



# PLANNING COMMISSION MEETING APRIL 10, 2008 MINUTES

Planning Commissioners Present: Sam Cannon, Rex Clark, Robert Dugan, Gordon Hinkle, Kim

Hoskinson, Audrey Huisking

Planning Commissioners Absent: Donald Brewer

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Mike Isom, Senior Planner

Elisa Reynolds, Associate 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 FEBRUARY 28, 2008 PARKING LOT DESIGN WORKSHOP.

## IV-B. MINUTES OF FEBRUARY 28, 2008.

### 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:

Ayes: Dugan, Cannon, Hinkle, Hoskinson, Clark

Noes:

Abstain: Huisking

Commissioner Huisking abstained from the minutes due to her absence from the February 28, 2008 Parking Lot Design Workshop and the February 28, 2008 Planning Commission Meeting.

### **NEW BUSINESS**

V-A. ZONING ORDINANCE TEXT AMENDMENT – CITYWIDE – DESIGN REVIEW FOR COMPACT RESIDENTIAL DEVELOPMENT – FILE # 2008PL-026 (OA-000014). Staff is proposing modifications to the Zoning Ordinance to require design review for Compact Residential Development projects and asking the Planning Commission for review and recommendation. The proposed text amendments are consistent with the Council's direction to implement design review for Compact Residential Development upon adoption of the revised Community Design Guidelines and the Community Design Visioning Committee's recommendations. Applicant: City of Roseville. (Isom)

Senior Planner, Mike Isom, presented the staff report and responded to questions.

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

No public comment was offered.

There was discussion on the following:

• Commissioner Huisking commended Staff for the work involved in streamlining the Design Review Process.

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

#### **MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to Recommend that the City Council approve the Zoning Ordinance Text Amendment amending Chapters 19.10; 19.74; and 19.95 of the Roseville Municipal code (Zoning Ordinance) as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

<u>V-B. COMPREHENSIVE ZONING ORDINANCE UPDATE.</u> The Planning and Redevelopment staff proposes modifications to the Zoning Ordinance that include administrative updates; the correction of errors and typos; clarification of intent, and modifications to the document format to ensure consistency. Other proposed modifications include new text to reflect State and case law; repealing Section 19.62 (Sole Source Pharmacy); and modifications to Sections 19.22 (Accessory Structures); 19.42 (Home Occupations); 19.47 (Large Family Daycare); and 19.95 (Definitions). Applicant: City of Roseville. (Reynolds)

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

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

There was discussion on the following:

- Compact space width: concur spaces be uniformly 9ft;
- Maximum allowable compact space requirements to remain at 30% for all new commercial lots; major
  modification to parking lots will trigger a review of the parking requirements; Staff will come back with
  threshold number that will trigger an existing parking lot to be modified;
- Bank parking ratio: add ATM parking stall requirements, preferably in front of or next to machine; one stall minimum per ATM in a timed reserved spot;
- Reduce bank parking from 1:300 to 1:250 with additional one space designated per ATM;
- Any request for restaurant parking reduction will be required to come before the Planning Commission;
- Agreement on Large Family Daycare proposed changes;
- Home Occupation: empower staff to work through issues such as: vehicles; storage; doing away with two
  deliveries per month regulation; and to limit home deliveries to typical delivery vans and not allow semi-truck
  deliveries;
- Passive Power (solar).

### **Public Comment:**

James Regan 1821 Heather Garden Lane inquired about restaurant / music/nightclub definitions. Staff found conflict in wording between definitions of nightclubs and restaurants with music/entertainment. Staff will review the two definitions and return with updates on April 24, 2008.

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

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to provide the direction to Staff regarding amendments to Chapter 19.26 (Off-street Parking and Loading); and to continue this item to the meeting of April 24, 2008 for final action.

The motion passed by consensus.

## REPORTS/COMMENTS/COMMISSION/STAFF

#### A. REPORTS FROM PLANNER

Planning Commission tour of completed projects approved by the Planning Commission is scheduled for May 29<sup>th</sup> at 5:00pm. Dinner at Bar Basic, Historic Old Town's newest retail establishment will follow the tour.

Chris Kraft reported that landscaping was completed at I-80 and Douglas Blvd.; also, Public Works has completed and energized the first of 4 reader boards located at Galleria between Highway 65 and Antelope; they will be used to give real time traffic updates. Two large CIP projects to being at Pleasant Grove between Roseville Parkway and Rocklin, and the other is on Cirby between Riverside and Foothills.

Chair Clark expressed appreciation to Commission for their approval of a plain cell tower at Blue Oaks near Del Webb. It has been installed and is almost "invisible".

## **ADJOURNMENT**

Chair Clark asked for a motion to adjourn the meeting in memory of Commission Brewer's brother who recently passed away. Commissioner Brewer's absence was noted and condolences expressed.

## **MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of April 24, 2008. The motion passed unanimously at 8:15 PM.