



PLANNING COMMISSION MEETING JANUARY 25, 2007 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Gordon

Hinkle, Audrey Huisking

Planning Commissioners Absent: Kim Hoskinson

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Nela Luken, Senior Planner

Terri Shirhall, Administrative Analyst Joe Allen, Sr. Planning Technician Chris Kraft, Engineering Manager Robert Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Hinkle.

Welcome of new Commissioner, Gordon Hinkle, who was appointed to the Planning Commission by the City Council on January 17, 2007, to fill the vacancy created by Gray Allen's election to the PCWA board.

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 JANUARY 11, 2007.

MOTION

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

The motion passed with the following vote:

Ayes: Huisking, Clark, Cannon, Brewer, Clark, Dugan

Noes:

Abstain: Commissioner Hinckle abstained stating this was his first meeting as a newly appointed

Commissioner.

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

V-A. AIR QUALITY PRESENTATION (Shirhall)

Administrative Analyst, Terri Shirhall, addressed the Commission on how the Planning Department has been monitoring Air Quality issues that affect development in Roseville. She reviewed how the Department addresses those issues; and how staff is coordinating with other agencies regarding air quality.

She presented an overview of how federal, state, and local air quality laws affect development in Roseville; projects and issues being worked on; specifically, list of standardized air quality mitigation measures for projects

in Roseville, and the California Air Resources Board (CARB) Air Quality Land Use Handbook. This is a guidance document that includes recommendations for distance buffers between residential land uses and sources of diesel particulate emissions such as rail yards and freeways. These recommendations conflict with the Blue Print concepts and redevelopment efforts. This is of concern to the Planning Department. Lastly, how that ties into efforts by Union Pacific Railroad to reduce emissions in Roseville.

- Air quality regulated at federal, state, and local level;
- Efforts to meet air quality standards in region;
- Planning Department worked with County to streamline mitigation measures; list of measures was reduced from 102 to 15;
- Feasibility of Ozone Destruction Catalysts;
- Written confirmation from air district that list of mitigation measures can be used in CEQA documents;
- Ability to fund emission reduction projects with mitigation fees;
- CARB handbook policy not compatible with the Blueprint principles;
- Presents barriers to land use planning;
- Targeting Emission Sources as an alternative to curtailing development of distance buffer;
 - Low-Sulfur Diesel Fuel
- Continuing Research & Development.

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

There was discussion on the following:

- Elimination of redundant mitigation measures in the City's General Plan;
- Transportation measures telecommuting study;
- Reducing project specific mitigation from conditions of approval;
- Increase in collaborative efforts between Placer County Air Pollution Control District and the City;
- Air district is investing a lot of time in trying to achieve diesel particulate reduction at the rail yard;
- Sacramento County Air Pollution Control District looking to discuss air buffer policies between City & County;
- Thanks to staff removing product brand name from required ozone destruction catalyst units:
- 9 out of 20 buses are currently using compressed natural gas. Diesel buses are getting more efficient and diesel is becoming lower in sulfur particulates;
- Monitoring refrigerator trucks idling for more than five minutes when unloading or loading. Administered on a complaint basis.

V-B. UNIT ALLOCATION/ACRE TRACKING (Allen)

Senior Planning Technician, Joe Allen, addressed the Commission on the dwelling unit and acre allocation study that has been a focus of the Planning Technician staff over the past six months. He highlighted one of the more significant aspects of the project and gave the Commission the opportunity to ask questions. As a result of this project, staff will bring the complete set of changes with a General Plan Amendment (GPA) and Specific Plan Amendment (SPA) at the February 22, 2007 Planning Commission meeting.

There was discussion on the following:

- Tracking of unallocated units from previous studies;
- What was the main tracking mechanism prior to GIS? Tracking done through adopted resolutions;
- What are the two source data tables? General Plan and the First Quarter 2006 Quarterly Activity Report.
- Planning Techs working on setting up a single source for information; working on refining the process so that when data is entered into one data base, it will automatically appear as updated in the other;
- Current status of condo conversions; Condo Conversion Ordinance allows 15% conversion; at limit now.
- Method used to determine number of dwelling units in the City (roof counts).

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Reminder to turn in information to Shannon Wiest, Administrative Assistant, for the upcoming Planners Institute in San Diego, March 21-23rd.
- March 22nd Planning Commission meeting is cancelled due to Planner's Institute; but if needed, a special meeting may be held on March 29th.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of February 8, 2007. The motion passed unanimously at 7:40 PM.