



Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Kim Hoskinson, Audrey Huisking, David Larson

Planning Commissioners Absent: Gordon Hinkle (Excused)

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Mike Isom, Senior Planner
Ron Miller, Associate Planner
Derrick Whitehead, Environmental Utilities Director
Kelye McKinney, Environmental Utilities
Ed Kriz, Environmental Utilities
Lisa Amaral, Environmental Utilities
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME

ROLL CALL

PLEDGE OF ALLEGIANCE - Led by Commissioner Hoskinson

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

Commissioner Hoskinson asked that Item IV-B be pulled from the consent calendar.

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

IV-A. MINUTES OF AUGUST 13, 2009.

MOTION for ITEM IV-A

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to approve the Minutes of August 13, 2009, as submitted.

The motion passed with the following vote:

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

Noes:

Abstain:

IV-B. GENERAL PLAN AMENDMENT - SAFETY ELEMENT – CITYWIDE – FILE #2009PL-027; PROJECT #GPA-000053. The City requests approval of a General Plan Amendment to update the Flood Protection component of the Safety Element to include language required by the State that indicates that the City's General Plan complies with the State Plan of Flood Control. The amendment to the General Plan will also include minor text changes to correct administrative errors.

Senior Planner, Chris Burrows, presented the Staff Report and responded to questions.

Chair Cannon opened the public hearing and invited comments from the Commission and/or audience.

There was discussion on the following:

- The proposed corrections to the text;
- Concern that too many layers of requirements may have a negative impact on single builders;
- City's one hundred to five hundred year flood plain maps;
- City basis building requirements on 100 year flood plain and requires that development provide a minimum of 2-foot of free board above the 100 year flood plain; and in some cases there is a 3-foot free board requirement.

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

MOTION for ITEM IV-B

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Recommend the City Council approve the General Plan Amendment - Safety Element as presented in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Larson, Dugan, Cannon

Noes: Hoskinson

Abstain:

NEW BUSINESS

V-A. SPECIFIC PLAN AMENDMENT – NCRSP PARCELS 38, 39A & 39B – FOUNTAINS PHASE 2 – 1160 ROSEVILLE PW – FILE #2009PL-029; PROJECT #SPA-000037. The applicant requests approval of a Specific Plan Amendment to change the Retail Commercial/Professional Office ratio for Parcels 38, 39A & 39B within the North Central Roseville Specific Plan (NCRSP) area. The Applicant proposes to remove the 60% Retail Commercial restriction on these specific parcels to increase the retail commercial component of the above-referenced parcels in anticipation of development of Phase 2 of The Fountains Lifestyle Center. Owner/Applicant: Paul Bollinger, Peter B. Bollinger Investment Co. (Miller)

Associate Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, Paul Bollinger, Peter B. Bollinger Investment Co., 540 Fulton Av, Sacramento, 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:

- Clarification of what approval of this entitlement will allow;
- Reasons for Westfield's claims that they received a late notice;
- Possibilities of competitive disadvantage to Westfield Galleria with increase of allowable retail at The Fountains;
- Extension of Reserve Drive to Berry St to be completed in 2010, prior to the building of Phase 2;
- Neighborhood Association participation;
- Percentage of increase to traffic congestion with approval of this permit;

- Highway/traffic improvements have mitigated increased traffic;
- Challenge with giving developer more flexibility in designing this product;
- Developer seeks change to make product more marketable and increase possible tenants;
- Parking fields and building setbacks will not change as the policies that require them are in the specific plan and are not changing;
- Land Use Policy;
- Clarification of differences between MPP Stage 1 and Stage 2;
- Original plan for phase 2 and the 60-40 split.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisling, to Recommend the City Council adopt the 10 findings for adoption of the Negative Declaration; Recommend the City Council adopt the Negative Declaration; Recommend the City Council adopt the one (1) finding of fact for the Specific Plan Amendment; and Recommend the City Council approve the Specific Plan Amendment as presented in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

V-B. PRESENTATION: LONG TERM WATER SUPPLY STRATEGY. The purpose of this Staff presentation is to give the Roseville Planning Commission an update on water planning for the City. Staff made this same presentation to the Public Utilities Commission on July 28, 2009. (Whitehead/Luken)

Environmental Utilities Director, Derrick Whitehead, made the presentation and responded to questions.

