

September 10, 1973

MEMO

To: Roseville Planning Commission  
From: Planning Director

Subject: Use permit on 9/13/73 agenda.

Item 5(c): Use Permit-parcel map; Bill Zisk, 205 Thomas Street.

A parcel map and use permit to construct a single family residence in an R-1FP (single family flood plain) zone has been requested by Bill Zisk.

The applicant has submitted a parcel map and use permit to create a parcel for the construction of a single family home adjacent to Dry Creek at the terminus of Thomas Street.

The original environmental impact evaluation revealed that:

(a) The proposed residence conflicted with the Park & Streambed Plan and a proposed bike path.

(b) The area was thought to be in the flood plain.

Although the Corps of Engineers is still studying the impact of the project in terms of flood plain development, the City Council has made a decision to acquire a strip of the Zisk property along Dry Creek for a future bicycle and pedestrian trail. Consequently, the project as submitted would have an adverse impact on the proposed bike and pedestrian trail, and cannot be recommended for approval. It should be noted that the present design of the parcel in question does not permit both a residence and the proposed bike and pedestrian trail.

Depending on the course of action chosen by the applicant, the Planning Dept. would recommend:

1. Denial of the use permit and parcel map as proposed because of conflict with bicycle and pedestrian trail.
2. Revision of the parcel map by applicant to allow for the proposed bike and pedestrian trail and for such flood measures as may be recommended by the Corps of Engineers.