



AGENDA
February 11, 2016

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ORAL COMMUNICATIONS**
- 4. CONSENT CALENDAR**
 - 4.1. MINUTES OF JANUARY 28, 2016
- 5. NEW BUSINESS**
 - 5.1. ZONING ORDINANCE AMENDMENT - LANDSCAPING WITHIN SETBACK AREAS FILE# PL16-0022

The Amendment will limit the amount of paving within the front and side yard setback areas for residentially zoned properties. This requirement seeks to preserve landscaped areas on residential properties and to reduce the aesthetic impact caused by paving and parking vehicles within front and side yard setback areas. (Ogden)
- 6. REPORTS: COMMISSION/STAFF**
- 7. ADJOURNMENT**



PLANNING COMMISSION

Title: MINUTES OF JANUARY 28, 2016

Meeting Date: 2/11/2016
Item #: 4.1.

ATTACHMENTS:

Description

January 28, 2016 Minutes



Planning Commission Meeting
January 28, 2016 – 7:00 p.m.
REVISED Draft Minutes

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
Charles Krafka
Joseph McCaslin

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Wayne Wiley, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

David Larson – *Excused*

II. PLEDGE OF ALLEGIANCE

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

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi advised Commissioners and those in attendance of a correction to the Draft Minutes of December 10, 2015. Corrected copies of the minutes were made available for review.

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

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

A. Minutes of December 10, 2015

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: None

V. NEW BUSINESS

A. Specific Plan Amendment, Tentative Subdivision Map, Design Review for Residential Subdivision and Tree Permit – 3000 Westbrook Boulevard – Creekview Specific Plan Tentative Subdivision Map – File# PL14-0522

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Applicant, David Ragland, Granite Bay Development, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience. Hearing none, Chair Bernasconi closed the public hearing.

Commission Discussion:

- Tree Mitigation

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner Krafka, to approve the conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: None

B. Amendment to Water Efficient Landscape Ordinance (WELO) – File# PL16-0001

Senior Planner, Derek Ogden, presented the staff report and responded to questions. Environmental Utilities Water Conservation Worker, Bobby Alvarez, was in attendance to respond to questions.

Chair Bernasconi opened the public hearing and invited comments from the audience. Hearing none, Chair Bernasconi closed the public hearing.

Commission Discussion:

- Clarification was requested in regards to repealing the ordinance.
- Were comments from agencies received?
- Education and outreach is important.
- Clarification was requested in regards to the auditing requirements.
- What is the impact of 2,500 square feet to 500 square feet?
- Impacts anticipated with changes?
- Liability/exposure to the City?

Chair Bernasconi asked for a motion.

MOTION

~~Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to approve the conditions of approval as submitted in the staff report.~~

Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to recommend that the City Council repeal Chapter 19.67 of the Roseville Municipal Code relating to Water Efficient Landscaping.

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- Planning Commission meetings are planned for February 11, 2016 and February 25, 2016.

Commissioner Reports

- With the construction of the General Services Administration office, families are relocating to Roseville.
- On-boarding welcome and resources available to new residents?
- With the current rains, wetlands are beautiful.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by, Commissioner Hirota to adjourn to the meeting.

The motion passed unanimously at 7:47 p.m.



PLANNING COMMISSION

Title:

ZONING ORDINANCE AMENDMENT - LANDSCAPING WITHIN SETBACK
AREAS FILE# PL16-0022

Meeting Date: 2/11/2016

Item #: 5.1.

ATTACHMENTS:**Description**

Staff Report - Zoning Ordinance Amendment

ITEM V-A: **ZONING ORDINANCE AMENDMENT – LANDSCAPING WITHIN SETBACK AREAS -**
FILE #PL16-0022

REQUEST

Staff requests that the Planning Commission consider, accept public testimony, and recommend the City Council amend Chapter 19.10 of the Roseville Municipal Code (RMC), relating to landscaping within residential setback areas. Also proposed is an amendment to the RMC Title 11 related to parking vehicles on unimproved surfaces and parking commercial vehicles on residential property. Both of these revisions to RMC will work in concert to prevent the unlawful parking on unimproved surfaces within the City. These Ordinance amendments will help reduce blight and public nuisances, which have been observed in many of the City's residential neighborhoods.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Recommend that the City Council amend Chapter 19.10 of the RMC relating to landscaping within residential setback areas.

