



## **MINUTES**

### **December 12, 2019**

#### **PLANNING COMMISSION MEETING**

6:00 p.m.

Council Chambers  
311 Vernon Street  
Roseville, California  
[www.roseville.ca.us](http://www.roseville.ca.us)

#### **1. CALL TO ORDER**

Chair Caporusso called the meeting to order at 6:00 p.m.

#### **2. ROLL CALL**

Present: Dohner, Jensen, Krafka, Martin, Mendonsa, Caporusso

Absent: Brashears

#### **3. PLEDGE OF ALLEGIANCE**

Commissioner Jensen led those in attendance in the Pledge of Allegiance.

#### **4. PUBLIC COMMENTS**

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

#### **5. CONSENT CALENDAR**

Motion by Commissioner Jensen, seconded by Commissioner Mendonsa, to approve the Consent Calendar.

The Motion Passed.

Roll call vote:

Ayes: Mendonsa, Dohner, Martin, Jensen, Krafka, Caporusso

Noes: None

#### **5.1. Minutes of November 14, 2019**

## **6. REQUESTS/PRESENTATIONS**

### **6.1. WRSP SPA#7 for F-71 & F-66 - 5181 Fiddymment Rd - PL19-0048**

#### **REQUEST**

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment (DAA), and Lot Line Adjustment to allow one 0.296 acre site (F-66) to be developed with a single family residence in lieu of a potable water well. The proposed DAA will be the eighth (8<sup>th</sup>) amendment to the Fiddymment Land Venture Development Agreement (DA) and will extend the term of the DA by 30 years, amend the language related to groundwater wells and water conservation goals and will move the planned elementary school site (F-71) from Phase 3 to Phase 2 of the Fiddymment Ranch portion of the West Roseville Specific Plan.

Applicant: Steve Hicks, Signature Management Company  
Property Owner: David Ash, ATC Realty One, LLC

#### **RECOMMENDATION**

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR,
- B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the Development Agreement Amendment,
- F. Approve the Lot Line Adjustment subject to twelve (12) conditions of approval.

Associate Planner, Charity Gold, presented the staff report.

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

Applicant, Steve Hicks, Signature Management Company, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner comments:

- The extension of the Development Agreement Amendment (DAA) is to protect the City's ability to collect future fees which are specific to that plan area.

No public comments. Chair Caporusso closed the public hearing.

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR,
- B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the Development Agreement Amendment,
- F. Approve the Lot Line Adjustment subject to twelve (12) conditions of approval.

The Motion Passed.

Roll call vote:

Ayes: Martin, Mendonsa, Dohner, Jensen, Krafka, Caporusso

Noes: None

6.2. WRSP PCL W-33 - Westpark Retail - 2300 Pleasant Grove BI - PL19-0158

**REQUEST**

The applicant requests approval of a Design Review Permit to construct four (4) new buildings totaling ±25,200 square feet, with associated parking, lighting, and landscaping on Parcel W-33 of the Village Center. The buildings include a 5,900-square-foot restaurant, 3,300-square-foot café, and two (2) multi-tenant retail buildings totaling 16,000 square feet. The project also includes a Tentative Parcel Map to subdivide the 3.09-acre parcel into two (2) lots and an Administrative Permit for a 9% parking reduction.

Applicant: Ashley Carter, Borges Architectural Group

Property Owner: Juli Hilton, Creekview Investments, LLC

**RECOMMENDATION**

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

- A. Consider the 2<sup>nd</sup> Addendum to the West Roseville Specific Plan EIR;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-one (91) conditions of approval;
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-six (36) conditions of approval; and
- D. Adopt the four (4) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval.

Associate Planner, Kinarik Shallow, presented the staff report.

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

Applicant Jared Callis, Borges Architectural Group, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Was noise a concern at the community outreaches meetings?
- Will there be outdoor music and amplified sound in the courtyard area?
- Are there remedies in place to deal with noise issue should they arise?
- On the rooftop balcony will there be canopies or covering for shade?
- Great concept.
- Like that it opens up to the park.
- Agree with staff's recommendation for a parking reduction as many individuals in the Westpark area walk and bike to destinations.

