

Planning Commissioners Present: Gray Allen, Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Kim Hoskinson

Planning Commissioners Absent: Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Nela Luken, Senior Planner
Ron Miller, Assistant Planner
Rob Jensen, Director, Public Works & Engineering
Chris Kraft, Engineering Manager
Michele Sheidenberger, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Hoskinson

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 SEPTEMBER 14, 2006.

IV-B. TENTATIVE SUBDIVISION MAP – 568 NORTH SUNRISE AVENUE – NERSP PCL 5B NORTH SUNRISE PROFESSIONAL CENTER – PROJECT# 2006PL-140 (FILE# SUBD-000069). The applicant requests approval of a Tentative Subdivision Map to create sixteen (16) “for-sale” office condominiums ranging in size from 1,206 square feet to 3,918 square feet within Building B of the North Sunrise Professional Center. Project Applicant: Nick Alexander, Real Estate, LLC. Owner: Tim Gagnier, Granite Bay Ventures (Wiley) **THIS ITEM WAS PULLED FROM THE CONSENT CALENDAR BY COMMISSIONER CLARK.**

IV-C. TREE PERMIT – 208 & 216 BRIDGESIDE COURT – NRSP PCL DC-32 – LOTS 9 & 10 - FILE# 2006PL-112 (TP-000075). The applicant requests approval to encroach into the protected zone radius of nine (9) native oaks for the purpose of home and driveway construction on two existing lots. Project Applicant: A.R. Associates, Jack Remington Owner: Bridgeside, LLC, Stephen Des Jardins . (Miller)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Chair Dugan abstained from the minutes of September 14, 2006 due to his absence from the meeting.

IV-B. TENTATIVE SUBDIVISION MAP – 568 NORTH SUNRISE AVENUE – NERSP PCL 5B NORTH SUNRISE PROFESSIONAL CENTER – PROJECT# 2006PL-140 (FILE# SUBD-000069). The applicant requests approval of a Tentative Subdivision Map to create sixteen (16) “for-sale” office condominiums ranging in size from 1,206 square feet to 3,918 square feet within Building B of the North Sunrise Professional Center. Project Applicant: Nick Alexander, Real Estate, LLC. Owner: Tim Gagnier, Granite Bay Ventures (Wiley)

Senior Planner, Chris Burrows responded to questions from the Commission.

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

There was discussion on the following:

- Conversion of parking area under Building to Office space;
- Parking adequacy at project site;
- This action subdivides the space within the building into areas that can be sold; parking is not affected.

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Allen, to Adopt the three (3) findings of fact for the Tentative Subdivision Map; and Approve the Tentative Subdivision Map subject to twelve (12) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

NEW BUSINESS

V-A. ADMINISTRATIVE PERMIT– 108 BEN EZRA AVENUE – ARGALL PATIO COVER - FILE# 2006PL-109; PROJECT# AP-000125. The applicant requests approval of an Administrative Permit for a setback reduction that would allow a side yard setback of two feet, nine inches for a patio cover where a five-foot side yard setback is required. Project Applicant/Owner: Eugene & Donna Argall. (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.

Applicant, Eugene Argall, 108 Ben Ezra Ave., 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.

The following persons addressed the Commission on this item:

Ms. Sutton, 106 Ben Ezra, next door neighbor to the applicant, spoke with concerns about the project being built into the setback. She is concerned that the encroachment will increase the fire danger between their homes; and that the patio will impact the rebuilding of her garage on the original footprint which sits one foot away from the property line.

Ron McCarey, 106 Ben Ezra, addressed the Commission with his concerns and referenced his letter sent to the Planning Dept.

There was discussion on the following:

- Encroachment of cellar stairwell wall into the setback;
- Lack of a building permit when this project was started;
- Consequences when building occurs without a permit;
- Fire danger and building code requirement for fire safety purposes;

- Challenges of historical nonconformities found in older neighborhoods.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Allen, to Adopt the three (3) findings of fact for approval of the Administrative Permit; and Approve the Administrative Permit with nine (9) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

GENERAL PLAN DISCUSSION, presented by Senior Planner, Nela Luken.
Points covered during the presentation were:

1. What Is a General Plan?
 - Long Term Policy Guide
 - Statement of the Community's Vision
 - Required Elements
 - Optional Elements
 - Relationship to Specific Plans
 - Amending the General Plan
 - Updating the General Plan
2. Roseville's General Plan History
3. Role of the Planning Commission
4. How are we doing?

Chair Dugan opened the public comment.

Chair Dugan closed the public comment.

Commissioner Clark and the other Commissioners thanked Staff for their presentation.

Other items for discussion:

Commissioner Clark asked to be excused from the meeting of October 12, 2006 as he will be out of town.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Allen made the motion, which was seconded by Chair Dugan, to adjourn to the meeting of October 12, 2006. The motion passed unanimously at 8:15 PM.