

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  
Joanna Cucchi, Associate Planner  
Chris Kraft, Engineering Manager  
Robert Schmitt, Deputy City Attorney  
Carmen Bertola, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Clark

**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 AUGUST 10, 2006.**

**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, Cannon, Hoskinson, Clark, Dugan

Noes:

Abstain: Commissioner Allen abstained due to his absence from the meeting of August 10, 2005.

**NEW BUSINESS**

**V-A. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, TENTATIVE CONDOMINIUM MAP, TREE PERMIT, AND ADMINISTRATIVE PERMIT – MIXED-USE OFFICE AND RESIDENTIAL – 1828 SOUTH CIRBY WAY - FILE#: 2006PL-008, DRP-000094, CUP-000020, SUB-000045, TP-000062, AND AP-000097.**

The applicant requests approval of a Design Review Permit to construct a 9,771-square foot mixed-use building consisting of four (4) residential units and two (2) office suites; a Conditional Use Permit to allow residential (multi-family) units in a Neighborhood Commercial zone; a Tentative Condominium Map to subdivide the building into two office and four residential airspace condominium units; a Tree Permit for the removal of fourteen (14) native oak trees and encroachment into the protected zone radius of one (1) native oak tree; and an Administrative Permit for a parking reduction for the site from twenty (20) to fourteen (14) spaces. Applicant: Erin Evans, KMB Architecture. Owner: Gary Martin. (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, Erin Evans, KMB Architecture Inc., 111 Woodmere Road, Suite 250, Folsom, 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.

Mitch Bjorgum, KMB Architecture Inc., 111 Woodmere Road, Suite 250, Folsom, responded to questions from the Commission.

The following persons addressed the Commission on this project:

LuAnne Warren, 1877 Nighthawk Circle, expressed concern with the exemption of environmental study given this project. She asked that a traffic study be done to investigate the possible impact of increased traffic that this new development would generate; and requested a speed study be done to see if speed reduction would be warranted on South Cirby.

There was discussion on the following:

- Proposed parking reduction impact on existing street parking;
- Residential/Office impact on limited on-site parking;
- Possibility of adding condition to Administrative Permit to require maintaining professional offices and restrict retail;
- CEQA provides an exemption for infill projects; all project impacts at this site were considered;
- Transportation issues at this site, i.e., turning lanes; speed & traffic volume;
- Commission requested staff to please further explore traffic issues along South Cirby;
- Adequate parking for employees and customers;

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 four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with ninety-eight (98) conditions of approval; Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit with one (1) condition of approval; adopt the three (3) findings of fact for the Tentative Condominium Map; Approve the Tentative Condominium Map subject to forty-five (45) conditions of approval; Adopt the two (2) findings of fact for the Tree Permit; Approve the Tree Permit with twenty-one (21) conditions of approval; Adopt the three (3) findings of fact for the Administrative Permit and; Approve the Administrative Permit with two (2) conditions of approval, as modified below, and as submitted in the Staff Report.

### Administrative Permit

2. The parking requirement for this project shall be fourteen (14) spaces. The Parking Reduction approval is based on the ability of the residential and the office uses to share the provided parking. Therefore, any change in use from Professional Office to another use requires a modification to the Administrative Permit. (Planning)

The motion passed with the following vote:

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

Noes:

Abstain:

Chair Dugan requested Engineering Staff to research traffic flows and speed along South Cirby and report back the preliminary findings at the meeting of September 14, 2006.

## REPORTS/COMMENTS/COMMISSION/STAFF

## A. REPORTS FROM PLANNER

Commissioner Clark asked staff to discuss City's General Plan at a future meeting/workshop. Commission would like to focus on the infill areas; short and long term traffic plans; as well as just check to see if City is moving in the direction chosen with the approval of the General Plan.

Staff will arrange times for these public workshops.

## **ADJOURNMENT**

Chair Dugan asked for a motion to adjourn the meeting.

## MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Clark, to adjourn to the meeting of September 14, 2006. The motion passed unanimously at 8:07 PM.