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ATTEST  
City Clerk of the City of Roseville, California  
*Jill N. Ullery*  
DEPUTY CLERK

**ROSEVILLE PLANNING COMMISSION MEETING MINUTES  
February 9, 1967**

A regular meeting of the Roseville Planning Commission was held at 8:00 P.M. in the Council Chambers of the City Hall with Chairman Bert Zerbe presiding on February 9, 1967.

**ROLL CALL: Members Present:** Victor Schulman, George Campbell, Elmer Nevis, John Zannon, Bert Zerbe.

**Members Absent:** Dr. P. Dugan, D. E. Vittetoe.

**Advisory:** P. Hollick, City Planner; Keith Sparks, Asst. City Attorney.  
**Staff:** Elsie Schimpf, Recording Secretary.

**Audience:** Mrs. G. Campbell, V. Harrigan, J. Noodworth, G. Chimenti, Mr. & Mrs. Bill Zisk & sons, N. Nichols, B. Geligoski, Miles Morris.  
**FILED**  
FEB 10 1967

**CITY OF ROSEVILLE**

**MINUTES.**

Motion by Zannon, seconded by Campbell, that minutes of January 26, 1967 be approved as mailed out. Motion carried-unanimously.

Mr. Zerbe brought up that since Mr. Chilton's resignation there is no official Secretary for the Commission. Motion by Nevis, seconded by Schulman, that Mr. Zannon be nominated as Secretary and that nominations be closed. Motion carried-unanimously and Mr. Zannon was elected as Secretary.

**CORRESPONDENCE AND OTHER ACTIONS:**

Information on service station criteria was submitted to Commission with agenda for their information.

Letter from Hospital Planning Council was submitted by Planner on hospital facilities and will be studied by Commissioners and discussed at next meeting.

**USE PERMIT (CONTINUED), EASTWOOD PARK REALTY:**

Held over pending removal of sign on freeway. Action on the sign at the southwest corner of Coloma Way and Sunrise Avenue has been held over for the last two meetings pending the removal of the tract advertising sign deteriorating along Interstate 80 at the lower end of the subdivision. This sign has been removed by Eastwood Park Realty and, therefore, the use permit for the new sign at Coloma Way and Sunrise Avenue can be granted, as indicated earlier by the Commission.

Motion by Campbell, seconded by Zannon, that use permit for new sign as per plan submitted be approved at Coloma Way and Sunrise Avenue for Eastwood Park Realty for one year. Motion carried-unanimously.

Mr. Zerbe asked that since plan shows lighting would this still be installed and Mr. Harrigan advised there is no place to get electricity from at present but this would be considered later when such is available.

**FLOOD PLAIN REGULATIONS:**

Discussion and recommendation if proposed ordinance is available. It was the Planning Commission's indication at the meeting of January 26th with the Park & Recreation Commission, that we review the proposed flood plain regulation ordinance and make our recommendations to the Council at this meeting of February 9th. The Director of Public Works has met with the City Attorney and discussed the proposed ordinance. However, some changes were suggested by the City Attorney and he is now in the process of drawing up a revised ordinance, which has not been received by this office as of the date of this agenda. If it is available by the 6th or 7th from the Attorney's office, I will distribute it to you immediately so that we can still possibly take action on the 9th. However, if we don't receive it in time for review for the meeting of the 9th, I suggest then that we hold it over until an opportunity for review can be had. In the meantime, I suggest that if any of you still have questions that you contact Mr. Atteberry's office and discuss with him any problems.

Since ordinance was not ready this matter was held over until it is available. Public Works Department has finished flood plain maps and they are available in the Engineering office.

**MATTERS NOT ON THE AGENDA:**

Members Absent: Dr. P. Dugan, D. H. Vittetoe.

Advisory: P. Hollick, City Planner; Keith Sparks, Asst. City Attorney.  
Staff: Elsie Schimpf, Recording Secretary.

Audience: Mrs. G. Campbell, V. Harrigan, J. Woodworth, G. Chimenti,  
Mr. & Mrs. Bill Zisk & sons, N. Nichols, B. Golligorski, Miles  
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#### MATTERS NOT ON THE AGENDA:

Mr. Miles Morris submitted a fence sketch plan in order to get approval to he can get a business license for an auto dismantling yard on Berry Street. The plan was studied and the matter of burning discussed with Mr. Morris. According to new ordinance businesses could burn for two years if permit was obtained to do so from City. Mr. Morris wants to get permission to open his business whether he is allowed to burn or not. Mr. Schulman discussed the plan submitted and Mr. Hollick advised the trouble with the zoning ordinance is that there is no criteria listed for construction of fences for this type of business. Mr. Zerbo gave oral report on requirements listed for fence put in on Berry Street.

