

**CITY OF ROSEVILLE  
PLANNING COMMISSION MEETING  
SEPTEMBER 22, 2005  
MINUTES**

Planning Commissioners Present: Gray Allen, Donald Brewer, Sam Cannon, Robert Dugan, Kim Hoskinson

Planning Commissioners Absent: Rex Clark, excused, Audrey Huisling, excused

Staff Present: Paul Richardson, Planning Director  
Nela Luken, Senior Planner  
Mike Isom, Project Planner  
Steve Lindbeck, Project Planner  
Tricia Stewart, Assistant Planner  
Jim Mulligan, Environmental Utilities, Operations Manager  
Robert Schmitt, Deputy City Attorney  
Carmen Bertola, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Carmen Bertola, Recording Secretary

**ORAL COMMUNICATIONS** None.

**CONSENT CALENDAR**

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

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

**IV-A. MINUTES OF AUGUST 25, 2005.**

**MOTION**

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

The motion passed with the following vote:

Ayes: Hoskinson, Brewer, Allen, Cannon

Noes:

Abstain: Dugan (due to absence from meeting of August 25, 2005)

**NEW BUSINESS**

**V-A. ADMINISTRATIVE PERMIT – 1424 RAMPART DRIVE – HARBAUGH FENCE – FILE# AP- 000065.** The applicant requests approval of an Administrative Permit for exceptions to the Zoning Ordinance fence setback regulations to allow a seven foot tall fence to be located three feet from the back of the sidewalk where a ten foot setback is required. Applicant / Property Owner – Diane Harbaugh. (Stewart)

Assistant Planner, Tricia Stewart, presented the staff report and responded to questions.

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

Applicant, Diane Harbaugh, 1424 Rampart Drive, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was not in agreement with staff's recommendations. She feels that she is being singled out for the fence situation. She believes it is unfair to require one person to rebuild their fence when there are other homes with fences that are out of compliance. She feels she is being brought before the Commission tonight because of a disgruntled neighbor.

The following persons spoke on the project:

- Russell Young, 1011 Parkview Drive, has no complaint about the Harbaugh fence. He thinks it is a fine looking fence, however he feels there is a growing problem with fences that are out of compliance around the community. He feels that the Commission should be careful in granting a variance because it then becomes standard. He believes it is time to start complying with the existing codes.
- Josh Gann, 1532 River Oak, feels that the permit should be granted and agrees with the applicant.
- Mr. Harbaugh, property owner, 1424 Rampart Drive, asked Commission to please consider allowing the fence to not be moved more than two feet.

There was discussion on the following:

- Staff clarified the reasons for fence setbacks.
- The applicant's property preliminary title report does give a general reference of easements in the subdivision, but is not specific to individual properties.
- Staff from Environmental Utilities stated that the 6" waterline is located 6' back of the walk.
- Fence interference with the clear vision triangle.
- Requirements to repair the water main, should it fail.
- Other out of compliance fences in the neighborhood and the cities approach to addressing it.
- Approval of the alternative action to move the fence and allow the current fence height.
- Precedent setting if approved.
- Denying the Administrative Permit and exploring alternative actions.

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

## MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Allen, to Adopt the three findings of fact for the Administrative Permit; and Approve the Administrative Permit, as modified below:

1. The project is approved as conditioned or modified below. (Planning & Redevelopment)
2.
  - a. The "zigzag" portion of the fence may remain in its current location.
  - b. The reconstructed portion shall be setback to 8-feet from back of sidewalk where the original fence was previously located.
  - c. The height of the fence is approved as proposed at 7-feet 3-inches high. (Planning & Redevelopment)

The motion passed with the following vote:

Ayes: Hoskinson, Allen, Cannon, Brewer, Dugan

Noes:

Abstain:

Commission gave direction to staff to follow up on the 'out of compliance fences' that were addressed in the staff report. The request was approved by consensus.

**V-B. TREE PERMIT – 1850 BLUE OAKS BL & 2251 HAYDEN PW – WRSP FIDDYMENT RANCH PARCEL F-88 – FILE #TP-000044.** The applicant requests approval of a Tree Permit to remove five native oak trees in the Blue Oaks Boulevard right-of-way and one native oak tree adjacent to Fiddyment Ranch Village F-1B. Applicant – Dennis Phillips, Wood Rodgers. Property Owner – Signature Properties. (Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

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

Applicant, Josh Barnes, Signature Properties, 1322 Blue Oaks Blvd., 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 but would like to remove 1578 as well.

There was discussion on the following:

- Replanting of replacement trees.

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

#### MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Cannon, to Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit subject to the twenty-one (21) conditions as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Brewer, Cannon, Hoskinson, Allen, Dugan

Noes:

Abstain:

#### **V-C: GENERAL PLAN AMENDMENT – INCORPORATION OF GROWTH MANAGEMENT VISIONING COMMITTEE RECOMMENDATIONS -- FILE# GPA 05-06.**

The Planning & Redevelopment Department proposes amendments to the General Plan Land Use Element to implement City Council direction to incorporate the recent recommendations of the Growth Management Visioning Committee (GMVC) into the General Plan document. The amendments include the GMVC findings & recommendations validating the current General Plan Growth Management policies, vision for the future, and physical development to 2025. Applicant: City of Roseville Planning & Redevelopment. (Isom)

Chair Dugan commended all those who participated on the Growth Management Visioning Committee, and thanked them for all their time, talents, and efforts on behalf of the City and citizens of Roseville.

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.

The following persons spoke on the project:

Joseph Velky, 1938 Vista Creek Drive, Roseville, expressed his support of the incorporation of the committee's recommendations.

There was discussion on the following:

- Commission commended those involved in the process and Commissioners were very pleased with the way people came forward and shared ideas.
- Already seeing results from the GMVC' s suggestions.

Chair Dugan 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; and, Recommend that the City Council adopt a Resolution approving the General Plan Amendment as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Hoskinson, Brewer, Allen, Cannon, Dugan

Noes:

Abstain:

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

### A. REPORTS FROM PLANNER

- Planning Commission meeting of October 13, 2005 is cancelled. Next meeting will be October 27, 2005.
- Downtown Visioning Workshops are October 11, 12, 13, 2005, 6:00 pm at the Elk's Lodge.

## **ADJOURNMENT**

Chair Dugan asked for a motion to adjourn the meeting.

### MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of October 27, 2005. The motion passed unanimously at 8:08 PM.