



John Prior, Chair
Clifford Haggenjos, Jr., Vice Chair
Commissioner Erich Brashears
Commissioner Tracy Covington
Commissioner Robert Jensen
Commissioner Andraé Randolph
Commissioner Kim Ryan Unidad
Greg Bitter, Liaison
Lupe Nelson, Secretary

APPROVED MINUTES

Planning Commission Meeting

May 8, 2025

6:30 PM

City 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, Covington, Randolph, Haggenjos,
Prior. Absent: Jensen, Unidad.

3. PLEDGE OF ALLEGIANCE

Vice-Chair Haggenjos led 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 March 13, 2025 (DEVELOPMENT SERVICES PLANNING)

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

Roll call vote:

Ayes: Covington, Brashears, Randolph, Haggenjos, Prior.

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1 Infill Parcel 86B – Rocky Ridge Apartments, 1995 Rocky Ridge Dr, File # PL23-0351

REQUEST: The applicant requests a Design Review Permit (DRP) for an 18-unit multifamily project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discussion

- A Commissioner requested clarification on the housing density bonus. Staff responded that the General Plan density for this property allows up to twelve (12) units. Since the developer is willing to enter into an agreement to provide two (2) units for very low-income housing, the project qualifies, in accordance with the Roseville Municipal Code, for a 50% density bonus, which allows for six (6) additional units.
- A Commissioner asked about the setback from the end of the parking lot to the trail along Linda Creek. Staff estimated that the setback is about 30 to 50 feet.
- A Commissioner asked how the density bonus units affected the number of trees proposed to be removed. Staff responded that it's hard to say for sure, because the access points, drive isles and parking for the project would not be significantly altered. The objective is to keep the driveways for the project as far away from the intersection as possible. Also, the typography and grade of the site triggers many tree removals.
- A Commissioner asked if the project is approved what are the Tree Permit requirements for the applicant. Staff responded that while on-site replacement planting is the preferred method, the Ordinance allows for the payment of an in-lieu mitigation fee when it is found that the other provided remedies are not feasible or desirable. The mitigation fee will contribute to funds that will propagate, purchase, plant, protect, and maintain native trees within the City of Roseville. Also, the applicant plans to plant oak trees as part of the landscape plan.

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

Applicant, Sara Lebastchi, D and S Development, stated she had received a copy of the staff report and was in agreement with staff's recommendation. She also stated that, per the arborist's report, about 70% of the trees are in major structural or health decline.

Commissioner Discussion with the Applicant

- A Commissioner asked what the rental rates would be. Applicant responded that for 2-bedrooms to start around \$2,500 a month and for the low-income apartments around \$1,000.

Chair Prior opened the public comment period.

Public Comment

Frances Mentzer, Rosalyn Clement, Mary Steele, Lance Hibben, Kathy Scott, Jeannette Teixeira, and LuAnne Warren provided public comments.

The following is a list of questions and concerns raised by the speakers:

Parking concerns

- Lack of on-street parking.
- Will there be designated visitor and ADA parking?
- There is insufficient parking for apartment residents.
- Surrounding businesses do not want their parking lots used as overflow parking.
- Will there be assigned parking for residents?
- Where will parking for the bike path be located?

Traffic concerns

- There is a blind corner at Cirby Way and Rocky Ridge.
- Motorists speed on the streets.
- Traffic congestion.
- Lack of police presence to deal with traffic issues.

Habitat concerns

- Erosion to the creek.
- Damage to trees along the trail.
- Rootballs of the trees will be exposed
- Damage to Linda Creek wildlife

Pedestrian safety concerns

- Oakmont students walk to school along streets that are adjacent to the proposed project.
- Individuals jaywalk across the Rocky Ridge and Cirby Way.

Flooding concerns

- Concerns with project flooding as it is near Linda Creek.

What is the timeline for the project?

Chair Prior closed the public comment period.

Applicant, Sara Lebastchi, D and S Development, provided a rebuttal: Residents will have assigned parking and there will be two (2) designated parking spaces for visitors. She also addressed creek concerns, stating that erosion measures will be in place.

