

PLANNING COMMISSION MEETING 7:00 PM - JULY 22, 2010 MINUTES

Planning Commissioners Present: Donald Brewer, Krista Bernasconi, Sam Cannon, Robert Dugan,

Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Ron Miller, Associate Planner Gina La Torra, Associate Planner Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

WELCOME

Special welcome and recognition of new Commissioner Krista Bernasconi who was appointed to the Planning Commission on July 07, 2010 by the City Council; Commissioner Don Brewer and Commissioner Gordon Hinkle were each reappointed to their second term. Commissioner Bernasconi is filling the vacancy left by former Commissioner Kim Hoskinson who termed out in June.

ROLL CALL

PLEDGE OF ALLEGIANCE - Led by Commissioner Bernasconi

SPECIAL PRESENTATION

Special presentation to former Planning Commissioner Kim Hoskinson who leaves the Planning Commission with more than 10 years of service on behalf of the citizens of Roseville.

ORAL COMMUNICATIONS

Resident and Association Board Member, David Landry, from Ashley Woods West, addressed the Commission regarding the neighborhood petition requesting two additional stop signs be installed at the intersection of Old Auburn Way/ Monet/Allegretto. (There is currently a two-way stop sign at this intersection.) On behalf of the residents, Mr. Landry requested the Planning Commission support this request by encouraging the City Council to authorize the placement of the second set of stop signs, creating a four-way stop at the identified intersection. The City Council will hear this item at the August 4, 2010 meeting.

Chair Cannon informed the residents that the Planning Commission does not have jurisdiction over the installation of traffic signs. Those requests are presided over by the transportation commission.

Chris Kraft, Engineering Manager, responded to some of the concerns expressed.

CONSENT CALENDAR

Chair Cannon asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Cannon asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF MAY 27, 2010.

IV-B. TREE PERMIT – 500 QUAILS NEST COURT – NORTH INDUSTRIAL PLANNING AREA (NIPA) PCL 3

TREE PERMIT- L11 – FILE #2010PL-049; PROJECT #TP-000121. The applicant requests approval of a Tree Permit to encroach into the protected zone radius (PZR) of one native oak tree (approximately 50%) for the construction of a single-family residential dwelling. Applicant/Owner: Daryle Hassler, JMC Homes. (Wiley)

MOTION

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

The motion passed with the following vote:

Ayes: Dugan, Hinkle, Brewer, Larson, Bernasconi, Huisking, Cannon

Noes:

Abstain: Bernasconi, Huisking (minutes)

Commissioner Huisking abstained from the minutes of May 27, 2010 due to her absence from the meeting. Commissioner Bernasconi abstained from the minutes of May 27, 2010 because she was not a member of the Planning Commission at that time.

NEW BUSINESS

V-A. CONDITIONAL USE PERMIT MODIFICATION – 1125 ORLANDO AVENUE – A & S MOTORCYCLE AUTO SALES - FILE# 2009PL-121; PROJECT# CUP-000062. The applicant requests approval of a Conditional Use Permit Modification to allow the sale of pre-owned automobiles in a portion of the existing parking lot at A & S Motorcycles. Approximately 48 existing parking spaces will be utilized for the pre-owned automobile sales area. There will be no automotive services (oil changes, detailing, washing, etc.) provided. There are no proposed changes to the existing operating hours nor are there any exterior building modifications proposed. Applicant: A & S Motorcycle Parts, Inc., Jeff Hanrahan. Owner: Anthony C. Felice. (Miller)

Associate Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, Randy Felice, President, A & S Motorcycle Parts, Inc., 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.

Matthew Diridoni, resident, also representing a neighbor who is too elderly to attend, acknowledged the good relationship between A & S Motorcycles and the surrounding neighbors. He would like to see improved lighting with the addition of the proposed car lot area. Concerns with a neighbor who uses the A & S Motorcycle drive aisles that they might leave the security chain unlocked when entering or exiting after hours.

