CITY OF ROSEVILLE PLANNING COMMISSION MEETING JULY 13, 2006 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, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Eileen Bruggeman, Project Planner Steve Lindbeck, Project Planner Joanna Cucchi, Associate Planner Ron Miller, Assistant Planner Chris Kraft, Senior Civil Engineer Robert Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

<u>PLEDGE OF ALLEGIANCE</u> - Led by Commissioner Brewer

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 JUNE 22, 2006.

IV-B. CONDITIONAL USE PERMIT – 202 GIBSON DRIVE – NCRSP PCL 40 METRO PCS CO-LOCATION – FILE# 2006PL-071; PROJECT # CUP-000026. The applicant requests approval to co-locate on an electrical tower and extend the height of the tower to attach cellular antennas. Project Applicant: Karen Lienert, Metro PCS. Owner: Roseville Investments, LLC. (Dougherty)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Commissioner Huisking abstained from the minutes of June 22, 2006, due to her absence from

the meeting.

OLD BUSINESS

V-A. ADMINISTRATIVE PERMIT – 6 SOMER RIDGE DRIVE – INFILL AREA – FILE #2005PL-112; PROJECT #AP-000080. The applicant requests approval of an Administrative Permit to allow an 8' tall fence along a portion of the side property line, and to allow a 1' 6" side yard setback and 1' rear yard setback for a 12' tall patio cover, where a 5' side and rear yard setback is required. Project Applicant/Owner: Ron Eddlemon. (Wiley) THIS ITEM IS CONTINUED OFF CALENDAR.

NEW BUSINESS

VI-A. CONDITIONAL USE PERMT, DESIGN REVIEW PERMIT, AND LOT LINE ADJUSTMENT – 10201 FOOTHILLS BOULEVARD – TEICHERT CONSTRUCTION OFFICE/YARD - FILE # 2006PL-006; PROJECT #'S CUP-000025, DRP-000093, LLA-000029. The applicant requests approval of a Conditional Use Permit to allow a storage yard in a light industrial zone; a Design Review Permit to construct a 20,000-square foot construction office and warehouse; and a Lot Line Adjustment to alter the lot line with the property to the west. Project Applicant: Borges Architectural Group, Lane Borges. Project Owner: Stanford Ranch, LLC, Ken Giannotti. (Cucchi)

Associate Planner, Joanna Cucchi, presented the staff report and responded to questions.

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

Applicant, Lane Borges, Borges Architectural Group, 1508 Eureka Road #150, 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.

Chris Stone, 1145 Tara Ct., Rocklin, representing Teichert Construction, addressed the Commission and responded to questions.

There was discussion on the following:

- Public Safety services accessing city property via county roads;
- Possible future street extensions to property;
- Mutual aid between county and city agencies;
- Duluth Avenue to remain private until Foothills Blvd is extended;
- Clarification of what machinery may be stored on the property;
- Project screening landscape plans, including transition landscape between property and open space.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Adopt the seven (7) findings for the Mitigated Negative Declaration; Adopt the Mitigated Negative Declaration; Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit subject to two (2) conditions; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with ninety-seven (97) conditions of approval; Find the Lot Line Adjustment consistent with the required criteria; and Approve the Lot Line Adjustment subject to twelve (12) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

<u>VI-B. VARIANCE – 2010 BRADY LANE – INFILL AREA – FILE# 2006 PL-056 (V-000023).</u> The applicant requests approval of a Variance to allow a second dwelling unit of 1,500 square feet where the Zoning Ordinance allows 1,200 square feet. Project Applicant/Owner: JoDeen and Carlos Duarte (Miller)

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

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

Applicants, JoDeen and Carlos Duarte, 384 Sawtell, 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 persons addressed the Commission regarding this project:

Malcolm E. McClenaghan, 2020 Brady Lane, spoke with concerns on the project. He read a letter to the Commission expressing his displeasure of additional residential construction in the neighborhood. His concerns included commercial business ventures from residential homes; drainage; increase in traffic; lack of curbside landscaping; and the addition of a second unit to the property.

Marie Rogers, 1361 Hidalgo Circle, spoke with concerns regarding the grading and landscaping from the existing home adjacent to her property; construction hours and dust, and noise levels.

