CITY OF ROSEVILLE PLANNING COMMISSION MEETING MARCH 10, 2005 MINUTES

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

Hoskinson

Planning Commissioners Absent: Audrey Huisking, Betty Sanchez

Staff Present: Paul Richardson, Planning Director

Chris Robles, Senior Planner Steve Lindbeck, Associate Planner Bob Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Clark.

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF FEBRUARY 24, 2005.

MOTION

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

The motion passed with the following vote:

Ayes: Clark, Brewer, Allen, Dugan, Hoskinson

Noes: Abstain:

OLD BUSINESS

V-A. DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT MODIFICATION – 1893 TAYLOR ROAD – NERSP PARCEL 17 (ROSEVILLE GOLFLAND SUNSPLASH) – FILE #'S DRPMOD 04-45 & CUPMOD 05-02. The applicant requests approval of a Conditional Use Permit Modification to expand the operation of the amusement park by adding an eight (8) stall batting cage. The applicant is also requesting approval of a Design Review Permit Modification to allow for the construction of the batting cage which may be transformed into additional parking during the summer season and to revise the existing parking lot area to accommodate bus parking and seasonal tandem parking for employees. Owner/Project Applicant: Fred Kenney, Roseville Golfland Ltd. (Hartman) (THIS ITEM IS CONTINUED TO THE MEETING OF MARCH 24, 2005.)

Because of his absence from the meeting of March 24th when this item will be heard, Commissioner Clark asked the Commissioners to consider requiring the applicant to provide additional landscaping along the roadways.

particularly along East Roseville Parkway and require additional screening of the Golfland Sunsplash storage areas.

NEW BUSINESS

<u>VI-A.</u> <u>DESIGN REVIEW PERMIT, TREE PERMIT, ADMINISTRATIVE PERMIT & TENTATIVE PARCEL MAP - 560, 570, 580 N. SUNRISE AVE - NERSP PARCEL 5B, NORTH SUNRISE PROFESSIONAL CENTER - FILE# DRP 04-46, TP 04-48, AP 04-83, & PM 04-21. The applicant requests approval of a Design Review Permit to construct five medical office buildings totaling 73,107 square feet; a Tree Permit to remove 10 native oak trees and encroach into the protected zone of another 19 native oaks; an Administrative Permit for a reduction in the required parking on this site, which is shared with the United Artists Theater and Black Angus Restaurant; and a Tentative Parcel Map to merge three existing parcels and re-subdivide them into five parcels. This item was originally heard on February 10, 2005 and continued off calendar. Project Applicant: Stephen D. Guest, RMW Architects. Property Owner: Timothy Gagnier, Granite Bay Ventures. (Lindbeck)</u>

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

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

Nick Alexander, 1408 Adamson Court, Roseville, on behalf of Granite Bay Ventures, 2998 Douglas Blvd., #300, 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:

• Commission thanked Applicant and Staff for their due diligence in completion of the in-depth parking study and commended the Applicant for the presented project.

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

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Dugan, to Adopt the four findings of fact for the Design Review Permit; Approve the Design Review Permit with one-hundred-eleven (111) conditions of approval; Adopt the two findings of fact for the Tree Permit; Approve the Tree Permit subject to twenty-one (21) conditions of approval; Adopt the three findings of fact for the Administrative Permit; Approve the Administrative Permit subject to two (2) conditions of approval; Adopt the three findings of fact for the Tentative Parcel Map; and Approve the Tentative Parcel Map subject to fifty-two (52) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Clark, Dugan, Allen, Brewer, Hoskinson

Noes: Abstain:

<u>ORDINANCE - FILE# OA 05-01.</u> An amendment to the City's Condominium Conversion Ordinance [RMC Chapter 19.58] is requested to clarify amendments to the ordinance that were adopted, May of 2004. The primary amendments include: Establishment of the date or event in which a renter becomes eligible for relocation benefits and when notifications of benefits are provided to a renter; Requirement for a town hall meeting prior to a Planning Commission public hearing; and Clarification on the length of time that a benefit is required to be provided. Applicant – City of Roseville. (Robles)

Senior Planner, Chris Robles, presented the staff report and responded to questions.

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

Nick Alexander, 1408 Adamson Court, Roseville, on behalf of Avenue Communities. Asked the Commission to consider additional language to grandfather in applications, deemed complete by staff, and allow them to use the 15% numbers that existed at the time of application.

There was discussion on the following:

- Current process requires a 15% rental pool at the time of submission of an Application and there must be a 15% rental pool at the time the Application is presented to the Commission.
- Option to amend the ordinance to set the 15% rental pool threshold used at the time the application is filed.
- Resident meetings.
- Tenant Relocation Assistance Plan.
- Fluctuation of the 15% rental pool.
- Removal of language in item D section 19.58 of the existing ordinance...
- Long term cycles in rental pool.
- Six months to complete application, if it is not completed, it is automatically withdrawn.
- Currently two applications pending that will not be held to the new changes.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to Recommend that the City Council approve the modified Condominium Conversion Ordinance Amendment as amended as shown in Exhibit A as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Dugan, Brewer, Clark, Allen, Hoskinson

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

ITEM VII-A: OFF-STREET PARKING REQUIREMENTS (ZONING ORDINANCE CHAPTER 19.26) On November 18, 2004 the Planning Commission held a workshop to discuss off-street parking requirements in Roseville. At the conclusion of the discussion, the Commission asked that a follow-up discussion take place and that some additional information be provided by staff. The requested information is provided in this report for the Planning Commission's consideration. (Burrows)

(THIS ITEM IS CONTINUED TO THE MEETING OF APRIL 7, 2005.)

ADJOURNMENT

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Allen, to adjourn to the meeting of March 24, 2005. The motion passed unanimously at 7:55 PM.