

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
JANUARY 26, 2006
MINUTES**

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent: Gray Allen

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Kevin Payne, Assistant Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Eileen Bruggeman, Project Planner
Tricia Stewart, Assistant Planner
Scott Gandler, Senior Civil Engineer
Robert 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.

Resident Lisa Brownie, 533 Elefa Street, asked that Item IV-C be pulled from the consent calendar and be heard separately.

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

IV-A. MINUTES OF JANUARY 12, 2006.

IV-B. CONDITIONAL USE PERMIT – 7456 FOOTHILLS BOULEVARD – MARTINIZING DRY CLEANERS) – FILE # CUP-000017. The applicant requests approval of a Conditional Use Permit (CUP) to allow a Commercial Laundry to operate in an existing building located within the Community Commercial (CC) zoning district. Property Owner: Marcia Goldenfeld – Woodcreek Plaza, LLC. Project Applicant: Michael J. Riordon – Martinizing Dry Cleaners. (Wiley)

IV-D. DEVELOPMENT AGREEMENT AMENDMENT – 6700 FIDDYMENT RD – WRSP WESTPARK LARGE LOT DA AMENDMENT – FILE# DA-000020. The applicant requests approval of a Development Agreement Amendment to modify the existing Westpark Development Agreement to add or revise sections relating to fees and make text clarifications. Applicant – Gregg McKenzie, PL Roseville LLC. Property Owner – PL Roseville LLC. (Lindbeck)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Commissioner Huisking abstained from the minutes of January 12, 2006, due to her absence.

PULLED FROM CONSENT CALENDAR:

IV-C. CONDITIONAL USE PERMIT – 531 ELEFA STREET (BRICE HAIR SALON) - FILE# CUP- 000016. The applicant requests approval of a Conditional Use Permit to allow customer contact associated with a home occupation (hair salon) at a single-family residence. Applicant – Angela Brice. Property Owner – Linda A Dunne. (Stewart)

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

Applicant, Angela Brice, 531 Elefa Street, addressed the Commission and said she was in agreement with the staff recommendations.

Resident, Lisa Browning, 533 Elefa Street, addressed the Commission. She expressed concern that if the salon is approved, that it will affect the value of her home; and that if a commercial business is allowed to enter the residential area, it will encourage more commercial. Concerned with increased traffic and possible loss of street parking.

There was discussion on the following:

- Conditions of approval for this project allow only one customer on site at a time.
- One Year compliance review.
- Parking issues.
- Allowed uses in an R1 zone.

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

MOTION

Commissioner Huisiking made the motion, which was seconded by Commissioner Hoskinson, to adopt the three (3) findings of fact for approval of the Conditional Use Permit and approve the Conditional Use Permit subject to eight (8) conditions of approval, as submitted in the staff report.

The motion passed with the following vote:

Ayes: Huisiking, Hoskinson, Cannon, Brewer, Clark, Dugan

Noes:

Abstain:

NEW BUSINESS

V-A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN, REZONE AND SUBDIVISION ORDINANCE AMENDMENT - RIVERSIDE AVENUE (Douglas Blvd. to Darling Way) – RIVERSIDE GATEWAY SPECIFIC PLAN & STREETScape PROJECT - FILE #'S GPA 04-05, SPA 04-05, RZ 04-07 & 0A-000008. This request is for the approval of the Riverside Gateway Specific Plan and Streetscape project. This project includes a General Plan Amendment, Specific Plan, Rezone, Subdivision Ordinance Amendment, and certification of an Environmental Impact Report (EIR). The project would provide for modified (higher-density and mixed use) land uses within the plan area. It would also encourage redevelopment, enhance existing circulation, improve the streetscape, and develop landscape features to provide new vitality to the plan area. (Payne)

Assistant Planning & Redevelopment Director, Kevin Payne, presented the staff report and responded to questions. Senior Civil Engineer, Scott Gandler, also responded to questions from the Commission.

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

Resident, Bill Boudier, PO Box 584, Roseville, who is a member of the Riverside Gateway Committee and a resident of the Riverside Gateway area, expressed his appreciation for all the time and effort that has gone into the planning of this project and is looking forward to its implementation.

There was discussion on the following:

- How traffic impacts are calculated.

- Commission expressed appreciation to all staff and members of the public who participated in the planning of the Riverside Gateway Specific Plan and Streetscape Project.
- Commission expressed appreciation of the planned utility improvement.
- Commission expressed appreciation to the community members of the Riverside area who have participated in the planning and implementation of this plan.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to recommend that the City Council take the following action: Review the comments provided on the Draft Environmental Impact Report; Adopt the two findings approving the General Plan Amendment and the Roseville Gateway Specific Plan; Approve the General Plan Amendment and the Roseville Gateway Specific Plan; Adopt the two findings approving the zoning as established by the Roseville Gateway Specific Plan; Approve the changes in zoning as specified in the Roseville Gateway Specific Plan; Adopt the two findings approving the amendment to the City's Subdivision Ordinance; and, Approve the proposed amendment to the Subdivision Ordinance as submitted in the Staff Report and its addendum.

