

PLANNING COMMISSION MEETING JULY 9, 2009 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Gordon Hinkle, Audrey Huisking

Planning Commissioners Absent: Robert Dugan, Kim Hoskinson, David Larson

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Mike Isom, Senior Planner Steve Lindbeck, Project Planner Ron Miller, Associate Planner

Jan Shonkwiler, Housing Programs Manager

Rob Jensen, Public Works Director Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS - None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JUNE 11, 2009.

IV-B. TREE PERMIT MODIFICATION – SRSP PCL 33 & 38 VILLAGE 4 TREE PERMIT MODIFICATION – 1453 E. ROSEVILLE PW. - FILE# 2009PL-039; PROJECT #TP-000117. The applicant requests approval to modify condition #9 of the Master Tree Permit (TP 03-06) for Stoneridge Specific Plan Parcels 33 & 38 (Whispering Canyon subdivision) to require individual property owners to maintain a tree preservation bond. Applicant and Property Owner: Stoneridge Village 4 HOA, Amy Jefferson. (Ogden)

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Hinkle, Huisking, Brewer

Noes: Abstain:

NEW BUSINESS

V-A. CONDITIONAL USE PERMIT MODIFICATION – 100 AUTOMALL DRIVE – NERSP PCL 13A AUTOMALL MALL RENOVATION PROJECT - FILE # 2009PL-012; PROJECT #CUP-000056. The applicant requests approval of a Conditional Use Permit Modification to renovate the Roseville Automall's existing perimeter wall, which will include the addition of vehicle display pads and associated signage at six (6) locations. Additionally, the applicant has requested modifications to the existing Master Use Permit (MUP) which governs operation of the Roseville Automall. Modifications include: the addition of exterior perimeter vehicle display platforms; revisions to building setback standards; expansion of permitted uses to include "stand-alone" pre-owned vehicle dealerships; sale of recreational vehicles, boats and motorcycles; increased design flexibility through the City's Design Review Permit process; and use of tents and other exterior structures for display, detailing, etc. Applicant: Borges Architectural – Adam O. Lovern. Owner: Roseville Automall Association – c/o Eberhart & Co - Bruce Westrup. (Miller)

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

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

Applicant, Damon Ebrhart, Roseville Automall Association, 3300 Douglas Bl, Suite 350, Roseville, 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.

Adam Lovern, Borges Architectural Group, 1478 Stone Point Dr. Suite 350, Roseville, answered questions from the Commission.

There was discussion on the following:

- Intensity of light reflecting on metal siding; noted that the color chosen for the metal is less reflective;
- No balloons, banners, etc., will be permitted in the Display Pads under the Master Use Permit modification;
- Automall will keep high standards of aesthetics.

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

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Huisking, to Adopt the Negative Declaration; Adopt the two (2) findings of fact for Conditional Use Permit Modification; and Approve the Conditional Use Permit Modification subject to 33 conditions of approval as submitted in the staff report and as modified below:

The motion passed with the following vote:

Ayes: Cannon, Huisking, Hinkle, Brewer

Noes: Abstain: V-B. GENERAL PLAN AMENDMENT – 2008-2013 HOUSING ELEMENT OF THE GENERAL PLAN – FILE #2009PL-058; PROJECT #GPA-000057. The Housing Division requests Planning Commission review and approval of the draft 2008 – 2013 Housing Element of the General Plan, and the associated Initial Study/Negative Declaration. The Housing Element is required by state law to be updated periodically, based on a planning cycle established by the state legislature, which is typically every five years. This request will replace the existing Housing Element and reflects current and potential residential land use for existing parcels within the City, as well as addressing other required components of state Housing Element Law pursuant to Article 10.6 of the Government Code. Applicant: City of Roseville, Housing Division. (Shonkwiler)

Housing Programs Manager, Jan Shonkwiler, presented the staff report and responded to questions.

Chair Brewer opened the public hearing and invited comments from the audience.

There was discussion on the following:

• How other surrounding municipalities are addressing the State mandated Regional Housing Needs Allocation (RHNA/SACOG guidelines); and what the consequences are if the municipality does not comply.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hinkle, to Recommend that the City Council adopt the attached 2008 – 2013 Housing Element of the General Plan; and Forward on to the City Council, with any comments received at the public hearing, the Initial Study/Negative Declaration prepared for the 2008 – 2013 Housing Element of the General Plan.

The motion passed with the following vote:

Ayes: Huisking, Hinkle, Cannon, Brewer

Noes: Abstain:

V-C. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT & TWO TENTATIVE MAPS – 4821 FIDDYMENT RD (WRSP FIDDYMENT PARCELS F-15 & F-16) – FILE # 2008PL-092; PROJECT #GPA-000049, SPA-000035, RZ-000047, DA-000042, SUB-000126, SUB-000128. The applicant requests approval of the following: a General Plan Amendment to change West Roseville Specific Plan Parcels F-15 and F-16 from Medium Density (7 units/acre) to Low Density (4 units/acre); a Specific Plan Amendment to transfer existing residential unit allocations from F-15 & F-16 to LDR Parcel F-9 and HDR Parcels F-25 & F-26; a Rezone of F-15 from RS/DS (Small Lot) to R1/DS (Single Family); a Development Agreement Amendment to modify the existing Fiddyment Development Agreement to be consistent with the revised land use plan; a Tentative Map to subdivide F-15 into 167 single-family lots; and a Tentative Map to subdivide F-16 into 110 single-family lots. Applicant: Tim Denham, Wood Rodgers. Property Owner: Signature Properties. (Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

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

Representing the owner, Steve Hicks, Signature Properties, 1322 Blue Oaks Bl., #100, Roseville, 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 no additional discussion.

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

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to Adopt the Negative Declaration for WRSP Fiddyment Parcels F-15 & F-16; Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment; Recommend that the City Council adopt the two findings of fact and approve the Rezone; Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment; Adopt the three findings of fact and approve the Tentative Subdivision Map for Village F-15; and Adopt the three findings of fact and approve the Tentative Subdivision Map for Village F-16, with 74 conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Cannon, Hinkle, Huisking, Brewer

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- The 2009-2010 Planning Commission elections for Chair, Vice-Chair, and Design Committee representatives, normally held at the first meeting in July will be postponed to the first meeting in August.
- Commissioner Huisking asked staff for an update on the general state of the City.
- Commissioner Cannon asked for an update on when Parkside Way will be opened.

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of July 23, 2009. The motion passed unanimously at 7:55 PM.