

PLANNING COMMISSION MEETING JULY 26, 2007 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Gordon

Hinkle, Audrey Huisking

Planning Commissioners Absent: Kim Hoskinson

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner
Mike Isom, Senior Planner
Ron Miller, Assistant Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Brewer

Chair Clark expressed his thanks from his nomination and appointment as Planning Commission Chair and shared that he has participated in civic affairs for almost 50 years. He thanked Commissioner Dugan for his outstanding service as Planning Commission Chair over the last two years. He also thanked Staff for their efforts in helping make Roseville the amazing place it is today. He expressed his thoughts about the Planning Commission's role in the future development and growth of Roseville.

ORAL COMMUNICATIONS

Tamara McCartney, Business Owner-Attitudes at Home, Eureka Ridge Plaza, 1470 Eureka Rd #140, addressed the Commission with continuing concerns regarding the parking shortage in her complex since the opening of Crush 29. Staff responded that the Parking Management Plan for the Center is scheduled to come before the Planning Commission in September.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JULY 12, 2007.

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Dugan, Huisking, Brewer, Hinkle, Clark

Noes: Abstain:

NEW BUSINESS

ITEM V-A. DESIGN REVIEW PERMIT MODIFICATION & TREE PERMIT - 1009 ORLANDO AVENUE - SKATETOWN PARKING LOT EXPANSION - FILE # 2007PL-026 (PROJECT # DRP-000181 & TP-000088).

The applicant requests approval of a Design Review Permit Modification and Tree Permit to expand the existing parking lot at Skatetown Ice Arena by approximately 0.65 acres. Expansion of the parking area will require the removal of 12 native oak trees. Project Applicant: Skatetown Ice Arena – Scott Slavensky. Property Owner: Scott and Kerry Slavensky. (Miller)

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

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

Applicant, Kerry Slavensky, 903 El Rancho Ct.; and Leo Rubio, Project Engineer for Skatewtown, 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.

There was discussion on the following:

- Acknowledgment of dangerous crossing of Orlando Ave from the empty lot next to the mini-storage business;
- Mitigation of removed oak trees;
- Employee designated parking;
- Type of landscaping around site;
- Incorporating native oak trees in landscaping;
- Additional measures and awareness for protection of large oak tree that is to remain;
- Feasibility of parking garage;
- Commissioner Dugan discussed the public's use of the empty lot across the street from Skatetown and asked
 if there was something that could be done to prohibit parking in that location due to the danger of crossing
 Orlando Ave.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Cannon, to Adopt the Mitigated Negative Declaration; Adopt the two (2) findings of fact for the Design Review Permit Modification; Approve the Design Review Permit Modification with fifty-six (56) conditions of approval with modification to condition 14; Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit subject to twenty-one (21) conditions of approval with modification to condition 3, as submitted in the Staff Report and as modified below.

DRP-000181

14 c. The landscape plan shall incorporate native oak trees into the planting plan to the extent feasible to the satisfaction of the Planning Department. (Planning)

TP-000088

3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 76 inches. Mitigation shall be provided through a combination of on-site plantings and payment of in-lieu fees. <u>Native oak trees shall be incorporated into the landscape plan to the satisfaction of the Planning Department</u> (Planning)

The motion passed with the following vote:

Aves: Huisking, Cannon, Brewer, Hinkle, Dugan, Clark

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE

Commissioner Dugan made the motion, which was seconded by Commissioner Hinkle, to nominate Commissioner Hoskinson to serve as Design Committee Representative and Chair for the 2007-2008 term.

Motion Carried.

Commissioner Hoskinson has been elected Design Committee Representative and Chair for the 2007-2008 term.

Commissioner Huisking made the motion, which was seconded by Commissioner Dugan, to nominate Chair Clark to serve as Design Committee Alternate Representative.

Motion Carried.

Chair Clark has been elected Design Committee Alternate Representative for the 2007-2008 term.

REPORTS FROM STAFF

Report to Commission from Engineering Manager, Chris Kraft, in response to questions posed at the previous meeting:

- Disposition of landscaping at Highway 80 and Douglas Bl. Caltrans will do a portion and the City is awaiting bids. It is planned to be completed in two years.
- Intersection at Fiddyment Road and Blue Oaks Blvd right turn movement has been fixed as of today. The signal coordination should be fully operational by August 23, 2007.
- Waiting on left turn movement. City has installed an Intelligent Transportation System (ITS) to coordinate signals along the arterial roadways to reduce congestion through the busiest intersections at peak traffic times. Sometime left turn movement is held back to allow more cars to move through an intersection. ITS helps reduces commute times, wear and tear on vehicles, less brake usage, less brake dust, less fuel consumption, and better air quality. Majority of arterial roadways are already coordinated.
- Motorcycles must be in center to trip the magnetic field to trigger signal change for left turns. Engineering will look at Washington Blvd and Blue Oaks.

Planning & Redevelopment Director, Paul Richardson, explained the state's mandate that all communities provide their fair share of housing. The City will give job growth numbers to the Department of Finance who in turn gives population estimates to the Department of Housing and Development to turn into the City's Regional Housing Allocation numbers which will be reported at a later date. Bill AB414 will limit the city's ability to use commercial and industrial sites for residential. City is working with SACOG to reduce the Cities RHNA numbers.

Commissioner Dugan expressed his thanks to the Commission and staff for their support during his tenure as Planning Commission Chair over the last two years.

<u>ADJOURNMENT</u>

Chair Clark 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 August 9, 2007. The motion passed unanimously at 7:44 PM.