



APPROVED MINUTES

May 11, 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: Jensen, Haggenjos, Prior, Randolph, Covington, Martin

Absent: Brashears

3. PLEDGE OF ALLEGIANCE

Chair Martin lead those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Martin opened the Public Comment period.

Kimberly Shannon, Irma Ratliff, and Jesus Arechiga, provided the following comments on the Roseville Industrial Park proposed project:

- There are more suitable areas available for the proposed project.
- The proposed project will push out / harm wildlife and cause health concerns.
- Inquiry about the legal boundaries of what information the Commissioners can consider and have access to regarding the proposed project.

Commissioner Discussion

- Staff provided an update on the Roseville Industrial Park proposed project. The project has been put on hold by applicant and the City of Roseville while the applicant conducts additional public outreach, including small meetings with residents.
- A Commissioner confirmed that no information regarding the project has been presented to the commissioners and the project is going through the proper process.

- A commissioner informed the audience that any commissioner commenting on the project before due process could exclude them from the project. The Assistant City Attorney confirmed that was correct.

Hearing no further comments, Chair Martin closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of March 23, 2023

Motion by Commissioner Prior, seconded by commissioner Randolph, to approve the Consent Calendar.

Roll call vote:

Ayes: Prior, Covington, Randolph, Haggenjos, Jensen, Martin

Noes: None

The Motion passed

6. REQUESTS/PRESENTATIONS

6.1. Sierra Vista Specific Plan Parcel KT-43 – Baseline Self-Storage Extension, 5750 Baseline Rd, File # PL23-0027

REQUEST

The applicant requests a one (1) year extension to a previously approved Conditional Use Permit and Design Review Permit (File #PL19-0350) to allow construction of an approximately 230,000 square foot self-storage facility with associated lighting, landscaping, and parking improvements.

Associate Planner, Escarlet Mar, presented the staff report.

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

- Applicant Craig Miers provided a status summary of the project and offered to answer questions.
- The resident who requested the public hearing was not present.

Hearing no further comments, Chair Martin closed the Public Hearing and Comment period.

Motion by Commissioner Prior, seconded by Vice-Chair Covington, to:

1. Adopt the two (2) findings of fact and approve the Extension to a Conditional Use Permit and Design Review Permit subject to three (3) conditions of approval.

Roll call vote:

Ayes: Covington, Jensen, Prior, Randolph, Haggenjos, Martin

Noes: None

The Motion passed.

Chair Martin recused himself due to a conflict of interest on item 6.2. and left the dais.

6.2. Infill Parcel 211 - Quick Quack Car Wash, 1590 Vineyard Rd, File #PL22-0272

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to allow a ±4,300 square foot automatic car wash facility, with 23 vacuum spaces on a ±2-acre parcel with associated parking, lighting, and landscaping improvements.

Associate Planner, Escarlet Mar, presented the staff report.

Vice-Chair Covington opened the Public Hearing and Comment period and invited comments from the applicant and/or audience.

- Vance Shannon, representative of Quick Quack Car Wash, gave a brief history of the company, highlighting water conservation and offering to answer questions.

Hearing no further comments, Vice-Chair Covington closed the Public Hearing and Comment period.

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

1. Adopt the Quick Quack Car Wash Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and,
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-six (66) conditions of approval.

Roll call vote:

Ayes: Haggenjos, Prior, Randolph, Jensen, Covington

Noes: None

The Motion passed.

Chair Martin returned to the dais.

6.3. North Roseville Specific Plan Parcel WW-40 - Grocery Outlet, 1751 Pleasant Grove Bl, File # PL22-0205

REQUEST

The applicant requests a Design Review Permit to construct a 16,000 square-foot grocery building and a 4,600 square-foot freestanding pad building. The request also includes a Tentative Parcel Map to subdivide the existing parcel into three (3) lots.

Associate Planner, Sean Morales, presented the staff report.

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

Commissioner Discussion with Applicant

- Applicant Elaine Leong of Norr Architects, on behalf of owner/developer, indicated the design is complimentary to previously approved aesthetics, and that the loading dock is being placed away from the neighborhood. The developer has taken measures to address resident concerns regarding the project.
- A representative of Grocery Outlet informed the Commission that this store will be locally owned and they are invested in the Roseville community.
- A Commissioner asked the applicant if there were tenants planned for the shop building. The applicant indicated that no tenants have been finalized.
- A Commissioner asked City Planning staff about additional tenant plans and zoning uses. The staff confirmed that future tenant uses will be allowed as provided for in the community commercial zone. Staff provided examples of uses as well as other centers that are representative of the future commercial uses in this project..
- A Commissioner inquired about parking and how that could restrict future usage, as well as how a future project might be evaluated for Parcel 3. Staff confirmed that although the project is proposing a surplus of parking spaces, the parking requirements of future tenants will be evaluated to ensure the project site always meets the parking requirements. Staff affirmed that there is no development currently proposed for Parcel 3 and that any new development would require the approval of a separate entitlement and be evaluated on it own. Staff also mentioned the letter from the Law Offices of Donald Mooney and the City's response. The letter stated that a project did not meet the criteria for a Categorical Exemption, in light of the fast-food drive through. Staff stated that a conditional use permit would be needed for a fast-food drive through and, while that was originally part of the project, on Parcel 3, but was withdrawn from the application regarding Parcel 3. Staff stated Parcel 3 has no bearing on this project.

