



PLANNING COMMISSION MEETING FEBRUARY 22, 2007 MINUTES

Planning Commissioners Present: Donald Brewer, Rex Clark, Robert Dugan, Gordon Hinkle, Kim

Hoskinson

Planning Commissioners Absent: Sam Cannon, Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Wayne Wiley, Assistant Planner Ron Miller, Assistant Planner Chris Kraft, Engineering Manager

Robert Schmitt, Senior Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - 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 FEBRUARY 8, 2007.

MOTION

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

The motion passed with the following vote:

Ayes: Clark, Hoskinson, Brewer, Hinkle,

Noes:

Abstain: Chair Dugan abstained from the minutes due to his absence from the meeting of February 8.

2007.

NEW BUSINESS

V-A. CONDITIONAL USE PERMIT – 4949 SOUTH CIRBY WAY, T-MOBILE CELLULAR TOWER AND EQUIPMENT ENCLOSURE – FILE# 2006PL-150; PROJECT #CUP-000030. The applicant requests approval of a Conditional Use Permit to construct a 77-foot tall cellular monopole (pine) and ground-mounted equipment cabinets on a 600 square foot pad enclosed with a 6-foot high fence. Project Applicant: T-Mobile – John Yu. Property Owner: Mironenko Family Limited Partnership. (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, John Yu, 1755 Creekside Oaks Drive S-190 Sacramento, CA 95833, 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.

There was discussion on the following:

- Variations of cell tower designs in addition to the mono-pine stealth design;
- Suggestion to staff to look at alternative designs of cell towers;
- Maintenance of mono-pine;
- Modification of condition 6 to require pole maintenance;

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 Negative Declaration; Adopt the three findings of fact for approval of the Conditional Use Permit; and Approve the Conditional Use Permit with fifteen (15) conditions of approval as submitted in the Staff Report, with modification to condition six (6) as noted below.

6. The tower shall be constructed as a monopine. All its antennae and appurtenances shall be maintained in non-reflective materials and colors <u>and in a manner consistent with the appearance of the original installation.</u> Fencing is to be chain link, with slats of a color to match that used in nearby fencing. (Planning)

The motion passed with the following vote:

Ayes: Clark, Brewer, Hoskinson, Hinkle, Dugan

Noes: Abstain:

V-B. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT - 2000 WINDING CREEK ROAD - FOOTHILLS COMMERCE CENTER ANNEX - FILE # 2005PL-135; PROJECT # CUP-000035 & DRP-000090.

The applicant requests approval of a Conditional Use Permit to allow a 38,000 square foot outdoor storage yard in a Light Industrial zone and a Design Review Permit to construct two industrial office buildings totaling 103,397 square feet with associated parking, lighting, and landscaping. Project Applicant: Lane Borges, Borges Architectural Group. Project Owner: Ken Giannotti, Stanford Ranch Company. (Wiley)

Assistant Planner, Wayne Wiley, 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 Architecture, 1508 Eureka Road, Suite 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.

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 Conditional Use Permit; Approve the Conditional Use Permit with three (3) conditions of approval; Adopt the four (4) Findings of Fact for the Design Review Permit; and Approve the Design Review Permit with eighty-five (85) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Hoskinson, Clark, Brewer, Hinkle, Dugan

Noes: Abstain:

V-C. GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT – 311 VERNON STREET – UNIT AND ACRE ALLOCATION STUDY – FILE #2007PL-013; PROJECT #'S - GPA-000033; SPA-000023. The applicant requests approval of a General Plan Amendment and Specific Plan Amendment to make minor adjustments to the unit and acre allocations and totals in the General Plan and respective specific plans. The adjustments reflect corrections to historical data that were discovered through research into previous amendments, refinements in how the data is reported, and improved technology that allows for more precise and accurate measuring, counting and tracking. Project Applicant/Owner: City of Roseville, Planning and Redevelopment. (Allen) THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF MARCH 8, 2007.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- 1. Chris Kraft reported the on the Storm Water Design Manual;
- 2. City Council approved the Diamond Creek Rezone application, adding a condition requiring applicant to submit for approval the Stage 2 podium design within 120 days.

<u>ADJOURNMENT</u>

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of March 8, 2007. The motion passed unanimously at 7:27 PM.