



APPROVED MINUTES

April 26, 2018

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers

311 Vernon Street Roseville, California

1. CALL TO ORDER

Chair Houdesheldt called the meeting to order at 7:04 p.m.

2. ROLL CALL

Commissioner Bernasconi – Present

Commissioner Brashears – Present

Commissioner Caporusso – Present

Commissioner Krafka – Absent Excused

Vice-Chair McCaslin – Present

Commissioner Mendonsa – Absent Excused

Chair Houdesheldt – Present

3. PLEDGE OF ALLEGIANCE

Vice-Chair McCaslin led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Houdesheldt opened the Public Comment. Hearing none, Chair Houdesheldt closed the Public Comment.

5. CONSENT CALENDAR

5.1. MINUTES OF APRIL 12, 2018

MOTION

Motion by Vice-Chair McCaslin, seconded by Commissioner Bernasconi, to approve the Minutes of April 12, 2018.

The motion passed with the following roll call vote:

Ayes: Bernasconi, Brashears, McCaslin, Houdesheldt

Noes: None

Abstain: Caporusso

6. REQUESTS/PRESENTATIONS

6.1. DTSP PCL DT-4 ROSEVILLE JUNCTION CROSSING; 120 PACIFIC ST; FILE # PL16-0115 AND FILE # PL18-0036

Associate Planner, Gina McColl, presented the staff report and responded to questions.

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

Applicant, Ardie Zahedani, St. Anton's Communities, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Richard Ryan: provided a PowerPoint presentation, not opposed to the affordable housing project, loss of parking will devastate the businesses in Old Town, Specific Plan requires additional parking, EIR requires additional parking, proposed parking structure mentioned in the specific plan is not being built, applicant did not ask to amend the specific plan, procedures must be followed if there is an amendment to the specific plan.

Douglas Broomell: supports project, California needs affordable housing, development needs to be organized, parking will be affected, when will 3rd Track Project occur, MOU is not a legal document, moving forward on false parking assumptions, caution recommended, specific plan shows a picture of a parking garage surrounded by affordable housing, MOU is not legal enough to mitigate parking issue.

Verona Blake: supports project, need for workforce housing, delay in the project will be costly for St. Anton.

Gary MacDonald: supports project, parking an issue, business will lose business because of lack of parking, people will find parking spaces.

Christina Elkins: opposes project, parking will be impacted and may put businesses out of business.

Mark Weese: supports project, workforce housing needed, community will flourish because of the project, surrounding businesses will be patronized by project residents.

Kristine Dohner: supports project, at the time the parking study was completed many of the current business did not exist, the parking study does not reflect the current business traffic, vehicles are parked for long periods of time.

Sarah Folk: need for parking has increased, skeptical there will be enough parking for the housing project residents, Oak Street garage will not help.

Justine Barringer: Thank you to St. Anton for addressing some of the business' concerns, parking remains a concern, parking during regular business hours is hard to find, parking concerns should be addressed before the project begins, business will not be able to stand 16 months of

construction, not enough handicap parking, employees are ride-sharing.

Chris Barringer: Asked that the video Richard Ryan brought to the hearing be viewed. Video was shown.

Jessi Mariut: Old Town is beginning to thrive, already a parking shortage, parking study is not reflective of current situation, people will not use underpass to visit Old Town, possible loss of relationship with current customers.

Steve Prince: How is limiting parking going to help?

Commissioner Comments:

What is the legislation in regards to transit-oriented housing and the parking ratio?

Is the project age-restricted?

What are the current parking trends?

Where there other comments received?

Amenities on site?

How often is proof of income checked?

Timeline for construction?

What is the plan for contractors' parking?

Parking enforcement. Staff need to look at the employees parking there.

Is the private parking lot at Lincoln and Main available to patrons? Who can park on that lot? Is there signage?

Parking management plan?

There is a housing crisis. This project could be a catalyst for reenergizing Historic Old Town.

Commissioners acknowledge there is a shortage of parking.

Staff should work with applicant to mitigate parking issues that may arise during construction.

Conditions of approval #64 and # 62 are repetitive. Delete condition of approval #62.

Chair Houdesheldt closed the public hearing and asked for a motion.

MOTION

Commissioner Bernasconi made the motion, seconded by Commissioner Brashears, to

- A. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to one-hundred and six (106) conditions of approval with the following modifications:
 - i. Condition of approval #62 be deleted as it repetitive of condition of approval #64
 - ii. Condition of approval #106 be added to read: *Prior to issuance of an occupancy permit, 36 parking spaces shall be made available for public parking. These spaces shall be restricted to two (2) hour parking during the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. Signage shall be posted in accordance with Roseville Municipal Code. The property owner of the Junction Crossing project shall be responsible for enforcement of these parking restrictions.*
- B. Adopt the three (3) findings of fact and approve the Tentative Map subject to thirty-five (35) conditions of approval.

The motion passed with the following roll call vote:

Ayes: Bernasconi, Caporusso, Brashears, McCaslin, Houdesheldt

Noes: None

Abstain: None

7. COMMISSIONER / STAFF REPORT

Staff Reports: There will not be a Planning Commission Meeting on May 10, 2018. There is a possibility of a May 24, 2018 Planning Commission Meeting.

Commissioner Reports: How many Commissioner's vacancies will there be?

8. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Caporusso made the motion, seconded by Commissioner Bernasconi, to adjourn the meeting.

The motion passed unanimously at 8:48 p.m.