

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
JUNE 8, 2006
MINUTES**

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

Planning Commissioners Absent: Robert Dugan

Staff Present: Paul Richardson, Director
Kevin Payne, Assistant Director
Chris Burrows, Senior Planner
Steve Lindbeck, Project Planner
Wayne Wiley, Assistant Planner
Chris Kraft, Senior Civil Engineer
Robert Schmitt, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Brewer

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 MAY 25, 2006.

This item was continued to the meeting of June 22, 2006 due to a lack of an eligible voting quorum of those who were in attendance at the meeting of May 25, 2006.

SPECIAL REPORTS/PRESENTATIONS/WORKSHOPS

V-A. STEERING COMMITTEE APPOINTMENT – DOWNTOWN VERNON STREET AND HISTORIC OLD TOWN SPECIFIC PLAN. The Planning Commission is requested to appoint a member to the steering committee for the Downtown Vernon Street and Historic Old Town Specific Plan Project. (Payne, Shellito)

Assistant Planning & Redevelopment Director, Kevin Payne, made the presentation and responded to questions.

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

There was no public comment.

There was discussion on the following:

- Meeting times

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

MOTION

Commissioner Huisling made the motion, which was seconded by Commissioner Clark, to appoint Commissioner Hoskinson as the Planning Commission representative to the Downtown Vernon Street and Historic Old Town Steering Committee, and Commissioner Cannon as alternate.

The motion passed with the following vote:

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

Noes:

Abstain:

OLD BUSINESS

VI-A. ADMINISTRATIVE PERMIT – 6 SOMER RIDGE DRIVE – INFILL AREA – FILE #2005PL-112; PROJECT #AP-000080. The applicant requests approval of an Administrative Permit to allow an 8' tall fence along a portion of the side property line, and to allow a 1' 6" side yard setback and 1' rear yard setback for a 12' tall patio cover, where a 5' side and rear yard setback is required. Project Applicant/Owner: Ron Eddlemon. (Wiley) **THIS ITEM IS CONTINUED FROM THE MEETING OF MAY 11, 2006.**

Assistant Planner, Wayne Wiley, 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, Ron Eddlemon, 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 responded to questions from Commission.

The following persons spoke in favor of the project:

Joel Seck, Licensed contractor, 2300 Iron Point Rd, Folsom, expressed his support of the structure stating that the structure was sound and exceeds code.

Mrs. Eddlemon asked the Commission to approve the Administrative Permit. She is concerned that if the patio cover is moved it would damage the integrity of the entire structure.

The following persons spoke against the project:

Ping Yu, 4 Somer Ridge Drive, Roseville, neighbor of Applicant, is asking that Commission require the Applicant to comply with City codes. She finds the project an eyesore.

Tony Cioper, 4 Somer Ridge Drive, Roseville, neighbor of Applicant, would like to see the Patio Cover moved over in order to be in compliance.

There was discussion on the following:

- Patio cover sizes that necessitate securing a building permit and an Administrative Permit;
- Seeking opinions of surrounding neighbors prior to major changes to home and yard;
- Architectural Control Committee of Home Owners Association approvals needed;
- CC&R's are a private contract among homeowners that does not involve the City;
- Concerns that a permit was not secured prior to building the structure;
- Planting vegetation other than bamboo to screen the patio;
- Loss of structure integrity if support poles were cut, moved, and anchored with "L" brackets;
- Modification of patio cover to conform to existing codes;
- Reduced set back at the rear of the yard;
- Administrative approvals for similar structures that are given over the counter;
- Resulting structure visibility after it is moved;
- Applicant is an electrical contractor and president of the Homeowners Association.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to adopt three (3) findings of fact for the Administrative Permit; and approve the Administrative Permit subject to seven (7) conditions of approval as submitted in the Staff Report.

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

The motion did not carry.

There was discussion on the following:

- Applicant should have secured a permit prior to building structure;
- As a licensed contractor, the applicant would have a greater knowledge of the permit approval process.

