CITY OF ROSEVILLE PLANNING COMMISSION MEETING AUGUST 11, 2005 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Sam Cannon, Rex Clark, Robert

Dugan, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent:

Staff Present: Paul Richardson, Planning Director

Eileen Bruggeman, Project Planner Derek Ogden, Associate Planner Scott Gandler, Senior Civil Engineer Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon.

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

Chair Dugan asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF JULY 28, 2005.

IV-B. TREE PERMIT – 1845 PARK OAK DR. – SRSP PARCEL 33, WHISPERING CANYON LOT 36 – FILE#: TP 05-12. The applicant requests approval of a Tree Permit to remove five (5) native oak trees, and to encroach into the protected zone radius of another three (3) native oaks for the construction of a single family home. Project

Applicant: Taylor Company, Ltd, Chris Taylor. Owner: Tom & Dawn Engel. (Bruggeman)

MOTION

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

The motion passed with the following vote:

Ayes: Clark, Huisking, Brewer, Hoskinson, Cannon, Allen, Dugan

Noes:

Abstain: Commissioner Cannon and Commissioner Hoskinson abstained from the minutes of July 28, 2005

due to their absences from the meeting.

<u>V-A. TREE PERMIT – 109 COLUMBIA AVE. – KAIRN TREE PERMIT – FILE#: TP 05-11.</u> The applicant requests approval of a Tree Permit to remove eight (8) native oak trees for the construction of a single family home. Project Applicant: Douglas Bender Construction, Doug Bender. Project Owner: James D. Kairn. (Bruggeman)

Project Planner, Eileen Bruggeman, presented the staff report and responded to questions.

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

Applicant, James Kairn, 9562 Orangevale Avenue, Orangevale, CA, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with most of staff's recommendations, and asked, if required, the house only be moved a maximum of two feet, rather than the five feet recommended by staff.

There was discussion on the following:

- Number of trees preserved by moving the planned house up to five feet.
- Preservation measures for mature Redwood Tree on adjacent lot.
- Modification to condition 2 to ensure protection of the Redwood Tree and its root system.
- Plot plan revisions to allow planned house to remain in place.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit subject to nineteen (19) conditions of approval, with modifications as noted below, and as submitted in the Staff Report.

Condition 2. Tree(s) as shown on Exhibit A are approved for removal with this tree permit, with the exception of Trees #51, 54, 55, and 56 that are conditionally approved for removal. The plot plan shall—may be revised to move the residence a minimum of 2 feet and a maximum of 5 feet closer to Columbia Ave., and provide patios that minimize encroachment within the PZRs of Trees #51, 54, 55 and 56, provided that maximum protection is made for the adjacent redwood tree on 115 Columbia Avenue. Removal of Trees #51, 54, 55 and 56 shall be subject to field inspection and concurrence of the Project Arborist and Planning Department. Trees #50, 52, 57 and 58 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the direct supervision of a certified arborist. (Planning)

The motion passed with the following vote:

Ayes: Huisking, Hoskinson, Cannon, Allen, Brewer, Clark, Dugan

Noes: Abstain:

V-B. TENTATIVE SUBDIVISION MAP AND TREE PERMIT EXTENSION – 1011 MAIN STREET – HOOPER ESTATES – FILE #'s SUBD 02-05A & TP 03-02. The applicant requests approval of an extension of a previously approved Tentative Subdivision Map to subdivide the approximately 1.4-acre site into 6 single-family residential lots. The application will also extend the Tree Permit for the project, which will allow the removal of 3 native oak trees and encroachment into the protected zone of 2 additional trees. Owner/Project Applicant: Sycamore Ventures, LLC, David Romo. (Ogden)

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

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

Applicant, Steve Cruz, Sycamore Homes, 2020 Hurley Way, Suite 150, Sacramento, 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.

Lisa Mattos, Senior Architect for Hooper Estates, Baker Williams Architects, 6020 Rutland Drive, Sutie 19, Carmichael, CA, addressed the Commission and responded to guestions.

The following persons spoke on this project:

Michael Gould, 610 Brookwood Road, concerned with the impact the subdivion lot #7 will have on his tree. Feels that the builder has responded favorably to his concern.

Vic Giannini, 613 Brookwood Road, concerned with tree #186 that is growing into his property and asks that it not be removed. Also concerned with dirt that was dumped into his yard and home. Would like drainage mitigation to be in place before any future fill dirt is added.

There was discussion on the following:

- Neighbors concerns with subdivision impact on their existing oak trees.
- Fill dirt and drainage mitigation for the neighboring lots.
- Oak Tree mitigation measures within the conditions of approval.
- Adding further protection to existing trees with a new condition to the previously approved conditions of approval.
- Increasing protection of oak trees in the development area.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to Adopt the three (3) findings of fact for the Tentative Subdivision Map Extension; and Approve the Tentative Subdivision Map Extension with it's associated Tree Permit, subject to three (3) conditions of approval, as modified below, and as submitted in the Staff Report.

TP 03-02

Condition 4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report, <u>including Trees 347 and 348</u>. Encroachment into the protected zone of Trees 183 and 184 are approved as shown on Exhibit A and described in the staff report. (Planning)

The motion passed with the following vote:

Ayes: Hoskinson, Huisking, Brewer, Clark, Cannon, Allen, Dugan

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Report from Scott Gandler, Senior Civil Engineer, regarding Public Works questions brought up by commissioners at earlier meetings, including: Weed abatement; City transit involvement with the Intermodal/Amtrak/Greyhound Station on Pacific Street; Holiday Inn Express on Sunrise; Rock crushing on Parcel 40, Highland Reserve; Obsolete street signs at Technology Drive and Blue Oaks Blvd.; Street overlay on the Roseville Parkway Bridge at Miners Ravine; Streetscapes.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Allen, to adjourn to the meeting of August 25, 2005. The motion passed unanimously at 8:04 PM.