No public comments. Chair Caporusso closed the public hearing.

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

- A. Consider the 2<sup>nd</sup> Addendum to the West Roseville Specific Plan EIR;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-one (91) conditions of approval;
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-six (36) conditions of approval; and
- D. Adopt the four (4) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval.

The Motion Passed.

Roll call vote:

Ayes: Dohner, Krafka, Jensen, Mendonsa, Martin, Caporusso

Noes: None

### 6.3. Zoning Ordinance Update - 311 Vernon Street (Citywide) – PL19-0230

#### **REQUEST**

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance), primarily for the purpose of enhancing the readability and clarity of the regulations and definitions. Specific additional regulations have been modified or enhanced to reflect necessary updates and resolve inconsistencies, including: adding findings for the denial of an affordable housing project to reflect current state laws; updating the parking regulations for Clean Air and Electric Vehicle Charging consistent with Title 24; allowing height deviations for industrial buildings via a Design Review Permit, to make this section consistent with the existing provisions for commercial buildings; assigning the same location restrictions to public schools as are required for private schools in commercial and industrial zones; expanding the medical use types to include medical campus/office buildings and low-traffic uses (such as dialysis) to the parking standards; allowing for chemical and forensic testing facilities that use small amounts of cannabis in the testing process; and adding the requirement for a Conditional Use Permit for gas and drive-thru facilities

adjacent to residential uses.

Applicant: City of Roseville

### **RECOMMENDATION**

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

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance.

Planning Manager, Greg Bitter, informed the Commission that due to a document conversion error the red-line Exhibit A did not properly upload to the website. Staff recommended that action on this item be continued to the January 9, 2020 Planning Commission meeting.

Associate Planner, Gina McColl, presented the staff report.

Chair Caporusso opened the public hearing and invited comments from the public.

Commissioner discussion:

- This item will not be re-noticed.
- If the item is placed on the Consent Calendar, an interested party could pull the item.
- Appreciate staffs' effort to clean-up the ordinance.
- When do these zoning ordinance changes go into effect?
- Will these updates apply to current projects?
- Is there a better way to define "contiguous to properties with residential zoning designation"?
- Adjacent versus contiguous.

No public comment. Chair Caporusso closed the public hearing.

Motion by Commissioner Dohner, seconded by Commissioner Mendonsa, to continue this item to the January 9, 2020 Planning Commission meeting.

The Motion Passed.

Roll call vote:

Ayes: Krafka, Martin, Mendonsa, Jensen, Dohner, Caporusso

Noes: None

## **7. BOARD MEMBER / COMMISSIONER / STAFF REPORT**

### Staff Reports

- There will be a January 9, 2020 Planning Commission meeting.
- Staff will begin working on the Planning Commission tour.
- League of Cities Planning Commission Academy, March 4 - 6, 2020 will

be held in Sacramento. If you are interested in attending, please contact staff.

- Appeal of West Roseville Specific Plan Parcel F-81 - Fiddymment Plaza Design Review Permit will be heard at the December 18, 2019 City Council meeting.
- The Cokeva DAA was approved at the November 20, 2019 City Council meeting.
- SACOG Regional Housing Needs Allocation regional determination discussion. Staff will work on a workshop to inform the Commission on the allocations for the City of Roseville.

#### Commissioner Reports

- Sundance Self-Storage expansion.

#### 7.1. Planning Commission Meeting Start Time

##### **RECOMMENDATION**

Staff recommends the Planning Commission discuss the start time of Commission meetings and determine whether to request the City Council maintain or modify the current Planning Commission start time.

Commissioners discussed the pros and cons of a 6:00 p.m. Planning Commission start time.

Motion by Commissioner Martin, seconded by Commissioner Jensen, to recommend that City Council change the Planning Commission meeting start time to 6:30 p.m.

The Motion Passed.

Roll call vote:

Ayes: Jensen, Krafka, Dohner, Martin, Mendonsa, Caporusso

Noes: None

#### **8. ADJOURNMENT**

Motion by Commissioner Dohner, seconded by Commissioner Martin, to adjourn the meeting, The Motion Passed unanimously at 7:13 p.m. with a voice vote.