

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  
Chris Burrows, Senior Planner  
Mike Isom, Senior Planner  
Chris Dougherty, Assistant Planner  
Robert Schmitt, Deputy City Attorney  
Carmen Bertola, Recording Secretary

**PLEDGE OF ALLEGIANCE** – Commissioner Cannon

**ORAL COMMUNICATIONS**

Rick Tranchina, 2781 McCloud Way, asked about the Diamond Creek Rezone and reasons for the changes and the benefits to existing residents. He asked for clarification on Rezone Criteria for the following projects: Longmeadow; HP/JMC Rezone; and Diamond Creek. He asked if he could review the previous rezone guidelines for Longmeadow and HP/JMC.; and inquired if rezoning was “limitless” with regard to residential density. He is concerned with the over crowding of schools.

**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 27, 2006.**

**MOTION**

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

The motion passed with the following vote:

Ayes: Cannon, Huisking, Brewer, Clark, Dugan

Noes:

Abstain: Hoskinson

Commissioner Hoskinson abstained from the minutes due to her absence from the meeting of July 27, 2006.

## OLD BUSINESS

**V-A. TREE PERMIT VIOLATIONS – 1757 PARK OAK DRIVE – SRSP PARCEL 33, WHISPERING CANYON LOT 27 – FILE #ATP 04-51.** Planning Staff is requesting from the 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 WAS CONTINUED FROM THE MEETING OF JULY 27, 2006.**

Senior Planner, Mike Isom, presented the staff report and responded to questions.

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

Bob Stathum, Project Manager, 9270 Mott Court, Orangevale, addressed the Commission and responded to questions. He stated that the information provided by the staff report was correct. He recounted the events that led up to the cutting of the protected native oak.

There was discussion on the following:

- Owner awareness of needing a permit to remove tree;
- Exemption available for emergency tree removals;
- Notification on site about removal – orange fencing, signs, written information, etc.
- Time frame between when tree was removed and City was notified;
- Who is ultimately responsible for the penalty;
- Definition of owner/builder and what they are responsible for;
- Does cutting make a difference when it is the owner doing the cutting;
- The property owner is ultimately responsible;
- The responsibility of the owner to make sure those who are working on the property follow the rules;
- Is the policy doing a good enough job to notify the correct person;
- Requiring compliance to ordinance and the consequences for breaking it.

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 finding that a violation of the Tree Ordinance has occurred; Require restitution/remediation in the amount of \$4,956.00; and Require restitution for the recovery of staff time in the amount of \$386.30, as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

## NEW BUSINESS

**VI-A. ADMINISTRATIVE PERMIT – 530 PLEASANT STREET – THOMSON FENCE – FILE #2006PL-096 – PROJECT #AP-000119.** The applicant requests approval of an Administrative Permit to allow a 6-foot tall residential fence to be located within three (3) feet of the property line where a 10-foot side yard setback is required. Applicant/Owner: Donn & Jaci-Marie Thomson. (Dougherty)

Assistant Planner, Chris Dougherty, presented the staff report and responded to questions.

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

Applicant, Jaci-Marie Thomson, 530 Pleasant Street, 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.

Todd Ruggles, 312 Lomas Ave., spoke in opposition to the proposed fence. He felt that it would affect his quality of life and that of his family. He said that he contacted the city in August of 2005 and asked for setbacks for his property and setbacks for 530 Pleasant St (applicant). He said that the proposed setbacks are out of compliance and he asks that the permit application be denied. He also asked that Assistant Planner Chris Dougherty be removed from the project citing conflict of interest due to Mr. Dougherty's personal friendship with the applicant.

There was discussion on the following:

- Review of setbacks on property;
- 3-foot fence would not require a permit;
- View and aesthetics of an angled fence design;
- Applicant's consideration of a three foot fence;
- Applicant's landscape plans around proposed fence;
- Non-conformity of neighborhood;
- Exploring ways to accommodate both neighbors;
- Possibility of cutting back corners 3-feet each in order to accommodate neighbor's view.
- Applicant's back/side yard is neighbor's front yard.

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

#### MOTION

Commissioner Huisking made the motion, which was seconded by Chair Dugan, to Adopt the three findings of fact as listed in the staff report for the Administrative Permit; and Approve the modification of the alternative design for the Administrative Permit as shown in Exhibit B which would require the two corners of the fence be cut back 3 feet each, as submitted.

The motion did not carry based on the following vote:

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

Commissioner Hoskinson made the motion, which was seconded by Commissioner Clark, to Adopt the tree findings of fact for approval of the Administrative Permit; and Approve the Administrative Permit with three (3) conditions of approval, as submitted in the Staff Report.

The motion passed with the following vote:

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

#### **REPORTS/COMMENTS/COMMISSION/STAFF**

##### A. REPORTS FROM PLANNER

Report from Staff regarding Specific Plan Areas and where the Commission has jurisdiction. Senior Planner, Chris Burrows, made a presentation to the Commission featuring the West Roseville Specific Plan and the Village Center, and the application of Blue Print Strategies implemented within that specific plan and other projects at Cirby & Sunrise; and responded to questions from the Commission.

Commissioner Huisking stated that the Tesoro gas station has weeds out of control. The abandoned Shell gas station at Sunrise & Douglas needs attention and asked that it be cleaned up so as not to become a public eyesore.

Commissioner Hoskinson asked about the cut oak tree at Foothills Blvd. and Main Street, across from Bel-Air Market. Staff responded that the Owner had contacted the City and had an arborist report. City sent someone out and confirmed that the tree was decayed and hazardous as it overhangs Foothills Blvd. The Tree Ordinance provides an exemption that allowed the tree to be removed as a matter of public safety.

Commissioner Clark asked about the Village Center park development timetable. It will be built with 50% residential build-out and will not wait for commercial development.

Chair Dugan addressed the transportation issues and truck parking along municipal streets.

Commissioner Clark affirmed the large number of trucks and boats parked along Washington.

Commissioner Cannon asked about the signal timing along Blue Oaks Blvd. and Fiddymont Rd. The pedestrian signal comes on when there aren't any pedestrians causing the traffic to wait for an extra long time. Staff member, Chris Kraft, Engineering, responded.

## **ADJOURNMENT**

Chair Dugan asked for a motion to adjourn the meeting.

## **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of August 24, 2006. The motion passed unanimously at 8:58 PM.