Acting Chair Allen asked for a Motion.

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Clark, to adopt the three (3) findings of fact for the Administrative Permit; and deny the Administrative Permit and direct the applicant to bring the patio cover into compliance with the Zoning Ordinance within 60 days.

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

The motion did not carry.

Due to a technical denial, this item will be continued. Commission counseled Applicant to return with possible alternatives.

Acting Chair Allen asked for a Motion.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Cannon, to continue this item to the meeting of July 13, 2006.

The motion passed with the following vote:
Ayes: Hoskinson, Cannon, Brewer, Clark, Husiking, Allen
Noes:
Abstain:

This item will be **CONTINUED** to the meeting of July 13, 2006.

NEW BUSINESS

VII-A. ZONING ORDINANCE AMENDMENT – SIGNIFICANT BUILDINGS – FILE #2005PL-056 – PROJECT #OA-000007. The Planning & Redevelopment Department proposes to amend the Zoning Ordinance to designate certain buildings in the City as significant and to establish procedures to preclude the demolition of these significant buildings without first having a public hearing notice and a discretionary approval. The proposed regulations would require following the City's existing Design Review Permit procedures prior to the demolition of a significant building. (Lindbeck)

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

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

There was discussion on the following:

- Clarification of protection offered by the National Register of Historic Places.

Tom Bogetich, 3016 Marlynn Street, Carmichael, owns a building on Vernon Street. He thinks ordinance amendment is a great idea but is concerned that there may be additional cost to owners; which he is against, but supports amendment if it doesn't cost owners money.

Wendy Gerig, Roseville Chamber of Commerce, 650 Douglas Blvd, expressed support of the Significant Building Ordinance. She sees the possibility of it helping increase the viability of the historic downtown.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to Recommend that the City Council adopt the Negative Declaration; and Recommend that the City Council approve the Significant Building Ordinance as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

VII-B. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 2270 PLEASANT GROVE BL. – WRSP WESTPARK VILLAGE CENTER W-22 – FILE #2005PL-042 – PROJECT # SUB-000021, DRP-000050. The applicant requests approval of a Tentative Subdivision Map to divide the 16.6-acre West Roseville Specific Plan Village Center Parcel W-22 into 138 alley-loaded residential lots. Also requested is a Design Review Permit for Residential Subdivision to adopt unique design standards for the 36 attached townhouses and 102 detached dwellings. Project Applicant: Greg Bardini, Morton & Pitalo. Property Owner: Greg Martin, PL Roseville LLC. (Lindbeck)

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

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

Jennifer Skillings PL Roseville, 985 Sun City Lane, Lincoln, addressed the commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Landscape maintenance responsibility, including alley landscape;
- CFD covers street and public landscape;
- Add stipulation to condition #58 that will require HOA to maintain landscape, including alleyway.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to seventy-

three (73) conditions of approval with modification to condition #58 as listed below; Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and Approve the Design Review Permit for Residential Subdivision subject to the seven (7) conditions of approval as submitted in the Staff Report.

58. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:

- a. *A Homeowners Association shall be formed. The Homeowners Association shall be responsible for the maintenance of all landscaping adjacent to the streets and alleys. (Attorney, Planning)*

The motion passed with the following vote:

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

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Staff updated the Commission on the rehearing of HP Rezone due to lack of notice in newspaper. An audio-video transcript of the meeting will be provided to Commission for review.
- Commissioner Huisking complained about tall weeds growing around the Tesoro service station at Cirby and Sunrise, as well as the Rose service station and market on Harding.
- Commissioners asked the dates of Weed Abatement sponsored by the Fire Department.
- Commissioner Clark asked about weed control along East Washington Blvd. near Blue Oak Blvd., as well as inquiring about parking enforcement of trucks that are parked along that thoroughfare.

ADJOURNMENT

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

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of June 22, 2006. The motion passed unanimously at 8:42 PM.