



MINUTES
May 9, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Chair Krafka called the meeting to order at 7:00 p.m.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Motion by Robert Jensen, seconded by Tracy Mendonsa, to approve the Consent Calendar. The Motion Passed.

Roll Call Vote: Ayes: Caporusso, Jensen, Martin, Mendonsa, Krafka as to item 5.1 only

Chair Krafka recused himself from voting on item 5.2 due to a conflict of interest; his employer, Cunningham Engineering, was a consultant for Placer County, providing civil engineering and landscape architecture design on the project - Placer County Coroner's Office, 10951 Veterans Dr - PL # 19-0042.

5.1. Minutes of April 25, 2019

5.2. NIPA PCL 55 - Placer County Coroner's Office - 10951 Veterans Dr - PL # 19-0042

REQUEST

The applicant requests approval of a Major Project Permit Stage One Modification and Major Project Permit Stage Two to allow construction of a one-story, 19,492 square foot steel and concrete structure to be used as a coroner's facility, with parking for eight visitors. Additionally, there will be a secure parking area with 34 spaces for staff and official vehicles to the north of the building. The secure yard will be screened with an eight-foot-tall, split face concrete masonry wall with an ornamental iron swinging vehicular gate.

Applicant: Mike Smith, Nacht & Lewis

Owner: Placer County

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage One Modification subject to seventeen (17) conditions of approval; and
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage Two subject to seventy-one (71) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL 50 - Foothills 30 Major Grading Plan - 7465 Foothills Bl. - PL # 18-0414

REQUEST

The applicant requests a Major Grading Plan approval to allow rough grading in two phases at the northeast corner of Foothills Blvd. and Pleasant Grove Blvd. Phase one involves removing berms along the frontages of the two roads and phase two involves using the cut from phase one as fill to create a level pad area in the southwest corner of the site for future development. A tree permit is also requested to remove three native oak trees on the site.

Applicant: Tiffany Wilson, RSC Engineering, Inc

Owner: Thad Johnson, Pappas Investments, For: Foothills 30 LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to thirty (30) conditions of approval; and
- C. Adopt the two (2) findings of fact and approve the Tree Permit subject to seventeen (17) conditions of approval.

Assistant Planner, Sean Morales, presented the staff report.

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

Applicant, Tiffany Wilson, RSC Engineering, Inc., stated she had received a copy of the staff report and was in agreement with the staff's recommendation. Additionally, she introduced, Owner, Thad Johnson, Pappas Investments, For: Foothills 30 LLC, who was present during the Planning Commission meeting.

Chair Krafka closed the public hearing.

Commissioner Discussion:

- None

Motion by Justin Caporusso, seconded by Robert Jensen, to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; to adopt the three (3) findings of fact and approve the Major Grading Plan subject to thirty (30) conditions of approval; and to adopt the two (2) findings of fact and approve the Tree Permit subject to seventeen (17) conditions of approval. The Motion Passed.

Roll call vote: Ayes: Caporusso, Jensen, Krafka, Martin, Mendonsa

Absent: Brashears, Dohner

6.2. INFILL PCL 246 - Roseville Old Town Lofts - 241 Nevada Ave. - PL # 18-0178

REQUEST

The project consists of the construction of 23 attached single-family dwelling units. The project includes a request for a General Plan Amendment to change the land use designation of the property from Business Professional (BP) to High Density Residential (HDR), a Design Review Permit for construction of 23 single-family units and to modify the development standards of the existing Attached Housing (R3) zone, a Tentative Subdivision Map, and a Tree Permit.

Applicant: Phil Harvey, Kuchman Architects

Owner: Robert Pegos

SUMMARY RECOMMENDATION

- A. Adopt the Roseville Old Town Lofts Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);

- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-eight (68) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-eight (68) conditions of approval; and
- E. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

Derek Ogden, Senior Planner, removed item 6.2, INFILL PCL 246 - Roseville Old Town Lofts - 241 Nevada Ave. - PL # 18-0178, from the May 9, 2019 Planning Commission Meeting agenda due to a noticing error. This item will be heard at the May 23, 2019 Planning Commission Meeting.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Report:

- City Council changed the start time of the City Council meetings to 6 p.m. The start time of Planning Commission meetings will be added to the May 23, 2019 Planning Commission meeting agenda for discussion.
- City Council approved the Huntington Apartments project on May 1st.
- City Council approved the NIPA PCL 25 Rezone project on May 1st.

Commission Report:

- In response to the possibility of changing the Planning Commission meeting start time, please bring to the May 23, 2019 Planning Commission meeting, background information on neighboring cities Planning Commission meetings and start times.
- Congratulations and welcome Matt Todd to the dais.

8. ADJOURNMENT

Motion by Justin Caporusso, seconded by Tracy Mendonsa, to adjourn the meeting. The Motion passed unanimously at 7:16 p.m. with a voice vote.