BACKGROUND

The City's Code Enforcement Division continually receives complaints regarding vehicles parking on residential landscaping within the City. The problem is especially prevalent in some of the City's Infill areas. This situation detracts from the visual appeal of the City's residential neighborhoods as well as the character of the area.

Beginning in early 2015, the City Council requested Development Services Staff (including Code Enforcement) to focus efforts on improving the visual appearance of the City's Infill areas. Specifically, the City Council has asked Code Enforcement to develop a task force consisting of the City's Police, Building, Planning, Refuse, Attorney's Office and other Departments to provide assistance to these neighborhoods in an effort to reduce blight and public nuisances.

Proposed Ordinance Amendments

The proposed revisions to Chapter 19.10 of the Zoning Ordinance will assist in the effort to maintain the visual character of residential areas in the City, by limiting the amount of paved parking areas on residential properties. The proposed revisions would limit the amount of impervious surfaces a property owner could install within the front and street side yard setback area of a residential lot. The Ordinance would allow a maximum of 50% of both setback areas to be covered with impervious surfaces. In addition to limiting the amount of parking areas on a residential lot, the proposed Ordinance would also require landscaping to be maintained and irrigated. These requirements together seek to maintain the aesthetic character of the City's residential areas by limiting the amount of paved parking areas and maintaining front and street side yard landscaping on residentially zoned property.

In addition to the paving requirements being added to the Zoning Ordinance, Code Enforcement Staff is proposing changes to RMC Title 11 (Vehicles & Traffic) to prevent the parking of vehicles on unimproved surfaces throughout the City. This provision would make it unlawful to park on unimproved surfaces such as a front lawn or street side lawn area. The proposed section would allow vehicles to park only upon

improved surfaces. The changes to Chapter 11.10 would work in concert with the proposed restrictions on paved surfaces in the Zoning Ordinance to limit the areas that may be used for parking within front and street side setback areas.

The final change to the Vehicle and Traffic Section (Title 11) is to prohibit the parking of commercial vehicles on private property. Commercial Vehicles are defined by the California Vehicle Code as a vehicle which is used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property. Currently, Chapter 11.20.060 of the RMC prohibits any commercial vehicle with a gross weight of 10,000 pounds or more from parking on City streets in residential zones, unless they are making a delivery for a building project. The proposed Ordinance would extend this prohibition to parking a commercial vehicle on residentially zoned, private property. Recreational Vehicles (RV's) are defined by the California Vehicle Code as "Motor Vehicles" and not "Commercial Vehicles". Therefore, RV parking would not be affected by this amendment.

Development Services Staff has experienced issues with commercial vehicles parking on private property in several recent code enforcement cases. This situation can cause impacts to surrounding properties including visual and noise impacts, as well as safety concerns. As such, Staff supports the adoption of the vehicle code amendment.

Surrounding Jurisdictions

Staff has researched other local agencies' parking ordinances and found that many surrounding jurisdictions have an Ordinance in place that prohibits the parking of vehicles on unimproved surfaces. Rocklin, Lincoln, the City of Sacramento, Sacramento County and Rancho Cordova all have these types of Ordinances established. In fact, the proposed language for the City's Ordinance was modeled after the City of Sacramento. This Ordinance has been well received and is easy to enforce according to City of Sacramento Staff.

CONCLUSION

Adoption of the proposed Amendments to Title 11 and 19 will assist the City in maintaining the aesthetic character of its residential areas. Other surrounding jurisdictions have successfully implemented similar ordinances with support from their respective communities. Staff therefore recommends that the Planning Commission review the proposed Roseville Municipal Code text amendments to Title 11, and recommend the City Council adopt the Amendments to Zoning Ordinance Chapter 19.10.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3). The City of Roseville Zoning Ordinance Amendment – Landscaping within Setback Areas project does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

RECOMMENDATION

The Planning Division recommends that the Planning Commission:

- A. Recommend that the City Council adopt the Zoning Ordinance Amendment to Chapter 19.10 relating to landscaping within residential setback areas.

EXHIBITS

- A. Proposed Ordinance Amending Chapters 11.20 & 19.10 of the Roseville Municipal Code (Parking and Residential Development Standards)