APPROVED MINUTES
December 10, 2020

PLANNING COMMISSION MEETING
6:30 p.m.
311 Vernon Street
Roseville, California
www.roseville.ca.us

Commissioners teleconferenced pursuant to Executive Order N-29-20.

Members of the public viewed the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live and was available on the City's website and YouTube channel.

Members of the public were able to offer public comment by phone or email.

1. CALL TO ORDER
Chair Brashears called the meeting to order at 6:30 p.m.

2. ROLL CALL
Present: Caporusso, Krafka, Librea, Martin, Prior, Jensen, Brashears
Absent: None

3. PLEDGE OF ALLEGIANCE
Chair Brashears led the Pledge of Allegiance.

4. PUBLIC COMMENTS
Chair Brashears opened the Public Comment period. Hearing none, Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR
Motion by Commissioner Librea, seconded by Commissioner Caporusso, to approve the Consent Calendar.

Roll call vote:
Ayes: Librea, Prior, Jensen, Martin, Caporusso, Krafka, Brashears
Noes: None

Commissioner Krafka recused himself from Item 5.2 due to a source of income conflict of interest involving his employer.

5.1. Minutes of November 12, 2020

5.2. WRSP PCL F-8B – Balboa DRRS, File # PL20-0206

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to modify development standards and establish unit designs for 127 single-family homes in the Balboa subdivision (Parcel F-8B of the West Roseville Specific Plan). The homes will consist of four (4) plan types ranging in size from 1,296 to 1,415 square feet.

5.3. SVSP PCL JM-21 – Second Amendment to the Mourier & Wealth Properties DA, 4250 Upland Dr, File # PL20-0138

REQUEST

The applicant requests approval of the Second Amendment of the Development Agreement by and between the City of Roseville, Mourier Investments, LLC, and John Mourier Construction, Inc. ("Mourier & Wealth Properties") relative to the Sierra Vista Specific Plan. The purpose of the Development Agreement Amendment (DAA) is to revise development obligations with respect to construction of frontage improvements for Fiddyment Road, groundwater production wells and recycled water facilities, and update the evaluation of water conservation goals.

6. REQUESTS/PRESENTATIONS

6.1. NCRSP PCL 36 - Raising Cane's, 1220 Galleria Bl, File # PL20-0173

REQUEST

The applicant requests approval of a Major Project Permit Stage 1 Modification to demolish an existing full service restaurant and construct a 3,812 square-foot fast food restaurant with double drive-through and two order boards at the Creekside Town Center. A Major Project Permit Stage 2 is also requested to review the proposed elevations for the building.

Assistant Planner, Sean Morales, presented the staff report.

Commissioner Discussion:

- Appreciate smaller scale of project.
- Traffic, queuing, staging discussion.
- Development of drive-through.
- Traffic mitigation discussion.
- Lanes out of drive-through direction.
- Manage flow of traffic.
- Safety concerns for runners crossing lanes to deliver order.
- Avoid tight curbs as to avoid damage to vehicles.
- Queuing is better and faster.

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

Applicant representative, Brandon Layman, responded to Commissioners' questions and stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Is there a clean-up process for trash created by Raising Cane's patrons?
- Quiet corner for this project.
- Que will fit nicely.
- Will there be problems with the flow of traffic?
- Like the proposed double in and double out drive through lanes.
- Is there another Raising Cane's establishment that has the double in and double out drive through lane model for queuing?
- Will there be a dedicated staff for traffic control during non-peak hours.
- Is there a possibility to have dedicated staff to direct traffic at the exit?

Chair Brashears opened the public comment period. Hearing none, Chair Brashears closed the public comment period and public hearing.

Motion by Commissioner Martin, seconded by Commission Krafka, to:

A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval.
B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy (70) conditions of approval.

Commissioner Martin requested that staff review the drive through exiting areas for possible enhanced safety criteria.

Roll call vote:
Ayes: Prior, Caporusso, Martin, Jensen, Krafka, Librea, Brashears
Noes: None

Motion passed.

6.2. SVSP PCL JM-40 – Sierra Vista JM-40 Subdivision, 1690 Vista Grande Bl, File # PL20-0103

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment and Rezone to change the land use and zoning designation of Parcel JM-40 in the Sierra Vista Specific Plan (SVSP) area to facilitate construction of a 35-unit single-family residential subdivision. The land use designation for Parcel JM-40 will be modified from Community Commercial/Commercial Mixed Use (CC/CMU) to Medium Density Residential (MDR), and the zoning designation will be modified from Commercial Mixed Use/Special Area (CMU/SA) to Small Lot Residential/Development Standards (RS/DS). The Specific Plan Amendment will allow the transfer of five (5) units from Parcel JM-40 to Parcel JM-30. A Tentative Subdivision Map is requested for Parcel JM-40 to create 35 single-family

residential lots and one landscape lot, and a Design Review for Residential Subdivision is requested to establish unit designs for the homes and allow modified development standards. Lastly, the project includes a request to amend two Development Agreements that cover the subject parcels to reflect the unit transfers and revise development obligations related to water facilities.

Associate Planner, Kinarik Shallow, presented the staff report.

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

Applicant representative, Chard Roberts, stated they had received a copy of the staff report and were in agreement with staff's recommendation.

Commissioner Discussion:
None.

No public comments received. Chair Brashears closed the public comment period and public hearing.

Motion by Commissioner Caporusso, seconded by Commissioner Prior to:

A. Consider the 3rd Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR);
B. Recommend the City Council approve the General Plan Amendment (Land Use Map);
C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
E. Recommend the City Council approve the Second Amendment of the Mourier & Bagley Development Agreement;
F. Recommend the City Council approve the Second Amendment of the Mourier & Computer Deductions Development Agreement;
G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-two (62) conditions of approval; and,
H. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-five (25) conditions of approval with revised Exhibits I and J.

Roll call vote:
Ayes: Martin, Librea, Prior, Krafka, Jensen, Caporusso, Brashears
Noes: None

The motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will not be a Planning Commission meeting on December 24, 2020 nor January 14, 2020.
- There will be a virtual Planning Commission meeting on January 28, 2020.

Commissioner Reports

- The Commission asked staff to provide an update on City property located on Conference Center Drive.

8. ADJOURNMENT

Motion by Commissioner Caporusso, seconded by Commissioner Librea, to adjourn the meeting. The motion passed unanimously at 7:43 p.m.