

## PLANNING COMMISSION MEETING JUNE 12, 2014 MINUTES

Planning Commissioners Present: Gordon Hinkle, Bruce Houdesheldt, David Larson, Joseph

McCaslin

Planning Commissioners Absent: Krista Bernasconi (excused), Julie Hirota (excused), Charles Krafka

(excused)

Staff Present: Chris Burrows, Planning Manager

Greg Bitter, Principal Planner Ron Miller, Associate Planner Marc Stout, City Engineer

Robert Schmitt, Assistant City Attorney Julie Pistone, Recording Secretary

## **WELCOME**

PLEDGE OF ALLEGIANCE - Led by Commissioner McCaslin

**ORAL COMMUNICATIONS** None

## **CONSENT CALENDAR**

## IV-A. MINUTES OF APRIL 24, 2014

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

Chair Hinkle asked for a motion to approve the Consent Calendar as listed.

#### **MOTION**

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

The motion passed with the following vote:

Ayes: McCaslin, Larson, Houdesheldt

Noes:

Abstain: Hinkle

## **NEW BUSINESS**

V-A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, LOT LINE ADJUSTMENT, SMALL LOT TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – OAKBRIAR F-23 SUBDIVISION – 1875 ORCHARD VIEW ROAD – FILE # PL13-0241. The applicant requests approval to amend the West Roseville Specific Plan (WRSP) to allow development of a ±10.7 acre small lot residential subdivision consisting of 96 Medium Density Residential (MDR) lots. The zoning and land use of WRSP Fiddyment Parcel F-23 is proposed to be changed as follows: 1) change the zoning designation from Attached Housing (R3) to Small Lot Residential (RS); 2) change the land use designation from High Density Residential (HDR), 21.2 units per acre, to Medium Density Residential (MDR), 9.0 units per acre; and 3) transfer 138 units removed from Parcel F-23 to adjacent and nearby HDR Parcels F-21, F-22 & F-24. The proposed project will not increase the number of dwelling units within the WRSP. Applicant: Kent MacDiarmid, The MacDiarmid Company. Owner: Jim Ghielmetti, West Roseville Development Company, Inc.

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

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

Applicant's representative, Gary Galindo, Signature Homes, 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.

Kent MacDiarmid, consultant for Signature Homes, addressed the Commission and responded to questions regarding the requirement to reduce water usage by 20%.

## **Public Comment:**

None

## Commission Discussion:

- Impressed with the reduction of water usage
- HDR won't have a negative impact on surrounding areas of MDR
- Stated that staff did a great job in notifying the public; they got a lot of positive feedback.

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

## **MOTION**

Commissioner Larson made the motion, which was seconded by Commissioner McCaslin to recommend that the City Council approve the General Plan Amendment; recommend that the City Council approve the Specific Plan Amendment; recommend that the City Council adopt the two (2) findings of fact and approve the Rezone; recommend that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment; adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to five (5) conditions of approval; approve the Lot Line Adjustment subject to ten (10) conditions of approval; adopt three (3) findings of fact for the Tentative Subdivision Map (Small Lot); and approve the Tentative Subdivision Map (Small Lot) subject to 83 conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Larson, McCaslin, Houdesheldt, Hinkle

Noes: Abstain:

## REPORTS/COMMENTS/COMMISSION/STAFF

## Reports from Planner:

Confirmation that we will meet on June 26<sup>th</sup> & July 10th

Commissioner Comments/Questions:

None

# **ADJOURNMENT**

Chair Hinkle asked for a motion to adjourn the meeting.

**MOTION** 

Commissioner McCaslin made the motion, which was seconded by Commissioner Larson, to adjourn to the meeting of June 26, 2014. The motion passed unanimously at 7:26 P.M.