

PLANNING COMMISSION MEETING AUGUST 14, 2008 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Kim Hoskinson,

Audrey Huisking, David Larson

Planning Commissioners Absent: Gordon Hinkle

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Mike Isom, Senior Planner Steve Lindbeck, Project Planner Rob Jensen, Director, Public Works Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JULY 24, 2008.

IV-B. CONDITIONAL USE PERMIT – 2000 WINDING CREEK RD – METRO PCS TOWER EXTENSION – FILE # 2008PL-073 (PROJECT # CUP-000052). The applicant requests approval of a Conditional Use Permit to allow three 12-foot tall cellular stealth antennas to be placed on top of an existing 134-foot tall transmission line tower and to allow a 192 square foot, six-foot tall equipment enclosure to be located at the base of the tower. Applicant: Karen Lienert, Metro PCS. Owner: Mark IV Capital Inc. (La Torra)

MOTION

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

The motion passed with the following vote:

Aves: Dugan, Huisking, Cannon, Larson, Hoskinson, Brewer

Noes:

Abstain: Hoskinson

Commissioner Hoskinson abstained from the minutes due to her absence from the meeting of July 24, 2008.

OLD BUSINESS

V-A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE MAP, AND DEVELOPMENT AGREEMENT AMENDMENT – 2000 WESTSIDE DR. – WRSP WESTPARK PHASE 3 & 4 – FILE #2005PL-160 (GPA-000020, SPA-000013, RZ-000025, SUB-000044 & DA-000022. The applicant requests approval of a General Plan Amendment for Westpark Phase 3 & 4 to position commercial and high density residential sites adjacent to a school and park, and relocate other land uses within the development area; a Specific Plan Amendment for the same revisions; a Rezone to conform with the revised land use plan; a Large Lot Tentative Map to create parcels consistent with the revised land use plan; and a Development Agreement Amendment to modify the existing Westpark Development Agreement to be consistent with the revised land use plan and add sections relating to fees. Applicant: Rick Jordan, PL Roseville. (Lindbeck) THIS ITEM IS CONTINUED FROM THE MEETING OF JULY 24, 2008.

Senior Planner, Steve Lindbeck, presented the staff report and responded to questions.

Chair Brewer 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. He reviewed PL Roseville's reasons for requesting the Rezone and amendment to the Development Agreement.

The following residents addressed the Commission in opposition to the project:

- Rich Fabbre, Roseville, resident of Westpark, is concerned that if the changes PL Roseville is requesting are
 adopted, it will change the "feel" of Westpark. He does not believe that it is smart growth for Roseville and
 believes that if this passes, the value of his property will drop. He does not see any fiscal benefit to the City by
 approving the rezone.
- David Nettleton, Roseville, resident of Westpark, said that the neighborhood "feel" that he currently enjoys in
 his Westpark community will be altered if the rezone is approved. He believes the rezone will negatively affect
 energy use, traffic patterns and congestion, water use, etc. and asks the Commission to please stay with the
 original master plan.

Rick Jordan responded to residents concerns.

Resident Rich Faber responded to questions from the Commission.

There was discussion on the following:

- Staff was asked by Commission to please provide analysis/definitions of low density, medium density, high density;
- Provide a simplified version of phase 3 & 4 showing current land use and what changes are being proposed by the applicant;
- Please post information on this item on the website.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to continue Item V-A, WRSP Westpark Phase 3 & 4 to the meeting of August 28, 2008.

The motion passed with the following vote:

Ayes: Hoskinson, Huisking, Cannon, Larson, Dugan, Brewer

Noes: Abstain:

NEW BUSINESS

V-A. ADMINISTRATIVE PERMIT - RH RECYCLING COLLECTION – 211 HARDING BOULEVARD – PROJECT #2008PL-069 (FILE# AP-000235). The applicant requests approval of an Administrative Permit to allow the operation of a recycling collection center (bottles and cans) enclosed in an 8 foot wide by 20 foot long storage container. The business will operate Monday through Saturday from 9 am to 5 pm and on Sundays from 10 am to 2 pm. Applicant: Abel Robles, RH Recycling. Owner: Nabor Ramirez, Ramirez Ltd. Properties. (Reynolds) THIS ITEM IS CONTINUED TO THE MEETING OF AUGUST 28, 2008.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER NONE

COMMISSION COMMENTS

- Asked if there were any guidelines for keeping foreclosed properties in good repair, as well as businesses that have closed. What can be done to clean these properties?
- Update on Centerpointe landscape maintenance.
- Roseville's policy for mitigating mosquito abatement for abandoned pools; call Placer County Mosquito Abatement and Vector Control. Information is available on the City's website as well as the telephone directory under Placer County.
- Commissioner Hoskinson asked to be excused from the meeting of August 28, 2008.

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of August 28, 2008. The motion passed unanimously at 8:30 PM.