



APPROVED MINUTES

October 10, 2024

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

1. CALL TO ORDER

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

2. ROLL CALL

Present: Covington, Unidad, Jensen, Haggenjos, Prior

Absent: Brashears, Randolph

3. PLEDGE OF ALLEGIANCE

Chair Prior lead 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 September 26, 2024

Motion by Vice Chair Haggenjos, seconded by Commissioner Jensen, to approve the Consent Calendar.

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

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. North Industrial Plan Area Parcel CO-42 - Campus Oaks 7-Eleven, 135 Roseville Pw, File # PL24-0842

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 1 and 2 Modifications to review the site plan and building elevations for a 6,779 square foot 7-Eleven store within the Campus Oaks Town Center. This project includes two separate tenants in the retail building and 8 fuel dispensers with a fuel canopy. The original approval was under File #PL18-0080.

Associate Planner, Sean Morales, presented the staff report.

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

Applicant representative, Chandra Miehle, TAIT & Associates, stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

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

Motion by Commissioner Jensen, seconded by Commissioner Unidad, to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eight (8) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to eight (8) conditions of approval.

Roll call vote:

Ayes: Jensen, Haggenjos, Covington, Unidad, Prior

Noes: None

The Motion passed.

6.2. Infill Parcel 61 - New Pacific School, 1515 Cirby Wy, File # PL24-0902

REQUEST

The applicant requests a Conditional Use Permit to operate an elementary school that will serve up to 144 students in transitional kindergarten (TK) through 4th grade in an existing 5,908 sf building.

Associate Planner, Sean Morales, presented the staff report.

Applicant representative, Paul Keefer, Pacific Charter Institute, stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Commissioner Discussion

- A Commissioner expressed concern for the early school start time for the younger grades. An applicant representative, Eric Garber, Principal for the proposed school, responded that young children are often awake very early in the morning they have found success in the early start times. Mr. Garber also indicated that one of their goals is to minimize negative community impact.
- A Commissioner asked about the cones located in the driveway along Cirby and how these will influence turning movements. Staff responded that these cones will block off entry from Cirby and will only allow for a right turn out of the site.

Public Comments

Kelyn Gadd provided public comments:

- The commentator expressed support for the project, stating that they appreciate this school will be a small, free, accessible public charter.
- The commentator stated that the school combining multiple ages of children will be beneficial to the community.
- The commentator stated that an additional school will help reduce existing pressures from impaction of local schools and the pandemic.

Chair Prior closed the Public Comment period.

Chair Prior closed the Public Hearing.

Motion by Vice Chair Haggenjos, seconded by Commissioner Covington to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to seven (7) conditions of approval.

Roll Call Vote:

Ayes: Unidad, Covington, Haggenjos, Jensen, Prior

Noes: None

The Motion passed.

6.3. North Roseville Specific Plan Parcel M-31 – M-31 Apartments Extension, 9000 Woodcreek Oaks Bl, File # PL24-0635**REQUEST**The applicant requests a one-year extension to a previously approved Conditional Use Permit, Design Review Permit, and Tree Permit (file #PL19-0317). The project is an 80-unit apartment complex on 4.1 acres, with associated lighting, landscaping, and parking. The zoning for the property is Community Commercial, which requires a CUP for Multi-Family Residential development. The Tree Permit will allow up to 15% encroachment into the protected zone radius of a native oak tree in the open space parcel to the south.

Associate Planner, Kinnie Shallow, presented the staff report.

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

Applicant representative, Jonathan Canel, stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comments

Marybeth Molen and Chris Didier provided public comments:

- A commentator presented a petition signed by 53 residents who oppose the project.
- A commentator stated he was informed by Lennar the area was a protected wildlife area.
- A commentator stated concerns with possible increased traffic, noise pollution, and the disruption of natural habitat in the proposed project area.
- A commentator stated adding an additional 80 units creates a safety issue for existing residents and children walking to school.
- A commentator stated that the environmental study for this project was completed in 2020 and asked that staff consider reevaluating the results because it has been 4 years since the study was completed.
- A commentator stated they enjoy the current safety and quietness of the neighborhood and requested the proposal be reconsidered.
- A commentator stated they paid a lot premium to Lennar to live near a protected area.
- A commentator stated they did not receive notification of the project via mail.
- A commentator asked if proper disclosure of land use is required when signing for a home. Staff responded that it is the responsibility of the home buyer to research this information.
- A commentator stated that they were not aware of the Campus Oaks master plan showing any type of zoning other than protected open space for the area of the proposal. Staff responded that the project is in the North Roseville Specific Plan (NRSP) and not in the Campus Oaks master plan area and that the site has been designated as Community Commercial land use since adoption of the NRSP in 1997.
- A commentator asked whether traffic and environmental impacts have been addressed. Staff responded that mitigation measures have been required.

Chair Prior closed the public comment period.

Commissioner Discussion

- A Commissioner asked if the current zoning for this portion of the North Roseville Specific Plan is true to the original master plan which was approved in 1997. Staff responded yes; the zoning has been consistent. There have been various permitted uses on the property since that time.
- A Commissioner asked for clarification on whether today's request is only to extend the previously approved proposal. Staff responded yes.

- A Commissioner commented that it is not the first time they have heard of a home buyer being unaware of the true zoning of land near the home they are purchasing and asked for clarification on whether the information is available to the public. Staff stated that this information is available to the public, and that the City of Roseville provides additional education such as the Development Decoded page on the website to make this information accessible.
- A Commissioner asked staff to elaborate on the public notification for a project. Staff responded that notification of the project is published in the Roseville Press Tribune, posted on the RCONA website, and a postcard is mailed to residents within a 300-foot radius of the project.

Chair Prior closed the Public Hearing.

Motion by Commissioner Jensen, seconded by Commissioner Unidad, to:

1. Adopt the two (2) findings of fact and approve the Extension to a Conditional Use Permit, Design Review Permit, and Tree Permit subject to six (6) conditions of approval.

Roll call vote:

Ayes: Covington, Jensen, Unidad, Haggenjos, Prior

Noes: None.

The Motion passed.

7. COMMISSIONER / STAFF REPORT

- There will not be a Planning Commission meeting on October 24, 2024.
- There will be a meeting on December 12, 2024.

8. ADJOURNMENT

Motion by Commissioner Covington, seconded by Commissioner Jensen, to adjourn the meeting. The motion passed at 7:29 p.m. with a voice vote.