There was discussion on the following:

- Rental of existing home;
- Setbacks of four lots along Brady Lane that back-up along Chignahuapan are classified as suburban estates
 and have different development standards, separate from current R1 standards to help facilitate transition
 from city to rural county.
- State's encouragement of allowing second units;
- CC&R is a private contract without jurisdiction from the City. The State has voided CC&R provisions barring second unit construction;
- This lot ineligible for subdivision without rezone and public hearing;
- This property zoned residential. Commercial uses would require a public hearing.
- State law specifically cites and allows rental use;
- Adding conditions to ensure improved drainage of entire property;
- Construction timelines, and activities (7:00 am to 7:00 pm); dust mitigation;
- Applicant responded to additional questions regarding drainage improvements;

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Clark, to Adopt the three (3) findings of fact for the Variance; and Approve the Variance subject to six (6) conditions of approval as submitted in the Staff Report with the addition of condition seven (7) as listed below:

7. The new house shall capture and convey all drainage from the footprint of the house toward Brady Lane and to the extent practical address existing drainage problems. (Planning, Engineering)

The motion passed with the following vote:

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

Noes: Abstain:

VI-C. TENTATIVE SUBDIVISION MAP – 3251 MARKET ST. – WRSP WESTPARK VILLAGE W-10 – File # SUBD 05-04. The applicant requests approval of a Tentative Subdivision Map to divide the 51.8-acre West Roseville Specific Plan Westpark Village W-10 into 245 residential lots. Project Applicant: Steve Frazier, Morton & Pitalo. Property Owner: Greg Martin, PL Roseville LLC. (Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

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

Applicant, Jennifer Skillings, PL Roseville, 985 Sun City Lane, Lincoln, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Location of parks and/or playgrounds;
- Separated sidewalk locations.

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 three (3) findings of fact for the Tentative Subdivision Map; and Approve the Tentative Subdivision Map subject to the seventy-seven (77) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

<u>VI-D. TENTATIVE SUBDIVISION MAP – 2351 PLEASANT GROVE BL. – WRSP WESTPARK VILLAGE W-11 – File # SUBD 05-05.</u> The applicant requests approval of a Tentative Subdivision Map to divide the 32.3-acre West Roseville Specific Plan Westpark Village W-11 into 130 residential lots. Project Applicant: Steve Frazier, Morton & Pitalo. Property Owner: Greg Martin, PL Roseville LLC. (Lindbeck)

Applicant, Jennifer Skillings, PL Roseville, 985 Sun City Lane, Lincoln, requested that this item be continued to the meeting of July 27, 2006.

Chair Dugan asked for a motion to continue this item per Applicant's request.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to CONTINUE Item VI-D. Tentative Subdivision Map – 2351 Pleasant Grove Bl. – WRSP Westpark Village W-11, to the meeting of July 27, 2006.

The motion passed with the following vote:

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

Noes: Abstain:

VI-E. TREE PERMIT FOR MINERS RAVINE OFF-CHANNEL DETENTION BASIN FACILITY – 7500 SIERRA COLLEGE BL. – STONERIDE SPECIFIC PLAN, PARCEL 60 – File #2006PL-095 – Project # TP-000071. The applicant requests approval of a Tree Permit to remove approximately twenty-four (24) native oak trees in association with installation of flood control improvements and creek restoration project. Project Applicant/Property Owner: Placer County Flood Control & Water Conservation District, E. Brian Keating. (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, E. Brian Keating, Placer County Flood & Water Conservation District, 11444 B Avenue, Auburn, 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.

Karen Lioni, Jones & Stokes, Environmental, Natural Resources and Transportation Planning and Management, 2600 V Street, Sacramento, addressed the Commission and responded to questions regarding the grading of the proposed retention basin.

There was discussion on the following:

- Connection of bike trail from open space to Sierra College Blvd;
- Clarification of "native" trees;
- Landscaping of detention basin
- 10 day appeal period cannot be shortened. Trees cannot be removed, but other portions of the project may proceed.

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 findings of fact for the Tree Permit; and Approve the Tree Permit subject to thirteen (13) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

REPORTS FROM PLANNER

VII-A. ELECTION OF PLANNING COMMISSION CHAIR

All agreed to continue serving in their current position of Chair, Vice-chair, Design Committee Representative, and Alternate.

MOTION:

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to elect Commissioner Dugan as Chair; Commissioner Allen as Vice-chair; Commissioner Clark as Design Committee Representative; and Commissioner Hoskinson as Design Committee Alternate, from July 1, 2006-June 30, 2007.

The motion passed with the following vote:

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

Noes: Abstain:

VII-B. ELECTION OF PLANNING COMMISSION VICE-CHAIR

See VII-A.

VII-C. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND ALTERNATE

See VII-A.

<u>ADJOURNMENT</u>

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of JULY 27, 2006. The motion passed unanimously at 8:27 PM.