Public Comment

- Residents Steve Plaskett representing the Paseo Del Norte Homeowners Association, informed the Commission that they are concerned with the projects impacts on the private road running (Camino Real Way) through their neighborhood as well as the potential impact related to retail theft. Mr. Plaskett indicated the developer needs to do more to protect the private road and protect the residents and prevent commercial uses from using parking spaces.
- Staff indicated the easement requires the developer to allow the residents to access developer's property for egress but does not allow uses of the commercial property (the project site) to access the private road. Staff indicated they looked into a gate as a means of preventing access to the private road, but there are many issues that make a gate infeasible, unless the HOA constructed and maintained the gate. A Commissioner asked

if the HOA could put up a wall. Staff mentioned that as long as emergency access was provided, the HOA could eliminate access to the commercial site.

- Steve Plaskett indicated the HOA could relinquish their access rights and that when they purchased their homes the title did not mention the easement rights.
- A Commissioner Mr. Plaskett if the HOA would support a wall. Mr. Plaskett indicated a majority would be okay with closing it off, but those living neared the commercial site would not be okay with closing off the access. The HOA could with a majority plus one, vote to relinquish their rights to the easement.
- Jettieve Plaskett spoke about users of the commercial site using the private road to exit the property. She indicated that traffic has increased since the residential development was constructed and the residents were never informed that the access could not be restricted.
- A Commissioner expressed concerns with emergency access to the site, if a wall was constructed at the property line. Mr. Plaskett indicated that there were alternative routes. A Commissioner indicated that emergency access is for ingress as well as egress of emergency vehicles.
- Patti Brown indicated sound walls will decrease property values and the proposed project will bring in low paying jobs.

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

Commissioner Discussion

- A Commissioner asked staff how long the easement has been in place, if it has been recorded properly, as well as confirmation of applicable property zoning. Staff confirmed that the easement was recorded in 2006 and has been in the public records since that time. Staff also confirmed that the project site has been zoned Community Commercial since before 2006. A title search would show the records of the easement.
- The Commissioners discussed various options related to a redesigned cul-de-sac, or a hammerhead turn around in order to allow for a wall to be constructed. Staff suggested bollards are the best option.
- A Commissioner, the Assistant City Attorney and staff discussed applying conditions to the project regarding the HOA's easement rights, the use of bollards, and the development of Parcel 3.
- The Commission, Assistant City Attorney and staff discussed various potential ideas regarding a condition of approval that would allow the HOA and the developer to work out a mechanism where the easement rights would be relinquished and some type of barrier would be installed to prevent auto ingress/egress between the commercial site and the HOA's private road.
- A Commissioner commented that the property has been zoned for the developers intended use. The Commissioner is expressed concern with any requirement that would prohibit the developer from developing the site with the uses allowed for in the Zoning Code.

A recess was taken at 8:11 p.m. so staff could discuss drafting new conditions regarding the proposed project. The meeting resumed at 8:22 p.m.

Commissioner Discussion

- Staff proposed that approval of the project move forward with the following conditions: If the HOA relinquishes rights to easement and agrees to use emergency access bollards that meet city standards, and the developer agrees to construct the bollards, then conditions 10a and 28 would be removed.
- A Commissioner asked how long site improvements will take. Staff suggested a 3 to 8 month period.
- A Commissioner requested staff to utilize language in the proposed conditions that require the applicant use best efforts to come to a resolution.

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-two (82) conditions of approval; and,
2. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval.

Design Review Permit condition of approval #69

The applicant agrees to work in good faith with the Paseo Del Norte Homeowner's Association (HOA) to determine if the signage and speedbump, required in Conditions 10a and 28 respectively, can be reasonably replaced with emergency access bollards, which are subject to City approval. This condition is predicated on the Paseo Del Norte HOA relinquishing their rights to the provisions of the Easement Agreement (Placer County Recorder DOC 2006-0123210-00), specifically as they pertain to vehicular and pedestrian traffic through the commercial development on NRSP Parcel WW-40, and causing said easement to be removed from title. If the emergency access bollards can be utilized per this condition, then conditions 10a and 28 are removed and replaced with the condition of installing the emergency access bollards. This condition must be met by the time of site improvement acceptance by City or the project is approved with conditions 10a and 28 and no emergency access bollards.

Roll call vote:

Ayes: Jensen, Covington, Haggenjos, Prior, Randolph, Martin

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

- Staff reported Zoning Ordinance amendments from February were approved on May 3 by City Council.
- Staff reported that the Costco project on NW corner of Fiddymont and Baseline has been approved at the staff level.

8. ADJOURNMENT

Motion by Commissioner Prior, seconded by Vice-Chair Covington, to adjourn meeting. The motion passed unanimously at 8:47 p.m.