

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Gordon Hinkle, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment  
Chris Burrows, Senior Planner  
Mike Isom, Senior Planner  
Steve Lindbeck, Project Planner  
Ron Miller, Assistant Planner  
Marc Stout, Senior Engineer  
Robert Schmitt, Assistant City Attorney  
Carmen Bertola, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Hoskinson

**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 JANUARY 10, 2008. (CONTINUED TO THE MEETING OF FEBRUARY 14, 2008.)**

Chair Clark pulled Item IV-B from the Consent Calendar.

**IV-B. VARIANCE – 516 VINE WAY – INGRID CLEGG VARIANCE- FILE # 2007PL-192; PROJECT #V-000051.**

The applicant requests approval of a Variance to convert an existing 960 square foot detached garage to a second dwelling unit. The structure's rear yard setback is 8'-6" where a 20' setback is required. Lot coverage for the two dwelling units will be 41.5%. Applicant/Owner: Ingrid Clegg. (Miller)

Project Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, Ingrid Clegg, 37 Meridian Ct, 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.

The following people spoke in opposition:

- Heather Westerman Silva, 511 Vine Way, asked the Commission to deny the variance based on her concern that if approved; the additional rental unit will bring down her property values and may make selling her home challenging. She is also concerned that the additional cars that could be parked on the street will add to the traffic congestion since the property is located near a church and school.

There was discussion on the following:

- Legal nuances between second dwelling units and renting a room;
- What rights/privileges does the variance give the homeowner;
- Off-street parking for house and second unit;
- Neighbor concerns;
- Commissioners noted that the property has been greatly improved since its purchase by the Applicant.

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

## MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Hinkle, to Adopt the three (3) findings of fact for the Variance; and Approve the Variance subject to twelve (12) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

## **SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS**

### **V-A. COMMUNITY DESIGN VISIONING COMMITTEE (CDVC) UPDATE.** (Isom)

Chair Clark recognized the presence of Design Committee members, Naaz Alikan and Anna Robertson; and invited them to join the Planning Commissioners on the dais during the Community Design Visioning Committee (CDVC) Update presentation.

Senior Planner, Mike Isom, reported on the progress of the Community Design Visioning Committee and gave an overview that included: *Background & committee purpose - Process & progress - Key discussion points - Key agreements - Review process - Guidelines & format.* At the conclusion of his presentation, he responded to questions from the Planning Commission and Design Committee.

Chair Clark opened the item for public comment.

The following persons expressed their opinions on the Guidelines:

- Rick Jordan, Pulte Homes, 4196 Douglas Bl, Ste 100, Granite Bay, thanked the Commission for the opportunity to comment on the proposed Compact Residential Guidelines that are being considered. Cautioned the Commission on how guidelines are implemented. Asked for flexibility on how the guidelines are applied. Would like the guidelines to continue to be a work in progress; flexible and able to react to current and future market conditions. Pulte homes can support the guidelines but strongly encourages the need to maintain some subjectivity in the implementation.
- John Mourier, Owner/Builder/Developer, JMC Homes, 2084 Heritage Dr, expressed his concern with the proposed guidelines. He has been building in Roseville and the Northern California Region for well over 30 years and believes in allowing homebuyers to drive the market. He does not understand why the City wants to add another level of approval to the development process. He feels that as builders, they are already doing what the proposed guidelines require and is adamantly opposed to adding more bureaucracy to the home building process. If it's not broke don't fix it.
- John Tallman, 401 Derek Place, Design of anything is like art; you either like it or you don't. Design process is a matter of taste. Keep an open mind when reviewing designs. It may not fit your needs, but it will fit the needs of someone else. Does not feel the process is broken. Feels Roseville is already doing well; look at WRSP. It is a great example of Roseville's process of making things better each time in the planning process. Some of the examples of design shown in the design document are from communities outside Sacramento area and contain elements that are very expensive and if required will raise the prices of homes. Goes back to

to the question of why are we doing compact development? Is it to jam more houses on lots or is it to offer more affordable housing. Incentives still have not looked at ways to offer the builder to offer incentives to incorporate detached sidewalks, recreational amenities, etc. Suggests working with other departments to offer incentives to the developer to do other things ...time is also money.

Chair Clark closed the public discussion.

Commission Discussion/Questions:

- Flexibility/design intent;
- Extra level of processing, some do not feel the additional Statement of Design Intent added to the application is necessary;
- Guidelines do not sound flexible;
- Commission asked why is “what is your intent” included and questioned why there would be need to ask “what is your intent” because the applicant’s intent for the project is listed on the application form.
- Commission expressed compliments to staff for pursuing this issue but is very concerned that the proposed guidelines may be going too far. We need to be careful not to micromanage;
- Build flexibility, not have barriers;
- Chair Clark emphasized the key word – guidelines. He suggested the document contained simple suggestions on how a project might be done and what we would like to see in the City, but cautioned that if it is adopted, there may be a time when the entire document will become fast rules rather than guidelines.

Chair Clark thanked the Design Committee members for attending and excused them from the dais and called a 10-minute break.

