

Planning Commissioners Present: Rex Clark, Robert Dugan, Gordon Hinkle, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent: Donald Brewer, Sam Cannon

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Wayne Wiley, Assistant Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Hinkle.

ORAL COMMUNICATIONS - None.

CONSENT CALENDAR

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

Chair Clark asked the minutes of September 13, 2007 be corrected to show that Commissioner Hoskinson and Chair Clark voted in favor of Item IV-B, but abstained from IV-A (minutes).

Chair Clark asked for a motion to approve the CONSENT CALENDAR as corrected and as listed below:

IV-A. MINUTES OF SEPTEMBER 13, 2007.

IV-B. TREE PERMIT – 5 MEDICAL PLAZA DRIVE – SUTTER MEDICAL CENTER MOB 5 – FILE # 2006PL-141 (PROJECT # TP-000102). The applicant requests approval of a Tree Permit to encroach into the protected zone radius (PZR) of ten native oak trees (from 1% - 42%) for the construction of a drainage swale. Applicant/Owner: MOB-5, LLC. – David J. Reed. (Wiley)

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to approve the Consent Calendar with the corrected minutes and Item IV-B as submitted.

The motion for the minutes passed with the following vote:

Ayes: Hoskinson, Huisking, Hinkle, Dugan, Clark

Noes:

Abstain:

The motion for Item IV-B passed with the following vote:

Ayes: Hoskinson, Huisking, Hinkle, Clark

Noes:

Abstain: Dugan

Commissioner Dugan abstained from voting on Item IV-B due to a conflict of interest.

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT & TENTATIVE SUBDIVISION MAP – 2151 PLEASANT GROVE BOULEVARD – WRSP WESTPARK VILLAGE 24 – FILE # 2007PL-083 (PROJECT # DRP-000199 & SUB-000100). The applicant requests approval of a Design Review Permit to construct 111 residential units (69 detached homes and 42 attached townhomes) and a Tentative Subdivision Map to create 111 lots on 12.6 acres within the Village Center at Westpark. Applicant/Owner: PL Roseville, LLC. – Rick Jordan. (Wiley)

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

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

Applicant, Rick Jordan, PL Roseville, 4196 Douglas Blvd., #100, 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.

There was discussion on the following:

- Orientation of the front of the courtyard homes and paseos in lots numbers 29-34;
- Side elevations of units that primarily face the streets;
- Pricing of homes;
- Essington Lane roundabout landscaping.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hinkle, to Adopt the three findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to sixty-six conditions of approval; Adopt the four findings of fact for the Design Review Permit; and Approve the Design Review Permit subject to sixty-three (63) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Hinkle, Hoskinson, Dugan, Clark

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Update: Status of landscaping on new Galleria Parking Garage - currently being installed;

Update: Status of Galleria remodel: Steel for new concourse should be coming out of the ground any day, hoping to make progress prior to rain. Work continues on first concourse and plans are to start second concourse after the first of the year, as well as the new parking garage. The new roundabout off Galleria Blvd is currently under construction.

Commissioner Huisking reported that the weeds near the corner of Sunrise Ave & Oakridge Dr; in the lot right next door to the Nursing Home, are tall and unsightly.

A suggestion was made by the Commission that perhaps an Ordinance could be passed requiring property owners maintain landscaping even after a business has closed or residents have vacated a home. Staff responded that code enforcement personnel have a significantly increased workload, in part due to the increase in home foreclosures and commercial businesses. DRP conditions remain in place on commercial properties, even if not occupied, and the City's recourse for neglected property is to pursue nuisance abatement against the property owner. The property owner is given time to act on request. If nothing changes, two additional requests for action may be sent before action is taken against the property owner.

Commission inquired when the landscaping along Sunrise Ave. tunnel will begin. Staff responded that construction is scheduled to begin soon in the tunnel area only. The remainder of the ramp and overpass intersection is owned and supervised by Caltrans. Caltrans will landscape these areas after the freeway widening project is completed in 2-3 years.

Commissioner Hinkle asked that the Historic District's new train viewing platform be checked for possible safety hazards. He noted that it appears the safety rail has not yet been installed and that the platform still needs cleaning. Staff responded that the platform was not officially open to the public and would have all safety devices in place prior to the grand opening.

Chair Clark, on behalf of the Commission, extended his thanks and appreciation to retiring City of Roseville Chief of Police, Joel Neves, for his service and dedication to the community.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of October 11, 2007. The motion passed unanimously at 7:23 PM.