There was discussion on the following:

- Percentage of recycled water used to water parks;
- Contamination at site in Historic Old Town;
- Timing of the shifting of water timers to ET units;
- Staff is exploring potential ways for blending surface and ground water;
- Because of the distance between the wells, blending surface and ground water is a challenge;
- Adequate surface water storage (tanks) would be difficult, expensive, and the water would have to be treated again;
- Complaints that the groundwater delivered during the testing phase was harder and tasted like minerals;
- Ground water that is delivered tastes different than surface water, but meets the Health & Safety Standards for drinking water;
- Groundwater is projected to be used a few years out of a hundred during extreme droughts;
- Intent of pilot program was to see if surface water could be injected into the aquifer and then taken out. City was required to withdraw three times the amount of water than what was injected, so the test had to be extended for a longer period than was originally planned.

The following people addressed the Commission:

Robert Keeling, resident, expressed concern with the use of ground water and the Aquifer Storage System; concerned that the Aquifer Storage System will supply very hard, low grade, water.

Jim Viele, resident, asked about conjunctive use of surface water and well water during non-drought years and how it would be implemented.

Jan McKenzie, resident, is concerned the water report may not be accurately stating the amounts of surplus water available once the annexations are completed. She does not want to use untreated ground water and mix it with treated surface water.

Mel Hamel, resident, asked if the City has explored surface storage to supplement the City's future needs. He feels that staff paints a rosy picture and asked about the winter time watering of parks and golf courses with recycled water. He asked if there could be some effort made to improve the ground water hardness and taste.

Chair Cannon temporarily closed the public hearing and asked Derrick Whitehead to respond to the issues raised. Following Commission discussion, chair Cannon thanked Derrick for his presentation.

Chair Cannon asked for a recess of the meeting at 9:16 pm.

Chair Cannon reconvened the meeting at 9:22 pm.

V-C. ZONING ORDINANCE AMENDMENT – WATER EFFICIENT LANDSCAPE ORDINANCE – FILE #2009PL-069; PROJECT #OA-000022. Staff requests that the Planning Commission considers, accepts public testimony, and recommends approval of a Zoning Ordinance Amendment relating to water efficient landscaping. The proposed Zoning Ordinance Amendment would add a new chapter (19.67), known as the Water Efficient Landscape Ordinance. The Ordinance Amendment responds to state legislation mandating stricter requirements for reducing landscape irrigation water consumption and waste. (Isom)

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

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

Lisa Amaral, Environmental Utilities, addressed the Commission and responded to questions regarding the cash for grass program.

There was discussion on the following:

- Intent of new ordinance applies to new development, and existing property owners (non-residential & residential) if they are doing significant improvements;
- City is encouraging landscape changes, such as the cash for grass program;
- Overseeing program participants so new landscapes do not become weed patches;
- Effort to work with nurseries on providing appropriate plants;
- Commission asked staff to include list of high water use plants;
- Reporting water waste- call water conservation division, or [774-5761](tel:774-5761);
- Commission asked staff to remove limitation for corner sprinklers, and watering of mow strips from the conditions of approval;
- WRSP Village Center exempt from these requirements.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to Recommend that the City Council adopt the Negative Declaration; Recommend that the City Council adopt the three (3) findings of fact for the Zoning Ordinance Text Amendment; and Recommend that the City Council approve the Zoning Ordinance Text Amendment, as presented in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- The Planning Commission meeting for Thursday, September 10th has been cancelled due to lack of Agenda Items. Next meeting will be September 24, 2009.

The Commission requested staff investigate the following items and report back at the next meeting:

- Update: Senior Center on Oak Ridge Drive: When will phase 2 will be executed? Staff is meeting with facility directors next week.
- Commission directed staff to emphasize to applicants to be accurate with their plans when presenting projects in phases.
- It appears that the Ultra Lounge on Orlando Av is back in business. Are they operating under City guidelines?
- Advertising banners appear to be increasing in the area. What is the Lead Hill at Rocky Ridge sign ordinance regarding banners?
- Lot on Oakridge Dr near Frances has high weeds; please investigate for possible fire hazard.

ADJOURNMENT

Chair Cannon asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Larson, to adjourn to the meeting of, September 24, 2009. The motion passed unanimously at 9:56 PM.