

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

Planning Commissioners Absent: Kim Hoskinson

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Steve Lindbeck, Project Planner
Robert Schmitt, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

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 13, 2006.

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain:

OLD BUSINESS

V-A. TENTATIVE SUGDIVISION MAP – 2351 PLEASANT GROVE BL – WRSP WESTPARK VILLAGE W-11 - FILE #SUBD 05-05. 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)

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 representative, 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:

- Open fencing application in cul-de-sac at B street;
- Detention Basin;
- Lack of applied Blueprint principles in this project: divided side walks, alley loading, open space, parks;
- Timeline of Village Center development;
- This project consistent with West Roseville Specific Plan policies and design guidelines for R1 residential;
- Possibility of continuing this item to allow further study;
- Future review of design guidelines fin the WRSP;
- Inclusion of WRSP Design Guidelines in future submitted projects.

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

MOTION

Commission Clark made the motion, which was seconded by Commissioner Huisking, to Adopt the three (3) findings of fact for the Tentative Subdivision Map; and Approve the Tentative Subdivision Map subject to the seventy-eight (78) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

NEW BUSINESS

VI-A. TREE PERMIT VIOLATION – 1757 PARK OAK DRIVE – SRSP PARCEL 33, WHISPERING CANYON LOT 27 – FILE # ATP 04-51. Planning Staff is requesting Planning Commission review and enforcement of violations of the conditions of approval for the previously approved Tree Permit for Whispering Canyon, lot 27. Project Applicant/Owner: Maria Andrichuk, Skyva Construction. (Isom) **THIS ITEM IS CONTINUED TO THE MEETING OF AUGUST 10, 2006.**

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Chair Dugan asked for a continuation of dialog and discussion to better understanding what can be done to continue to improve formal design guidelines for the various Specific Plans with emphasis on the West Roseville Specific Plan.

Commission Huisking inquired as to the possibility of including Community Gardens in the multi-family residential areas of the WRSP.

Staff pointed out that the City is responding to the Smart Growth/ Blueprint guidelines and used the HP Rezone project as an example of what the City is doing to incorporate the principles.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of August 10, 2006. The motion passed unanimously at 7:50 PM.