

PLANNING COMMISSION MEETING FEBRUARY 28, 2008 MINUTES

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

Hinkle, Kim Hoskinson

Planning Commissioners Absent: Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner
Mike Isom, Senior Planner
Tricia Stewart, Associate Planner
Terri Shirhall, Administrative Analyst
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF FEBRUARY 14, 2008.

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Brewer, Hinkle, Dugan, Clark

Noes:

Abstain: Commissioner Hoskinson abstained from the minutes due to her absence from the meeting of

February 14, 2008.

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

V-A. COMMUNITY DESIGN VISIONING COMMITTEE PROGRESS UPDATE / DRAFT COMMUNITY DESIGN GUIDELINES. Staff is forwarding the latest draft of the revised Community Design Guidelines developed by the Community Design Visioning Committee to the Planning Commission for review and comment. The Planning Commission's comments will be forwarded to the City Council for final consideration at the March 19th City Council meeting. (ISOM)

Senior Planner, Mike Isom, presented the update in response to Commission concerns, and responded to questions.

Community Design Visioning Committee members addressed the PC:

Lane Borges, Borges Architecture, 1508 Eureka Rd. #150, addressed the commission as a Design Professional. He stated that he is proud of what the Committee has accomplished. He asked the Commission to consider two things regarding the updated guidelines that have been brought forward for recommendation; first, they are improvements, but not cumbersome. And, second, they promote more unique design. He thanked staff and committee for their time and hard work.

Stephen Des Jardins, Diamond Creek Partners, 130 Diamond Creek Place, Developer, thanked everyone for their participation in updating and developing these guidelines. He believes the updated guidelines are clearer, and appreciates the inclusion of photos and descriptions. He believes the guidelines are more predictable and said that this is the way in which you are capturing institutional memory.

Darin Gale, 1536 Eureka Rd., representing the North State Building Industry Association, although the Committee was able to come to consensus, not all Building Association members are pleased, although the document is clearer that previous – concerns that some "should statements" may make projects unfeasible. As it relates to residential, this is a new process – and with the current market is unsure how it will ultimately affect developers who may want to build in Roseville.

Joe Velky, 1938 Vista Creek Dr., resident, felt that the Committee was a very effective group, and together they developed a document that is easy to reference. He believes compact residential is important; and its inclusion in the guidelines addresses the City's support of the Region's Blueprint Project.

Naaz Alikan, 1512 Sheridan Ave, represented the Design Committee on the CDVC, expressed her support of the proposed Design Guidelines Update.

Chair Clark added that he is feeling very comfortable with the final Draft Document. He acknowledged the very spirited discussion as the document was created; feels that it will bring new and creative residential designs to the City.

There was discussion on the following:

- Commissioner Dugan thanked the CDVC for the earlier workshop held jointly with the Design Committee
 members, and praised the CDVC efforts in addressing the PC/DC concerns. While he still has some concerns
 with the "shoulds", "shalls", and incentives within the document, overall, he believes it is an improvement over
 the existing document. He thanked the committee for incorporating the PC/DC ideas.
- Commissioner Brewer expressed his concern with the timing of the document due to the condition of the
 current real estate market. Concerned that it may dissuade prospective developers by encumbering the
 process. Does not want to discourage builders and asked if there would be a meeting with the builders to
 review the document to hear their opinion. Biggest concern is with the increased expense for builders to build
 here.
- Commissioner Hoskinson is pleased with the document and noted that with the adoption of the new document the old document goes away. She had concern with some language in the document. Staff explained the language definition and satisfied her concerns.
- Commissioner Cannon expressed his opinion that the new document was superior to the old one. Concern
 with economic volatility in the region, and builders making the decision not to build in Roseville because of the
 increase in guidelines. Would like to underline the caution on the individuality of a project as it goes through
 the process.

- Commissioner Hinkle thanked the Committee for addressing the "shoulds" and "shalls". Would like to see a
 report on new incentives. He liked the inclusion of specific photos/images to help improve the perspective of
 what was being discussed within the document.
- Chair Clark addressed purpose of incentives offered to developers within the document.

No action from the Planning Commission required. This item has been informational only. The Draft Community Design Guidelines will be brought before the City Council on March 19, 2008.