Chair Clark called the meeting to order and requested hearing Item IV-B, Ingrid Clegg Variance, prior to continuing the Special Presentations portion of the meeting.

**V-B. UPDATE ON PARKING MANAGEMENT PLAN AT EUREKA RIDGE PLAZA.** (Lindbeck)

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

Chair Clark opened the item for public comment.

Mike Alizadeh, Kobra Properties, Eureka Ridge Plaza Property Manager, stated that they are working on improving the parking situation. Values tenants and is trying to implement changes and will continue to make changes. He admitted that at peak times it is crowded.

Scott Cochran, Owner - The Beach Hut Deli, expressed his concerns over the crowded parking lot. He said that the success of Crush 29 impacts the other tenants negatively. Recommends that management clearly define 20 minute parking spaces and attached consequences to violators such as towing vehicles. Another suggestion would be have Crush 29 be for dinners only.

Rae Cepeda, & Tamara McCartney, Owners - Attitudes at Home, expressed their disappointment with the staff report, and do not feel they are getting any cooperation from management. Ms. Zepeda reported that it seemed the Crush 29 Valets use parking spaces in the Eureka Ridge parking lot prior to parking at offsite locations. She stated that Attitudes at Home customers are calling the store saying they cannot come in because they are stuck in the parking lot without a place to park.

Chair Clark asked that the management meet with the owners and work out the issues,

Mike Alizadeh responded to some of the issues and said he would review the success/failure of the 20 minutes parking stalls and on keeping the valet queuing down. He emphasized that management has not sat back and ignored the concerns of the tenants. Business is difficult right now. He promised to continue to have dialog with the tenants and address their concerns. He committed to meet with the tenants in the next 30 to 60 days.

There was discussion by the Commission on the following:

- Not waiting until peak times to begin valet parking;
- Requiring Crush 29 employees to park remotely;
- Better management of 20 minute parking spaces located in front of tenant stores;
- Property managers responsibility to ensure that tenants have adequate parking for customers of the smaller businesses;
- Removal of “executive” designated parking stalls;
- Availability of valet parking stalls once the alternate parking lot (Cine de Mare ) opens and utilizes its own lot;
- Parking Reduction Conditions of Approval stay with the shopping center;
- The Parking Management Plan stays with the center;
- In order to introduce towing of vehicles to the Center, the property owner would need to post the appropriate signage, monitor and track, and then implement;
- Center is in compliance with its parking agreement;
- Relying on the landlord to work out the kinks;
- A landlord cannot designate spaces and enforce it;
- Timed parking spaces.

Chair Clark expressed his sympathies to the tenants. Staff offered to send a City representative to answer questions during the Property Management/Tenant discussion. Chair Clark asked Staff to please research and learn if a landlord is forbidden from putting a business’ name on a parking space curb and to please report findings back to the Commission.

**NEW BUSINESS**

**VI. DESIGN REVIEW PERMIT & CONDITIONAL USE PERMIT – 8151 INDUSTRIAL AVENUE – INDUSTRIAL AVENUE OFFICE/INDUSTRIAL PLAZA – FILE # 2006PL-026; PROJECT # DRP-000204 & CUP-000046.** The applicant requests approval of a Design Review Permit to allow construction of four (4) single-story tilt-up concrete buildings totaling 41,883 square feet, with associated parking, landscaping, and lighting; and a Conditional Use Permit to allow secured outdoor storage areas in association with the office/industrial plaza. Applicant: Studio SMS, LLP. – Aarti Rangachari. Owner: Pacific Land Enterprises - Reynold C. Johnson, Trustee, Johnson Family Trust. (Miller)

Assistant Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, David Stark, Studio SMS, LLP, 424 Vernon Street, Suite 100, 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 and expressed a willingness to review other color combinations.

There was no discussion.

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

**MOTION**

Commissioner Huisking made the motion, which was seconded by Commissioner Dugan, to Adopt the Negative Declaration; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with ninety-five (95) conditions of approval; Adopt the three (3) findings of fact for the Conditional use Permit; Approve the conditional Use Permit subject to three (3) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes:

Abstain:

**REPORTS/COMMENTS/COMMISSION/STAFF**

## REPORTS FROM PLANNER

- Parking workshop on February 28, 2008. Scheduled for 5:00pm. Commissioner Huisking will not be available to attend. Commissioner Hoskinson is not available until 6:15.
- League of California Cities annual Planners Institute March 26-28, 2008, in Sacramento.
- Commissioner Dugan asked if there is a code enforcement issue that applies to properties that are allowed to fall into disrepair and neglect.
- Parking problem at Catherine Gates Elementary on Trehowell Road. Concerned with apparent lack of parking around schools and joint use parks.
- What is being done to entice infill development/redevelopment? An example is the yet to be completed Rocky Ridge Drive landscape between Douglas and Cirby. It seems the City is not completing roadway/landscape projects.

## **ADJOURNMENT**

Chair Clark asked for a motion to adjourn the meeting.

## MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of February 14, 2008. The motion passed unanimously at 9:54 PM.