Motion by Schulman, seconded by Campbell, based on sketch plan submitted and on fence standards-to be vertical board fence, now lumber, go clear around property, 30' gate, fence painted or stained, solid redwood fence, at least 6' high, no signs or auto parts to be hung on outside of fence-that fence be approved. Motion carried-unanimously.

The Zink use permit application had not been reviewed by Public Works Department as yet so will be considered at next meeting.

**REPORTS FROM PLANNER:**

Joint meeting February 16, 1967-streambeds and park system report from Consultant. As indicated at our last joint meeting, we were looking towards this date of the 16th to consider in more detail the work being done by EBS on the park system as well as the streambed details. (It appears now that this date will be definite and, therefore, we will plan to meet February 16th with the Park & Recreation Commission at 8:00 P.M. in the Council Chambers.

Mr. Hollick pointed out that flood plain ordinance and map is for flood control and does not refer to how much land will be wanted for greenbelt although the City will want to use portion of flood plain in greenbelt system.

**STATUS REPORT OF PROPOSED PLANNING PROJECTS AND ORDINANCES:**

Sign Committee-progress report. Mr. Zannon gave a brief oral report advising the Committee had received ordinances from four other cities. He feels worst problem is with A-frame signs at service stations and used example of one at Douglas Blvd. and Keehner Avenue which blocks view of traffic. He believes Commission should check with Counsel on any proposed amendments to see that they do not exceed authority and provisions can be enforced. Mr. Nevis advised of the new signs up on business on Douglas Blvd. that are built back and no higher than buildings which look very nice. Mr. Hollick feels areas to be covered should be decided upon such as billboard signs, political signs, etc.

Mr. Zerbo brought up problem that ordinance is not enforced on illegal signs as the station on Douglas Blvd. and Keehner Avenue has permission for only one free standing sign on use permit. Mr. Zannon feels Commission should take a trip around town at approximately 4:30 P.M. to observe signs and how they affect traffic. General discussion was held on sign provisions in other cities and how they are enforced. Mr. Zerbo asked if Service Station Assn. had been contacted on this matter as they will help to enforce rules. Mr. Hollick will go through ordinances received and pick out sections that may help Poseville and then after these have been studied by Commission they can be put into ordinance form for incorporation into law. Mr. Zerbo suggested setting up of front setback with no parking or placement of any objects in such. Problem of S.P. property where sign locations are leased was discussed and signs along State freeway. There should be ordinance provisions for such signs so that when they leave State control the City can regulate them.

Mr. Zannon suggested the Sign Committee might appear at next Chamber of Commerce meeting and advise them of the Commission's intentions in this matter and also will contact Service Station Assn. and possibly sign construction people for their help. Mr. Hauser, Secretary-Manager of Chamber will be invited to next sign ordinance discussion.

Wrecking Yard Committee-progress report. Mr. Schulman advised he found very little on standards for such businesses and submitted a written report in two parts for study of Commissioners and comment at next meeting. He stated report is not quite complete and he will have suggested list of trees and shrubs for landscaping and also sketches of types of fences, etc.

**ADJOURNMENT:**

Motion by Zannon, seconded by Schulman, that meeting be adjourned at 9:15 P.M. Motion carried-unanimously.

Meeting adjourned.

Respectfully submitted,

*Elsie Schimpf*

Elsie Schimpf,  
Recording Secretary.



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Motion by Zannon, seconded by Schulman, that meeting be adjourned at 9:15 P.M. Motion carried-unanimously.

Meeting adjourned.

*Elsie Schimpf*  
Recording Secretary.

February 23, 1967

A joint Planning Commission-Park and Recreation Commission meeting was held at 6:15 P.M. in the Council Chambers of the City Hall on February 23, 1967 for the purpose of reviewing streambed policy and maps as developed by EBS Management Consultants, Inc.