Applicant said that he has spoken with the homeowner and has received his support.

Tony Felice, owner of the property, gave background of the road barricade installed on Eddie Way.

There was discussion on the following:

- Type of chains to block the entrance to the drive aisle after-hours and the impact it may have on public safety equipment (fire truck, police);
- Projected ratio of cars to motorcycles;
- Homeowner who uses A&S parking lot as his drive way (legally).

Chair Cannon temporarily closed the public hearing and asked for a motion.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Huisking, to adopt the two (2) findings of fact for the Conditional Use Permit Modification; and Approve the Conditional Use Permit Modification subject to fourteen (14) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Larson, Huisking, Brewer, Dugan, Hinkle, Bernasconi, Cannon

Noes: Abstain:

V-B. ORDINANCE AMENDMENTS ZONING ORDINANCE AND MUNICIPAL CODE (TITLE 9) - FILE #2010PL-048; PROJECT #OA-000023. Amendments to the Zoning Ordinance are proposed to require restaurants to obtain a Conditional Use Permit prior to providing amplified live or recorded music and holding public dances. Amendments to the Municipal Code are also proposed to address seating at restaurants and to clarify when a dance permit is required. (La Torra)

Associate Planner, Gina La Torra, presented the staff report and responded to questions.

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

There was discussion on the following:

- Letters sent general mail to existing City restaurants and the Roseville Chamber of Commerce;
- Criteria for determining list of restaurants to be notified of proposed zoning amendment; i.e., business that would have room for a nightclub; full service restaurants; and through business licenses.
- Proposed amendment would apply directly to places with dedicated dance floor with dedicated music. Less than 20 person capacity, no dance permit required.

Chair Cannon temporarily closed the public hearing and asked for a motion.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hinkle, to Recommend that the City Council approve the proposed Zoning Ordinance Amendments; and Recommend that the City Council approve the proposed Municipal Code Amendments as presented in the staff report.

The motion passed with the following vote:

Ayes: Dugan, Hinkle, Huisking, Larson, Bernasconi, Brewer, Cannon

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

REPORTS FROM PLANNER

• Planning Commission meeting for August 12, 2010 is cancelled due to lack of agenda items. The next scheduled meeting is Thursday, August 26 at 7:00pm.

COMMISSIONER COMMENTS

- Suggested that in this time of economic distress the Commission needs to keep the bigger, long-range picture in mind when hearing projects requesting relief from previously approved conditions.
- Commissioner Hinkle announced his new baby born on June 30, 2010.

- Welcome to new Commissioner, Krista Bernasconi.
- No right hand turn sign at Blue Oaks Bl and Washington Bl. Caltrans just transferred responsibility of said intersection to the City and staff has already begun working on a signal update.
- Concern that some of the trees that front Highway 65 behind the Santucci Justice Center appear dead;
- RCONA board thanked for this summers Movies in the Park.
- Commissioner Bernasconi thanked staff and commission for her kind welcome.

A. ELECTIONS

i. Chair

Commissioner Hinkle made the motion which was seconded by Commissioner Dugan to elect Audrey Huisking as Chair of the Planning Commission for the 2010-2011 service year.

ii. Vice-Chair

Commissioner Huisking made the motion which was seconded by Commissioner Dugan to elect Commissioner Hinkle as Vice-chair of the Planning Commission for the 2010-2011 service year.

The Motion passed unanimously.

iii. Design Committee Representative

Commissioner Huisking requested re-election as Design Committee Representative which was seconded by Commissioner Hinkle to re-elect Commissioner Huisking as Design Committee Representative for the 2010-2011 service year.

iv. Design Committee Alternate

Commissioner Dugan made the motion which was seconded by Commissioner Hinkle to elect Commissioner Larson as Design Committee Alternate for the 2010-2011 service year.

The Motion passed unanimously.

ADJOURNMENT

Chair Cannon asked for a motion to adjourn the meeting.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of August 26, 2010. The motion passed unanimously at 8:00 PM.