



APPROVED MINUTES

December 14, 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 Covington called the meeting to order at 6:30 p.m.

2. ROLL CALL

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

Absent: Martin

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

Chair Covington opened the Public Comment period.

Mayor Houdesheldt expressed his appreciation to the Planning Commission for their dedication and diligent service.

He also expressed appreciation to the Planning and Engineering Divisions for their work on the Mercy Housing project.

Hearing no further Public Comment, Chair Covington closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of November 9, 2023

Motion by Vice-Chair Prior, seconded by Commissioner Brashears, to approve the Consent Calendar as listed.

Roll call vote:

Ayes: Prior, Randolph, Haggenjos, Brashears, Jensen, Covington
Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

- 6.1. North Central Roseville Specific Plan Parcel 35 – Fleming’s Steakhouse, 1101 Galleria Bl, File # PL23-0252 - Withdrawn from Agenda to be re-noticed for the January 11, 2024, Planning Commission Meeting

REQUEST

The project applicant requests a Major Project Permit Stage 2 for site development and architectural review for a new 8,110 square-foot Fleming’s Prime Steakhouse restaurant. This project will also include a request for a Tree Permit to remove one native oak tree.

- 6.2. West Roseville Specific Plan Parcel F-30 - Fiddymment Road Self-Storage, 2150 Blue Oaks Bl, File # PL23-0032

REQUEST

The project is a request for a Conditional Use Permit to allow a personal storage facility with caretaker housing within the Community Commercial zone district, a Design Review Permit to review the site design, landscaping and building elevations, and a Tentative Parcel Map to subdivide the existing single ±8.2-acre parcel into three (3) commercial parcels.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Comments

- A Commissioner asked about the off-site emergency access and existing easement. Staff responded that there is a shared reciprocal access between the project site and existing commercial building where Sutter Medical is located.
- A Commissioner asked the purpose of the public parking on parcel 3. Staff responded that it will be a formal trailhead parking for the Pleasant Grove Creek Bike Trail, and that Public Works Staff had reviewed the request and approved of the preliminary design.
- A Commissioner asked who would be responsible for the maintenance of the landscaping surrounding the project site, including the area along the existing bike trail. Staff responded that since the landscaping is entirely within the project site, the owner would be responsible for maintaining the landscaping.

Chair Covington opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant Sean O’Neil, Genesis Engineering, stated he had received a copy of the staff report and was in agreement with staff’s recommendation.

Public Comment

- A member of the public asked how many interested parties visit the RCONA website to view project notices. Staff responded that they did not have that information but that they would contact RCONA for that information.
- A member of the public asked if the storage units will be climate controlled. The applicant responded that this proposed project will not be equipped with climate controls.

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

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

1. Adopt the Fiddymment Road Self-Storage Initial Study/Mitigated Negative Declaration; and
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval; and
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-eight (78) conditions of approval with modification to coa #11 and #12; and,
4. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-seven (47) conditions of approval.

Modified Design Review Permit conditions of approvals #11 and #12

1. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
 - A. The applicant shall install an anti-graffiti coating on the rear elevations of Buildings 5 and 6. The anti-graffiti coating should meet the City's construction standards and the manufacturer's recommendations.
 - B. The applicant shall install approximately 5 trellis features along the rear of Buildings 5 and 6 to the satisfaction of the Planning Division. The trellis features shall be centered along each building section.
2. The project Landscape Plans shall comply with the following:
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. The plantings adjacent to the Open Space shall include medium-sized trees (min. 20 ft. spread) to aid in screening the rear of the building to the satisfaction of the Planning Division and Parks, Recreation and Libraries Department. (Open Space, Planning)

Roll call vote:

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

Noes: None

The Motion passed.

6.3. North Central Roseville Specific Plan Parcel 40 - Roseville Junction Hotels, 290 Conference Center Dr, File # PL23-0054

REQUEST

The applicant requests a Major Project Permit Stage 1 Modification to modify the site plan including the building footprints for two hotels within the Roseville Junction development. A Major Project Permit Stage 2 is also requested to review the building elevations for the two hotels; Hyatt Caption (122 rooms, 4 floors, and 60,050 sf) and Hyatt House (126 rooms, 4 floors, and 77,765 sf). A Parking Reduction is requested to reduce the required parking for the hotels based on data from other similar locations. A Lot Line Adjustment is included for a minor modification to the lot line between the hotels and future beer garden. Review of a Planned Sign Permit Program for Roseville Junction is also requested. The original Roseville Junction approval was under File #PL21-0153.

Associate Planner, Sean Morales, presented the staff report.

Commissioner Discussion

- A Commissioner asked if the proposed parking allotment would be adequate considering that patrons of the Electric Pickle project may use the hotel parking. Staff responded that it would be. Staff will be researching the possibility of modifying the required parking requirements for hotels.

Chair Covington opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative Greg Bardini, Morton & Pitalo, Inc., stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Public Comment

- A member of the public asked if the project would be equipped with charging stations. Staff responded that projects do have to provide a minimum number of charging stations and ensure that additional parking spaces are plumbed for charging stations according to the requirements of the Green Building Code.

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

Motion by Commissioner Brashears, seconded by Commissioner Jensen to:

1. Adopt the two (2) findings of fact and approve the MPP Stage 1 Modification subject to five (5) conditions of approval.
2. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to seventy-nine (79) conditions of approval.
3. Adopt the two (2) findings of fact and approve the Administrative Permit for a Parking Reduction subject to three (3) conditions of approval.
4. Approve the Lot Line Adjustment subject to (9) nine conditions of approval.

5. Adopt the three (3) findings of fact and approve the Planned Sign Permit Program subject to three (3) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- Staff with have items for the January 11, 2024, Planning Commission meeting.

Commissioner Reports

- None

8. ADJOURNMENT

Motion by Vice-Chair Prior, seconded by Commissioner Randolph, to adjourn the meeting.

The Motion passed unanimously at 7:06 p.m.