



**Planning Commission Meeting  
April 12, 2018 – 7:00 p.m.  
Approved Minutes**

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**I. CALL TO ORDER**

**II. ROLL CALL**

**Planning Commissioners Present**

Bruce Houdesheldt, Chair  
Krista Bernasconi  
Erich Brashears  
Tracy Mendonsa

**Staff Present**

Greg Bitter, Planning Manager  
Derek Ogden, Senior Planner  
Tricia Stewart, Senior Planner  
Michelle Sheidenberger, Assistant City Attorney  
Lupe, Recording Secretary

**Planning Commissioners Absent**

Joseph McCaslin, Vice-Chair, *Excused*  
Justin Caporusso, *Excused*  
Charles Krafka, *Excused*

**III. PLEDGE OF ALLEGIANCE**

Commissioner Brashears led those in attendance in the Pledge of Allegiance.

**IV. PUBLIC COMMENT**

Chair Houdesheldt opened the Oral Communication.

- Kumi Wickramasinghe, 314 Folsom Road, had concerns and questions about an upcoming private commercial office project on Ben Ezra. She was concerned about traffic and how it might affect the safety of the children that attend Kumi's Montessori. She asked how long construction would last. She also requested to be added to the mailing list. Greg Bitter indicated Planning staff would contact her directly to discuss her concerns.

Chair Houdesheldt closed the Oral Communication.

**V. CONSENT CALENDAR**

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

Hearing none, Chair Houdesheldt asked for a motion to approve the Consent Calendar as listed below:

**A. MINUTES OF MARCH 22, 2018**

**MOTION**

Commissioner Bernasconi made the motion, which was seconded by Commissioner Mendonsa, to approve the Consent Calendar item.

**The motion passed with the following vote:**

Ayes: Bernasconi, Brashears, Mendonsa, Houdesheldt

Noes: None

Abstain: None

**VI. NEW BUSINESS**

**A. DOWNTOWN CODE AMENDMENT – REGULATIONS RELATED TO ALLOWED USES IN THE DRY CREEK MIXED USE (DT-7) DISTRICT – FILE # PL18-0093.**

Planning Manager, Greg Bitter, presented the staff report and responded to questions.

Chair Houdesheldt opened the public hearing and invited comments from the audience.

Public Comment:

- None

Commission Discussion:

- Is the courthouse on Royer Street owned by the City? What currently occupies that space?

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

**MOTION**

Commissioner Mendonsa made the motion, which was seconded by Commissioner Bernasconi, to recommend that the City Council amend Chapter 2, Subsection 2.3.2 (Detailed Land Use Matrix) of the Roseville Downtown Code to allow the College and University, Vocational School and Specialty School land use types as principally permitted uses within the DT-7 District.

**The motion passed with the following vote:**

Ayes: Bernasconi, Brashears, Mendonsa, Houdesheldt

Noes: None

Abstain: None

**B. WIRELESS TELECOMMUNICATIONS FACILITIES IN THE RIGHT-OF-WAY – CITYWIDE ORDINANCE, 311 VERNON ST – FILE # PL18-0100.**

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

Chair Houdesheldt opened the public hearing and invited comments from the audience.

Public Comment:

- None

Commission Discussion:

- With the City's robust street lighting, it makes sense to utilize light poles instead of building in the right-of-way.
- Is there a revenue difference for a telecommunication pole that is in the right-of-way versus co-location?
- Could a telecommunication pole be located in the median right-of-way?

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

**MOTION**

Commissioner Bernasconi made the motion, which was seconded by Commissioner Brashears, to recommend the City Council consider and adopt the amendment to Chapter 19.34 of the Roseville Municipal Code (RMC) regarding the placement of telecommunication facilities.

**The motion passed with the following vote:**

Ayes: Bernasconi, Brashears, Mendonsa, Houdesheldt

Noes: None

Abstain: None

**C. ZONING ORDINANCE AMENDMENT RELATED TO ACCESSORY DWELLING UNITS – CITYWIDE – FILE # PL18-0095.**

Senior Planner, Tricia Stewart, presented the staff report.

Chair Houdesheldt opened the public hearing and invited comments from the audience.

Public Comment:

- None

Commission Discussion:

- With the increase need for housing, this is a great idea.

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

**MOTION**

Commissioner Brashears made the motion, which was seconded by Commissioner Bernasconi, to recommend the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to Accessory Dwelling Units.

**The motion passed with the following vote:**

Ayes: Bernasconi, Brashears, Mendonsa, Houdesheldt

Noes: None

Abstain: None

## **VII. REPORTS: COMMISSION/STAFF**

### Staff Reports

- Staff will have one item to present at the April 26, 2018 Planning Commission Meeting.
- There will not be a May 10, 2018 Planning Commission Meeting.

### Commissioner Reports

- Dry Creek Greenway Multi-Use Trail Project Community Workshop was well attended. It will be great to have the trail completed.

## **VIII. ADJOURNMENT**

Chair Houdesheldt asked for a motion to adjourn the meeting.

### **MOTION**

Commissioner Mendonsa made the motion, which was seconded by Commissioner Bernasconi, to adjourn the meeting.

**The motion passed unanimously at 7:39 p.m.**