



APPROVED MINUTES

January 11, 2024

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

Vice-Chair Prior called the meeting to order at 6:30 p.m.

2. ROLL CALL

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

Absent: Covington

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

Chair Prior opened the Public Comment period. Hearing none, Chair Prior closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of December 14, 2023

Motion by Commissioner Randolph, seconded by Commissioner Martin to approve the Consent Calendar as listed.

Roll call vote:

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

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

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. The application also includes a tree permit to remove one native oak tree from the existing landscape area.

Associate Planner, Eric Singer, presented the staff report.

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

Applicant Terry Womack, Go2Permitting, stated he had received a copy of the staff report and was in agreement with staff’s recommendation.

Commissioner Discussion

- A Commissioner expressed his appreciation for the tasteful design of the proposed project.

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

Motion by Commissioner Randolph, seconded by Commissioner Martin to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-three (73) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

6.2. North Central Roseville Specific Plan Parcel 40 - Roseville Junction Beer Garden, 350 Conference Center Dr, File # PL23-0138

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 2 to review the site details and elevations for the Roseville Junction Beer Garden, which will consist of multiple tenants in approximately 3,360 sf of repurposed shipping container buildings. The MPP Stage 1 approval for Roseville Junction was under File #PL21-0153.

Associate Planner, Sean Morales, presented the staff report.

Commissioner Discussion

- A Commissioner asked if the graphics area could be used for advertising. Staff responded that the signage is proposed for the top of the building.

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

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

Public Comment

Derek Pell spoke in favor of the project.

- He is excited for this project. He appreciated the landscaping choices but would prefer that native California planting be used. He stated that these type of projects should be developed to discourage autocentric development.

Hearing no further public comment, Chair Prior 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 2 subject to seventy-three (73) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

6.3. Infill Parcel 179 – Oak Creek BMX Flood Encroachment Permit, 648 Riverside Av, File # PL23-0197

REQUEST

The applicant requests a Flood Encroachment Permit for the operation of the Oak Creek BMX Facility at 648 Riverside Av. on Infill PCL 179 in the City of Roseville. Pursuant to Section 19.18.040 (G), a Flood Encroachment Permit is required for recreational uses as well as structures or the storage of materials and equipment in the Floodway (FW) zone district. The request also includes the consideration of an approximately 9.5-foot-tall monument sign near the entrance of the property. The request updates the existing Use Permits to reflect current operations.

Associate Planner, Shelby Maples, presented the staff report.

Commissioner Discussion

- A Commissioner asked about the 1991 appeal to the City Council and what was the basis for its denial. Staff responded that the City Council had concerns with the impacts flooding could cause to downstream properties. Since that time the City has done signification improvements to mitigate flooding in the area. With the mitigation in place there would be minimal danger to the surrounding homes if the structures are not moved.
- A Commissioner asked if the bleachers are anchored or are a permanent structure. Also, if the office trailer could be moved with enough notice. Applicant responded that the bleachers are not anchored and that with enough notice the office trailer could be moved.
- A Commissioner asked if the sign is a permanent structure. Staff responded that yes, it is.
- A Commissioner asked about the noise levels from the events. Staff responded that there is a condition of approval to ensure events meet the City's noise standards and that amplified sound is not permitted between 10:00 pm and 7:00 am.
- A Commissioner asked about the homeless encampments on the property. Staff responded that there has been a collaborative effort to clean-up the property.
- A Commissioner asked about the proximity of the nearest home. Staff responded that the nearest home is about 200 feet away from the project.
- A Commissioner asked what direction the flood debris would flow. Staff indicated that the flow would be towards the west.

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

Applicant Nathan Johanson, Sacramento Valley BMX, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Public Comment

Robert Kolak spoke in support of the project.

- Previous flooding is not from the creek but historically from a railroad trestle near Lower Vernon Street.

Commissioner Discussion

- A Commissioner expressed concern with the bleachers and the ability to move them should a flood episode occur. Staff referred to condition of approval COA #7 *"At the request of the City of Roseville Public Works Department/ Engineering Division/ Floodplain Management Section, the project applicant or property owner shall be responsible to move the 20 ft x 8 ft mobile trailer, the 60 ft x 12 ft mobile registration office trailer, and any other unanchored equipment, from the site within twenty-four (24) hours of such request during times of eminent flood danger as determined by the Engineering Division."*

- A Commissioner asked the applicant if they were comfortable with COA #7 and if they would be able to comply with the COA. Applicant responded, "Yes."

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

Motion by Commissioner Brashears, seconded by Commissioner Haggenjos to:

1. Adopt the two (2) findings of fact and approve the Flood Encroachment Permit subject to eight (8) conditions of approval.

Roll call vote:

Ayes: Randolph, Martin, Brashears, Haggenjos, Prior

Noes: Jensen

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- There will not be a Planning Commission meeting on January 25, 2024.
- There will be a Planning Commission meeting on February 8, 2024.
- Staff provided an update on the Shea property project and its funding.

Commissioner Reports

- None

8. ADJOURNMENT

Motion by Commissioner Jensen, seconded by Commissioner Randolph, to adjourn the meeting. The Motion passed unanimously at 7:17 p.m. with a voice vote.