CITY OF ROSEVILLE PLANNING COMMISSION MEETING JUNE 9, 2005 MINUTES

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

Audrey Huisking

Planning Commissioners Absent: Gray Allen, Betty Sanchez

Staff Present: Chris Burrows, Senior Planner

Wendy Hartman, Associate Planner Derek Ogden, Associate Planner

Michelle Sheidenberger, Associate City Attorney

Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Brewer

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 MAY 26, 2005.

MOTION

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

The motion failed with the following vote:

Aves: Clark, Brewer, Dugan

Noes:

Abstain: Huisking, Hoskinson abstained due to their absence from the meeting of May 26, 2005.

Chair Hoskinson asked for a motion to continue the minutes of May 26, 2005 to the meeting of June 23, 2005 due to a lack of an eligible voting quorum.

Commissioner Huisking made the motion, which was seconded by Commissioner Dugan, to continue the minutes to the meeting of June 23, 2005.

The motion passed unanimously.

NEW BUSINESS

<u>V-A. ADMINISTRATIVE PERMIT – 1325 RIDGERUN DRIVE (CHIKO'S DAY CARE) – FILE# AP 05-07.</u> The applicant requests approval of an Administrative Permit (AP) to allow a Large Family Day Care within a Single-Family Residential (R1) zone district. Applicant/Property Owner: Gisela Munoz. (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, Gisela Munoz, 1325 Ridgerun Drive, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

Kim Chambers 1315 Pilgrims Drive, Roseville, Large Family Day Care provider, spoke in favor of the project.

Leslie Wheeler 6804 Landis Ave., Carmichael, Family Day Care provider assistant, spoke in favor of the project.

Earl Yorkie, 1331 Ridgerun Drive, Roseville, spoke in opposition to the project due to his concerns that the square footage of the home might not be adequate for the proposed number of children as well as the possible traffic that might be generated from a large day care site. He was also concerned with the possible noise that could be generated from a large day care site.

John McClain, 585 Oakborough Ave, Roseville, spoke in opposition to the project and was concerned with the small size of the lot, the small size of the home, and was concerned with possible noise and traffic.

David Mazza, 586 Oakborough Ave, Roseville, spoke in opposition to the project and was concerned with the possible increase in noise.

There was discussion on the following:

- Inspection of home by the Fire Department and the State of California Community Care Licensing Division prior to issuance of a Large Family Day Care permit.
- Permit runs with the property.
- Roseville Fire Department inspects annually.
- Square footage of home.
- Hours of Day Care.
- Currently licensed for 6 to 8 children.
- Clarification of Commissions jurisdiction over Large Family Day Care.
- No complaints on record for any previously approved large day care.
- Requirement to have compliance review after one year.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Clark, to Adopt the three (3) findings of fact for the Administrative Permit; Approve the Administrative Permit subject to six (6) conditions of approval as modified below, and as submitted in the Staff Report.

6. A Compliance Review shall be performed one year after operation of the Large Family Day Care begins to ensure that all conditions are being adhered to. (Planning)

The motion passed with the following vote:

Ayes: Huisking, Clark, Dugan, Hoskinson

Noes: Brewer

Abstain:

V-B. CONDITIONAL USE PERMIT & ADMINISTRATIVE PERMIT –1132 SMITH LANE – AIM HIGHER ADULT DEVELOPMENT CENTER – FILE #s: CUP 05-05 & AP 05-10. The applicant requests approval of a Conditional Use Permit to allow for an adult daycare center in an Attached Housing (R3) zone district. The applicant is also requesting approval of an Administrative Permit to reduce the parking requirement from 39 spaces to 23 spaces. Applicant/Property Owner – Ed David, Aim Higher. (Hartman)

Associate Planner, Wendy Hartman, presented the staff report and responded to questions.

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

Applicant, Ed David, 7125 Canaveral Way, North Highlands, CA 95660, 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:

Clients would be aged 18 to 59 years old.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Dugan, to Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit subject to the attached Conditions of Approval; Adopt the three (3) findings of fact for the Administrative Permit; and, Approve the Administrative Permit for a parking reduction of 16 parking spaces subject to the attached Conditions of Approval, as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Dugan, Brewer, Clark, Hoskinson

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Commissioner Dugan asked for clarification of the differences between Mello Roos and Homeowner Association fees. Staff responded that Mello Roos assessments are to pay for public improvements necessary for homes, i.e. roads, utilities. Mello-Roos financing creates districts and those who benefit from the improvements are assessed to pay for the improvements. Mello-Roos is for a defined amount of time until the bonds that were generated to pay for the improvements are paid. Homeowner Association dues are to pay for private improvements, such as gates, common areas, pools, club houses that are not open to the public, but are to benefit those who live within the neighborhood, project, or subdivision. Those are private improvements.

Landscape Corridors and Median Strips on the exterior of a development are covered by the Landscape and Lighting Districts and are separate from Mello-Roos CFD assessments.

Commissioner Huisking asked when weed abatement would be implemented at Sunrise and Oakridge Drive as well as other areas. Staff responded that the Fire Department has sent out their annual Weed Abatement notices to property owners to take care of the weeds or the City will take care of it and forward the bill to the owners. Staff will find out what the annual schedule is for the Weed Abatement for City property.

ADJOURNMENT

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of June 23, 2005. The motion passed unanimously at 7:45 PM.