



MINUTES

May 14, 2020

Planning Commission Meeting
6:30 p.m.
311 Vernon Street,
Roseville, California
www.roseville.ca.us

Commissioners teleconferenced pursuant to Executive Order N-29-20. Members of the public viewed the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live and was available on the City's website and YouTube channel.

Members of the public were able to offer public comment by phone or email.

1. CALL TO ORDER

Vice-Chair Brashears called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Jensen, Krafka, Librea, Martin, Mendonsa, Brashears

Absent: Caporusso

3. PLEDGE OF ALLEGIANCE

Vice-Chair Brashears led the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice-Chair Brashears opened the Public Comment period. Hearing none, Vice-Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Jensen, seconded by Martin, to approve the Consent Calendar.

The Motion Passed.

Roll Call votes:

Ayes: Mendonsa, Jensen, Martin, Librea, Krafka, Brashears Noes:

None

5.1. Minutes of April 23, 2020

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL 51 - Industrial Ave Self-Storage, 8151 Industrial Av, File # PL19- 0243

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a self-storage facility with office and manager's apartment. The proposal includes five 1-story and two 2-story self-storage buildings plus an office building with manager's apartment over top and garage below for a total of 7 buildings. The total square footage for the self-storage buildings is 101,339 sf. The total square footage for the office/manager's apartment is 4,431 sf for an overall total of 105,770 sf. Construction will also include four parking spaces, and the associated landscaping, lighting, and drive aisles.

Applicant: Tiffany Wilson, RSC Engineering, Inc.

Property Owner: Mark Ryan, Pleasant Grove Self-Storage-Industrial Avenue, LLC

RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and,
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval.

Assistant Planner, Sean Morales, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Tiffany Wilson, RSC Engineering, Inc., stated she had received a copy of the staff report and was in agreement with staff's recommendation.

No public comments received. Vice-Chair Brashears closed the public hearing.

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and,
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval.

The Motion passed.

Roll call vote:

Ayes: Martin, Jensen, Krafka, Mendonsa, Librea, Brashears

Noes: None

6.2. NIPA PCL 28 - McDonalds Drive-Thru Alteration, 1400 Blue Oaks Bl, File # PL20-0022

REQUEST

The applicant requests approval of a Design Review Permit Modification to modify a single lane drive through to a side-by-side drive through. This includes alterations to adjacent landscape planters and parking.

Applicant/Property Owner: Brian McCarthy, McDonald's US LLC.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to three (3) conditions of approval.

Assistant Planner, Sean Morales, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant and property owner, Brian McCarthy, McDonald's US LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

No public comments received. Vice-Chair Brashears closed the public hearing.

Motion by Commissioner Krafka, seconded by Commissioner Martin, to:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to three (3) conditions of approval.

The Motion passed.

Roll call vote:

Ayes: Jensen, Martin, Librea, Krafka, Mendonsa, Brashears

Noes: None

6.3. WRSP PCL-31 – The Plaza at Blue Oaks, 1950 Blue Oaks Bl, File # PL17- 0368

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of an 82,100-square-foot shopping center consisting of a 35,000- square-foot anchor grocery store, a 12-pump gas station with a 3,500-square- foot-convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet. The project includes a Tentative Subdivision Map to subdivide the 13.35-acre parcel into eight (8) lots and a Tree Permit to remove several native oak trees on the westerly portion of the site.

Applicant: Joe Zawidski, F-31 Commercial LLC.

Property Owner: Joe Zawidski, West Roseville Development Company

RECOMMENDATION

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

- A. Adopt the Plaza at Blue Oaks Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to one hundred one (101) conditions of approval;
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty-nine (39) conditions of approval; and
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

Associate Planner, Kinnie Shallow, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant Joe Zawidski, Signature Homes, and Jason Galleli, Gallelli Real Estate, stated they had received a copy of the staff report and were in agreement with staff's recommendation.

Robert Bone spoke in opposition of the project. His concerns with the project:

- Effects of project on environment.

- Concerned with the removal of numerous trees. Mitigated Negative Declaration is flawed.
- Increased traffic.

Luke Saxelby submitted a letter in favor of the project.

Commissioners discussion:

- Good project.
- Disagree with Mr. Bone's assessment of a flawed Mitigated Negative Declaration. His letter does not contain any evidence.
- People will shop closer to home.
- Well balanced project. Good effort to keep trees.
- Good connection between indoor and outdoor space.
- Well-designed project.
- Benefit those who live in area.
- Enhance quality of life.
- Design is fresh.
- Good fit for location.
- Residents on the west side of Roseville have been requesting facilities to service that area.
- Reduce traffic.
- The project is in an underserved neighborhood.

Vice-Chair Brashears closed the public hearing.

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

- Adopt the Plaza at Blue Oaks Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- Adopt the four (4) findings of fact and approve the Design Review Permit subject to one hundred one (101) conditions of approval;
- Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty-nine (39) conditions of approval; and
- Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The Motion passed.

Roll call vote:

Ayes: Librea, Krafka, Mendonsa, Martin, Jensen, Brashears

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports:

- Welcome to Commissioner Librea
- There will be a May 28, 2020 virtual Planning Commission meeting with 2 items.
- Public Hearing notices include wording for possibilities of a virtual meeting or a meeting to be held in the City Council chambers.
- The Planning Division took an urgency ordinance to the City Council that allows for a permit that had not expired before 5/6/2020 to be extended for 1 year.

8. ADJOURNMENT

Motion by Commissioner Mendonsa, seconded by Commissioner Librea, to adjourn the meeting. The Motion passed unanimously at 7:51 p.m. with a voice vote.