



PLANNING COMMISSION MEETING SEPTEMBER 11, 2008 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon (arrived at 7:10pm), Robert Dugan,

Gordon Hinkle, Kim Hoskinson, Audrey Huisking, David Larson

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner
Joanna Cucchi, Associate Planner
Elisa Reynolds, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Chair Brewer

A minute of silence was held to honor and remember all who died on September 11, 2001.

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 AUGUST 28, 2008.

MOTION

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

The motion passed with the following vote:

Ayes: Huisking, Hinkle, Larson, Dugan, Brewer

Noes:

Abstain: Hoskinson

Commissioner Hoskinson abstained from the minutes of August 28, 2008 due to her absence from the meeting.

NEW BUSINESS

<u>V-A. REZONE – NWRSP URBAN RESERVE REZONE - PCL 73B – 2551 WOODCREEK OAKS & 1585 PLEASANT GROVE BLVD - FILE# 2008PL-094; PROJECT #RZ-000048</u>. The Planning and Redevelopment Department requests approval of a Rezone for two (2) undeveloped parcels (017-370-016-000 and 017-370-015-000) in the North West Roseville Specific Plan Area. This change is administrative in nature and will remove the outdated Urban Reserve zoning and replace it with current zoning that reflects the approved/existing use of the property (Mahany Park and Woodcreek High School). Project Applicant: City of Roseville, Planning & Redevelopment Department. Property Owner: City of Roseville, Roseville Joint Union High School District. (Reynolds)

Associate Planner, Elisa Reynolds, presented the staff report and responded to questions.

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

There were no comments.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Dugan, to Recommend the City Council adopt the two (2) findings of fact for the rezone; and Recommend the City Council approve the rezone as presented in the staff report.

The motion passed with the following vote:

Ayes: Hoskinson, Dugan, Hinkle, Huisking, Larson, Brewer

Noes: Abstain:

V-B. CONDITIONAL USE PERMIT –1111 SMITH LANE – METRO PCS TOWER EXTENSION – FILE # 2008PL-086; PROJECT # CUP-000053. The applicant requests approval of a Conditional Use Permit to allow a fifteen foot extension of an existing sixty-one foot cellular tower with three new cellular stealth antennas. Applicant: Karen Lienert, Metro PCS. Owner: Mitchell & Diane Mosher. (Cucchi)

Associate Planner, Joanna Cucchi, presented the staff report and responded to questions.

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

There were no comments.

There was discussion on the following:

- Increasing the tower height;
- Increase in tower height allows collocation of additional carrier (Metro PCS);
- When to hide towers using faux tree camouflage or leave tower bare.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hinkle, to Adopt the three findings of fact for the Conditional Use Permit; and Approve the Conditional Use Permit with seven (7) conditions of approval as presented in the staff report.

The motion passed with the following vote:

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

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- The City Council hearing for 2000 Westside Drive, WRSP Westpark Parcels 3 &4 will not be held on September 17, 2008, in order to accommodate a recently scheduled community meeting prior to being heard by the City Council.
- Roseville Square's new tenant is Wise Buys, selling items for 9.99 or less (in the old Sports Authority building.)
- Next Design Committee Meeting will review the face lift for Roseville Square.
- Update: 400 Sunrise Ave grading is taking place for the office building; staff will check-up to see if building permits have been issued.
- Update: Cena di Mare has an active building permit. Developers are making progress, slowly. As long as work is not stopped for longer than 6 months their permits remain active.
- Update: Diamond Creek and Blue Oaks project has approved civil plans. Staff will check on status.

Report from Engineering:

- Update: Intersection of the I-80 & Eureka Road regarding conflict of right turn movement, since striping change, no accidents or traffic problems. Intersection operates within city guidelines.
- Update: Future Blue Oaks Blvd widening at Highway 65, currently conducting road maintenance. Widening of
 overpass will occur at a later date to be determined.

Commission Comments:

- Old IHOP Restaurant on Sunrise Ave is looking nice and is for sale.
- Concern with appearance of landscaping at service station at Cirby and Sunrise Ave. Would like to see neater appearance.
- Memory impaired home on Oakridge Drive needs to have the front landscape looked at. One of the conditions
 was that the frontage along Oakridge Drive would still have a neighborhood home look.
- Train platform in Historic Old Town has an empty placard along one side; it would be nice to have some historical information put there

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Larson, to adjourn to the meeting of October 9, 2008. The motion passed unanimously at 7:24 PM.