



MINUTES
November 14, 2019

PLANNING COMMISSION MEETING

6:00 p.m.

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

1. CALL TO ORDER

Chair Caporusso called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present: Brashears, Dohner, Jensen, Krafka, Martin, Mendonsa, Caporusso
Absent: None

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Motion by Commissioner Mendonsa, seconded by Vice-Chair Brashears, to approve the Consent Calendar.

The Motion Passed.

Item 5.1. Roll call vote:

Ayes: Brashears, Dohner, Krafka, Mendonsa, Martin, Jensen, Caporusso
Noes: None

Item 5.2. Roll call vote:

Ayes: Brashears, Dohner, Mendonsa, Martin, Jensen, Caporusso

Noes: None

Abstain: Krafka

Commissioner Krafka recused himself from this item as his company is actively negotiating a contract with the applicant for a project in Davis.

5.1. Minutes of October 24, 2019

5.2. SVSP PCL WB-20 & WB-21 - Aspire at Solaire - 4380 Santucci Bl - PL19-0302

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 147 detached single-family homes and to establish unit designs for the Aspire at Solaire subdivision.

Applicant: Shayal Sharma, K. Hovnanian Homes of Northern California, Inc.

Owner: Michael Wyatt, K. Hovnanian Homes of Northern California, Inc.

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 subject to twenty-eight (28) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NCRSP Parcel 49A - Freedom Point Building B Modification - 4200 Thrive Dr - PL19-0260

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the approved site development plan for Parcel 1 within the Parcel 49 project site, located in the North Central Roseville Specific Plan (NCRSP) area. The MPP Stage 1 would increase the overall square footage of approved Building B by approximately 1,500 square feet (from 3,600 square feet to 5,000 square feet), allow 2,200 square feet of retail within Building B, and decrease the area dedicated to Restaurant/Fast Food by approximately 900 square feet (from 3,600 square feet to 2,500 square feet). A MPP Stage 2 is requested to evaluate the architecture and design of proposed Building B. The Parcel 1 drive-through lane and parking areas have already been constructed under prior Freedom Point – Parcel 49 project approvals.

Applicant: Rocelyn Bajao and Linda Erlic, Borges Architectural Group

Owner: Roseville Covenant Group LLC, Et Al.

RECOMMENDATION

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

- A. Consider the Addendum to the NCRSP PCL 49 Bayside Church/ Topgolf Mitigated Negative Declaration.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to six (6) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval.

Associate Planner, Kinarik Shallow, presented the staff report.

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

Applicant Rocelyn Bajao, Borges Architectural Group, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

No public comments. Chair Caporusso closed the public hearing.

Motion by Commissioner Martin, seconded by Vice-Chair Brashears to

- A. Consider the Addendum to the NCRSP PCL 49 Bayside Church/ Topgolf Mitigated Negative Declaration.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to six (6) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval.

The Motion Passed.

Roll call vote:

Ayes: Mendonsa, Brashears, Dohner, Krafka, Martin, Jensen, Caporusso

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will be a December 12, 2019 Planning Commission meeting.

Commissioner Reports

- Status of the Planning Commission tour?
- It is a challenge for Commissioners to arrive by the 6:00 p.m. Planning Commission meeting start time.

8. ADJOURNMENT

Motion by Commissioner Jensen, seconded by Commissioner Mendonsa, to adjourn the meeting. The Motion Passed unanimously at 6:15 p.m. with a voice vote.