

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Gordon Hinkle, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent: Robert Dugan

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 Huisking

**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 for a motion to approve the CONSENT CALENDAR as listed below:

**IV-A. MINUTES OF SEPTEMBER 27, 2007.**

**IV-B. COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT – 531 ELEFA STREET – BRICE HAIR SALON – FILE #2005PL-104; PROJECT #CUP-000016.** The Planning Commission approved a conditional use permit to allow customer contact associated with a home occupation (hair salon) at a single-family residence on January 26, 2006. A condition of project approval required that a compliance review be held to ensure that the home occupation is being operated in compliance with the conditions of approval. Applicant: Angela Brice. (Stewart)

**MOTION**

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

The motion for the minutes passed with the following vote:

Ayes: Huisking, Hinkle, Hoskinson, Clark

Noes:

Abstain: Brewer, Cannon

Commissioner Brewer and Commissioner Cannon abstained from the minutes due to their absence from the meeting of September 27, 2007.

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

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

Noes:

Abstain:

**NEW BUSINESS**

**V-A. CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT – 1230 MELODY LANE – CHURCH OF THE VALLEY TABERNACLE – FILE #2005PL-153 (PROJECT #CUP-000018, DRP-000149 & AP-000112)**

The Applicant requests approval of a Conditional Use Permit to allow a school to operate within a Planned Development (PD) for commercial zone; a Design Review Permit to allow the construction of a 21,103 square foot auditorium and 15,000 square foot gymnasium with associated parking, lighting, and landscaping; and an Administrative Permit to allow a parking reduction for shared uses. Applicant: John Milburn, Milburn Architecture. Owner: Bradley N. Gunter, Tabernacle Baptist Church. (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, John Milburn, Milburn Architecture, 151 N. Sunrise Ave., 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:

- New modular veneer to be used on the exterior to replace traditional stucco/stone;
- Durability of polyurethane exterior faux stone;
- Siding seams are staggered to enhance the stone look for the exterior elevation;
- Ability of faux stone siding to accept paint for future upkeep and maintenance.

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

**MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to Adopt the three findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit subject to two conditions of approval, and as modified below; Adopt the four findings of fact for the Design Review Permit; Approve the Design Review Permit subject to seventy-four conditions of approval; Adopt the two findings of fact for the Administrative Permit; and Approve the Administrative Permit subject to two conditions of approval as submitted in the Staff Report.

*Addendum to CUP-000018, Condition of Approval #2*

*2a. The Valley Christian Academy School (Grades K- 12 shall not exceed 100 students. (Planning & Redevelopment)*

*2b. To ensure the provision of sufficient parking, The Auditorium and Gymnasium shall not be used concurrently for separate events (e.g. church service and sports events.) (Planning & Redevelopment)*

The motion passed with the following vote:

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

Noes:

Abstain:

**REPORTS/COMMENTS/COMMISSION/STAFF**

**A. REPORTS FROM PLANNER**

Commissioner Hinkle commented on the low lighting in the Spaghetti Factory parking lot located on Sunrise Ave. He said the lot had very low light, felt unsafe, and was hard to maneuver in after dark.

Commissioner Cannon asked about the landscape plans along the Sunrise Ave / Douglas Bl interchange.

Commissioner Huisking asked how long a sign can be displayed for a business that no longer exists. Staff will investigate the Placer Bank sign between Harding Blvd and I-80.

Commissioner Hoskinson reported that the landscaping on the upper deck of the Galleria Parking lot is adequate, but could use more; and asked if the developer would at least consider moving some of the boxed trees closer to the Galleria Blvd side to help shield parking field from the Galleria Blvd roadway. She expressed her approval of the crape myrtle trees that were chosen for the landscape.

Chair Clark asked if the top floor of the Galleria Parking lot is required to have the same amount of shading as a standard parking lot.

Chair Clark asked staff to schedule a workshop on parking lots, inviting those designing the lots to address the Commission and provide an opportunity for the Commission and public to discuss some of the pros and cons of the parking lots in Roseville.

Chair Clark commented that he drove through the Stone Pointe business development and counted nine restaurants and wondered if they meet or exceed the parking requirements.

Staff reviewed the Community Design Visioning Committee bus tour of different designs, architecture, and communities within the City of Roseville. The CDVC will review the Committee findings at their next meeting on Monday, October 15.

Chair Clark asked staff to consider organizing a tour for the Commission to visit projects that the Commission has approved. Commission expressed their interest in participating on a bus tour and staff responded that it will explore the logistics and dates for an upcoming tour.

Commission Hinkle asked if the photo enforcement units were being moved or removed from City intersections.

Commissioner Hinkle asked for follow-up on his question regarding the Railroad Viewing Platform safety features.

## **ADJOURNMENT**

Chair Clark asked for a motion to adjourn the meeting.

## **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of October 25, 2007. The motion passed unanimously at 7:36 PM.