

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  
Elisa Reynolds, Associate Planner  
Robert Schmitt, Assistant City Attorney  
Carmen Bertola, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Hoskinson

**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 OCTOBER 25, 2007.**

**IV-B. SPECIFIC PLAN AMENDMENT, AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT, AND DEVELOPMENT AGREEMENT ADMENDMENTS – 4805 FIDDYMENT RD – NRSP PHASE III (DOCTOR’S RANCH) AND LONGMEADOW 2 – FILE #2007PL-143; PROJECT #'S SPA-000029, DA-000034, DA-000035, DA-000036.** The applicant requests approval of a Specific Plan Amendment to reduce the number of affordable middle income purchase units obligated in the NRSP by three units, to amend the Affordable Purchase Housing Development Agreement to require three additional affordable units within Longmeadow, to amend the Development Agreement for NRSP Phase III (Doctor’s Ranch) to reduce the number of affordable units required by three, and to amend the Development Agreement for Longmeadow to increase the number of affordable units required by three. Applicant: John Mourier Construction. (LaTorra)

**MOTION**

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

The minutes passed with the following vote:

Ayes: Cannon, Brewer, Hinkle, Clark

Noes:

Abstain: Hoskinson, Huisking

Commissioner Hoskinson and Commissioner Huisking abstained from the minutes due to their absence from the meeting of October 25, 2007.

ITEM IV-B passed with the following vote:

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

Noes:

Abstain:

## **NEW BUSINESS**

**V-A. ZONING ORDINANCE AMENDMENT– FILE #2007PL-075 (PROJECT # OA-000011).** The applicant requests approval of amendments to the City's Zoning Ordinance. The proposed revisions include a new Section implementing the recommendations of the Blue Ribbon Corporate Center Committee on Corporate Centers. Applicant: City of Roseville, Planning and Redevelopment Department. (Reynolds)

Associate Planner, Elisa Reynolds, presented the staff report and responded to questions.

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

There was discussion on the following:

- Definition of shared Conference Facility;
- Inclusion of exercise facilities and amenities in corporate center requirements;
- Public transportation options included in corporate center requirements;
- Blue Ribbon Committee considerations and recommendations addressing new corporate centers;
- Each corporate center project subject to individual environmental review;
- Reasons for allowing reserved parking spaces to be included in the overall parking requirement for corporate centers;
- How elimination of building height requirements helps streamline the application process.

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

### **MOTION**

Commissioner Huisiking made the motion, which was seconded by Commissioner Hinkle, to Recommend that the City Council adopt an Ordinance approving the Zoning Ordinance Amendment.

The motion passed with the following vote:

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

Noes:

Abstain:

## **REPORTS/COMMENTS/COMMISSION/STAFF**

### **A. REPORTS FROM PLANNER**

- The Planning Commission meeting normally scheduled for Thursday, November 22, 2007, is cancelled in observance of Thanksgiving Day. The next meeting of the Planning Commission will be Thursday, December 13, 2007.
- The second Planning Commission meeting in December (December 27, 2007) is also cancelled.
- Public Workshop on parking will be scheduled after the first of the year. It will be held prior to bringing the Zoning Ordinance Amendment regarding parking forward.
- Stone Point parking issue: With inclusion of current restaurants, the actual square footage is less than what was anticipated. It is currently about 10 spaces short of the required parking, but when the office building next door is completed, the parking requirements will be exceeded.
- Commission expressed their satisfaction with the look of the Macy's expansion.
- Thursday, November 8<sup>th</sup>, between 1:00 & 2:00pm the Historic Old Town commemoration was held. The project is about 80% complete. It is looking very nice.

- City did receive a request from Placer Ranch owners' group asking that Placer Ranch be considered for annexation. The request will be on City Council agenda November 14, 2007.

## **ADJOURNMENT**

Chair Clark asked for a motion to adjourn the meeting.

## **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of December 13, 2007. The motion passed unanimously at 7:32 PM.