



APPROVED MINUTES

November 12, 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 open the Public Comment period. Hearing none, Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Commissioner Caporusso, seconded by Commissioner Martin, to approve the Consent Calendar with the revised condition 6c. for item 5.2. WRSP PCL F-11B – Cyrene at Fiddymont DRRS, 3000 N Hayden Pw, File # PL20-0184.

Item 5.2. WRSP PCL F-11B – Cyrene at Fiddymont DRRS, 3000 N Hayden Pw, File # PL20-0184 revised condition 6c:

The project Landscape Plans shall comply with the following:

- c) The landscape plan shall comply with the Landscape Guidelines for the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)

The Motion passed.

Roll call vote:

Ayes: Librea, Prior, Jensen, Martin, Caporusso, Krafka, Brashears

Noes: None

Commissioner Krafka recused himself from Items 5.2. and 5.5. due to a conflict of interest as his employer provided design services for those projects.

5.1. Minutes of October 22, 2020

5.2. WRSP PCL F-11B – Cyrene at Fiddymont DRRS, 3000 N Hayden Pw, File # PL20-0184
REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to modify development standards and establish unit designs for 152 single-family homes in the Cyrene at Fiddymont Ranch subdivision (Parcel F-11B of the West Roseville Specific Plan). The homes will consist of four (4) two-story plan types ranging in size from 1,368 to 1,589 square feet.

5.3. INFILL PCL 240 – Ismaili Education and Worship Center, 1836 Sierra Gardens Dr, Suite 100, File # PL20-0217
REQUEST

The project includes a request for a Conditional Use Permit Modification to modify an existing CUP (File #PL17-0367) which would adjust the hours of operation and allow interior alterations to the assembly and classroom uses in the building.

5.4. NIPA PCL 44 & 45 Foothills Commerce Center Additional Outdoor Storage, 1050 Winding Creek Rd, File # PL20-0163
REQUEST

The applicant requests a Conditional Use Permit Modification and Design Review Permit Modification to convert a portion of an existing parking lot into an outdoor storage yard. The project includes adding gravel, fences, gates & light poles to create the 20,339 square-foot yard. No hazardous materials will be stored in the proposed yard.

5.5. CVSP PCL C-23 & C-24 - Winding Creek DRRS, 1381 Lower Bank Rd, File # PL20-0187
REQUEST

The applicant requests a Design Review for Residential Subdivision to modify development standards and establish architectural design for 120 single-family homes in

the Winding Creek South subdivision (villages C-23 and C-24) within the Creekview Specific Plan.

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL DF-20 Tentative Subdivision Map and Development Agreement Amendment, 1601 Vista Grande Bl, File # PL20-0098

REQUEST

The applicant requests approval of a Small Lot Tentative Subdivision Map to create 103 single-family residential lots and five landscape lots on SVSP PCL DF-20, as well as the First Amendment of the Development Agreement by and between the City of Roseville and DF Properties, Inc. relative to the Sierra Vista Specific Plan to modify development standards and affordable housing provisions.

Associate Planner, Shelby Vockel, presented the staff report.

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

Applicant representative, Nick Alexander, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

No public comments. Chair Brashears closed the public comment period.

No Commissioner comments. Chair Brashears closed the public hearing.

Motion by Commissioner Martin, seconded by Commissioner Caporusso, to:

A. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to seventy-three (73) conditions of approval.

B. Recommend the City Council approve the Development Agreement Amendment.

Motion passed.

Roll Call Vote:

Ayes: Jensen, Martin, Caporusso, Librea, Krafka, Prior, Brashears

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. 2021 Housing Element, 311 Vernon St, File # PL20-0178 – Informational Item

REQUEST

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the Housing Element update. No action is required by Planning Commission.

Senior Planner, Lauren Hocker, presented the Housing Element update.

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

Commissioner Discussion:

- Provide an example of a property that could be rezoned.
- Will a land use plan be delivered to the state?
- Explain how the City of Roseville received the 12,000 allocation?
- Redevelopment Agency discussion.
- Conversion lots.
- Would the City force rezones?
- What is the density that meets the state's requirement for a property to be considered as providing "affordable housing"?

Staff Updates:

- There will be a December 10, 2020 virtual Planning Commission meeting.
- With Placer County moving back to the red tier, staff is unsure if January's Planning Commission meetings will be held virtually or in person. Further discussion will be held at the December 10, 2020 Planning Commission meeting.
- City Council approved the Johnson Ranch Self Storage project.
- The Belvedere Hotel appeal will be heard at the November 18, 2020 City Council meeting.

8. ADJOURNMENT

Motion by Commissioner Martin, seconded by Commissioner Prior, to adjourn the meeting. The Motion Passed unanimously at 7:27 p.m. with a voice vote.