



# PLANNING COMMISSION MEETING SEPTEMBER 14, 2006 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Rex Clark, Kim Hoskinson,

Sam Cannon (7:40)

Planning Commissioners Absent: Robert Dugan, Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Eileen Bruggeman, Project Planner Steve Lindbeck, Project Planner Tricia Stewart, Associate Planner Ron Miller, Assistant Planner Chris Kraft, Engineering Manager

Robert Schmitt, Senior Deputy City Attorney Carmen Bertola, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Brewer

**ORAL COMMUNICATIONS** None.

#### **CONSENT CALENDAR**

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

Vice-Chair Allen asked for a motion to approve the CONSENT CALENDAR as listed below:

# IV-A. MINUTES OF AUGUST 24, 2006.

IV-B. TENTATIVE PARCEL MAP – 1098 MELODY LANE – MELODY HILLS OFFICE PARK PARCEL MAP 2006 PL-105 (FILE# SUB-000060). The applicant requests approval of a Tentative Parcel Map for an office park to subdivide a single parcel into five (5) parcels. Applicant: Surveyors Group, Inc. Property Owner: Owens Mortgage Investment. (Dougherty)

#### **MOTION**

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

The motion passed with the following vote: Ayes: Clark, Brewer, Hoskinson, Allen

Noes: Abstain:

#### **NEW BUSINESS**

# V-A. REZONE, DESIGN REVIEW PERMIT, & ADMINISTRATIVE PERMIT - 930 OAK RIDGE DR. - ALTA MANOR SENIOR CARE FACILITY - FILE# 2005PL-100; PROJECT# RZ-000032; DRP-000071; AP-000129.

The applicant requests Approval of a Rezone to change the zoning of a portion of the property from Floodway to Planned Development 19 (Nursing Home). The proposed Rezone will align the Floodway zone boundary with the FEMA-designated Floodway boundary. A Design Review Permit is also requested to allow the construction of an assisted living senior care facility including four duplexes, an assisted living building and a memory care building totaling 47,976 square feet, along with associated parking, landscaping, and lighting. Lastly, an Administrative Permit is requested to allow a parking reduction of five (5) spaces. Project Applicant: Robert Lindley, YHLA Architects. Owner: Daniel Fong. (Stewart)

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

Vice-Chair Allen opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Robert Lindley, Project Architect, YHLA Architects, 707 4<sup>th</sup> Street, Suite 304, Davis, 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:

- Designation of parking spaces for duplex residents;
- On-site condition requiring one parking space be assigned per duplex.

Vice-Chair Allen closed the public hearing and asked for a motion.

#### MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Brewer, to Adopt the Negative Declaration; Recommend the City Council adopt the two (2) findings of fact for the Rezone; Recommend that the City Council approve the Rezone; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with 113 conditions of approval, with conditions 25 and 51 as modified in the Addendum and a parking modification as noted below; Adopt the three (3) findings of fact for the Administrative Permit; and Approve the Administrative Permit with one (1) condition of approval, as submitted in the Staff Report.

## Parking condition:

7. <u>d. One parking space shall be reserved on-site for each unit within the duplexes as close as possible to the duplexes. (Planning)</u>

The motion passed with the following vote:

Ayes: Clark, Brewer, Hoskinson, Allen

Ayes: Noes:

Abstain:

V-B. TREE PERMIT FOR MINERS RAVINE OFF-CHANNEL DETENTION BASIN FACILITY – 7500 SIERRA COLLEGE BL. – STONERIDGE SPECIFIC PLAN, PARCEL 60 – File# 2006PL-095; Project# TP-000081. The applicant requests approval of a Tree Permit to remove approximately twelve (12) native oak trees in association with installation of flood control improvements and a creek restoration project. Project Applicant/Property Owner: Placer County Flood Control & Water Conservation District, E. Brian Keating. (Bruggeman)

Project Planner, Eileen Bruggeman, presented the staff report and responded to questions.

Vice-Chair Allen opened the public hearing and invited comments from the applicant and/or audience.

Pal Hegedus, Project Manager, RBF Consulting, Sacramento, representing the Applicant, Placer County Flood Control & Water Conservation District, 3091 County Center Drive, Auburn, 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.

Vice-Chair Allen closed the public hearing and asked for a motion.

#### MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Clark, to Adopt the findings of fact for the Tree Permit; and Approve the Tree Permit subject to six (6) conditions of approval, as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Hoskinson, Clark, Brewer, Allen

Noes: Abstain:

<u>V-C. DESIGN REVIEW PERMIT- 3990 FOOTHILLS BOULEVARD – ELK HILLS PLAZA BLDG. 3, PARCEL 4 – FILE #DRP 04-61.</u> The applicant requests approval of a Design Review Permit to allow construction of a 4,150 square foot retail building on a 2.87-acre parcel located within the existing Elk Hills Plaza Shopping Center. Project Applicant: A.R. Associates, Jack Remington. Owner: Placer Valley Inc., Jerry Staveris. (Bruggeman)

#### MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Cannon, to continue this item Off-calendar per Applicant's request.

The motion passed with the following vote:

Ayes: Clark, Cannon, Brewer, Hoskinson Allen

Noes: Abstain:

# V-D. TREE PERMIT - 5201 FIDDYMENT ROAD - WRSP PARCEL F-83 - FILE #2006PL-149; PROJECT

#TP-000079. The applicant requests approval of a Tree Permit to remove fourteen native oak trees and encroach into the Protected Zone Radius of an additional nine native oak trees for the construction of a sewer trunk under Pleasant Grove Creek, associated with the infrastructure plan of the West Roseville Specific Plan. Another four native oak trees are indicated as conditional removals to be assessed by the arborist in the event that site excavation is more extensive than anticipated. Project Applicant: Steve Hicks, Signature Properties. Property Owner: Signature Properties. (Lindbeck)

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

Vice-Chair Allen opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Steve Hicks, Signature Properties, 1322 Blue Oaks Bl., Suite 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. He reviewed reasons for proposed pipeline alignment.

