



**MINUTES**  
February 28, 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**

Vice-Chair Caporusso called the meeting to order at 7:00 p.m.

**2. ROLL CALL**

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

**3. PLEDGE OF ALLEGIANCE**

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

**4. PUBLIC COMMENTS**

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

**5. CONSENT CALENDAR**

Motion by Robert Jensen, seconded by Tracy Mendonsa, to approve the Minutes of February 7, 2019. The Motion Passed.

Roll call vote: Ayes: Caporusso, Dohner, Jensen, Mendonsa

Absent: Brashears, Krafka

5.1. Minutes of February 7, 2019

**6. REQUESTS/PRESENTATIONS**

6.1. General Plan Amendment, Specific Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Tree Permit, and Lot Line Adjustment – 1001 Creekside Ridge Drive – NCRSP Parcels 95 and 98A, Creekside C6 and C7 Retail – File #PL18-0060

**REQUEST**

The applicant requests approval of a General Plan Amendment and a Specific Plan Amendment to change the land use designation on Parcel 98A from Open Space to Regional Commercial, a Rezone to change the zoning designation on Parcel 98A from General Industrial (M2) to Regional Commercial (RC), a Major Project Permit Modification to add three retail buildings to the approved Creekside Center site plan, a Major Project Permit Stage 2 to approve the design of three retail buildings, a Tree Permit to encroach into the protected zone of several offsite native oak trees, and a Lot Line Adjustment to reconfigure the existing parcels.

Applicant – Tiffany Wilson, RSC Engineering, Inc.

Owner – Trey Gundlach, Allegiant Development Co., Inc.

**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. Recommend that the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Recommend that the City Council approve the Specific Plan Amendment;
- D. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to four (4) conditions of approval;
- F. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to ninety-eight (98) conditions of approval;
- G. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval; and
- H. Approve the Lot Line Adjustment subject to thirteen (13) conditions of approval.

Associate Planner, Charity Gold, presented the staff report.

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

Applicant, George Phillip, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Roseville Parkway entrance into project area.
- Roseville Parkway will be widened in the near future. Is the timeline known?
- Like the architectural design - refreshing and edgy.

- Appreciate the creativity of the building design.
- Good use of space.
- Traffic and parking concerns.

Motion by Commissioner Robert Jensen, seconded by Commission Kristine Dohner, to:

- Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- Recommend that the City Council approve the General Plan Amendment (Text and Land Use Map);
- Recommend that the City Council approve the Specific Plan Amendment;
- Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to four (4) conditions of approval;
- Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to ninety-seven (97) conditions of approval;
- Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval; and
- Approve the Lot Line Adjustment subject to thirteen (13) conditions of approval.

Motion included the following revised conditions to:

#### Major Project Permit Stage 2

Condition 4:

~~The applicant shall submit an application to the City for a monument sign on Roseville Parkway. The monument sign shall equally serve the properties at 1251 Roseville Parkway, 1253 Roseville Parkway, 1261 Roseville Parkway, and 1025 Creekside Ridge Drive. In accordance with the City Sign Ordinance, the applicant proposes to submit an application for a monument sign on Roseville Parkway. The applicant has proposed a monument sign to be located on parcel C7 that shall equally serve Parcels C6, C7, and 1025 Creekside Ridge Drive. A monument sign serving the three properties is consistent with the City Sign Ordinance. The final review and approval of the monument sign shall be through the Sign Permit process. (Planning)~~

Condition 25:

The site shall be accessed by a ~~35-foot~~ 30-foot wide A-7 driveway located on Roseville Parkway 185-feet east of Creekside Ridge Drive as measured from curb return to driveway centerline. This driveway shall be restricted to right turn ingress and egress movements only. (Engineering)

Condition 70:

~~The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)~~

#### Lot Line Adjustment

Condition 13:

~~Separate declaration of~~ Conditions, Covenants, and restrictions (CC&Rs) for each parcel shall be *provided and reviewed* ~~approved~~ by the City Attorney prior to the issuance of the Certificate of Compliance. The *City Attorney shall review the CC&R's and shall require the CC&R's* to include the following items as a *condition to the issuance of a Certificate of Compliance*:

- ~~a. Incorporation of the parcels into the existing Owners Association.~~
- a. *The common areas provide reciprocal access, parking and utilities (including drainage) for the mutual benefit of all parcels and all tenants. (Engineering)*
- b. *Language stating that access is to be granted for maintenance and repair of water and sewer services across lots that the utility crosses. (Environmental Utilities)*
- c. *A clause stating that the property owners within the project area shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Alternative Transportation)*
- d. *A clause prohibiting the amendment, revision, or deletion of any sections in the CC&Rs required by these conditions of approval without prior written consent of the City Attorney.*

Roll call vote: Ayes:, Dohner, Jensen, Mendonsa, Caporusso  
Absent: Brashears, Krafka

## 7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

### Staff Reports

- A Planning Commission meeting will be held on March 14, 2019.
- The Villages at Kit Carson Way and Play Care Commercial projects will be heard at the March 6, 2019 City Council meeting.
- The applicant for the Main Street Plaza Apartments has rescinded its appeal.
- The Dutch Bros. appeal is schedule for April 3, 2019

## 8. ADJOURNMENT

Motion by Tracy Mendonsa, seconded by Kristine Dohner, to adjourn the meeting. The Motion Passes unanimously at 7:30 p.m. with a voice vote.