Commissioner Discussion

- A Commissioner stated that she has two (2) students that attend Oakmont and is aware of the pedestrian and traffic concerns.
- A Commissioner informed the audience that the property is zoned residential and that property owners have rights to develop consistent with the General Plan and Zoning Ordinance.
- A Commissioner asked staff if the Linda Creek trail would have an undercrossing. Staff stated that a future undercrossing is proposed.
- A Commissioner requested that signage be posted directing visitors to alternate parking areas. The applicant responded that she was willing to add directional signage. A condition of approval will be added to address signage.
- A Commissioner asked about the process to obtain "parking by permit" on streets. Staff responded that requests should be made to the Public Works Department.
- A Commissioner asked if units would be assigned parking. The applicant responded that each unit would be assigned a parking spot and that a representative would reside on-site and would be responsible for managing the property.
- A Commissioner asked about the speed survey that was included in the access and circulation study. Staff responded that the speed study was prepared to ensure the driveway proposed for Rocky Ridge met the site distance requirements for that roadway.
- A Commissioner asked how the community could request additional police presence to monitor traffic. Staff stated that individuals should contact the Public Works Traffic Unit.
- A Commissioner asked if the project was within the Linda Creek flood area. Staff responded that it was not.

Chair Prior closed the Public Hearing.

Motion by Commissioner Covington, second by Commissioner Brashears to:

1. Adopt the Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-one (81) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

Additional condition of approval:

The applicant shall install directional signs within the parking lot informing visitors of additional parking opportunities at Maidu Regional Park. The signage will include language asking visitors using the public parking at Maidu Regional Park to be courteous to existing neighbors. (Planning)

Roll call vote:

Ayes: Covington, Brashears, Haggenjos, Prior

Noes: Randolph

The Motion passed.

6.2 Zoning and Subdivision Ordinance Legislative Update 2025, File # PL25-0221

REQUEST: The request is a city-initiated update to Title 18 (Subdivision Ordinance) and Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) in response to state legislation passed in 2024 and to make minor corrections and maintenance updates. The request includes amendments to the following Zoning Ordinance sections: Section 19.08.090 (Commercial Use Types) to add a definition for microbreweries, update language from “coin-operated” to “pay- for-play” within the definition for amusement center, add permanent make-up/microblading to the types of uses categorized as Personal Services, and to include brewpubs as a type of convenience and full service eating establishment; Section 19.10.020 (Residential Zone Permitted Use Types) and Section 19.12.020 (Commercial Zone Permitted Use Types) to add footnotes specifying that administrative and office space not exceed 25% of the total floor area for supportive housing per changes to state law, and to add veterinary clinics as allowed with a Conditional Use Permit in the Regional Commercial zone district; Section 19.14.020 (Industrial Zone Permitted Use Types) to add microbreweries as an allowed use by right in all Industrial zones; Section 19.22.020 (Accessory Uses) to create specific regulations for the use and operation of portable on-demand (POD) storage containers within Residential zones; Section (Permitted Accessory Structures to Dwelling Use Type) to add shipping containers as an accessory structure that is prohibited in Residential zones; Section 19.26.030 (Parking Space Requirements by Use Type) to allow parking reductions for eating and drinking establishments to be approved administratively; Chapter 19.28 (Residential Density Bonus) to incorporate changes to residential density bonuses per changes to state law; Chapter 19.33 (Commercial Corridor Specific Plans) to require a minimum density of 20 units/acre for multifamily uses in the Commercial Corridor Specific Plan Areas; Sections 19.60.060 (Accessory Dwelling Units) to specify that replacement parking is not required for ADUs if an uncovered parking space is demolished and that multifamily sites may have up to eight detached Accessory Dwelling units per changes to state law; Section 19.76.210 (Extension); Section 19.76.050 (Application Processing Procedures) to require all projects subject to public hearing post a project notification on-site; and Section 19.82.030 (Procedure) to allow Major Project Permit Extensions to be approved administratively. The project also includes amendments to the following Subdivision Ordinance sections: Chapter 18.05 (Tentative Map Applications – Ministerial) to further revise the Ministerial

Maps eligibility criteria to include certain single-family zones. The amendments to the Subdivision Ordinance are to reflect changes in state law (Senate Bill 1123 of 2024).

Associate Planner, Eric Singer, presented the staff report.

Commissioner Discussion

- A Commissioner asked for clarification to the RMC Section 19.82.030 amendment that would allow Major Project Permit Extension to be approved administratively. Staff responded that these items don't include modifications to the original Commission approval and typically appear in the Consent section of the Agenda. If an applicant was proposing to modify a Major Project Permit, a different entitlement would be necessary and could require approval by the Planning Commission.

Commission Prior opened the Public Hearing and public comment period. Hearing none, Chair Prior closed the public comment period and Public Hearing.

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

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

Roll call vote:

Ayes: Randolph, Covington, Haggenjos, Brashears, Prior

Noes: None

The Motion passed.

7. COMMISSIONER/STAFF REPORTS

Staff Report

- There will not be a Planning Commission meeting on May 22, 2025.

Commissioner's Report

None

8. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Randolph, to adjourn the meeting.

The motion passed at 7:58 p.m. with a voice vote.