The motion passed with the following vote:

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

Noes:

Abstain:

V-B. TENTATIVE SUBDIVISION MAP and DESIGN REVIEW PERMIT EXTENSION – 611 BARBARA WAY – NWRSP PARCEL 40, LADERA VILLAGE, AKA THE ADORA – FILE#S SUB-000035 & DRP-000076.

The applicant requests a one-year extension of a previously approved Design Review Permit to construct 103 condominium units including common areas and landscaping on two (2) parcels totaling 4.5 acres. The applicant also requests a five-year extension of the previously approved Tentative Subdivision Map to create 103 condominium units with common areas. Applicant/Owner - Cresleigh Homes Corp., Ron Erny. (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, Nick Alexander, NG Alexander LLC, 1408 Adamson Ct., Roseville, representing Cresliegh Homes Corp., 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. He also affirmed that Cresliegh Homes is willing to pay the all school fees as previously agreed to.

There was discussion on the following:

- Attorney reaffirmed that the Commission can legally only approve or deny the permit extension.
- Commission asked Staff to contact the Roseville High School Superintendent, and the President of the Roseville High School Board directly to explain that the Planning Commission has limited authority to deny a project based on school district fees.
- Commission expressed their extreme dismay at having this item brought before them at the request of the district with no representatives appearing to testify.
- The commissioners questioned if the district understood the commission's ability to act on the district's request.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Clark, to Adopt the two (3) findings of fact for the Tentative Subdivision Map Extension; Approve the Tentative Subdivision Map subject to two (2) conditions of approval; Adopt the two (2) findings of fact for the Design Review Permit Extension; and Approve the Design Review Permit Extension subject to two (2) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

V-C. CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT MODIFICATION, AND ADMINISTRATIVE PERMIT- PARKSIDE INDUSTRIAL CENTER – MELCHIZEDEK CHURCH - 10620 INDUSTRIAL AVENUE -

FILE#: CUP-000012, DRP-000066 and AP-000075. The applicant requests approval of a Conditional Use Permit to allow for a community assembly use (church) in an Industrial Zone and Design Review Permit Modification to modify Building A in the Parkside Industrial Center into a two-story office and assembly building. The applicant is also requesting an Administrative Permit to allow a reduction in required parking. Applicant - Adam Lehner, Borges Architectural Group, Inc. Owner – Ken Giannotti, Stanford Ranch, LLC. (Stewart)

Assistant Planner, Tricia Stewart, presented the staff report and responded to questions.

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

Applicant, Adam Lehner, Borges Architectural Group, Inc., 1508 Eureka Road, 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.

Adjacent Property owner, Tom Crawford, 10624 Industrial Ave., expressed his concerns with the project, citing: possible decrease in the property investment value due to non-industrial use of the subject property, as well as his liability limits as an adjacent property owner. He requested clarification and definition of a conditional use permit, including recourse if the conditions are not adhered to.

There was discussion on the following:

- Staff defined conditional use permit.
- Influence of an adjacent property owner.
- Shared or reciprocal parking agreements that include liability.
- Church's proposed hours of operation and non-Sunday service use.

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Brewer, to Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit subject to six (6) conditions; Adopt the two (2) findings of fact for the Design Review Permit Modification; Approve the Design Review Permit Modification with one hundred (100) conditions of approval; Adopt the four (4) findings of fact for the Administrative Permit; and Approve the Administrative Permit subject to two (2) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

1. Announcement of the Planners Institute for members of the Planning Commission, Design Committee, & staff. This years Planners Institute will be held in Monterrey, CA on March 21-23, 2006.
2. Chair Dugan announced the MTP 20-30 Metropolitan Transportation Plan, the next step in Blueprint. Next step in the Regional Blueprint process is the transportation portion of the community collaboration process. There are three workshops scheduled in Placer County, (for Central Placer County) Wednesday, February 8th 6:00 – 9:00 pm, Rocklin Sunset Center, Rocklin; (for West Placer County) Tuesday, February 21st, 6:00 – 9:00 pm, Maidu Community Center, Roseville; (for East Placer County) Tuesday, Feb 28th, 6:00 – 9:00 pm, Placer County Transportation Planning Agency in Auburn. More information may be found on the web at www.sacog.org.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of FEBRUARY 9, 2006. The motion passed unanimously at 8:27 PM.