# CITY OF ROSEVILLE PLANNING COMMISSION MEETING JULY 28, 2005 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Rex Clark, Robert Dugan, Audrey

Huisking

Planning Commissioners Absent: Sam Cannon, excused; Kim Hoskinson, excused

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Senior Planner Mike Isom, Project Planner Derek Ogden, Associate Planner

Denise Leon-Guerrero, Housing Technician

Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Clark.

**ORAL COMMUNICATIONS** None.

# **CONSENT CALENDAR**

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

Item IV-B, Design Review Permit Modification – File # DRPMOD 05-09, was pulled from the Consent Calendar per a request from resident, David Battles, 305 5<sup>th</sup> Street, Roseville, representing the Theiles Neighborhood Association.

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

# IV-A. MINUTES OF JULY 14, 2005.

#### **MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to approve the Minutes of July 14, 2005 as submitted.

The motion passed with the following vote: Ayes: Huisking, Brewer, Allen, Dugan

Noes:

Abstain: Clark due to absence from meeting of July 14, 2005.

### **REMOVED FROM CONSENT:**

IV-B. DESIGN REVIEW PERMIT MODIFICATION – 337 B STREET (CAPITAL 1 AUTO SALES) – FILE# DRPMOD 05-09. The applicant requests approval of a Design Review Permit to convert an exiting vacant car wash into an automotive sales lot, enclosing two car wash bays and adding landscaping, lighting, and parking lot striping. Applicant/Property Owner: Bijan Zeveh. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicant, Bijan Zeveh, Capital 1 Auto Sales, 2500 Marconi Ave. #207, 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.

The following person spoke in opposition to the project:

David Battles, 305 5<sup>th</sup> Street, Roseville, representing the Theils Neighborhood Association, lives one block from proposed project. He is opposed to another used car lot being built along Riverside Ave., and strongly opposed having a car lot operating within his neighborhood. He also was concerned with the public meeting noticing procedures.

There was discussion on the following:

- Other commercial projects in the vicinity.
- Projects conformity with the Draft Provisions of the Riverside Specific Plan, which has not yet been adopted.
- Clarification on Planning Commission's authority if the project is principally permitted use, the Planning Commission approve has discretion over the design portion of the project, not the operations.
- Commission compliments on the design of the project and the improvement over the existing condition of the site.

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

## **MOTION**

Commissioner Allen made the motion, which was seconded by Commissioner Huisking, to Adopt the two findings of fact for the Design Review Permit Modification; and Approve the Design Review Permit Modification subject to the sixty-nine (69) conditions of approval as submitted in the Staff report.

The motion passed with the following vote:

Ayes: Allen, Huisking, Brewer, Clark, Dugan

Noes: Abstain:

#### **NEW BUSINESS**

<u>V-A. ADMINISTRATIVE PERMIT – 211 CHURCH STREET – MCCALISTER FENCE – FILE# AP 04-69.</u> The applicant requests approval of an Administrative Permit to locate a seven-foot (7') tall fence within the front yard setback of an existing single-family residence. Applicant / Property Owner: Joe McCalister. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicant, Joe McCalister, 213 Church Street, Roseville, 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:

- Sound walls and improvements of the Amtrak/Bus depot.
- Number of buses scheduled per day for that area.
- Traffic and pedestrian impact on local neighbors.
- Increase of public transit use at the Roseville station.
- Noise of buses starting and stopping behind applicant's property.
- Increasing police patrols in the immediate area.
- Impact to residents from nearby temporary emergency homeless shelter transfer point.
- Increase of transient population in the area.
- Potential for City liability if the fence is not moved out of the Clear Vision Triangle.

- Applicant's concerns with the impact the public transportation and homeless services have had on his property.
- Staff to follow-up with applicant.

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

## **MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Clark, to Adopt the three findings of fact for Staff's recommended changes to the Administrative Permit; and Approve the Administrative Permit as recommended by Staff, with six (6) conditions of approval, as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Clark, Allen, Brewer, Dugan

Noes: Abstain:

V-B. TENTATIVE CONDOMINIUM MAP, DEVELOPMENT AGREEMENT AMENDMENT, AND AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT – 301 GIBSON DRIVE – NCRSP PARCEL 20C (VENU AT GALLERIA CONDOMINIUM CONVERSION) - FILE#: SUBD 05-01, DAA 05-01, & APHDA 05-01. The applicant requests approval of a Tentative Subdivision Map to create a one (1) lot condominium map to convert the 258 existing multi-family units within the project to "for-sale" condominiums. An amendment to the North Central Roseville Specific Plan Development Agreement is also requested in order to outline obligations required of the developer by the City's Condominium Conversion Ordinance (RMC 19.58). Lastly, an Affordable Purchase Housing Development Agreement is requested to provide 39 of the units within the project as affordable purchase units. Applicant – Nick Alexander, NG Alexander Real Estate. Owner – David Dewar, Villas at Galleria, LP. (Isom)

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

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

Applicant, Nick Alexander, NG Alexander Real Estate, 1408 Adamson Court, Roseville, 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.

Mark A. Norberg, 301 Gibson Drive #2516, Roseville, a resident of the project, spoke against the granting a condominium conversion. He said a conversion would displace his family and did not believe there were any available apartments, comparable to his current residence, in Roseville. He stated that he has lived in his current apartment since Oct 2004, and that he was informed of the conversion possibility after his lease was signed.

Danny Chang, 501 Gibson, lives in adjacent condo property. He would like to see adequate money set aside to provide new condominium owners with funds to perform regular maintenance and help ensure their new properties are free of defects in workmanship.

There was discussion on the following:

- Purpose of the condo conversion ordinance was to ensure opportunity and protection for the current apartment renters.
- Timeline of a condominium conversion.
- This project was built to condominium specifications.
- Review of Affordable Housing Program policies.
- Letter from Roseville High School District regarding student generation and school fees.

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

**MOTION** 

Commissioner Huisking made the motion, which was seconded by Commissioner Allen, to Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map including the Tenant Relocation Plan with twenty-four (24) conditions of approval; Recommend that the City Council adopt the five (5) findings of fact for the Development Agreement Amendment; Recommend that the City Council approve the Development Agreement Amendment including the Tenant Relocation Plan; Recommend that the City Council adopt the five (5) findings of fact for the Affordable Purchase Housing Development Agreement; and Recommend that the City Council approve the Affordable Purchase Housing Development Agreement as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Allen, Brewer, Clark, Dugan

Noes: Abstain:

# REPORTS/COMMENTS/COMMISSION/STAFF

# A. REPORTS FROM PLANNER

Senior Planner, Chris Burrows, offered to have a member of the Public Works Department attend the next Planning Commission meeting in order to address Commission questions, such as: Weeds in medians; Rock Crushing on Fairway Drive, Overlay paving on Miners Ravine Bridge on Roseville Parkway, Public Access points to bike trails along gated communities; and Tree removals in median along Atkinson Street and Foothills Blvd.

Chair Dugan shared Redevelopment's new Downtown Guide.

Commissioner Brewer reported on the Kaiser Oncology Grand Opening on Gibson Drive.

# **ADJOURNMENT**

Chair Dugan asked for a motion to adjourn the meeting.

# **MOTION**

Commissioner Allen made the motion, which was seconded by Commissioner Clark, to adjourn to the meeting of August 11, 2005. The motion passed unanimously at 8:26 PM.