



APPROVED MINUTES

December 12, 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: Brashears, Randolph, Unidad, Haggenjos, Prior

Absent: Covington, Jensen

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

5.1. Minutes of October 10, 2024

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

Roll call vote:

Ayes: Brashears, Unidad, Haggenjos, Prior

Noes: None

Abstain: Randolph

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. Douglas-Sunrise Corridor Specific Plan, Parcel DS-46 - TJ Maxx Shopping Center Parking Reduction, 1850 Douglas Bl, File # PL24-0992

REQUEST

The applicant requests approval of an Administrative Permit for a 13-space Parking Reduction at the TJ Maxx Plaza shopping center. The Parking Reduction will allow Ramen 101 a 1,623 square foot restaurant to operate within suite 300.

Commissioner Unidad recused himself due a potential conflict of interest and left the dais.

Associate Planner, Escarlet Mar, presented the staff report.

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

Applicant Fred Choa, Fehr & Peers, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Motion by Commissioner Brashears, seconded by Commissioner Randolph, to:

1. Adopt the four (4) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

Roll call vote:

Ayes: Brashears, Haggenjos, Randolph, Prior

Noes: None

The Motion passed.

Commissioner Unidad returned to the dais.

6.2. Douglas-Harding Corridor Specific Plan Parcel DH-48 – Clear Channel Tree Permit, 260 S. Harding Bl, File # PL24-0890

REQUEST

The applicant requests a Tree Permit to allow the removal of two valley oak trees at 260 S. Harding Bl., for a total of 28 inches diameter at breast height (DBH).

Associate Planner, Shelby Maples, presented the staff report.

Commissioner Discussion

- A Commissioner asked if the payment of the in-lieu mitigation fee applies to unprotected trees. Staff responded that only applies to protected oak trees.
- A Commissioner questioned if the trees were a problem when the project was approved in 2022. Staff responded that shape and size of the trees have changed since then and now pose a viewing hindrance. Due to the curvature of eastbound I-80, travelers need a wider viewing angle.
- A Commissioner asked the distance of the trees from the sign. Staff responded that is approximately 150 feet.

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

Applicant, Eric Neese, with Clear Channel, addressed the Commission regarding the previous questions. Mr. Neese indicated that the curvature of I-80 and the location of the trees limits the visibility of the sign. He also indicated the adjacent residential property owners supported the tree removal. He concluded by stating he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Motion by Vice-Chair Haggenjos, seconded by Commissioner Unidad, to:

1. Consider the Addendum to the Roseville Digital Billboard Project Initial Study / Mitigated Negative Declaration (SCH #2021110283, adopted January 19, 2022); and,
2. Adopt the two (2) findings of fact and approve the Tree Permit subject to five (5) conditions of approval.

Roll call vote:

Ayes: Haggenjos, Unidad, Brashears, Randolph

Noes: Prior

The Motion passed.

6.3. Atlantic Street Corridor Specific Plan Parcel AT-30 – Loeffler Apartments, 124 Center St, File # PL24-0110

REQUEST

The applicant requests a Design Review Permit to allow construction of a 13-unit, two-story multifamily apartment complex with surface parking and associated site improvements on 0.69 acres in the Atlantic Street Corridor Specific Plan area (ASCSP). In addition, the applicant requests a Tree Permit to allow for the removal of one (1) valley oak tree from the project site and a Tentative Condominium Map to create 13 residential condominium units.

Associate Planner, Shelby Maples, presented the staff report.

Commissioner Discussion

- A Commissioner asked that the 15% encroachment into the dripline of a native oak tree be explained. Staff responded that the dripline is the equivalent of the ultimate radius of the tree and if there is construction within 15% of this area, a tree permit is required to ensure the health of the tree will not be diminished due to construction activities.

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

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

Chair Prior opened the public comment period.

John Freitas and Diana Chavez provide comments.

- It is possible to relocate trees that are deemed necessary to remove.
- Parking and traffic concerns.
- Emergency vehicle access concerns.
- Support project.

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

Commissioner Discussion

- A Commissioner asked about the possibility for tree relocation and condition of the trees. Staff responded that an arborist determines the health of any proposed tree to be removed and whether the tree can be relocated.
- A Commissioner asked staff to address the traffic concerns raised during the public comment period. Staff responded that Fire Department reviews plans and makes recommendations regarding access and public safety. In this case, the Fire Department did not see any issues with access to the project or the overall neighborhood after the project is constructed.
- A Commissioner stated that the parcel's land use is high density residential, and that proposed project fits the land use designation.

Chair Prior closed the Public Hearing.

Motion by Commissioner Randolph, seconded by Commissioner Unidad to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-seven (67) conditions of approval; and

2. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.; and
3. Adopt the three (3) findings of fact and approve the Tentative Condominium Map subject to thirty (30) conditions of approval.

Roll call vote:

Ayes: Unidad, Randolph, Haggenjos, Brashears, Prior

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- Sierra Vista Specific Plan Parcel WB-42 - General Plan Amendment. Specific Plan Amendment, Rezone, and Development Agreement Amendment was approved at the November 6, 2024, City Council meeting.
- There will be a January 9, 2025, Planning Commission meeting.

Commissioner Report

- None

8. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Randolph, to adjourn the meeting. The Motion passed unanimously at 7:13 p.m. with a voice vote.