



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 Burrows, Senior Planner
Eileen Bruggeman, Project Planner
Ron Miller, 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 SEPTEMBER 28, 2006.

IV-B. TREE PERMIT – 2201 CORIN DRIVE – WRSP FIDDYMENT RANCH VILLAGE F-4 – FILE# 2006PL-132 (TP-000078). The applicant requests approval of a Tree Permit to authorize removal of two native oak trees associated with the development of West Roseville Specific Plan Fiddyment Ranch Village F-4. Project Applicant: Steve Hicks, Signature Properties. Property Owner: Signature Properties. (Lindbeck)

IV-C. TENTATIVE SUBDIVISION MAP – 2000 WINDING CREEK ROAD – FOOTHILLS BUSINESS PARK - FILE# 2006 PL-117, SUB-000065. The applicant requests approval of a Tentative Subdivision Map to create nine (9) light industrial parcels and one (1) open space parcel from one existing parcel. Project Applicant/Owner: Stanford Ranch, LLC, Ken Giannotti. (Cucchi)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Commissioner Huisking abstained from the minutes due to her absence from the meeting of September 28, 2006.

OLD BUSINESS

Chair Dugan stated that he had reviewed the Staff Report for Item V-A presented at the meeting of September 14, 2006, and reviewed the video from the meeting of September 14, 2006 and feels prepared to make a decision on this project.

Commissioner Huisking stated that she had reviewed the Staff Report for Item V-A presented at the meeting of September 14, 2006, and feels prepared to make a decision on this project.

V-A. CONDITIONAL USE PERMIT – 2150 BLUE OAKS BOULEVARD – WRSP PARCEL F-30, SIGNATURE CELL TOWER AND EQUIPMENT SHELTER – FILE# 2006PL-054 (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; and 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) **THIS ITEM WAS CONTINUED FROM THE MEETING OF SEPTEMBER 14, 2006.**

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

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

Property Owner, Larry Houghtby, 8352 Joe Rodgers Rd, Granite Bay, 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.

Applicant, Dmitry Semenov, 1322 Blue Oaks Bl #300, stated that Signature Properties did not have a preference as to the type of pole that Commission would require.

There was discussion on the following:

- Review of two letters from residents received in support of a 60' tower and a mono pine.
- Aesthetics of mono pine vs. mono pole;
- Sun City residents expressed to Commissioners support of a mono pine;
- Commissioner Clark expressed his preference for a mono pole;
- Commissioner Clark stated the preference of neighbors who have a view of the current pole is for a mono pole;
- Non-reflective gray coating to be maintained on mono pole.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Allen, to Adopt the Negative Declaration; Adopt the three findings of fact for approval of the Conditional Use Permit; and Approve the Conditional Use Permit with fifteen (15) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

Commissioner Huisking expressed her desire that future mono poles be creatively designed with aesthetics in mind.

Commissioner Hoskinson and Commissioner Cannon both concurred.

NEW BUSINESS

VI-A. TREE PERMIT VIOLATION – 9243 SIERRA COLLEGE BOULEVARD – SERSP PARCEL 40, GRANITE BAY PAVILIONS - FILE# 2005PL-067 (TP-000050). Planning Staff is requesting Planning Commission review and enforcement of unauthorized removal of two protected native oak trees in violation of the Tree Permit conditions of approval for the previously approved Granite Bay Pavilions project. Project Applicant/Owner: Steve Beauchamp, Panattoni Development Co. (Isom) **THIS ITEM IS CONTINUED OFF-CALENDAR.**

Chair Dugan recused himself from Item VI-B and VI-C due to a possible conflict of interest. Vice-chair Allen assumed chair duties.

VI-B. DESIGN REVIEW PERMIT – ONE MEDICAL PLAZA – SUTTER ROSEVILLE MEDICAL CENTER - FILE # 2005PL-074; (DRP-000062). The applicant requests approval of a Design Review Permit to allow construction of a two-story, 106,500 square foot acute rehabilitation center. Project Applicant/ Owner: Hammel, Green & Abrahamson, Inc., Bonnie Walker/Sutter Health, Joan Touloukian. (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.

On behalf of the Applicant, Marcus Lo Duca, Sandberg, Lo Duca, and Alland, 3300 Douglas Blvd, Suite 365, 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 Huisking made the motion, which was seconded by Commissioner Clark, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with ninety-three (93) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

VI-C. CONDITIONAL USE PERMIT – ONE MEDICAL PLAZA – SUTTER ROSEVILLE MEDICAL CENTER – FILE #2005PL-074 (CUP-000010). The applicant requests approval of a modification to the Conditional Use Permit granted in 1994 to allow additional development of the medical campus, increasing from 804,000 square feet to a total of 1,100,000 square feet (an increase of 296,000 square feet). Project Applicant/ Owner: Hammel, Green & Abrahamson, Inc., Bonnie Walker/Sutter Health, Joan Touloukian. (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.

On behalf of the Applicant, Marcus Lo Duca, Sandberg, Lo Duca, and Alland, 3300 Douglas Blvd, Suite 365, 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:

- Time frame to build-out;
- Commissioner Brewer commended Sutter Roseville for their design and vision for the future that will benefit the residents of Roseville as well as the surrounding region.

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 Mitigated Negative Declaration; Adopt the three (3) findings of fact for the Conditional Use Permit; and Approve the Conditional Use Permit subject to the five (5) conditions of approval as modified below and as submitted in the Staff Report.

CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL (FILE # CUP-000010)

- ~~1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **October 26, 2008**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **October 26, 2008**.~~
2. 1. The project is approved as shown in Exhibits A - D and as conditioned or modified below. (Planning)

PRIOR TO BUILDING PERMITS:

3. 2. The project sponsors shall contribute payment of an air quality mitigation fee to PCAPCD to be used by the District to achieve quantifiable emission reductions, thereby offsetting the unmitigated project cumulative emissions. (Planning, Building)

DURING CONSTRUCTION:

4. 3. Dust control measures must be implemented for all projects in accordance with the City of Roseville Grading Ordinance, and the APCD Fugitive Dust Rule 228. (Engineering)

OTHER CONDITIONS OF APPROVAL:

5. 4. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved administratively. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
6. 5. The project proponent shall be required to construct a new traffic signal at the intersection of Secret Ravine Parkway and Sutter Medical Plaza on or before the total campus exceeds 950,000 square feet. The specific configuration for this signal may require additional pavement widening and shall be evaluated prior to receiving the Design Review Permits that will cause the campus to exceed the 950,000 square foot threshold. (Engineering)

The motion passed with the following vote:

Ayes: Clark, Brewer, Cannon, Huisiking, Hoskinson, Allen

Noes:

Abstain:

Chair Dugan returned and assumed the Chair duties.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

1. Confirmed single Planning Commission meeting scheduled for November to be held on November 9th; meeting of November 23rd is cancelled.
2. Confirmed special Planning Commission meeting on December 7th, 7:00 pm;
3. Confirmed regular Planning Commission meeting on December 14th;
4. Cancelled regular Planning Commission meeting on December 28th;
5. SACOG regional "Tall Order" meeting announced November 16 at various locations throughout the region.

Commissioner Clark expressed his appreciation to Staff for the recent placement of No Parking signs along Washington Blvd. near Blue Oaks Blvd.

Commissioner Clark expressed his appreciation to Commissioner Allen for his heroic efforts in Sun City in rescuing an injured resident in the Sun City area.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of November 9, 2006. The motion passed unanimously at 7:42 PM.