



MINUTES

September 26, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Planning Manager, Greg Bitter, called the meeting to order.

2. ROLL CALL

Present: Dohner, Jensen, Krafka, Martin, Mendonsa

Absent: Brashears, Caporusso

As the Chair and Vice-Chair were absent, an Acting Chair was elected.

Motion by Commissioner Jensen, seconded by Commissioner Mendonsa, to elect Commissioner Krafka as Acting Chair.

The Motion Passed.

Roll call vote:

Ayes: Martin, Jensen, Mendonsa, Dohner, Krafka

Absent: Brashears, Caporusso

3. PLEDGE OF ALLEGIANCE

Commissioner Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Motion by Commissioner Dohner, seconded by Commissioner Jensen, to approve the Consent Calendar.

The Motion Passed.

Roll Call vote:

Ayes: Jensen, Martin, Krafka, Mendonsa, Dohner

Absent: Brashears, Caporusso

5.1. Minutes of September 12, 2019

5.2. NIPA PCL 47A - Cokeva Parcel Map & DAA - 9000 Foothills BI - PL19-0152

REQUEST

The applicant requests approval of a Development Agreement Amendment (DAA) between the City of Roseville and R10 Foothill, LLC relative to the Hewlett-Packard Master Plan for Parcel 2 to vest development rights, clarify development obligations, and extend the term of the agreement. This DAA will be the 8th amendment to the Hewlett-Packard Development Agreement.

Applicant: Hilary Brown, Ubora Engineering & Planning, Inc.

Owner: Ann Nguyen, R10 Foothill, LLC

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

- A. Recommend that the City Council approve the Development Agreement Amendment for R10 Foothill, LLC (Eighth Amendment).

6. REQUESTS/PRESENTATIONS

6.1. SRSP PCL 47 - Renpoint Addition - 441 Renpoint Ct - PL19-0169

REQUEST

The applicant requests the approval of an Administrative Permit to construct a 2,286-square-foot addition and a 583-square-foot second garage to an existing single family residence. The addition includes the expansion and relocation of three bedrooms and creation of a second garage, a loggia and other living spaces. Pursuant to the City's Zoning Ordinance, residential additions exceeding 700 square feet in area require approval of an Administrative Permit.

Applicant: David Sipes, ESI Builders and Remodelers

Owner: Flaviane Petersen

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact and approve the Administrative Permit subject to thirteen (13) conditions of approval.

Assistant Planner, Sean Morales, presented the staff report.

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

Applicant representative, David Sipes, ESI Builders and Remodelers, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Chair Krafka closed the public hearing.

Motion by Commissioner Martin, seconded by Commissioner Mendonsa, to

- A. Adopt the three (3) findings of fact and approve the Administrative Permit subject to thirteen (13) conditions of approval.

The Motion Passed.

Roll call vote:

Ayes: Mendonsa, Martin, Dohner Jensen, Krafka

Absent: Brashears, Caporusso

6.2. WRSP PCL F-81 - Fiddymment Plaza - 4701 Fiddymment RD - PL19-0013

REQUEST

The applicant requests approval of a Design Review Permit to develop the project site with a mixed-use commercial development, including a gas station and fueling canopy (with five dispensers/ ten pumps), an 8,802 square-foot commercial building that includes 3,977 square feet of retail space, 1,938 square feet of restaurant space, and 2,887 square feet for a convenience store, and associated site improvements including parking, lighting, and landscaping.

Applicant: David Heumann, K12 Architects, Inc.

Owner: Dhillon & Son Enterprises, Inc.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Consider the Addendum to the West Roseville Specific Plan Environmental Impact Report (2004) and the Fiddymment Ranch Specific Plan Amendment 3 Subsequent Environmental Impact Report (2014).
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-eight (88) conditions of approval.

Associate Planner, Shelby Vockel, presented the staff report.

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

Applicant representative, Jim Wiley, Taylor and Wiley, stated he had received a

copy of the staff report and was in agreement with staff's recommendation.

Michele Threlkel, Sara Baxter, Kelly Frische, Angie Seaton, Dave Berlin, Jeremy Duggan, Tom Schaefer, and Gajendra Siromi spoke in opposition to the project.

- Gas station is unnecessary and unsafe.
- Decreased property values for homes near the proposed project.
- Health risks.
- Placer County Air Pollution Control District review and permitting discussion.
- Air quality will be impacted by the gas station.
- Through the process it feels as the developer has come first and the citizens who are most impacted have been given minimal regard.
- No signage indicating that the property was going to be developed as a gas station.
- Community's concerns are not being taken seriously.
- EIR is not being done.
- Further investigation on possible impacts should be done.
- Six (6) foot wall is what separates the gas station from neighbors.
- Employees from the shops while on breaks are going to go out back to smoke, chat and do things none of us would want in our backyard.
- Why is gas pumps closer to the street?
- Quality of life affected.
- Effects of benzene.
- Proposed gas station is within 300 feet of 80 homes and park across Fiddymment.
- How does project benefit residents.
- Increase in noise and traffic.
- Gas stations are ugly.
- Site inappropriate for a gas station.
- 300 feet is artificial limit.

Commissioner Discussion:

- Clarify Addendum versus Exemption.
- The square footage of the proposed building has decreased.
- Have there been any changes to the conditions since this was last heard by the Planning Commission?
- Has the air quality technical study been completed and has the Placer County Air Pollution Control District permit been issued?
- Is the proposed design the same as the design which was previously approved by the Planning Commission?
- Methodology questioned but findings were not incorrect.
- Movement of fueling stations puts it closer to the park.
- What is the approximate setback to park?
- Fueling station is centered between the residences and park.
- How did we get here?
- The City cannot prevent a property owner from developing a project that is consistent with the uses listed in the Zoning Ordinance and that meets the required standards and guidelines.
- Planning Commission represent residents and property owners.

- Site has been walked by Commissioners.

Applicant addressed comments and questions that were asked during public comments.

Motion by Commissioner Jensen, seconded by Commissioner Martin, to

- A. Consider the Addendum to the West Roseville Specific Plan Environmental Impact Report (2004) and the Fiddymont Ranch Specific Plan Amendment 3 Subsequent Environmental Impact Report (2014).
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-eight (88) conditions of approval.

The Motion Passed.

Roll call vote:

Ayes: Dohner, Jensen, Mendonsa, Martin, Krafka

Absent: Brashears, Caporusso

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will be a October 10, 2019 and October 24, 2019 Planning Commission meeting.

Commissioner Reports

- At the intersection Pleasant Grove and Roseville Parkway has the City considered dual right turns?
- Will Public Works conduct a corridor analysis for the effects of widening Galleria Blvd. to eight (8) lanes?

8. ADJOURNMENT

Motion by Commissioner Dohner, seconded by Commissioner Mendonsa, to adjourn the meeting. The Motion Passed unanimously at 8:26 p.m. with a voice vote.