Roll Call: Planning Commissioners Present: D.E. Vittetoe, Victor Schulman, George Campbell, John Zannon, Dr. P. Dugan, Bert Zerbe. Park & Recreation Commissioners: Fred Wittsche, A. Anderson, Ed Alexander, Frank Lopez, Robert Pullen, N. Fratis, Jr. Advisory Staff Present: P. Hollick, City Planner; E. Mahany, Director of Parks & Recreation; S. Markus, Park Supt.; M. Ucovich, Recreation Supervisor; Recording Secretary-Elsie Schimpf. Del Davis of EBS Management. Audience: J. Woodworth, Mr. & Mrs. Wm. Zisk & sons, N. Nichols, B. Goligoski.

Mr. Hollick introduced Mr. Davis of EBS Management to present further details on park system study and streambed plan. Mr. Davis first presented proposed overall objectives: 1. Meet the present and projected recreation needs of the community by providing those facilities which the local residents now, or in the near future, will deem desirable. 2. Accommodate and further stimulate a varied recreation program. 3. Stimulate diversity in the patterns of land use development. 4. Encourage private development which will complement and extend the public park and recreation system. 5. Encourage quality in development by setting outstanding examples.

Mr. Davis then gave a brief explanation for each objective and asked for suggestions or ideas on same. When approved the objectives will become the overall goals of the park system development. On map submitted Mr. Davis pointed out planned pedestrian, biking and equestrian pathways and scenic vista area and discussed impact adjacent communities would have on their use. He pointed out available recreation area under power lines in 500' wide swath. If landscape freeway system is planned this could possibly be tied into the greenbelt system, tying together the natural areas which can be a problem. Development of parkway is dependent on Council action as this is land above the area provided for cars. Suggested for roadways are Sierra College Blvd., Cirby Way, Auburn-Folsom Road, Baseline Road which would make nice landscaped areas. Streambed areas were pointed out on map and distances between major areas. City streets to use to tie areas together will have to be checked.

To do study EBS broke total community into reasonable geographic areas and established population projections for same. They then studied each area and where it was felt population would have greatest growth and projected park needs for same. Then community areas were broken down into neighborhood park areas that children could get to without crossing a major street. Scenic overlook type locations were suggested for Sierra College Blvd. and possibility of public golf course in this area. Policy decisions will have to be made on whether to serve only Roseville area instead of Sacramento Metropolitan Area.

Mr. Davis advised of meeting between he, Mr. Hollick and Mr. Ucovich to correlate plan and they will have further meetings to develop final report and they will have definite recommendations in this report as to facilities needed, sizes and lengths of areas, etc. Mr. Schulman stated lines can be marked on map but developers may be building in crosspurposes to plan and City needs guide to establish restrictions to keep areas needed open. Mr. Davis stated plan will be submitted in detail so decision can be made as to definite areas desired for development and will specify crucial areas for immediate action. Mr. Zerbe asked how map ties into General Plan and with County planning and Mr. Davis advised it is drawn to fit into General Plan of City but County is not doing any planning at present. They are mostly interested in park areas to serve larger sections. There has been no planning to the

west. Mr. Hollick feels County is looking to City to provide impetus as they have a **78** limited staff and are not in a position to do much in this line. They are in the process of developing a General Plan for County and City should watch recreation element to see if it conforms to our General Plan but he feels they will be well integrated. County has set up a County Coordinating Committee to deal with recreation and parks and this will create exchange of information in joint meetings. Mr. Zannon expressed his doubt at the projected 110,000 ultimate population. Mr. Davis explained that Roseville is in prime area to attract major industries which creates population growth.

Mr. Schulman stated it is not necessary to take whole plan at once but do crucial work before land is not available. Mr. Markus feels land should be acquired while cheap and still open, and mentioned possibility of revenue bonds to purchase land so that those using land at present would pay their share and those using it in the future would also pay their share. Mr. Davis brought up possible option method for land and Mr. Hollick advised such a plan is being devised for City and large land holders are very much interested in plan as it would help pay taxes. Mr. Pullen advised of AB1150 on setting up of ordinance requiring if lands are developed City can request certain portions to be set aside for park and recreation or require moneys to be deposited in lieu for service of people in certain area that is developed. Dr. Dugan asked if flood plain is to be integrated into greenbelt and Mr. Davis stated greenbelt is complimentary to flood plain but is not to be basis for lands required for greenbelt area. Mr. Vittetoe feels population influx depends on how City plans to handle same. Mr. Markus believes City should have a Master Plan for park and recreation system same as it has a General Plan and this way land can be acquired and be available when needed. Mr. Hollick pointed out one of troubles in past was individual subdivisions coming in and City not knowing how much land was going to be needed for parks. Mr. Davis advised final park and recreation plan will be keyed for priority. Mr. Sparks asked if there will be any estimate of how much land will need to be acquired by purchase and how much will be available by dedication. Mr. Davis stated they will give estimate of how much should be considered for acquisition and will list source of funds available for assistance in developing park system and natural areas.

