

PLANNING COMMISSION MEETING JANUARY 11, 2007 MINUTES

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

Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Steve Lindbeck, Project Planner Gina La Torra, Associate Planner Wayne Wiley, Assistant Planner Chris Kraft, Engineering Manager Robert Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

**ORAL COMMUNICATIONS** None.

# **CONSENT CALENDAR**

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

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

## IV-A. MINUTES OF DECEMBER 7, 2006 AND DECEMBER 14, 2006.

IV-B. PARCEL MAP & VARIANCE – 930 PARRY STREET PARCEL MAP – FILE# 2006PL-167 (PROJECT# SUB-000073 & V-000036). The applicant requests approval of a Parcel Map to divide one residential lot, developed with two homes, into two lots. The proposed subdivision will result in one home on each lot; and a Variance to allow portions of the existing homes to encroach up to three feet into the required five-foot side yard setback. Project Applicant: Michael C. Hansen, G.C. Wallace of California, Inc. Property Owner: Bob Richards. (Wiley)

IV-C. TENTATIVE SUBDIVISION MAP – 1382 BLUE OAKS BOULEVARD – NIPA BLUE OAKS PROFESSIONAL CENTER – FILE# 2006PL-168; (PROJECT# SUBD-000075). The applicant requests approval of a Tentative Subdivision Map to create eight "for-sale" office condominiums ranging in size from 2,068 square feet to 2,780 square feet within the two-story Blue Oaks Professional Center building. Project Applicant: Ashley Singh, Bellecci & Associates, Inc. Owner: James T. Williams, Blue Oaks Investors, LLC. (La Torra)

IV-D. TENTATIVE SUBDIVISION MAP – 10000 FOOTHILLS BOULEVARD – NIPA PARCEL 28 BLUE OAKS PLAZA – FILE# 2006PL-194; (PROJECT# SUBD-000080). The applicant requests approval of a Tentative Subdivision Map to create two retail parcels and 17 office/medical parcels within the Blue Oaks Plaza and requests approval of a Tentative Subdivision Map to create eight "for-sale" office condominiums within three of the office/medical buildings on three parcels within the Blue Oaks Plaza. Project Applicant: Greg Bardini, Morton & Pitalo, Inc.Owner: Tim Gagnier, Blue Oaks Plaza, LLC. (La Torra)

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

The motion passed with the following vote:

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

Noes:

Abstain: Commissioner Cannon abstained from the minutes of December 7, 2006 due to his absence from

the meeting.

## **NEW BUSINESS**

V-A. TREE PERMIT – 1756 PARK OAK DRIVE – STONERIDGE SPECIFIC PLAN (SRSP) PCL33 WHISPERING CANYON LOT 92 – FILE# 2006PL-195; (PROJECT# TP-000086). The applicant requests approval of a Tree Permit to remove two native oak trees on Lot 92 of the Whispering Canyon Subdivision. Project Applicant/Owner: Albert Thomas, Blue Summits, LLC. (La Torra)

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

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

Applicant, Albert Thomas, Blue Summits LLC, 1860 Park Oaks Dr, 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:

- Timing of the tree removal and pool construction;
- Tree mitigation measures.

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

## **MOTION**

Commissioner Clark made the motion, which was seconded by Commissioner Brewer, to Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit with twenty (20) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

V-B. CONDITIONAL USE PERMIT, LOT LINE ADJUSTMENT & DESIGN REVIEW PERMIT MODIFICATION – 1020 WINDING CREEK DRIVE – FOOTHILLS COMMERCE CENTER PHASE II – FILE# 2006PL-199; (PROJECT# CUP-000034, LLA-000036 & DRP-000152). The applicant requests approval of a Conditional Use Permit to allow outdoor storage in a Light Industrial zone district, a Lot Line Adjustment to transfer .75-acres of land from the property to the northeast into Phase II of the Foothills Commerce Center, and a Design Review Permit Modification to modify the site design to construct 47 additional parking spaces located to the east of Building E. Project Applicant: Lane Borges, Borges Architectural Group, Inc. Property Owner: Ken Giannotti, Stanford Ranch I, LLC. (Wiley)

Assistant Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Bernard Furlow, Borges Architectural Group, Inc., 1508 Eureka Rd., #150, 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:

- Adding more compact parking stalls to better meet parking lot shading requirements;
- Effect of additional compact stalls on user parking;
- Future improvements of Winding Creek Road to create connection to Foothills Blvd.

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

### MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit with three (3) conditions of approval; Find the Lot Line Adjustment consistent with the criteria as listed in the staff report; Approve the Lot Line Adjustment with eight (8) conditions of approval; Adopt the two (2) Findings of Fact for the Design Review Permit Modification; and Approve the Design Review Permit Modification with six (6) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

V-C. REZONE & TENTATIVE SUBDIVISION MAP – 2350 PLEASANT GROVE BL. – WRSP WESTPARK VILLAGE W-12 - FILE# 2006PL-018 – (PROJECT# RZ-000027, SUBD 05-06). The applicant requests approval of a Tentative Subdivision Map to divide the 18.9 acre West Roseville Specific Plan Parcel W-12 into 78 residential lots, and a Rezone from Single-Family Residential (R1/DS) to Small Lot Residential (RS/DS) to allow 55-foot wide lots. Project Applicant: Steve Frasier, Morton & Pitalo. Property Owner: PL Roseville. (Lindbeck)

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

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

Applicant, Jennifer Skillings, Pulte Homes, 4196 Douglas Blvd., Granite Bay, 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:

- Affordable housing not required for this parcel;
- Neighborhood access to school/park and paseos:

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

#### MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Cannon, to Adopt the three findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to the seventy-six (76) conditions listed in the staff report; Recommend that the City Council adopt the two findings of fact for the Rezone; and Recommend that the City Council approve the Rezone as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

## REPORTS/COMMENTS/COMMISSION/STAFF

### A. REPORTS FROM PLANNER

- City council scheduled to appoint new Planning Commissioner to replace former Commissioner Gray Allen on January 17, 2007.
- Planners Institute will be held March 21-23 in San Diego. Registration forms have been distributed.
- Air Quality presentation next Planning Commission meeting, January 25th Terri Shirhall, Administrative Analyst, Planning & Redevelopment.
- Unit and Acre Analysis Workshop to prepare for future amendment proposal next Planning Commission meeting, January 25<sup>th</sup> – Joe Allen, Senior Planning Technician.

Commission requested information on the following:

- Cirby Ranch street improvement markers;
- Road completion Pleasant Grove to Fiddyment Rd;
- Fiddyment Road signal timing;

Commissioners offered congratulations to new Mayor, Jim Gray (former Planning Commissioner) and new Senior Planner, Mike Isom.

## **ADJOURNMENT**

Chair Dugan asked for a motion to adjourn the meeting.

## **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of January 25, 2007. The motion passed unanimously at 7:37 PM.