



MINUTES
February 7, 2019

SPECIAL MEETING NOTICE
PLANNING COMMISSION

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 7:02 p.m.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

Commissioner Caporusso 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 Justin Caporusso, to approve the Consent Calendar with *Revised Exhibits A. Master Site Plan* and *Exhibit C. Pedestrian Connectivity Plan* to Item 5.2. - Major Project Permit Stage 1 Modification and Lot Line Adjustment - 200 Gibson Drive - NCRSP PCL 40 - Highland Village - File# PL18-0258.

Roll Call votes: Ayes: Mendonsa, Caporusso, Brashears, Krafka

5.1. Minutes of January 24, 2019

5.2. Major Project Permit Stage 1 Modification and Lot Line Adjustment – 200 Gibson Drive – NCRSP PCL 40 - Highland Village – File # PL18-0258

REQUEST

The applicant requests approval of a Major Project Permit Modification to the Highland Village site plan to eliminate Building 5, increase the size of restaurant Buildings 3 and 4, and add 46 parking spaces to the project site. The request includes changing Building 2 from an office use to medical use. A Lot Line Adjustment is also requested to reconfigure parcels consistent with the revised site plan.

Applicant: David Crawford, RMW Architecture & Interiors
Owner: Timothy Gagnier, 990 Reserve Drive, LLC

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 Major Project Permit Stage 1 Modification subject to six (6) conditions of approval.
- B. Approve the Lot Line Adjustment subject to eleven (11) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. Design Review Permit, Parking Reduction, and Voluntary Merger – 1017 Douglas Boulevard – Infill Pcl 187 – Drive-Thru Coffee Kiosk – File # PL18-0006

REQUEST

The applicant requests approval of a Design Review Permit to construct an 800 square-foot drive thru coffee kiosk and associated improvements, an Administrative Permit for a one (1) space parking reduction, and a Voluntary Merger to merge two (2) existing lots into one (1) lot for development.

Applicant: Tiffany Wilson, RSC Engineering, Inc
Owner: Chase Burke, Ethan Conrad Properties

SUMMARY RECOMMENDATION

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

- A. Conclude that Finding 2 of the required four (4) findings of fact cannot be made to approve the Design Review Permit, and accordingly deny the Design Review Permit.
- B. Decline to take action on the Administrative Permit for a Parking Reduction, as the denial of the Design Review Permit invalidates the request for an Administrative Permit.
- C. Direct staff to process the Voluntary Merger administratively.

Senior Planner, Lauren Hocker, presented the Staff Report.

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

Applicant, Tiffany Wilson, RSC Engineering, Inc., and Owner, Chase Burke, Ethan Conrad Properties, stated they had received a copy of the staff report and were not in agreement with staff's recommendation.

Ms. Wilson and Mr. Burke rebuffed the 7 areas of potential impact that were presented by City staff. They believe these areas have been addressed or can be mitigated. Mr. Burke read a statement from Dutch Bros. Corporate Office. They answered questions about the Davis Dutch Bros. site and where employees will park.

Commissioner Discussion:

- Appreciate Dutch Bros. commitment to the community.
- Drive-thru lane discussion.
- Is there a designated parking spot for delivery trucks to unload or are they parking illegally?
- Did the traffic study look at the timing of the light at Douglas Bl. and Folsom Rd.?
- Describe the outreach which took place.
- Are Baker Ben's and Taqueria El Tapitio in support of the project?
- The proposed property site is a blighted property.
- The item was scheduled to be heard in December. Why was the item continued?
- Appreciate thought and effort that the staff put into making a recommendation.
- Thank you to applicant.
- The Commission does see the value in developing the site and is not opposed to its development.
- The applicant's creative plan to find space and pathways is commended.
- Thought and effort by the Commissioners goes into making a decision.
- Not all Dutch Bros. or Starbucks are in a residential area.

Rosemaire LaRocca, Christie D Lorenzo, Doug McDougall, Myrna Wathen, Kathryn Cole, Kumi Wickrauiasinghe, Nancy Ayala, Crystal Clements, Donna Pruter, Anthony Ayala, Ron McCorry, Shelly Williams, Deborah Monterrojas, Chris Ewers, Kathy Goddard, Stefanie Rhoades, and Deepa Menon spoke in opposition of the project.

Public Comments:

- Concerned the traffic study makes assumptions.
- Traffic leads to accidents.
- Would like to see the lot developed but not at the cost of safety.
- Proposed project will have a negative impact on the neighborhood.
- Public safety concerns.
- Ben Ezra does not have sidewalk.
- Safety concerns for pedestrians at crosswalks.
- Safety concerns for children, parents and staff of the child care facility located at Ben Ezra and Folsom Road.

- Folsom Road has no mechanism for people crossing the street.
- Safety concerns for pedestrians, bicyclists, and vehicles on Douglas.
- Traffic congestion around proposed site.
- Oppose business model.
- No deceleration lane is available for proposed project.
- Dutch Bros. draws a high school crowd. These drivers are not as experienced.
- Vehicles waiting for their orders will release fumes into the neighborhood.
- 100 year old neighborhood with odd lots, one-way, narrow streets, and sidewalks in disrepair causing people to walk on the street.
- Many people walk through the neighborhood.
- A lot of pedestrian traffic on Donner.
- Project would cause an increase of vehicles into the area and create congestion.
- People are unaware of how to travel on one-way streets.
- 24-hour kiosk would not fit the neighborhood.
- Issue with air quality - air quality will decrease with increase of vehicle traffic.
- Increase in noise.
- Increase in damage to streets.
- Property value will decrease.
- Support small business.
- This project will be a detriment to local businesses.
- Drivers do not pay attention to signage. For example, the signage at ARCO AM/PM is ignored.
- Traffic accident that resulted in the loss of a life.
- Petition from neighbors in opposition of the proposed project was submitted.
- Limited/poor visibility on Douglas.
- Taqueria El Tapitio parking lot has an incline.
- Douglas already has traffic issues. Proposed business would cause an increase in traffic travelling on Douglas.
- Where will the employees park? Will this decrease the availability of parking spaces for customers?
- Dutch Bros. on Baseline and Foothills Blvd.
 - Frequented by young people.
 - Line wraps around the business.
 - Takes a long time for drinks to be served.
 - Tents are an eye sore.
- Egress/ingress traffic for 40 mph traffic is a hazard.
- Stacking ability will be lost due to alley mouth.
- Several photos of large delivery trucks servicing the taqueria were shown.
- Dutch Bros. in Davis
 - Mitigation measures have been expensive.
- If built, Dutch Bros. would have to address concerns as the City would not have control over issues.
- Walk-up window which will serve pedestrians will be unsafe.
- Vehicles will go in the wrong way.
- Vehicles will be parked the wrong way.
- People trying to get in and out will be trapped in the parking lot.
- Why was a Dutch Bros. representative not in attendance?

- Left turn onto Folsom Road.
- Liability issues for the City.

Motion by Justin Caporusso, seconded by Erich Brashears, to approve the Planning Division's recommendation. The Motion Passed.

Roll call vote: Ayes: Brashears, Caporusso, Krafka, Mendonsa

Absent: Dohner, Jensen

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Planning Commission meetings are planned for February 14 and February 28, 2019

Commissioner Reports

- None

8. ADJOURNMENT

Motion by Justin Caporusso, seconded by Tracy Mendonsa, to adjourn the meeting. The Motion Passed unanimously at 9:23 p.m. with a voice vote.