Mr. Hollick advised that City has received patent for 40 acre parcel near Johnson Ranch for park purposes from government. Mr. Davis stated that when final plan is accepted layout and architectural design will be needed and discussed possible homeowner's association for maintenance and policing as used in other cities.

Meeting was adjourned at 7:55 P.M.

A study session meeting of the Roseville Planning Commission was held at 8:00 P.M. in the Council Chambers of the City Hall on February 23, 1967 with Chairman Bert Zerbe presiding.

Present: Planning Commissioners: John Zannon, D.E. Vittetoe, Dr. P. Dugan, G. Campbell, V. Schulman, Bert Zerbe. Advisory: K. Sparks, P. Hollick; Del Davis, EBS Management. Staff-Elsie Schimpf. Audience: N. Nichols, M. Ucovich, D. Osborn, J. Woodworth, B. Goligoski, Mr. & Mrs. Wm. Zisk & sons, members of Service Station Assn.: Mr. Arcuri, Mr. Atwood, Mr. Harris, Mr. Sachs, Mr. Emerton, Mr. D. Harris and 3 other members.

#### MINUTES:

Motion by Zannon, seconded by Campbell, that minutes of 2/9/67 be approved as mailed out. Motion carried-unanimously.

#### CORRESPONDENCE AND OTHER ACTIONS:

Letter-Hospital Planning Council (continued from last meeting). This letter is from the Hospital Planning Council requesting we set up a policy and procedure for referring use permits on convalescent hospitals and related uses for review by the Hospital Planning Advisory Council. As a matter of procedure, if this is acceptable to the Commission, when a use permit is submitted to the Planning Department I would immediately refer it to the Hospital Planning Council for review. This would be prior to an applicant formally and officially submitting the application for Planning Commission procedure and before he has paid his fee. Once I have received the report from the Hospital Planning Council I would then set an appointment with the applicant and we would go over the report. At that time, pending the results of the report from the Hospital Planning Council, he could then either withdraw his tentative application or go ahead and submit to the Planning Commission for action. The Commission could set this in the form of a policy that would be adopted as part of the Rules and Regulations procedure.

Procedure was discussed. Motion by Zannon, seconded by Schulman, that Commissioners are in agreement with procedure proposed above for use permits on convalescent hospitals and Planner is authorized to follow such procedure. Motion carried-unanimously.

Letter-California Roadside Council, referral from City Council. Letter from Roadside Council has to do with the Federal Highway Beautification Act of 1965 and requests that local jurisdictions pass a resolution opposing certain sections of the Act, specifically the compensation requirement for the removal of billboards. If after the review of the letter the Planning Commission feels a resolution justified it can then be referred to the City Council for appropriate action. Mr. Hollick advised the Roadside Council feels the section questioned is apt to prove expensive for cities and is not needed. Proposed resolution was studied and discussed and Commissioners feel it has merit.

Motion by Campbell, seconded by Zannon, that Commission approves proposed resolution as requested by the California Roadside Council and refers same to Council for action with recommendation for adoption. Roll call vote: Ayes-Zannon, Vittetoe, Dugan, Campbell, Zerbe, Noes-Schulman. Motion carried.

Sketch-Troy Sanders, re: street name changes. Troy Sanders has requested some street name changes on Main and Lincoln Streets. Inasmuch as the diagram and some explanation of the recommendation is required I think it would be better if we took this up at the Commission meeting together.

Recommendation was discussed by Mr. Hollick who pointed out proposed change of Lincoln Street to Church Street and Church Street to Lincoln Street which involves a number of business addresses and since there is definite turn in street does not feel change is beneficial here. Chairman ordered letter filed and reply sent to Mr. Sanders explaining feelings of Commission that change as proposed is not justified but if Mr. Sanders wishes to pursue the matter further he should submit an official request for change and state reasons for such changes as he feels needed.

#### MATTERS NOT ON THE AGENDA:

Chairman requested Secretary to send letter of appreciation to Mr. Nevis for his services to the Commission.