OLD BUSINESS

VI-A. MAJOR GRADING PLAN AND TREE PERMIT – 1813 PARK OAK DRIVE –SRSP PCL 33, LOT 33 GRADING PLAN & TREE PERMIT - FILE # 2007PL-187; PROJECT #'S GP-000021 & TP-000107. The applicant requests approval of a Major Grading Plan and Tree Permit to allow grading on an undeveloped lot that will impact natural features, including protected native oak trees, and a Tree Permit to allow the removal of 18 native oak trees and encroachment into the protected zone radius of 5 native oak trees. Applicant/Owner: Randy Merigold. (Reynolds) (CONTINUED OFF CALENDAR)

NEW BUSINESS

<u>VII-A.</u> <u>GENERAL PLAN AMENDMENT TO ADDRESS GLOBAL CLIMATE CHANGE – 311 VERNON STREET.</u> Request that the Planning Commission forward a Recommendation to the City Council for Approval of the proposed General Plan Amendment to address Global Climate Change and the City's efforts to support sustainability. (Shirhall)

Administrative Analyst, Terri Shirhall, presented the staff report and responded to questions.

Chair Clark opened the public hearing and invited comments from the Commission and/or audience.

There was discussion on the following:

- Commissioner Hinkle expressed his displeasure at legislature for forcing this type of mandate upon local
 jurisdictions; expressed his support for energy efficiency. The undue amount of work that is put on local
 jurisdictions is too burdensome, but complimented the Staff for excellent work in meeting the mandate.
- Chair Clark agreed with Commissioner Hinkle, but said the prepared document is well done.
- Commissioner Dugan complimented City for gaging issue and taking it on and getting in there, one question for consideration, element number 4 on page IV-1 concerned with a statement presented as fact when it is in reality an expressed opinion. Also, verbiage "protecting" residents, protect is a strong word. We are working to counter act; working to minimize the adverse effects of global warming. Believes those are two places where people may disagree and believes the words do not add value to the document; and they are not part of our compliance effort but are simply restating what was argued about in the legislature.

Chair Clark closed the public hearing and asked for a motion

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Hoskinson, to modify the wording on page IV-4 of the *Air Quality and Climate Change Report*, as listed below, prior to its presentation to the City Council for Approval.

Air Quality and Climate Change (proposed General Plan Amendment)
Page IV-4

In addition to general air quality issues, there is now a general consensus in the scientific community that climate change is occurring and that human activities are playing a significant role in intensifying global warming. The potential effects of climate change are extensive, and have been well publicized. Although actions taken on a local level cannot resolve this global issue, the City of Roseville implements policies that address energy and resource conservation and compact community design. These policies reduce greenhouse gas emissions, counteract global warming, and work to reduce protect residents from the potential adverse effects of global warming.

The motion was passed by consensus.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hoskinson, to forward a recommendation to the City Council for Approval of the General Plan Amendment as amended above and as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Dugan, Hoskinson, Cannon, Brewer, Hinkle, Clark

Noes: Abstain:

VII-B. ZONING TEXT AMENDMENT – 9000 WASHINGTON BI. - NCRSP PCL 49A - FILE# 2007PL-202; PROJECT #RZ-000045. The applicant requests approval of a Zoning Text Amendment to modify the existing Planned Development zoning description for the property to reflect revised build-out intensity. Project Applicant: Marcus Lo Duca – Sandberg, Lo Duca & Aland, LLC. Property Owner: Stephen Thurtle – Roseville Investments, LLC. (Stewart)

Associate Planner, Tricia Stewart, presented the staff report and responded to questions.

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

Applicant, Marcus Lo Ducca, Sandberg, Lo Duca & Aland, LLP, 3300 Douglas Blvd., Suite 365, 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 no discussion.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hinkle, to Recommend the City Council adopt the Negative Declaration; Recommend the City Council adopt the two (2) findings of fact for the Rezone/Zoning Text Amendment; and Recommend that the City Council approve the Rezone/Zoning Text Amendment as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Dugan, Hinkle, Cannon, Brewer, Hoskinson, Clark

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

• Staff reminded Commission that there will not be any Planning Commission meetings held during the month of March. The March 13th meeting is cancelled due to lack of items; the March 27th meeting is cancelled due a lack of a quorum because Commissioners will be attending the 2008 Planner's Institute.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of April 10, 2008. The motion passed unanimously at 8:07 PM.