CITY OF ROSEVILLE PLANNING COMMISSION MEETING APRIL 13, 2006 MINUTES

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

Dugan, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Robles, Senior Planner Scott Gandler, Senior Civil Engineer

Chris Kraft, Senior Civil Engineer
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 MARCH 9, 2006.

IV-B. TREE PERMIT – 2200 HAYDEN PW – WRSP VILLAGE F-4 TREE PERMIT - FILE# 2005PL-122; PROJECT # TP-000064. The applicant requests approval to encroach into the protected zone radius of ten native oaks for the purpose of constructing a driveway for an existing single-family home. Project Applicant: Brian Stevenson, Signature Properties, Inc. Owner: Brian Stevenson, West Roseville Development Co., Inc. (Dougherty)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Commissioner Huisking and Chair Dugan abstained from the minutes of March 9, 2006, due to

their absences from the meeting.

NEW BUSINESS

V-A. TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 2001 PLEASANT GROVE BL. – WRSP WESTPARK VILLAGE W-8 – File #2005PL-054—Project #s SUBD 05-03; AP-000069. The applicant requests approval of a Tentative Subdivision Map to divide the 42.3-acre West Roseville Specific Plan Parcel W-8 into 168 residential lots. A separate but related request is for an Administrative Permit to transfer WRSP units among Parcels W-8, W-10, W-11, W-12, W-18, W-21 and W-22. Project Applicant: Gregg McKenzie, PL Roseville, LLC. Property Owner: PL Roseville, LLC. (Lindbeck/Robles)

Senior Planner, Chris Robles, 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, PL Roseville, 985 Sun City Lane, Lincoln, CA, 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:

- Management of the proposed dry detention basin.
- Future access roads from Village W-8 to proposed Sierra Vista development.
- Neighborhood park locations in Village W-8.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Clark, to Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to the eighty-one (81) conditions of approval as submitted in the staff report; Adopt the three (3) findings of fact for the Administrative Permit; and Approve the Administrative Permit subject to the one (1) condition of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

V-B. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 2150 PLEASANT GROVE BL. – WRSP WESTPARK VILLAGE CENTER W-21 – File #2005PL-131 – Project # SUBD 05-07, DRP-000082. The applicant requests approval of a Tentative Subdivision Map to divide the 16.8-acre West Roseville Specific Plan Village Center Parcel W-21 into 138 alley-loaded residential lots. Also requested is a Design Review Permit for Residential Subdivision to adopt unique design standards for the 48 attached townhouses and 90 detached dwellings. Project Applicant: Steve Frasier, Morton & Pitalo. Property Owner: Greg Martin, PL Roseville LLC. (Lindbeck/Robles)

Senior Planner, Chris Robles, 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, PL Roseville, 985 Sun City Lane, Lincoln, CA, 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:

- Clarification of alley width behind townhomes.
- Landscaping design.
- Turn-about design, including landscaping.
- Dimensions of alley for residential access to garages.
- Provisions for storage of garbage cans and accessibility of cans for garbage pick-up.
- On-street parking in attached and detached residential areas.
- Bike trail locations and access points.
- Views and landscaping of homes facing sound walls.
- Parking in the Village Center.
- Commissioners lauded the design and color palettes of the project.

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 three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to the sixty-nine (69) conditions of approval as submitted in the Staff Report; Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and Approve the Design Review Permit for Residential Subdivision subject to the seven (7) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

V-C. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT—10201 FAIRWAY DRIVE — HRNSP PCL 46B LOWE'S UTILITY TRAILERS - FILE# 2006PL-027; PROJECT #'s CUP-000022 & DRP-000103. The applicant requests approval to allow sales and display of trailers and a temporary storage facility in the parking lot of Lowe's. Project Applicant: Angie Monroe, Lowe's Companies, Inc. Owner: Lowe's Companies, Inc. (Dougherty) (THIS ITEM HAS BEEN CONTINUED TO APRIL 27, 2006.)

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Response from Staff to Commission inquiries.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of April 27, 2006. The motion passed unanimously at 7:46 PM.