

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
Steve Lindbeck, Project Planner
Tricia Stewart, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Hoskinson

ORAL COMMUNICATIONS

Tamara McCartney, Attitudes At Home, 1470 Eureka Ridge Dr, #140, addressed the Commission regarding the parking issues at Eureka Ridge Plaza.

Michael Lee, 303 Paddock Ct., Spoke in opposition to Placer County's Placer Vineyards Master Planned Community Development, and encouraged awareness and protection of natural resources in all future city developments.

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 APRIL 26, 2007.

IV-B. TREE PERMIT – 5201 FIDDYMENT ROAD – WRSP PARCEL F-83 - FILE# 2006PL-149 (TP-000092.

The applicant requests approval of a Tree Permit to authorize removal of one native oak tree for the construction of a trunk sewer under Pleasant Grove Creek associated with the infrastructure plan of the West Roseville Specific Plan. Project Applicant/Owner: Steve Hicks, Signature Properties. (Lindbeck)

MOTION

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

The motion passed with the following vote:

Ayes: Brewer, Hoskinson, Hinkle, Clark, Dugan

Noes:

Abstain:

NEW BUSINESS

Chair Dugan recused himself from Item V-A due to a possible conflict of interest. Vice-chair Clark assumed chair duties for the Commission.

V-A. ADMINISTRATIVE PERMIT - 1151 GALLERIA BOULEVARD - WORLD TEAM TENNIS - FILE#2007PL-036 – PROJECT #AP-000167. The applicant requests approval of an Administrative Permit to allow a temporary tennis event (Sacramento Capitals) to occur within the southeast portion of the parking lot at the Galleria Mall adjacent to Roseville Parkway. Project Applicant: Taryn Bussjager, Sacramento Capitals. Property Owner: Bryan Tessner, Westfield LLC. (Stewart)

Associate Planner, Tricia Stewart, presented the staff report and responded to questions.

Vice-chair Clark opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Taryn Bussjager, Operations Manager Sacramento Capitals, 2483 Sunrise Bl #C, Gold River, 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. She asked if the Beer Garden tent that is currently proposed at 30x60, could be expanded to 30x80, to which staff responded that it could be expanded pending approval by the fire dept. remaining within the original footprint, as shown on the site plan.

There was discussion on the following:

- Complimentary daily valet parking for Galleria customers who may be impacted during the tennis event.

There was no other public comment.

Vice-chair Clark closed the public hearing and asked for a motion.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to Adopt the three findings of fact for approval of the Administrative Permit; and Approve the Administrative Permit with ten (10) conditions of approval as submitted in the Staff Report, including an allowance to expand the Beer Garden Tent, pending approval by the Fire Department.

The motion passed with the following vote:

Ayes: Hoskinson, Brewer, Hinkle, Clark

Noes:

Abstain:

Chair Dugan returned to the dais and resumed chair duties.

V-B. ADMINISTRATIVE PERMIT, LOT LINE ADJUSTMENT, TWO TENTATIVE SUBDIVISION MAPS & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 4801 & 4821 FIDDYMENT ROAD – WRSP FIDDYMENT RANCH VILLAGES 15A & 15B - FILE# 2006PL-108 (SUB-000061) & 2006PL-172 (SUB-000076)

The applicant requests approval of Tentative Subdivision Maps for Villages F-15A and F-15B, to divide the 26.25 acre property into 158 residential lots; an Administrative Permit to transfer 5 residential units from WRSP parcel F-15B/C to F-15A; a Lot Line Adjustment to modify the boundaries between Fiddyment Ranch Large Lots 15A, B & C; and a Design Review Permit for Residential Subdivision to establish design standards for Village F-15B. Project Applicant: Tim Denham, Wood Rodgers, Inc. Property Owner: Signature Properties. (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, Steve Hicks, Signature Properties, 1322 Blue Oaks Blvd, #100, 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:

- Changes will not impact planned traffic flow;
- Location of affordable housing units;
- Encourage rear façade improvements for more pleasing views from street.

There was no public comment.

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Hoskinson, to Adopt the three (3) findings of fact for the Administrative Permit; Approve the Administrative Permit to transfer 5 units from WRSP Parcel F-15B/C to F-15A; Find the Lot Line Adjustment consistent with the required criteria; Approve the Lot Line Adjustment subject to six (6) conditions; Adopt the three (3) findings of fact for the Tentative Subdivision Map for F-15A; Approve the Tentative Subdivision Map for F-15A subject to seventy-one (71) conditions; Adopt the three (3) findings of fact for the Tentative Subdivision Map for F-15B; Approve the Tentative Subdivision Map for F-15B subject to seventy-four (74) conditions; Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and Approve the Design Review Permit for Residential Subdivision subject to five (5) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Clark, Hoskinson, Hinkle, Brewer, Dugan

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Possible tour of new Energy Park on May 21st, RSVP Chris Burrows;
- Question from Commissioner Clark with concerns regarding the Conveyance Fee or Community Benefit Conveyance Fee that is being charged on all home resales for 20 years from first sale, within the West Roseville Specific Plan.
- Question from Commissioner Clark regarding neighborhoods applying for private gating; speed bumps and speed humps added to neighborhood streets.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of May 24, 2007. The motion passed unanimously at 7:54 PM.