

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
AUGUST 25, 2005
MINUTES**

Planning Commissioners Present: Gray Allen, Donald Brewer, Sam Cannon, Rex Clark,
Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent: Robert Dugan, Excused

Staff Present: Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Jan Shellito, Redevelopment Manager
Mel Pabalinas, Associate Planner
Wayne Wiley, Assistant Planner
Scott Gandler, Senior Civil Engineer
Robert Schmitt, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Clark

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF AUGUST 11, 2005.

IV-B. DESIGN REVIEW PERMIT EXTENSION & CONDITIONAL USE PERMIT EXTENSION – 121 NORTH SUNRISE AVENUE – REVOLUTION SUPPERCLUB – FILE#’S DRPEXT 02-61A & CUPEXT 02-10A. The applicant requests approval of a Design Review Permit Extension and a Conditional Use Permit Extension to extend the expiration date to November 13, 2006, for the construction of a 15,174 square foot restaurant and nightclub facility. Applicant – Jerry Aplass, Burrell Consulting. Owner – Sid Dunmore, CSJ Company LP. (Wiley)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain:

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

V-A. DOWNTOWN ROSEVILLE VISIONING PROJECT II OVERVIEW

Redevelopment Manager, Jan Shellito, made the presentation and responded to questions from the Commission.

There was discussion on the following:

- “Demolition Day” is scheduled for Thursday, September 1, at 9:00 am to kick-off the Civic Plaza Redevelopment Project.
- Key components gleaned from the Growth Management and Visioning Committee recommendations, including enhancing and supporting a vibrant downtown.
- Key components to be discussed at the Central Roseville visioning project Community Workshops on Oct 11, 12, & 13.
- Feasibility of moving the Oct 13th Planning Commission meeting to October 6th in order to allow the Commission to participate in the workshop on October 13th.

NEW BUSINESS

VI-A. VARIANCE- 701 LINCOLN ST. - LUTZ ADDITION VARIANCE- FILE # V-000014. The applicant requests approval of a Variance for the reduction of required interior side, street side and rear yard setbacks, and 2-car parking space requirements for the construction of a second primary residential unit. Applicant: Don Zisk, Don Zisk and Associates. Owner – Kathleen Lutz. (Pabalinas)

Associate Planner, Mel Pabalinas, presented the staff report and responded to questions.

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

Applicant, Don Zisk, 115 Alta Vista 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. He also expressed concern with speeding cars in the area and asked if something could be done to address this issue.

There was discussion on the following:

- The effect the addition would have on the clear vision triangle.
- Engineering’s restricting of parking at the corners of Elefa Street and Lincoln Street.
- Improvements in the Infill Area.
- Commission expressed pleasure at improvements going on in Old Town.

Acting Chair Allen closed the public hearing and asked for a motion.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Adopt the three (3) findings of fact for the Variance; and Approve the Variance with eleven (11) conditions, including the modification of Condition 11 as noted below:

11. Prior to the issuance of a building permit for the addition, engineered drawings shall be submitted to the Engineering Department for the improvement of Lincoln Street to include a standard pedestrian ramp on the corner of Elefa Steet and curb, gutter, sidewalk and pavement to match the existing roadway section along the frontage of Lincoln Street. The developer shall enter into a Deferred Improvement Agreement (DIA) with the City for the future obligation of curb gutter and sidewalk, and any additional pavement up to 18-feet in width along the frontage of Lincoln Street. Those improvements as required with the DIA shall be installed within 1 year of the issuance of an occupancy permit for the new addition.(Engineering, Building)

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Planning & Redevelopment Director, Paul Richardson asked for two volunteers from the Planning Commission to serve on a special committee to review park "in-lieu" fees and associated policies. Commissioner Audrey Huisling and Commissioner Sam Cannon both volunteered with the full support of the Commission.

The Planning Commission Meeting for September 8, 2005 has been cancelled. Next scheduled meeting is September 22, 2005.

ADJOURNMENT

Acting Chair Allen asked for a motion to adjourn the meeting.

MOTION

Commissioner Huisling made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of September 22, 2005. The motion passed unanimously at 7:35 PM.