Mr. Hollick brought up matter of policy on Cirby Way Assessment District in regard to streets to be developed and Commission is by law to find whether streets will be constructed to standards set up in General Plan. Cirby Way will be constructed as a major street and Coloma Way as a minor street. Standards in feet as required by Subdivision Ordinance were reviewed and Mr. Schulman asked how this assessment district will tie into parkway as planned for Cirby Way in recreation system study. Mr. Hollick advised parkway would be area beyond what is planned for street.

Motion by Schulman, seconded by Campbell, that Commission finds that after review of street plans for Cirby Way Assessment District and finds that streets will be built and plan for construction shows that they will meet standards as set in City General Plan with Cirby Way planned for a major street and Coloma Way as a minor street. Motion carried-unanimously.

#### HEARING, USE PERMIT, W. ZISK APPLICANT:

Mr. Zisk requests to construct two dwellings in R-1 FP (Residential Flood Plain) Dry Creek near Thomas Street. Mr. Zisk requests that he be allowed to build two dwelling units in the floodplain area on Dry Creek south of the extension of Thomas Street. The Engineering Division has this proposal under consideration and will submit a report for Planning Commission review at the meeting. Since I have not received a report yet from them, it is impossible for me to make any recommendations at this time. In addition to the application for use permit, Mr. Zisk will also have to file with the Planning Commission a lot split map inasmuch as he is wanting more than one dwelling unit on a parcel. The two that he proposes, plus the one existing, constitutes a total of three dwelling units, therefore he will have to split the property into at least three pieces under the R-1 zoning.

Public Works memo: "In our original review of this project with Mr. Zisk, it was stated that he requested permission to build up a small area shown in brown cross hatching on the attached map, for purposes of constructing a single family residence. It is the opinion of the Public Works Department that this could be accomplished with a minimum of disturbance to the flood plain and in exchange for this permission to raise this area, Mr. Zisk had agreed to do certain cleaning of the existing channel. The Public Works Department would recommend approval of this portion of the plan, contingent upon a written agreement between the City and Mr. Zisk for cleaning of the channel through his property. In addition to this original request, Mr. Zisk is now requesting permission to construct a levy, (the brown line shown on the attached map) which would remove approximately 12 acres from flood plain. The Public Works Department has not had sufficient time to analyze this request and makes no recommendations concerning the matter at this time."

Mr. Zisk advised joint tenancy of property is reason for requesting two home sites. There are two existing houses on the property at present. Flood plain area affecting property was studied and Engineering Division feels area proposed for new homes is almost all out of the flood plain. Mr. Zisk advised of process he would use in dredging to fill pad and would clear sand bars out of stream and not disturb spawning area or natural habitat. He plans to landscape the area and terrace creek side for beautification. He would like to salvage existing pond if possible but it is now a mosquito problem. He does not wish to split the property but leave as a large parcel. Mr. Zerbe explained that lot splits were necessary in order to construct two homes requested and access to such lots should be delineated on lot split map. He would be required to put in street to City standards as a condition of the lot split. This is an R-1 Zone and since it is only one parcel lot splits are needed (at least into three lots) to construct two new homes on the property. Two existing homes are non-conforming use. Mr. Zerbe asked if existing homes are connected to sewer line and Mr. Zisk advised he did not know but there is City sewer easement along property and City has granted three hook ups in return for easement. Mr. Zerbe believes lot split map should be filed so definite lots and where houses sit on lots will be shown so that Building Department will know where setbacks are and can see lot lines. Possibility of allowing clearing of channel and building of pad was discussed but it is felt lot split map must be submitted before this can be allowed. Mr. Zisk questioned if rezoning would help and leave property in one piece but Commission does not feel area should be rezoned. Chairman ordered hearing continued until Mr. Zisk can submit further information as required.



## REPORTS FROM PLANNER:

"A" frame sign control. The Association representing the gasoline stations within the City will be present to discuss this general problem with us. I will develop some criteria which I think they can apply on their own and will present it at the meeting. If it is acceptable to them we can then incorporate it into our own sign control ordinance which we are developing.

