



DRAFT MINUTES

March 23, 2023

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

Chair Martin called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Jensen, Haggenjos, Prior, Randolph, Covington, Martin

Absent: None

3. PLEDGE OF ALLEGIANCE

Chair Martin led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Martin opened the Public Comment period.

Jeremy Sookhoo, Erick Kathna and Jesus Archiga provided comment on the Roseville Industrial Park proposed project.

- An industrial site should be located near a freeway.
- The proposed project will cause high diesel / truck traffic.
- Semi-trucks will travel through multiple school zones.
- Residences were not informed of the proposed project.

Hearing no further comments, Chair Martin closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of February 23, 2023

Motion by Commissioner Prior, seconded by Commissioner Randolph, to approve the Consent Calendar.

Roll call vote:

Ayes: Randolph, Prior, Jensen, Brashears, Covington, Haggenjos, Martin

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 13 – 1028 Main St. Subdivision, 1028 Main St, File # PL21-0372

REQUEST

The applicant requests a Tentative Subdivision Map to subdivide Infill Parcel 13 into 10 residential lots. Further, a Tree Permit is requested to allow removal of five (5) native oak trees and encroach within the protected zone of two (2) native oak trees to accommodate the future subdivision.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discussion

- A Commissioner asked if the proposed project is approved would the adjacent vacant lot be developable in the future as it would be in between two developed pieces of property. Staff responded that the lot is deep enough and wide enough with some of frontage on Main Street, so that a private road could be constructed between the two projects to allow access to the property.
- A Commissioner asked if there would be potential drainage issues.

Chari Martin opened the public hearing and invited comments from the applicant and/or audience.

Applicant Jack Scroggs, KASL Consulting Engineers, stated he had received a copy of the staff report and was in agreement with staff's recommendation and respond to questions regarding drainage.

Hearing no other public comments, Chair Martin closed the public comment period and Public Hearing.

Motion by Commissioner Prior, seconded by Vice-Chair Covington, to:

1. Adopt the 1028 Main Street Subdivision Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-eight (58) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval with revised COA #4.

Revised COA #4

No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) #10, ~~and #26~~, #27, #29, #34, #36 as shown in Exhibit C and described in the staff report is permitted. (Planning)

Roll call vote:

Ayes: Haggengjos, Brashears, Covington, Jensen, Randolph, Prior, Martin

Noes: None

The Motion passed.

6.2. NIPA PCL 35 – Blue Oaks Retail Center Phase 2, 1480 Blue Oaks Bl, File # PL22-0186

REQUEST

The applicant requests a Conditional Use Permit, Design Review Permit, and a Tentative Subdivision Map for a ±8.40-acre commercial center. The project would include six (6) freestanding commercial buildings ranging from 950 to 13,200 square feet in size; two (2) of the commercial buildings are proposed with a drive-through user (i.e., a Chick-fil-A and Dutch Bros), the remaining building tenants are unknown at this time. A Conditional Use Permit for the two drive-through food pad users is required because the property is contiguous to residential zoned properties. The Design Review Permit would establish the design and colors of both the Chick-fil-A and Dutch Bros buildings. The Tentative Subdivision Map as proposed would create a total of six (6) parcels.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discussion

- A Commissioner expressed appreciation for the proposed queuing management.

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

Applicant Andi Panagopoulos, Cunningham Engineering, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing no comments, Chair Martin closed the public comment period and Public Hearing.

Commissioner Discussion

- A Commissioner expressed their appreciation for the traffic analysis which addressed traffic concerns.
- A Commissioner stated that the bulb out in this project works.
- A Commissioner stated that this was a good project for the parcel.
- A Commissioner expressed appreciation for the queuing plan of action.

Motion by Commissioner Brashears, seconded by Vice-Chair Covington to:

1. Adopt the Blue Oaks Retail Center Phase 2 Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to six (6) conditions of approval; and
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-five (85) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to forty (40) conditions of approval.

Roll call vote:

Ayes: Jensen, Covington, Prior, Randolph, Haggenjos, Brashears, Martin

Noes: None

The Motion passed.

6.3. Zoning and Sign Ordinance Update 2023, File #PL23-0007

REQUEST

The project is a city-initiated update to Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) to reflect changes in state law and implement annual maintenance updates. The project also includes two minor corrections to Title 17 (Sign Ordinance) of the Roseville Municipal Code. The request includes an Ordinance amending Zoning Ordinance Section 19.08.080 (Residential Use Types) to correct errors in the definition of long-term care facilities; Section 19.08.090 (Commercial Use Types) to correct an error in the definition of long-term care facilities, to add a definition for electric vehicle charging facilities, and adjust the definition of gas stations to recognize alternative fuels; Section 19.12.020 (Commercial Zones, Permitted Use Types) to add electric vehicle charging facilities to the permitted use table, carry forward the adjustment to the gas station definition, and add a new table note; Section 19.26.030 (Parking Space Requirements by Use Type) to add a religious-use parking reduction in conjunction with a housing project pursuant to Assembly Bill 2244; Chapter 19.28 (Density Bonus) in various places to add shared housing to the density bonus provisions and make other minor clarifications pursuant to Assembly Bill 682; Chapter 19.60 (Accessory Dwelling Units) to adjust the height limitations for “mandatory minimum” accessory dwelling units and make other clarifications pursuant to Assembly Bill 2221; Section 19.74.010 (Permit Requirements) to change the approving authority for a Design Review Permit for a Residential Subdivision (DRRS) from the Planning Commission to the Planning Manager; and Section 19.82 (Major Projects Permit Processing) to clarify the purpose and process description for amendments to a Major Project Permit. The project also includes a minor correction to Title 17 (Sign Ordinance) Section 17.08.510 (Appeals from the decision of the director) to correct an internal inconsistency in which the Design Committee is identified as the appeal authority but a later sentence erroneously refers to a hearing by City Council and to Section 17.04.090 (Building façade definition) to clarify that for the purposes of sign length, the façade is the length of a single, uninterrupted wall plane. Senior Planner, Lauren Hocker, presented the staff report.

Commissioner Discussion

- A Commissioner asked if a public notice would still be required for permits that can be approved by the Planning Manager. Staff responded that if a public hearing is requested, staff would schedule and notice the permit for public hearing by the Planning Commission.

Chair Martin opened the Public Hearing and public comment period. Hearing none, Chair Martin closed the public comment period and Public Hearing.

Motion by Commissioner Randolph, seconded by Vice-Chair Covington, to:

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 17 of the Roseville Municipal Code.

Roll call vote:

Ayes: Prior, Jensen, Randolph, Haggenjos, Brashears, Covington, Martin

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- The West Roseville Specific Plan Parcel F-22 (5251 Fiddymont Road) - Development Agreement Amendment was approved by the City Council at its March 15, 2023, meeting.
- Due to a lack of agenda items, there will not be a Planning Commission meeting on April 13, 2023.

8. ADJOURNMENT

Motion by Commissioner Prior, seconded by Commissioner Jensen, to adjourn the meeting. The Motion passed unanimously at 7:20 p.m. with a voice vote.