

**CITY OF ROSEVILLE  
PLANNING COMMISSION MEETING  
JANUARY 13, 2005  
MINUTES**

Planning Commissioners Present: Donald Brewer, Rex Clark, Robert Dugan,  
Kim Hoskinson, Audrey Huisiking, Betty Sanchez

Planning Commissioners Absent: Gray Allen

Staff Present: Paul Richardson, Planning Director  
Chris Burrows, Senior Planner  
Wendy Hartman, Associate Planner  
Derek Ogden, Assistant Planner  
Rob Jensen, Public Works Director  
Bob Schmitt, Deputy City Attorney  
Jennifer Lloyd, 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 DECEMBER 9, 2004 and DECEMBER 16, 2004.**

**IV-B. VARIANCE – 112 IRENE AVENUE – WELLS’ SECOND UNIT – FILE# V 04-05.** The applicant requests approval of a Variance to construct a 1,056 square foot one bedroom, two-story second unit and a detached single-car garage. Both buildings are proposed five feet from the rear and side property lines, where the Zoning Ordinance requires a 20 foot rear yard and five (5) foot side yard setback for the second residence and a seven (7) foot rear and side yard setback for the detached garage. Applicant & Owner– Jo Ann Wells. (Hartman)

**MOTION**

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

The motion passed with the following vote:

Ayes: Clark, Dugan, Brewer, Huisiking, Sanchez, Hoskinson

Noes:

Abstain: Huisiking - item IV-B and minutes of 12/16; Dugan minutes of 12/9 & 12/16; Sanchez minutes of 12/16

**NEW BUSINESS**

**V-A. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, AND PARCEL MAP – 9100 FAIRWAY DRIVE – HRNSP PCL 43A, ROYAL COACH CARWASH - (FILE # DRP 04-40, CUP 04-06, PM 04-13).** The applicant requests approval of a Design Review Permit to construct a full service car wash and express lube facility. A parcel map is requested to create two parcels, which will create a separate parcel for each use. Consistent with the Highland Reserve North Specific Plan a Conditional Use Permit is requested to operate the carwash and express lube. Project Applicant/Owner: Edward Gilmore. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicant, Edward Gilmore, 27 Rancheria Road, Kentfield, CA 94904, 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:

- Would a gas station/gas sales be allowed here
- Concern about the traffic through the roll up doors at the rear of the building and effect on site circulation
- There is concern for the design blending into the neighborhood
- Engineering looked at the traffic to check exiting vehicles
- There is enough space to be stopped outside of building before entering drive aisle which is approximately one car length or 20 ft
- The visual impact of the roll up doors and views into the bays
- The possibility of having closed bays and using a pull in and back out method; which would allow for landscaping on the back wall so the building would blend into the surrounding neighborhood
- Concerned about the future of the site to be a gas station
- Attachment 4 of staff report addresses operational restrictions

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

#### MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Adopt the Negative Declaration; Adopt the three (3) findings of fact for approval of the Conditional Use Permit; Approve the Conditional Use Permit with five (5) conditions of approval; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with one-hundred-eleven (111) conditions of approval and the addition of condition 9a; Adopt the three (3) findings of fact for the Tentative Parcel Map; and Approve the Tentative Parcel Map with forty-nine (49) conditions of approval as submitted in the Staff Report.

9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
  - a. The project shall incorporate a trench drain at the western edge of the driveway exiting the Automotive Repair Building. A sand oil separator shall treat the water entering this drain. (Planning/Engineering)

The motion passed with the following vote:

Ayes: Huisking; Brewer; Dugan; Sanchez;

Noes: Clark; Hoskinson

Abstain:

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

## **A. REPORTS FROM PLANNER**

- Public Works Director/City Engineer Rob Jensen addressed the commission on the signal timing coordination schedule that the commission had asked about on a recent project
- Commission members had several questions regarding recent speed limit changes
- City Engineer Rob Jensen responded by advising speeds are set at 85% of typical traffic per California state law, Council gave approval to lower speeds in Roseville
- Planning Director Paul Richardson mentioned the SACOG blue print project; implementation strategies which address transportation, housing and compact development
- Planning Director Paul Richardson will bring these topics and infill developement to the Planning Commission as a workshop then to City Council as a formal presentation
- Commissioner Clark commented on GVMC holding a public forum 2/9/05 at the Roseville Corporation Yard; he hopes the Planning Commissioners will be able to attend
- Commissioner Dugan and Chair Hoskinson requested information on resurfacing of city roads and Commissioner Dugan specifically inquired of roads in the Cirby Ranch area

## **ADJOURNMENT**

Chair Hoskinson asked for a motion to adjourn the meeting.

### **MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Clark, to adjourn to the meeting of January 27, 2005. The motion passed unanimously at 7:35 PM.