CITY OF ROSEVILLE CALIFORNIA

APPROVED MINUTES
July 13, 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: Haggenjos, Jensen, Prior, Randolph, Martin
Absent: Brashears, Covington

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. Hearing none, Chair Martin closed the Public Comment period.

5. CONSENT CALENDAR
5.1. Minutes of June 22, 2023
5.2. Infill Plan Parcel 18 – Cadell Residence, 123 Circuit Dr, File # PL22-0212
REQUEST
The applicant requests a Conditional Use Permit to allow the construction of a 1,300-square-foot single-family dwelling unit on a vacant 0.07-acre property. The property has a zoning designation of General Commercial (GC) and a land use designation of Low Density Residential (LDR-6.8).

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

Roll call vote:
Ayes: Prior, Jensen, Haggenjos, Randolph, Martin
Noes: None
The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. Sierra Vista Specific Plan Parcel KT-41A & KT-41B, 6000 Baseline Rd, File # PL22-0207

REQUEST

The applicant requests a Major Project Permit Stage 1 to review the site plan for Erickson Senior Living, a 2.1 million square-foot continuing care retirement community, consisting of approximately 1,200 independent living units, 40 skilled nursing beds, and 200 assisted living/memory care beds, on a 55.6-acre site. A Major Project Permit Stage 2 is also requested to review the building elevations for Phase 1 of the project, which will total approximately 630,000 square feet and include 354 independent living units. A Development Agreement Amendment and Lot Line Adjustment are also requested for the project.

Associate Planner, Sean Morales, presented the Staff Report.

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

Applicant, Kris Steward, Plan Steward, stated she had received a copy of the staff report and was in agreement with staff's recommendation and responded to questions.

Commissioner Discussion with Applicant

- A Commissioner asked about the timeline of the 10 year construction period. Applicant responded that construction would be market-driven and most likely would occur in two (2) year bursts of construction.
- A Commissioner asked about the road construction. Applicant responded that the external roads are mostly constructed and that the internal roads will be constructed during the first phase of the project.
- A Commissioner requested clarification on the internal road. Applicant responded that the internal road is a loop, but it will not be completely constructed during the first phase. However, there will be a center connector that will create a loop.
- A Commissioner asked about state licensing for the project. Applicant responded that the first two (2) phases to be constructed will be independent living and that licensing would be in place at that time.

Chair Martin opened the public comment period.

Amir Mutwakil and Huda Mutwakil:

- Construction staging makes no consideration for additional traffic on Sierra Village Drive.
- Concerns with the height of the buildings near residences off of Sierra Village Drive.
- Privacy concerns for homeowners off of Sierra Village Drive.
- Issues with semi-trucks parking overnight on Sierra Village Drive.
- Increased traffic during construction.
- Delivery concerns.

Staff / Applicant Response

- Main access to the construction site will be off Baseline Road.
- Construction vehicles will be maintained on the project site.

- Deliveries will occur during business hours.

Commissioner Discussion

- A Commissioner asked about setback from project to homes on Fandango Loop. Staff responded that the setback is 180 feet.
- A Commissioner asked if the balconies are facing Fandango Loop. Staff responded that the there will be balconies facing Fandango Loop, however the buildings on the project are oriented to reduce the number of balconies facing the Fandango Loop homes.
- A Commissioner asked about the affordable housing contribution fee. Staff responded that the fee was negotiated to contribute the City's affordable housing fund, which is used to help finance other affordable housing projects.
- A Commissioner asked if the 1,200 units will count toward the City's housing requirement. Staff responded that no affordable units are provided with the project that would affect the City's housing requirement.

Chair Martin closed the Public Hearing.

Motion by Commissioner Jensen, seconded by Commissioner Prior to:

1. Consider the 11th Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend the City Council approve the Development Agreement Amendment;
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 subject to ninety-two (92) conditions of approval;
4. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to ninety-two (92) conditions of approval; and,
5. Approve the Lot Line Adjustment subject to (9) nine conditions of approval.

Roll call vote:
Ayes: Haggenjos, Jensen, Randolph, Prior, Martin
Noes: None

The Motion passed.

6.2. North Central Roseville Specific Plan Parcel 49 – Alpine Climbing Adventure Fitness, 1730 Freedom Wy, File # PL23-0002

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the approved site development plan for Lot 7 Parcel 3 within the North Central Roseville Specific Plan (NCRSP) Parcel 49 site and a MPP Stage 2 to evaluate architecture and design for an approximately 30,872-square-foot, 60.5-foot-tall indoor climbing gym and fitness center, as well as associated site improvements, on Lot 7 Parcel 3 of the NCRSP Parcel 49 site.

Associate Planner, Shelby Maples, presented the staff report.

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

Applicant, Jonathan Meek, Alpine Climbing Adventure Fitness, LLC, presented a brief PowerPoint presentation and stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Motion by Commissioner Prior, seconded by Commissioner Randolph to:

1. Consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval; and,
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to sixty-five (65) conditions of approval with the revision to condition #1.

Revision to condition of approval #1 of the Major Project Permit Stage 2:
This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from ~~June 22~~ **July 13, 2023** and if not effectuated shall expire on ~~June 22~~ **July 13, 2025.** Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond ~~June 22~~ **July 13, 2026.** (Planning)

Roll call vote:
Ayes: Randolph, Prior, Jensen, Haggenjos, Martin
Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

7.1. Election of the Planning Commission Chair

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

Motion by Commissioner Jensen, seconded by Commissioner Haggenjos, to elect Commissioner Covington as the Chair.

Roll call vote:
Ayes: Haggenjos, Prior, Randolph, Jensen, Martin
Noes: None

The Motion passed.

7.2. Election of the Planning Commission Vice-Chair

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

Motion by Commissioner Jensen, seconded by Commissioner Haggenjos to elect Commissioner Prior as the Vice-Chair.

Roll call vote:
Ayes: Jensen, Haggenjos, Prior, Randolph, Martin
Noes: None

The Motion passed.

7.3. Election of the Design Committee Chair

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

Motion by Commissioner Randolph, seconded by Commissioner Jensen, to elect Commissioner Haggenjos as the Chair.

Roll call vote:
Ayes: Prior, Jensen, Randolph, Haggenjos, Martin
Noes: None

The Motion passed.

7.4. Election of the Design Committee Alternate

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

Commissioner Jensen made the motion, seconded by Commission Prior to elect Commissioner Randolph as the Alternate.

Roll call vote:
Ayes: Jensen, Haggenjos, Prior, Randolph, Martin
Noes: None

The Motion passed.

8. ADJOURNMENT

Motion by Commissioner Haggenjos, seconded by Commissioner Jensen, to adjourn the meeting. The Motion passed unanimously at 7:28 p.m. with a voice vote.