Mr. Hollick submitted a projectile showing proposed setbacks for service stations and pointed out area of concern re: A frame signs; this would set back 35' on corners and 15' on sides and eliminate signs in this area. Mr. Atwood advised that local and Auburn Service Station Assn. are willing to cooperate to eliminate such signs and also feel work should be done toward beautification as well as traffic hazard elimination such as building types, tenancy instead of ownership. Mr. Harris advised they have 20 members in their Assn. and this does not include all Roseville stations, approximately 14 of their members are in the City and the rest outside. They feel all signs could be eliminated except one brand identification sign. Mr. Schulman discussed the special sale signs which could be put on windows of stations instead of on A frames. Association would also like elimination of banners and streamers included in ordinance. Mr. Sparks asked if City passed an ordinance prohibiting A frame signs if this would hurt their business and those present felt it would not. Promotional product advertising was discussed and Mr. Atwood advised advertisement is done for other than car accessory and use articles. Mr. Zerbe asked about state and national associations and was advised there are such organizations which could supply information upon request and was supplied with an address for such contact. Commissioners feel it will be best to get ordinance into effect as soon as possible and in the meantime to request local stations to cooperate and remove A frame signs.

Mr. Sachs asked if it would be any help to pass a petition around to stations asking for removal of signs and see what percent would cooperate. Commissioners feel this is a good idea. Mr. Hollick advised that he should be able to put an ordinance together in the near future and incorporate requirements wanted. Mr. Zerbe asked for written opinion from Service Station Assn. on restrictions wanted and ways for removal of signs and clean up of stations and Mr. Atwood advised he would get a letter on same from their Board of Directors. Mr. Zannon stated he would take proposed ordinance around to all stations when it is drawn up to get opinions on same. Mr. Emerton advised if all stations in the City were cleaned up it would be to benefit of City but if some will not cooperate it ruins the efforts of all the rest. Mr. Atwood discussed the new ordinances limiting stations to two corners of streets and if this applies in City and Mr. Zerbe advised the City does not have such an ordinance as yet. Mr. Emerton advised the City of Auburn has adopted such an ordinance and it is quite effective. Matter will be brought up again when ordinance has been made up.

## TENTATIVE MAP, WESTWOOD TERRACE UNITS 5, 6 AND 7:

South of Darling Way and west of Garcia Avenue, 18.2 acres, 66 lots, Zoning R-1. Subdivider: Frank A. Garcia & Gabrielli Construction Co.; Engineer: Murray & McCormick, Inc. This map has been submitted to us approximately one year ago and was approved at that time. However the one year time limit is running out and therefore they have to resubmit the map for renewal. Since the time of prior submission the Engineering Division has completed their flood plain studies and several problems exist which we will have to clarify at this time. Several of the lots are in the flood plain which we knew previously, but did not have the technical data to back it up. It appears the Planning Commission has several alternatives in reviewing this particular map at this time. One is to approve the map subject to the conditions of the Engineering Division for fill and channel work; to deny the map and have the subdivider resubmit, taking those lots which would be in the flood plain out of the new design completely. Here again, the Engineering Division has this problem under advisement and will be in a position to give a specific recommendation at the meeting date.

Public Works memo: "The Subdivision Committee met on Friday, February 10, 1967, to review the proposed tentative map for Westwood Terrace Units 5, 6 and 7. The following comments are offered for consideration: 1. The Fire Department has recommended that a fire hydrant be placed at the end of Jesse Court. 2. The Water Department has recommended that a 6" water line be required to serve Jesse Court and the proposed fire hydrant. 3. Subsequent to the original approval of this tentative map, the Engineering Division has completed the Dry Creek/Linda Creek Flood Plain Study. This study has put the flood plain elevation at 131 feet. This puts all or portions of the six lots on Clara Court within the flood plain. It is the recommendation of the Public Works Department and the Subdivision Committee that these lots be removed from this tentative map."

Mr. Davis brought out that map could be denied on grounds of public safety, health and welfare in flood plain area now that map is completed. Commissioners questioned that creek would back up and cause flooding in other places if filled. Mr. Schulman feels the fact that filling would be inimical to recreation plan in area as well as cause flooding should be pointed out. Commission feels this matter should be held over for further information from the Public Works Department. Mr. Barnett advised time on map will be checked to see when action is required and Chairman ordered matter held over until the next regular meeting or special meeting if needed.

Counsel brought out that flood plain ordinance would be further strengthened by adoption of a conservation element for the General Plan. Most of information needed for this element is available and could be put into writing and adopted as a City policy. Mr. Hollick advised money is available for professional services to have this document drawn up and put together. Commission is in favor of such action that will strengthen the flood plain

ordinance, and feels element on conservation to be added to General Plan should be done if the Public Works Director is in favor of the action and if it will not delay the passage of the ordinance in any way.

