CITY OF ROSEVILLE CALIFORNIA

APPROVED MINUTES
June 22, 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 Martin called the meeting to order at 6:30 p.m.

2. **ROLL CALL**
Present: Brashears, Haggenjos, Randolph, Martin
Absent: Jensen, Prior, Covington

3. **PLEDGE OF ALLEGIANCE**
Commissioner Haggenjos led those in attendance in the Pledge of Allegiance.

4. **PUBLIC COMMENTS**
Chair Martin opened the Public Comment period. Hearing none, Chair Martin closed the Public Comment period.

5. **CONSENT CALENDAR**

5.1. <u>Minutes of May 11, 2023</u>
Motion by Commissioner Brashears, seconded by Commissioner Randolph, to approve the Consent Calendar.

Roll call vote:
Ayes: Randolph, Brashers, Haggenjos, Martin
Noes: None

The Motion passed.

6. **REQUESTS/PRESENTATIONS**

6.1. <u>Infill Area Parcel 175 – Bee Shine Carwash, 1100 Orlando, File # PL22-0316</u>
REQUEST
The applicant requests approval of a Rezone to change the zoning designation of 1.23 acres of Neighborhood Commercial (NC) to Community Commercial (CC); a Conditional

Use Permit to allow the carwash use in the CC zone; and a Design Review Permit for a 4,542 square foot automatic carwash facility with 21 vacuum spaces, nine (9) parking spaces, and associated site improvements.

Associate Planner, Shelby Maples, presented the staff report.

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

Applicant, Kurt Wagenknecht, K12 Architects, Inc., stated he had received a copy of the staff report and was in agreement with staff's recommendation. Mr. Wagenknecht was available for questions.

Commissioner Discussion
None

Hearing no public comment, Chair Martin closed the public comment and Public Hearing.

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

1. Adopt the Bee Shine Carwash Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
3. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and,
4. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-eight (68) conditions of approval.

Roll call vote:
Ayes: Brashears, Haggenjos, Randolph, Martin
Noes: None

The Motion passed.

6.2. North Central Roseville Specific Plan Parcel 49 – Homewood Suites Hotel, 1698 Freedom Wy, File # PL22-0397

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the approved site development plan for Lot 9, Parcel 1 within the North Central Roseville Specific Plan (NCRSP) Parcel 49 site and a MPP Stage 2 to evaluate architecture and design for a four-story, 115-room hotel and associated site improvements on Lot 9, Parcel 1 of the NCRSP Parcel 49 site.

Associate Planner, Shelby Maples, presented the staff report.

Commissioner Discussion

A Commissioner asked if the neighbor's concerns regarding the berm had been addressed. Staff responded that they are working with the Parks and Recreation Department to replace the dead landscaping throughout the berm.

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

Applicant, Kris Steward, Plan Steward, Inc., stated she had received a copy of the staff report and was in agreement with staff's recommendation. Ms. Steward was available for questions.

Hearing no public comment, Chair Martin closed the public comment and Public Hearing.

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

1. Consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval; and,
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval.

Commissioner Brashears recused himself from Item 6.3 as he has a client who has a financial interest in the project.

6.3. Sierra Vista Specific Plan Parcel KT-41A & KT-41B, 6000 Baseline Rd, File # PL22-0207

REQUEST

The applicant requests a Major Project Permit Stage 1 to review the site plan for Erickson Senior Living, a 2.1 million square-foot continuing care retirement community, consisting of approximately 1,200 independent living units, 40 skilled nursing beds, and 200 assisted living/memory care beds, on a 55.6-acre site. A Major Project Permit Stage 2 is also requested to review the building elevations for Phase 1 of the project, which will total approximately 630,000 square feet and include 354 independent living units. A Development Agreement Amendment and Lot Line Adjustment are also requested for the project.

As Commissioner Brashears recused himself from this item, a quorum was lost. Staff informed the Commission that the applicant requested that this item be removed from the agenda as they were aware that a quorum may not be met. Staff stated that this item would be re-noticed in the Roseville Press Tribune and to those within 300 feet of the project and would be scheduled to be heard at the July 13, 2023, Planning Commission meeting. No further action was taken.

Commissioner Brashears returned to the dais.

7. **COMMISSIONER / STAFF REPORT**

Staff Reports

- Staff is planning to have items for the July 13 and July 27, 2023 Planning Commission meetings.
- At the July 13, 2023 Planning Commission meeting, a new Chair and Vice-Chair will be elected. Also, a Design Committee Chair and Alternate will be elected.
- Staff informed the Commission that its decision at the May 11, 2023 Planning Commission meeting for the North Roseville Specific Plan Parcel WW-40 (1751 Pleasant Grove Boulevard) Grocery Outlet – Design Review Permit and Tentative Parcel Map had been appealed and that it is scheduled to be heard at the July 19, 2023 City Council meeting.

Commissioner Report

None

8. **ADJOURNMENT**

Motion by Commissioner Brashears, seconded by Commissioner Randolph, to adjourn the meeting. The Motion passed unanimously at 6:56 p.m. with a voice vote.