



**MINUTES**  
April 25, 2019

**PLANNING COMMISSION MEETING**

7:00 p.m.

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

**1. CALL TO ORDER**

Chair Krafka called the meeting to order at 6:59 p.m.

Chair Krafka welcomed Commissioner Martin to his first Planning Commission meeting. Commissioner Martin stated that he is looking forward to his new role on the Planning Commission.

**2. ROLL CALL**

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

**3. PLEDGE OF ALLEGIANCE**

Commissioner Mendonsa 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 Tracy Mendonsa, seconded by Erich Brashears, to approve the Minutes of March 28, 2019. The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Jensen, Krafka, Martin, Mendonsa

5.1. Minutes of March 28, 2019

**6. REQUESTS/PRESENTATIONS**

6.1. WRSP PCL W-13 - Cadence DRRS MOD - 3070 Pleasant Grove Bl - File # PL19-0039

**REQUEST**

The applicant requests approval of a modification to a Design Review Permit for a Residential Subdivision (DRRS) to add three (3) additional plan types to the approved Westpark Village 13D DRRS (File #PL18-0326). The color scheme and materials are consistent with the previous approval.

Applicant/Owner: David Judy, KB Home Sacramento, Inc.

**SUMMARY RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision Modification subject to three (3) conditions of approval.

Assistant Planner, Kinnie Shallow, presented the staff report.

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

Applicant/Owner, David Judy, KB Homes Sacramento, Inc., stated he had received a copy of the staff report and was in agreement with the staff's recommendation. He shared background on the project, explaining that expanding offerings will help affordability.

Ray Stemler spoke in opposition of the project.

Mr. Stemler's Comments:

- Smaller single family homes already exist in the community.
- The variance in range of the homes is cause for worry.
- Smaller homes will be a target for investors.
- Smaller homes, ultimately targeted by investors, will not help home affordability.

Chair Krafka closed the public hearing.

Commissioner Discussion:

- What is the cost per square foot?
- What is the low-density information of parcels B and C?
- Is changing the skyline beneficial?
- Do we have regulations to achieve minimum standards through Code Enforcement?

- When working with Code Enforcement, do we achieve compliance?
- In my neighborhood, I have seen smaller home buyers happy to be able to own a home.
- In regards to multi-family rental vacancies in the City, people might want to own a smaller home, vs. renting an apartment.
- I like the idea of smaller, one-story houses. There is less and less out there for one-story living, so more one-story homes is appealing.

Motion by Robert Jensen, seconded by Erich Brashears, to adopt the two (2) findings of fact and approve the Design Review Permit, subject to three (3) conditions of approval. The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Jensen, Krafka, Martin, Mendonsa

6.2. Citywide Climate Action Plan (CAP) and General Plan Update – 311 Vernon Street – File # PL16-0336

**REQUEST**

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the proposed approach to a Climate Action Plan and the status of the General Plan Update project. No action is required by Planning Commission.

Applicant: City of Roseville, Development Services, Planning Division

**SUMMARY RECOMMENDATION**

The Planning Division is recommending the Planning Commission hear staff's informational presentation. No action is required.

Associate Planner, Gina McColl, presented the staff report.

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

Hearing none, Chair Krafka closed the public hearing.

Commissioner Discussion:

- Clarification of Vehicle Miles Traveled (VMT).
- Discussion on greenhouse gas analysis and EIR.
- Discussion about the importance of having a comprehensive plan, and not creating a hindrance to development moving forward.
- Will we get to a point that the EIR can't move forward?
- Appreciation of the staff's work and time put into this project.

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

Commissioner Report:

- None

Staff Report:

- City Council approved the Creekside Ridge project on April 3rd.
- The appeal for the Dutch Bros project has been withdrawn; the project will not be moving forward at this time.
- City Council will hear the Huntington Apartments project on May 1st.
- City Council voted last week to move meeting times; City Council meetings will now start at 6pm.
- At this time, Planning Commission meetings will remain at 7pm.
- Welcome, Commissioner Martin, to Planning Commission.

**8. ADJOURNMENT**

Motion by Robert Jensen, seconded by Tracy Mendonsa, to adjourn the meeting. The Motion passed unanimously at 7:38 p.m. with a voice vote.