



APPROVED MINUTES

November 9, 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 Covington called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Haggenjos, Jensen, Martin, Randolph, Prior, Covington

Absent: None

3. PLEDGE OF ALLEGIANCE

Chair Covington led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Covington opened the Public Comment period. Hearing none, Chair Covington closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of October 26, 2023

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

Roll call vote:

Ayes: Martin, Brashears, Jensen, Prior, Covington

Noes: None

Abstain: Randolph, Haggenjos

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. North Central Roseville Specific Plan Parcel 40 - BP Restaurant and Sports Bar, 246 Gibson Dr, File # PL23-0020

REQUEST

The applicant requests a Major Project Permit Stage 2 approval to allow construction of a 10,800 sf building that will consist of approximately 8,100 sf of restaurant space and approximately 2,185 sf of retail/office space. The restaurant will be occupied by Boston Pizza Restaurant and Sports Bar. The project also includes construction of a central plaza.

Associate Planner, Sean Morales, presented the staff report.

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

Applicant representative, Al Johnson, Al Johnson Consulting LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Motion by Vice Chair Prior, seconded by Commissioner Brashers to:

1. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to seventy-three (73) conditions of approval.

Roll call vote:

Ayes: Brashears, Jensen, prior, Haggenjos, Martin, Randolph, Covington

Noes: None

The Motion passed.

6.2. Del Webb Specific Plan Parcel 21 – West Roseville Marketplace Modifications (McDonald's), 1798 Pleasant Grove Bl, File # PL23-0121

REQUEST

The project is a request for a Conditional Use Permit Modification for a drive-through fast-food restaurant to operate from 5:00 a.m. until 12:00 a.m., daily, and a Design Review Permit Modification for a drive-through fast-food restaurant to reduce the building square footage, modify the drive-through lane configuration, and modify the previously approved building elevations. The original Conditional Use Permit and Design Review Permit was file #PL22-0089.

Commissioner Martin recused himself due to a conflict of interest related to his employment on the project.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discussion:

- A Commissioner asked if the trellis would have plantings. Applicant's representative responded that it would.
- A Commissioner asked if the proposed hours are similar to other projects approved by the Planning Commission. Staff responded that the hours are similar.
- A Commissioner asked about the project's noise study. Staff and the applicant representative responded that the project will be in compliance with the City's ordinance.

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

Commissioner Discussion:

- A Commissioner stated that the project has been planned for year. It is great that it is occurring.

Motion by Commissioner Jensen, seconded by Commission Haggenjos to:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to six (6) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to five (5) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

Commissioner Martin returned to the dais.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Report

- There will be a Planning Commission meeting on December 14, 2023.
- At the November 1, 2023, City Council approved the Northeast Roseville Specific Plan Parcel 8 (1513 Eureka Road and 1411 Rocky Ridge Drive) - Specific Plan Amendment.

8. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Martin to adjourn the meeting. The Motion passed unanimously at 7:01 p.m. with a voice vote.