STATUS REPORT OF PROPOSED PLANNING PROJECTS AND ORDINANCES:

Auto dismantling yards and their control-Committee report. If you have had the opportunity to read the report on this matter it can be discussed at this meeting.

Chairman ordered this matter held over until the next meeting for further study of the report. Mr. Schulman advised he would have additional information available by that time.

Land use report. Enclosed with this report will be a copy of the land use report that was done as part of the 701 Program. This is a land use survey of the existing uses in the City as related to zoning. There is considerable data in this report that we can use in later studies for land use control. Copies were studied by Commissioners and will be kept in their individual files for ready access.

ADJOURNMENT:

Motion by Vittetoe, seconded by Schulman, that meeting be adjourned at 10:25 P.M. Motion carried-unanimously.

Meeting adjourned.

*Elsie Schimpf*  
Recording Secretary.

March 9, 1967

A regular meeting of the Roseville Planning Commission was held at 8:00 P.M. on March 9, 1967 in the Council Chambers of the City Hall with Chairman Bert Zerbe presiding.

ROLL CALL: MEMBERS PRESENT: M.J. Royer, Jr., George Campbell, Victor Schulman, Bert Zerbe. MEMBERS ABSENT: D.E. Vittetoe, Dr. P. Dugan, John Zannon. ADVISORY: P. Hollick, City Planner; K. Sparks, Asst. City Attorney. Staff: Elsie Schimpf, Recording Secretary. AUDIENCE: J. Woodworth, B. Goligoski, G. Chimenti, N. Nichols, M. Harmon.

Chairman Zerbe welcomed new member Mr. Royer to the Commission.

MINUTES:

Motion by Campbell, seconded by Royer, that minutes of February 23rd be approved as mailed out. Motion carried-unanimously.

CORRESPONDENCE AND OTHER ACTIONS:

Appointment to Hospital Planning Advisory Council. Due to the resignation of Elmer Nevis from the Planning Commission, it is necessary that the Chairman appoint someone to take his place on the Hospital Planning Council Advisory Committee. This is not a very time consuming appointment inasmuch as the Advisory Committee meets probably only once every three months. The primary purpose of this appointment is to designate someone to receive the Hospital Planning Advisory Council correspondence and brochures.

Chairman Zerbe appointed M.J. Royer, Jr. to this post and Hospital Planning Advisory Council will be contacted to advise of this appointment and that Mr. Royer is a member of the Roseville Hospital Board of Directors.

TENTATIVE MAP (HELD OVER FROM FEBRUARY 23RD MEETING):

Westwood Terrace 5, 6 and 7. This map was held over from the Feb. 23rd meeting to further clarify the eventual use of those lots which the Engineering Division considers in the flood plain and to apply the criteria developed by EBS relating to greenbelts in the Dry Creek area which traverses the proposed tentative map on the west side. Meeting with the engineers of the tentative map will be held and it is hoped that a satisfactory solution can be worked out prior to the meeting.

Letter from Murray & McCormick advising the developers of Westwood Terrace 5, 6 and 7 wish to withdraw the subdivision at this time was read. Commission approves the withdrawal.

PUBLIC HEARING, ZONING AMENDMENT:

R-1 to R-4, Applicant: O. Spencer; Location-north side Cirby Way, 350 feet west of Sunrise Ave, 2.4 acres. After Study of the General Plan which indicates commercial at the northwest corner of Sunrise Avenue and Cirby Way, it appears that the R-4 zoning would be appropriate in that it would provide a transition area between the proposed commercial and the residential development, which would take place to the west.

Utilizing our land use report which we have just recently completed and which you have a copy of, it indicates that we have approximately 83 acres zoned R-4 within the City at this time. A majority of this acreage, or 51 acres, is classified with residential uses meaning either single family, duplexes or multiple family uses. 14.6 acres is in the services classification which indicates a professional office building use or some related retail uses. Approximately 17 acres therefore remain undeveloped. This 17 acres of undeveloped land represents approximately 20% of the total zone for R-4 uses. This would

2MUU)

The foregoing instrument is a correct copy of the original on file in the office of the Planning Dept. City of Roseville, California  
ATTEST:  
*Constance S. Johnson*  
DEPUTY CLERK