



APPROVED MINUTES

November 18, 2021

SPECIAL PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street

Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

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

2. ROLL CALL

Present: Brashears, Caporusso, Covington, Haggenjos, Martin, Jensen

Absent: Prior

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

Chair Jensen opened the public comment period. Hearing none, Chair Jensen closed the public comment period.

5. CONSENT CALENDAR

Motion by Commissioner Caporusso, seconded by Vice-Chair Martin to approve the Consent Calendar.

Roll call vote:

Ayes: Covington, Martin, Haggenjos, Brashears, Caporusso, Jensen

Noes: None

Motion passed.

5.1. Minutes of October 14, 2021

5.2. DTSP PCL DT-6 – Civic Plaza Residences Condominium Map, 330 Vernon St, File # PL21-0281

REQUEST

The project is a request for a Tentative Condominium Map to create 52 condominium units consisting of four (4) commercial units and 48 residential units for the Civic Plaza Residences.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL 56 – Bridgeway Tent and Western Seminary, 8150 Industrial Av, File # PL21-0060

REQUEST

The project is a request for a Conditional Use Permit Modification and Design Review Permit Modification to allow Bridgeway Christian Church to utilize an approximate 6,700-square-foot outdoor tent structure for outdoor services, community programs, and events on a permanent basis. The tent will be located in the northwestern corner of the site. The Conditional Use Permit Modification also includes a request to allow Western Seminary (a college use) to locate in the existing Building D.

Associate Planner, Kinarik Shallow, presented the staff report.

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

Applicant Representative, Roy Cotterill, stated he had received a copy of the staff report and was in agreement with staff's recommendation. Applicant, Heidi Coughran, responded to Commissioners' questions.

Commission Discussion with Applicant:

- A Commissioner asked what the uses are for Building B, E, and C. The Applicant responded that Building B is used by church staff, Building E is used by Airgas Propane Storage and Sales, and Building C houses boilers and chillers.
- A Commissioner asked about the vehicle traffic flow to Building C. Staff responded that a majority of vehicle traffic would be from Washington Blvd. The Applicant responded that safety measures are in place for pedestrians.
- A Commissioner asked about restrooms for the individuals in the tent area. The Applicant responded that indoor restrooms are close to the tent area and easily accessible.

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

Motion by Commissioner Caporusso, seconded by Commissioner Brashears to:

- A. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to seven (7) conditions of approval; and,
- B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to nine (9) conditions of approval.

Roll call vote:

Ayes: Brashears, Covington, Caporusso, Martin, Haggenjos, Jensen

Noes: None

Motion passed.

6.2. INFILL PCL 210 – Tommy’s Carwash, 2990 Foothills Bl, File # PL20-0274

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to allow a 5,207 square foot automatic carwash facility with 22 vacuum spaces, a 600 square foot storage building, and associated site improvements.

Associate Planner, Shelby Maples, presented the staff report.

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

Applicant Representative, Jerry Aplant, Burrell Consulting Group, stated he had received a copy of the staff report and was in agreement with staff’s recommendation.

Commissioner Discussion:

- None

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

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

- A. Adopt the Tommy’s Carwash Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval.

Roll call vote:

Ayes: Caporusso, Haggenjos, Brashears, Covington, Martin, Jensen

Noes: None

Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- The Planning Commission meetings for December 9 and December 23 have been canceled.

- There will be a Special Planning Commission meeting held Thursday, December 16.
- The Housing Element has been certified.

Commissioner Report

- Congratulations on the certification of the Housing Element.

8. ADJOURNMENT

Commissioner Martin made the motion, seconded by Commissioner Haggenjos to adjourn the meeting at 6:45 p.m.

Roll call vote:

Ayes: Brashears, Caporusso, Covington, Haggenjos, Martin, Jensen