CITY OF ROSEVILLE PLANNING COMMISSION MEETING OCTOBER 27, 2005 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Sam Cannon, Rex Clark, Robert

Dugan, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent:

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Senior Planner

Tom Habashi, Utility Director, Roseville Electric

Robert Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

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 SEPTEMBER 22, 2005.

IV-B. TENTATIVE SUBDIVISION MAP – 920, 950, 970 and 990 RESERVE DRIVE – VINTAGE OAKS OFFICE PARK – FILE: # SUB-000025. The applicant requests approval of a tentative subdivision map to create 60 condominium units within an approved office/warehouse project. Project Applicant: Timothy Blair, Surveyor's Group, Inc. Project Owner: Jeff Kraft, Pico Ranch, Inc. (Stewart)

IV-C. CONDOMINIUM PARKING PLAN – 1299 ANTELOPE CREEK DRIVE – NCRSP PARCEL 22 – THE PRESERVES AT ANTELOPE CREEK (AKA PRESERVES AT CREEKSIDE) CONDOMINIUM CONVERSION – FILE# SUBD 04-20. The applicant requests approval of a parking plan for a previously approved condominium conversion. On December 16, 2004 the Planning Commission approved a condominium conversion of the Preserves at Antelope Creek Apartments. The Commission required that a parking plan be drafted and approved by the Commission before recordation of the Final Map. Project Applicant: Burrell Consulting Group, Jerry Aplass. Property Owner: Kobra Properties, Abe Alizadeh. (Ogden)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Commissioner Clark & Commissioner Huisking both abstained from the minutes of September 22,

2005, due to their absences from the meeting.

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

<u>ITEM V-A.</u> B.E.S.T. HOME PROGRAM. Tom Habashi, Utility Director Roseville Electric, gave a presentation on Roseville Electric's new BEST (Blue Print for Efficiency and Solar Technology) Home Program.

There was discussion on the following:

- Financial benefits to Homebuyers.
- Energy reduction programs for existing homes in Roseville.
- Durability of phototonic system and warranty of parts.
- BEST program is a pilot program for the region.
- Roseville Electric goal is to have approximately 15% of all new homes equipped with a phototonic type of system.
- Existing commercial and industrial energy reduction programs and possibility of offering similar systems sometime in the future.
- Concern that builders may charge a high price for installation of the system.
- Commendation to Roseville Electric for their forward thinking and conservation efforts.
- Maintenance of system and manufacturers warranty length.
- Builder suggestion of reducing the permitting time if participating in BEST program.
- Balancing of Blueprint, responsible planning, and affordable housing for all economic sectors.

Chair Dugan opened the discussion to the public.

The following persons spoke on this project:

John Costa, North State Building Industry Association, 1536 Eureka Road, Roseville, was concerned with the following issues: Cost of product and warranty length, a mandatory vs. voluntary program, land use and the best position of the homes for the ultimate collectablility of sunshine. Concern mandatory program participation could greatly increase the cost of the product.

Chair Dugan closed the public portion of this item.

Chair Dugan thanked Tom Habashi for bringing this program before the Commission.

Commissioner Clark asked Tom Habashi why Roseville Electric was putting a 60Kv line above ground along Fiddyment Road. Mr. Habashi responded that it was very expensive to put 60Kv lines underground as well as the two days it takes to repair lines underground rather than the two hours to repair above ground. Steel poles may be used in place of wood poles for aesthetics. If there was a way to fund putting the lines underground, then Roseville Electric would underground them.

<u>ITEM V-B.</u> GREENPRINT INITIATIVE – SACRAMENTO TREE FOUNDATION. The Greenprint Program Director, Connie Gallipi, made a presentation to the Planning Commission on the Greenprint Initiative. The Greenprint is a regional urban forest effort whose goal is to increase the community's awareness of the value of trees and a healthy urban forest. To achieve this goal a program has been developed to help local agencies increase the overall tree canopy in their communities and thereby the region. At the end of the presentation and discussion, the Sacramento Tree Foundation requested that the Planning Commission forward a recommendation to the City Council for adoption of a resolution of support for the Greenprint Initiative.

There was discussion on the following:

- How to educate the public on caring for native oaks.
- Assisting existing non-profit organizations in their public education programs.
- Commission thanked Ms. Gallipi for her presentation.

Chair Dugan opened this item for public comment. No public comment.

Chair Dugan closed this item for public comment.

Chair Dugan asked for a motion.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Huisking, to recommend that the City Council adopt a Resolution of support for the Greenprint Initiative.

The motion passed with the following vote:

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

Noes: Abstain:

Commissioner Clark asked Staff about the replanting in the median strips along Roseville Parkway and Pleasant Grove. Staff responded that it is part of landscape rehabilitation by the Parks, Recreation, and Libraries dept.

REPORTS/COMMENTS/COMMISSION/STAFF

REPORTS FROM PLANNER

VI-A. REQUEST FOR APPOINTMENT TO BLUE RIBBON CORPORATE CENTER COMMITTEE. The Roseville City Council adopted the 2005 Economic Development Strategy in July of this year. One of the action items within the Strategy is to strategically review potential locations for multi-story corporate centers. On September 21, 2005, the City Council created the Blue Ribbon Corporate Center Committee to implement this action and take a proactive approach to designating those locations, based on such factors as utility and traffic capacity, best suited for future multi-story development. The Committee will include nine members with two Council members, a Chamber representative, three at-large members and one Commissioner each from the Planning, Transportation, and Public Utilities Commission.

Staff recommends that a Commissioner be appointed to represent the Planning Commission on the Blue Ribbon Corporate Center Committee.

Chair Dugan asked for a motion.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to nominate Chair Dugan as representative to the Blue Ribbon Committee with Commissioner Allen as alternate.

The motion passed with the following vote:

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

Noes: Abstain:

Staff asked the Commissioners to review their calendars and respond to the recording secretary as to their availability for meetings in November and December. Only one meeting will be held in November due to the second meeting falling on Thanksgiving Day. The meeting of December 22nd is in question due to its proximity to the Christmas holiday. Commissioners will review their calendars to determine if they would be available.

<u>ADJOURNMENT</u>

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Allen made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of November 10, 2005. The motion passed unanimously at 8:35 PM.