



APPROVED MINUTES

September 26, 2024

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

1. CALL TO ORDER

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

2. ROLL CALL

Present: Brashears, Jensen, Randolph, Unidad, Haggenjos, Prior.

Absent: Covington

3. PLEDGE OF ALLEGIANCE

Chair Prior led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

5.1. Minutes of September 12, 2024

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

Ayes: Haggenjos, Unidad, Randolph, Brashears, Jensen, Prior

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. Infill Parcel 188 – Quick Quack Car Wash, 300 N Sunrise Av, File # PL24-0744

REQUEST

The project is a request for a Conditional Use Permit to allow a car wash in the Planned Development 16 (PD16) zone and a Design Review Permit to construct an approximate 3,700-square-foot Quick Quack Car Wash building with two vehicle queuing lanes, 15 vacuum stalls, associated parking, and landscaping. The existing building on the site will be demolished.

Associate Planner, Kinnie Shallow, presented the staff report.

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

Applicant representative, Vance Shannon, Quick Quack Car Wash, stated he had received a copy of the staff report and was in agreement with staff's recommendations.

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

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty (60) conditions of approval.

Roll call vote:

Ayes: Haggenjos, Brashears, Unidad, Randolph, Jensen, Prior

Noes: None

The Motion passed.

6.2. Sierra Vista Specific Plan Parcel WB-42 - Rezone and Land Use Amendment, 2931 Pleasant Grove Bl, File #PL24-0397

REQUEST

The applicant requests a Lot Line Adjustment to reconfigure the two parcels making up SVSP Parcel WB-42 from two parcels (6 acres and 8.5 acres, respectively) into two parcels WB-42A to the north (7 acres) and WB-42B to the south (7.5 acres). A Rezone, General Plan Amendment (GPA), and Specific Plan Amendment (SPA) are requested to change the zoning of Parcel WB-42B from Community Commercial (CC) to Residential Small Lot/Development Standards (RS/DS) and the land use designation from CC to Medium Density Residential at 7 units/acre (MDR-7). A Fifth Amendment to the SVSP Westbrook Development Agreement (DA), is requested to reflect the proposed land use change. A

Tentative Subdivision Map is requested to create fifty-three (53) single-family residential lots on parcel WB-42B.

Associate Planner, Sean Morales, presented the staff report.

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

Applicant representative, Marcus Lo Duca, Law Office of Marcus Lo Duca, stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Commissioner Discussion

- A Commissioner asked the applicant how many inquiries had been received from their marketing efforts. The applicant responded that during approximately six (6) years of active marketing the property, they have not received any inquiries to develop the site with commercial uses.

Public Comments

Kate Rosenlieb, Jennifer Faulk, Bob Waters, and Brian Wong provided public comments:

- A commentator provided a petition signed by 86 Solaire residents who oppose the proposed land use change.
- A commentator asked if a phased commercial project has been considered.
- A commentator stated that West Park is becoming a stucco jungle.
- A commentator stated that a nearby neighborhood park does not have adequate amenities.
- A commentator stated that rezoning the property at this time is premature.
- A commentator supported the land use change with the inclusion of the residential project and appreciated the difficulty in trying to find a tenant for the larger commercial property.
- A commentor stated they supported the project as it would eliminate noise pollution and bright lights from commercial vehicles.
- A commentator acknowledged the difficulty of marketing and obtaining clients willing to participate in commercial development and that they do not feel the current parcel has the capability of developing into a commercial environment such as the Fountains.
- A commentator stated that there are currently no walkable shopping options in the neighborhood.
- A commentator mentioned that a nearby parcel, owned by the City, at the corner of Westbrook Blvd. and Blue Oaks Blvd. has not been downsized. The commentor stated they were in opposition to the proposed lot line adjustment and that the current project has the potential to be a phased commercial project.
- A commentator stated the subdivision provides excessive housing and cramped residential lots.

- A commentator stated the subdivision design lacks green space.
- A commentator stated that the neighborhood lacks proximity to commercial businesses, including grocery stores.
- A commentator raised concerns regarding the need for quality of life, which has the potential to be accommodated by commercial development including but not limited to amenity related businesses and a medical office.
- A commentator suggested the City delay the proposed entitlement changes until the long-term effects of the land use change are observed.
- A commentor suggested there is the potential for enhanced property value and higher tax revenue generation as a result of maintaining the current commercial zoning.
- A commentor asked the applicant and Commission to consider alternative options to the current proposal including mixed use zoning.

Applicant representative, Marcus Lo Duca, provided a rebuttal. He stated that a 7-acre commercial site will be built quicker and could provide many of the uses mentioned during the public comment. He used the Roseville Galleria Mall and Fountains as examples of commercial projects that took many years to develop, and as commercial developments that often have vacancies due to market fluctuations. He mentioned the fact that Phase 2 of the Fountains is adjacent to a heavily trafficked area and remains vacant more than 20 years after the overall Fountains project was approved. He stated that the proposed rezone will add additional homes to the area and create an appropriately scaled commercial center that would help to prevent long term vacancies.

