings of fact for the Administrative Permit; approve the Administrative Permit; adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; approve the Design Review Permit for Residential Subdivision subject to seven (7) conditions of approval; adopt the three (3) findings of fact for the Tentative Subdivision Map; approve the Tentative Subdivision Map, subject to 99 conditions of approval; adopt the two (2) findings of fact for the Tree Permit; and approve the Tree Permit subject to 14 conditions of approval as submitted in the staff report and amended below:

~~87. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)~~

The motion passed with the following vote:

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

Noes:

Abstain:

V-C. GENERAL PLAN AMENDMENT – GENERAL PLAN UPDATE 2015: FLOODPLAIN LEGISLATION – FILE # PL15-0053.

A General Plan Amendment to update the text and policies within the Land Use Element, Open Space and Conservation Element, and Safety Element consistent with the requirements of SB 5, which requires cities and counties to amend their general plans to reflect new informational requirements and standards for flood protection. Applicant: City of Roseville

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.

Public Comment:

- None

Commission Discussion:

- What will be the new requirements for residents that want to develop
- No effect on FEMA Flood Insurance; development standards would be adopted a year after the General Plan Amendment. At this time we're just adopting the mapped locations.
- Is it a state requirement to elevate the homes within the floodplain? The state would require a 2 foot freeboard to the finished floor, which might mean 6 inches higher than the 100 year in the downtown area.
- When developing the standards is there a way to protect the 100 year floodplain when developing the 200 year floodplain so as not to create an additional burden on development in those areas? Title 23 has requirements for freeboard, so we'd have to require elevation. Also, we're required to make a finding that structures are protected from the ULOP.
- Will residents be able to get bank financing for the raise to get them out of the floodplain? Affected properties are already in the 100 year floodplain, so this would not result in a new condition related to financing. If there is an existing structure, as long as the improvement is less than 50% of the value of the structure (not the property), you do not have to elevate the structure.
- Any idea how many properties are affected by this? The City of Roseville already has about 130 structures within the special flood hazard area (just to the FEMA floodplain). The number has not grown due to the ULOP.

- Has the city determined the base flood elevation for every property that's within the new ULOP? Yes.
- Has the number of properties affected by the 100 year floodplain increased as a result and what those impacts might be? We haven't increased the lateral. Only in the areas that it meets all five criteria.
- Can we have this discussion at another meeting before it goes before the City Council?
- Concerns about the impacts

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Krafka, to recommend that this item be continued for further discussion.

The motion failed with the following vote:

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

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Hirota, to recommend the City Council approve the General Plan Amendment as submitted in the staff report.

The motion passed with the following vote:

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

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner:

- Planning Manager, Greg Bitter, stated that there will be one item coming before the Commission on May 14, 2015.

Commissioner Comments/Questions:

- Garage clean-out at Sienna
 - Random inspection done at Sienna - 13 garages were looked in & 4 of them you could not put a vehicle. 1 had an inoperable vehicle in it. The other 3 filled with stuff.
- Any application interests at Woodcreek & Blue Oaks near Walgreens? None, at this time.
- Any additional retail going up on the west side? Baseline Marketplace submitted for their improvement plans.

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 May 14, 2015. The motion passed unanimously at 7:47 P.M.