



APPROVED MINUTES

April 8, 2021

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.

1. CALL TO ORDER

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

2. ROLL CALL

Present: Caporusso, Krafka, Librea, Martin, Prior, Jensen, Brashears

Absent: None

3. PLEDGE OF ALLEGIANCE

Chair Brashears led the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

5.1. Minutes of March 25, 2021

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

Roll call vote:

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

Abstain: Caporusso

Noes: None

Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL KT-21A & 21B – Sierra West DRRS, 2521 Vista Grande Bl, File # PL20-0241

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 287 single-family homes in the Sierra West subdivision (Parcel KT-21A, KT-21B of the Sierra Vista Specific Plan). The project includes a total of eight (8) plan types, ranging in size from 1,774 to 2,804 square feet.

Assistant Planner, Anna Quan, presented the Staff Report.

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

Applicant, Rachel Corona, stated she was in agreement with staff's recommendation.

Commissioner Discussion:

- A Commissioner asked how are street names decided for subdivisions? Staff responded that developers propose street names in the Final Mapping process and a City committee accepts the names as long as there are no emergency service related issues with a particular name.

Public Comment: None

Chair Brashears closed the public comment period and Public Hearing.

Motion by Commissioner Caporusso, seconded by Commissioner Prior, to adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-five (25) conditions of approval.

Roll call vote:

Ayes: Caporusso, Krafka, Martin, Jensen, Librea, Prior, Brashears

Noes: None

Motion passed.

6.2. INFILL PCLs 32B, 241, 288 - Wills Rd. U-Haul, 111 Wills Rd, File # PL21-0019

REQUEST

The applicant requests approval of a Design Review Permit and Tentative Parcel Map to expand the existing U-Haul business. The project includes the demolition of the existing buildings on the site and construction of a three-story self-storage building and a one-story general storage building. The total proposed building square footage is 151,797. A new parking lot with landscaping, lighting and bioretention will also be included. The existing parcels will be merged and re-subdivided into four new parcels.

Associate Planner, Charity Gold, presented the Staff Report.

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

Representative for the applicant, Casey Clark, stated he was agreement with staff's recommendation.

Commissioner Discussion:

- A Commissioner requested that measures be put into place to protect the almond tree during construction. The applicant agreed to protect the tree.

Public Comment: None

Chair Brashears closed the public comment period and Public Hearing.

Commissioner Discussion:

- Great site for the proposed infill project.
- Like the proposed design.

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

- A. Adopt the Wills Road U-Haul Initial Study/Mitigated Negative Declaration.
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-seven (87) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-five (35) conditions of approval.

Roll call vote:

Ayes: Librea, Martin, Prior, Caporusso, Jensen, Krafka, Brashears

Noes: None

Motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Assistant Planner, Anna Quan, was introduced to the Planning Commission.
- Congratulation to Michelle Sheidenberger on her appointment as City Attorney, effective May 29, 2021. Appreciation and thanks were extended for her support to the Planning Commission.
- City Council approved the JMC Tentative Map (TM-3) project.
- Mercy Housing project was not appealed.
- There will not be a Planning Commission meeting on April 22, 2021.
- Items have been scheduled for the May 13, 2021 Planning Commission.
- Update on in-person meetings was given:
 - Red tier = Commission meetings to be held online.
 - Orange tier = Commissioners and staff may meet in person; public participation to continue by phone.
 - Yellow tier = Commissioners, staff, and public may meet in person.

Commissioner Reports

None

8. ADJOURNMENT

Motion by Commissioner Caporusso, seconded by Commissioner Martin, to adjourn the meeting.
The Motion passed unanimously at 7:10 p.m. with a voice vote.