Chair Prior closed the public comment period.

Commissioner Discussion

- A Commissioner asked about size of the West Park Village Commercial Center (with Kitchen 747) to compare that project to the current proposal. Staff responded that the West Park Village Commercial Center was approximately 3.5 acres whereas the current project would result in a 7-acre commercial site.
- A Commissioner inquired about the size of the development located on the corner of Pleasant Grove and Fiddymont (Safeway). It was estimated by the applicant that this lot size is about 8.5 acres.
- A Commissioner inquired about the public benefit fees and usage. It was stated by staff that the two park fees will be dedicated to current park development and improvement projects as determined by the Parks Department. Staff elaborated that Parks is currently focused on dedicating available resources to parks within the Sierra Vista Specific Plan. Staff also mentioned that previously, impact fees have not provided sufficient funds to fully develop several parks.
- A Commissioner inquired as to additional economic benefit to the public associated with this project. Staff mentioned that the approximately \$67,000 public benefit fee

goes into the Strategic Improvement Plan and is used at the discretion of the Council.

- A Commissioner mentioned increase in vacancies in commercial centers and asked staff if this is a trend that the City is seeing. Staff responded that in the last 20 years, we have seen more vacancies in commercial development and certain uses (bank) are becoming vacant at an increased rate. Staff elaborated on the evolution of commercial sites and the various factors influencing brick and mortar commercial development, from the great recession to the increase in e-commerce and more recently the pandemic.
- A Commissioner inquired how long the Safeway center, in the Del Webb plan, remained vacant. Staff responded that the site was designated as a commercial property in 1993, originally approved for a grocery store in 2005, approved again in 2022 and construction started in 2024.
- A Commissioner pointed out the fact that there has been an agreement between the developer and a neighboring development to meet the City's affordable housing policies. Staff responded that there is an agreement to provide off-site affordable units on a parcel that is more appropriate than the proposed single-family subdivision.
- A Commissioner asked how far the Costco and Safeway shopping centers are from the proposed site. Staff responded less than 2 miles.
- A Commissioner asked if a 7-acre lot can accommodate about 70,000 square feet of commercial business. Staff stated that the market study states the site can support 60,000 to 70,000 square feet and a conceptual study showed generally 55,000.
- A Commissioner inquired about the size of the project in comparison to the Blue Oaks Plaza. Staff reported that the Raleys lot without the childcare center and gas station in Blue Oaks Plaza it is somewhat close to the size of the current lot.
- A Commissioner asked about the square footage of the Raley's One Market in Blue Oaks Plaza. Staff stated that the square footage is around 35,000 square feet.
- A Commissioner brought up the West Park Village Commercial Center and that fact that this large commercial area remained vacant until it was rezoned to create a smaller commercial area and provide additional residential units. They compared this situation to the Solaire development. They suggested that downsizing the commercial acreage would continue to accommodate retail square footage and if developed earlier, could generate revenue for public benefit over time. They asked about the City property at Blue Oaks and Westbrook and whether the site would be developed by the City or sold to a private developer. Staff responded that the site is 13 acres designated as commercial land use with no future development plans at this time.
- A Commissioner asked staff to clarify whether the Commission's approval of the tentative map is contingent upon the Council's final approval of the General Plan amendment and the rezone. Staff reported that the tentative map and lot line adjustment are subject to appeal to City Council but are contingent upon the

approval of the legislative entitlements (General Plan and rezone). If the General Plan amendment and rezone are not approved the tentative map would not be valid.

Chair Prior closed the Public Hearing.

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

1. Consider the 13th Addendum to the Sierra Vista Specific Plan EIR;
2. Recommend the City Council adopt a resolution approving the General Plan Amendment;
3. Recommend the City Council adopt a resolution approving the Specific Plan Amendment for the Sierra Vista Specific Plan;
4. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend the City Council adopt the five (5) findings of fact and approve the Fifth Amendment to the SVSP Westbrook Development Agreement (DA);
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-nine (59) conditions of approval; and
7. Approve the Lot Line Adjustment subject to eight (8) conditions of approval.

Roll call vote:

Ayes: Randolph, Jensen, Haggenjos, Brashers, Unidad, Prior

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

- There will be a Planning Commission meeting on October 10, 2024.
- There will not be Planning Commission meeting on October 24, 2024.
- Infill Parcel 198 (100 Stonehouse Court) WellSpace Health Rezone will be heard at the October 2, 2024, City Council Meeting.

8. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Jensen, to adjourn the meeting. The motion passed at 7:44 p.m. with a voice vote.