



# PLANNING COMMISSION MEETING APRIL 28, 2011 MINUTES

Planning Commissioners Present: Krista Bernasconi, Donald Brewer, Sam Cannon, Robert Dugan,

Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Housing

Chris Burrows, Senior Planner Derek Ogden, Associate Planner Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

### **WELCOME**

PLEDGE OF ALLEGIANCE - Led by Commissioner Bernasconi

#### **ORAL COMMUNICATIONS**

Mr. Joey George addressed the Commission regarding the location of his shop (Lawn Crew Saw & Mower 8413 Washington BI Suite 160) and his inability to use his professionally made A-Frame signs (illegal signs) to advertise the location of his shop. He said that he has found it very important to use the A-frame signs in order to direct people to his business. Without the signs, people often have trouble finding his location. Staff invited Mr. George to come to the Planning Department on Friday to review his advertising options under the Sign Ordinance.

### **CONSENT CALENDAR**

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

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

## IV-A. MINUTES OF APRIL 14, 2011.

<u>IV-B. TENTATIVE SUBDIVISION MAP – 10090 CROCKER RANCH RD. – NRSP PARCEL 5 RE-SUBDIVISION – FILE # 2007PL-067 (SUB-000152).</u> The applicant requests approval of a Tentative Subdivision Map to modify the parcel lines of 50 single family lots within the Crocker Ranch North Lot 5 subdivision for the purpose of creating more unified lots within the subdivision. Applicant: Steve Schnable, John Mourier Construction. Owner: MLIC & John Mourier Construction. (LaTorra)

MAJOR PROJECT PERMIT EXTENSION (STAGE 2) NERSP PARCEL 15, LOTS 6 & 7 - 1401 & 1421 EUREKA RD (1445 EUREKA ROAD) - FILE# 2006PL-053 (MPP-000033). The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 2 that was originally approved March 8, 2007 under MPP-000005. The MPP Stage 2 entitlement permitted the development of two six-story office buildings on Lots 6 & 7 within the Stone Point Master Plan area. Owner: Stone Point Roseville, LLC., Dinesh Davar. Applicant: Steadfast Companies, Lance Emery. (Stewart)

#### **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, Brewer, Larson, Hinkle, Bernasconi, Huisking

Noes:

Abstain: Larson, Hinkle, Bernasconi

Commissioner Larson, Commissioner Hinkle, and Commissioner Bernasconi abstained from the minutes of April 14, 2011 due to their absence from the meeting.

#### **OLD BUSINESS**

### THIS ITEM HAS BEEN CONTINUED OFF-CALENDAR.

<u>V-A. PHASED LARGE LOT TENTATIVE MAP – SIERRA VISTA SPECIFIC PLAN – 6810 FIDDYMENT ROAD – FILE #2007PL-044; PROJECT #SUB-000145</u>. The applicant requests approval of a Phased Large Lot Tentative Map to subdivide the Sierra Vista Specific Plan property into 162 large lots conforming to the land use plan adopted May 5, 2010. Owner/Applicant: Sierra Vista Owners Group. (Lindbeck) **THIS ITEM IS CONTINUED FROM THE MEETING OF APRIL 14, 2011**.

## **NEW BUSINESS**

<u>VI-A. ADMINISTRATIVE VARIANCE – ADAIR SECOND UNIT – FILE # 2011PL-021 (V-000066).</u> The applicant requests an Administrative Variance to reduce the required rear yard setback for a new second unit from twenty (20) feet to thirteen (13) feet. The unit will replace a structure that was destroyed by fire. Applicant/Property Owner: John Adair. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicant, John Adair, 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.

Ed Alexander, resident and neighbor to applicant's proposed project, stated that he and his wife were in agreement with the staff report and thanked staff for the changes that had been incorporated into the project.

There was discussion on the following:

- Average setbacks for existing units along the alley;
- Ordinance definitions for burn-down building replacement and procedures;

Chair Huisking temporarily closed the public hearing and asked for a motion.

#### **MOTION**

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to Adopt the three (3) finding of facts for the Administrative Variance; and Approve the Administrative Variance subject to five (5) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes: Abstain:

## REPORTS/COMMENTS/COMMISSION/STAFF

### A. REPORTS FROM PLANNER

## Commission Discussion:

- Update on the sidewalk accessibility for Civic Plaza Building on Grant Street;
- Request that grasses/weeds be mowed along Parkside at Diamond Creek; the property at 401 Sunrise Ave; and the vacant property on Oak Ridge next to the nursing home is a huge weed patch;
- Update on car dealership displaying vehicles in the landscape setback along Riverside;
- Marking addresses on buildings to make them easier to find. Residents may contact the Fire Department nonemergency number.
- Status of Automall new signage light and color
- Sign Ordinance review. Last comprehensive review was 2009.

## **ADJOURNMENT**

Chair Huisking asked for a motion to adjourn the meeting.

### **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Bernasconi, to adjourn to the meeting of May 12, 2011. The motion passed unanimously at 7:33PM.