The following persons spoke on this project:

George Carpenter – 141 Morella Ct – spoke in opposition of proposed alignment as well as opposition to alternate 1. He stated that he and other neighbors would be supportive of alternate alignment 2; and asked Commission to consider moving pipe 10 feet to the west in order to preserve additional native oak trees.

Rosalie Pollett – 149 Morella Ct – spoke in opposition of proposed alignment and asked Commission to consider alternate proposal #2.

Josh Barnes, Signature Properties, Landscape Architect, 1322 Blue Oaks Bl., Suite 100, Roseville, explained the effects on the designated trees in each proposed alternative.

There was discussion on the following:

- Review of proposed alignment;
- Alternate alignment 2;
- Consequences of moving line 10-feet to the north;
- Tree 2461 slated for removal under each scenario;
- Shifting of trunk line 10-15 feet would result in the applicant exceeding boundaries and necessitate a return to the Army Corps of Engineer and State Department of Fish and Game for new permits which would cause applicant a significant amount of time and money and would also delay future development of the area;
- Reevaluation of original proposal as submitted in the staff report;
- Shift line 15 feet north in Exhibit A to minimize encroachment of trees #2463, 2464, 2465;

Vice-Chair Allen closed the public hearing and asked for a motion.

#### MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Cannon, to Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit subject to the twenty-one (21) conditions of approval with modification to conditions 2, 3, and 6 as listed below, and as submitted in the Staff Report.

- 2. Trees #2461, 2463, 2464, 2465, 2467, 2468, 2475, 2476, 2477, 2480, 2481, 2490, 2491, and 2492 are approved for removal by this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning & Redevelopment Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
- 3. Trees #2463, 2464, 2465, 2473, 2478, 2479, and 2493 are conditionally approved for large encroachments or removal. Exhibit A shall be modified to shift the alignment of the northern 18" sewer line to avoid the removal of trees 2463, 2464, and 2465. Prior to the project excavation, the conditional trees shall be inspected by Planning & Redevelopment staff and a certified arborist. If the arborist and staff determine that the excavation would result in a zero-to-large encroachment for a conditional tree, that tree will remain in place. If the arborist and staff determine that the excavation would place a conditional tree entirely within the trench, the Planning & Redevelopment Department will provide written notice to the developer authorizing that tree to be removed. (Planning)
- 6. No activity shall be permitted within the protected zone of any native oak tree beyond those identified in the arborist report or these conditions *or the modified exhibit A*. (Planning)

The motion passed with the following vote:

Ayes: Hoskinson, Cannon, Brewer, Hoskinson, Allen

Noes: Abstain:

V-E. CONDITIONAL USE PERMIT – 2150 BLUE OAKS BOULEVARD – WRSP PARCEL F-30, SIGNATURE CELL TOWER AND EQUIPMENT SHELTER – FILE# 2006PL-054; PROJECT #CUP-000024. The applicant requests approval of a Conditional Use Permit to construct a 107-foot tall monopole (pine) with antenna panels for four cellular carriers and install a 10-foot high, 230 square foot cellular equipment shelter and multiple equipment cabinets. The applicant also requests approval to construct a 10-foot high, 3,784 square foot enclosure to house the cellular equipment shelters. Project Applicant: SureWest Wireless, Larry Houghtby. Property Owner: Signature Properties, Dmitry Semenov. (Miller)

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

Vice-Chair Allen opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Larry Houghtby, SureWest Wireless, 8352 Joe Rogers Road, Granite Bay, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was not in agreement with staff's recommendations. He reviewed the process in choosing this site.

Alan Hinen, Vierizon Wireless, spoke in favor of the project and explained the reasons for replacing the steel monopole with the pine pole. He emphasized the cooperation between the wireless carriers and the developer, Signature Properties; and stated that the 107-foot pole allows future co-location possibilities

John Bayless, Signature Properties, 1322 Blue Oaks Bl., Suite 100, Roseville, expressed his support of the proposed site. He supported the goal to have one tower rather than multiple sites.

Karen Leonard, Metro PCS spoke in favor of the multi carrier pole.

Jennifer Walker, T-Mobile, spoke in favor of this project and expressed the importance to her company in getting this pole in order to upgrade T-Mobile service in this area.

There was discussion on the following:

- Possibility of changing pine tree look to plain pole;
- Location of proposed pole near Roseville Energy park and additional power poles;
- Insignificance of seven foot difference between current and proposed pole heights;
- Continue item to meeting in October to allow time to prepare environmental document.

Vice-Chair Allen closed the public hearing and asked for a motion.

## MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Brewer, to continue this item to the meeting of October 26, 2006.

The motion passed with the following vote:

Ayes: Clark, Brewer, Cannon, Hoskinson, Allen

Noes: Abstain:

#### REPORTS/COMMENTS/COMMISSION/STAFF

# A. REPORTS FROM PLANNER

Engineering Manager, Chris Kraft, reported back to Commission on speeds at South Cirby. He stated that the last speed survey on was done in 2004 and he confirmed that the project being built at South Cirby and Piedmont will not have any major impact on the South Cirby roadway.

Senior Planner, Nela Luken, will attend the next Planning Commission meeting on September 28, 2006, and will provide a report to the Commission on the General Plan.

# **ADJOURNMENT**

Vice-Chair Allen asked for a motion to adjourn the meeting.

# **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Allen, to adjourn to the meeting of September 28, 2006. The motion passed unanimously at 8:42 PM.