



MINUTES

January 24, 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: Brashears, Caporusso, Dohner, Houdesheldt, Jensen, Krafka, Mendonsa
Absent: None

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

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

Abstain: Houdesheldt

5.1. Minutes of January 10, 2019

6. REQUESTS/PRESENTATIONS

Commissioner Houdesheldt stated that pursuant to Government Code Section 84308, he would recuse himself from item 6.1. because he had received a campaign contribution more than \$250 from the owner, Westpark SV 400, LLC within the past 12 months, and from item 6.2. because he had received a campaign contribution more than \$250 from an agent (Law Offices of Gregory Thatch) for the applicant, HWA Architects, and owner, Sheba Development, LLC within the past 12 months.

Commissioner Houdesheldt left the dais for items 6.1. and 6.2. and returned for the remainder of the meeting.

6.1. Tentative Subdivision Map, Lot Line Adjustment, and Administrative Permit – 4280 Santucci Blvd– SVSP PCL WB-20, WB-21, WB-22 & WB-23 – Westbrook Phase 3 Small Lot Map – File # PL18-0266

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 250 single-family residential lots, a Lot Line Adjustment to reconfigure large lot parcel lines, and an Administrative Permit to transfer units within parcels WB-20, WB-21, WB-22, WB-23, and WB-31 in the Westbrook area of the Sierra Vista Specific Plan.

Applicant: Vance Jones, MacKay & Somps

Owner: Westpark S V 400, LLC, Attn: Ryan O'Keefe

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-nine (69) conditions of approval.
- B. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to six (6) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Administrative Permit subject to one (1) condition of approval.

Associate Planner, Shelby Vockel, presented the Staff Report.

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

Owner, Ryan O'Keefe, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Narrow alley ways will only impact 4 houses.

Chair Krafka closed the public hearing.

Motion by Robert Jensen, seconded by Justin Caporusso, to approve Motion.

The Motion Passed.

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

Absent: Houdesheldt

6.2. Design Review Permit Modification and Lot Line Adjustment – 9277 Sierra College – SERSP PCL 40 - Granite Bay Pavilions Offices – File # PL17-0131

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow two (2) new medical office buildings and two (2) new professional office buildings, totaling 16,434 square feet, and parking and landscape improvements within the Granite Bay Pavilions center. A Lot Line Adjustment is also requested to reconfigure the existing pad building parcels.

Applicant: Hilton L. Williams, HWA Architects

Owner: Ismak Alshatti, Sheba Development, 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 Design Review Permit Modification subject to twenty-four (24) conditions of approval.
- B. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval.

Associate Planner, Shelby Vockel, presented the Staff Report.

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

Representative, Gregory Thatch, stated they had received a copy of the staff report and were in agreement with staff's recommendation.

Commissioner Discussion:

- Buildings were reduced in area to accommodate more intense use of parking and so that parking standards could be met.
- Thank you to applicant for reaching out to tenants.
- Appreciate the parking concern clarification.

Chair Krafka closed the public hearing.

Motion by Justin Caporusso, seconded by Tracy Mendonsa, to approve Motion.
The Motion Passed.

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

Absent: Houdesheldt

6.3. General Plan Amendment, Specific Plan Amendment, Rezone, Design Review

Permit, and Tentative Parcel Map – NRSP PCL WW-71 – Play Care Commercial – 4050 Baseline Road – File # PL18-0024

REQUEST

The applicant requests a Tentative Parcel Map to subdivide the existing 2.98-acre parcel into three (3) separate parcels (Lots A, B, and C), and a General Plan Amendment, Specific Plan Amendment, and Rezone to change the land use and zoning designations of Lots B and C from Public/Quasi-Public (P/QP) to Community Commercial (CC). The project also includes a Design Review Permit to construct two (2) commercial buildings totaling 8,018 square feet in size with associated parking and landscaping.

Applicant: Michael Buschow, GRA Architecture
Owner: Brian Lee, Crown Pacific Holdings

SUMMARY RECOMMENDATION

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

- A. Adopt the Play Care Commercial 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. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-eight (88) conditions of approval; and
- F. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty-three (53) 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.

Owner, Brian Lee, stated he had received a copy of the staff report and was in agreement with staff's recommendation. He stated the uses for the proposed buildings would be geared toward children.

Commissioner Discussion:

- Parking discussion.
- Fiddlyment Road and Baseline Road traffic improvement measures.
- Excited about the concept/project.
- Thank you for your investment into the community.

Chair Krafka closed the public hearing.

Motion by Bruce Houdesheldt, seconded by Erich Brashears, to

- A. Adopt the Play Care Commercial 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. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
 - D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
 - E. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-eight (88) conditions of approval; and
 - F. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty-three (53) conditions of approval.

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

6.4. General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit for Residential Subdivision, and Tree Permit – 1612-1618 Kit Carson Way – The Villages at Kit Carson – File # PL 18-0063

REQUEST

The applicant requests approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit For Residential Subdivision, And Tree Permit to create 21 single family parcels and three open space parcels for the construction of 10 attached residences each consisting of two single-family dwellings, for a total of 20 single-family units. Ten of the residences (five buildings) will front on to Kit Carson Way and the other ten residences (five buildings) will front toward the adjacent open space. All 20 dwellings will be accessed from a proposed cul-de-sac.

Applicant: Chris Coulter, 3eDevelopments LLC
Owner: J. William Roach 2012 Revocable Trust

SUMMARY RECOMMENDATION

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

- A. Adopt the Villages at Kit Carson Initial Study and 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 adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to 82 conditions of approval;
- E. Adopt the four (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to 29 conditions of approval; and,
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to 21 conditions of approval.

Associate Planner, Charity Gold, presented the Staff Report.

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

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

Commissioner Discussion:

- On-street parking discussion.
- Thankful for community outreach.
- Satisfied with proposed parking solution.
- The CC&R stating that garages be kept open and free for the parking of vehicles will be enforced by the HOA as the City does not have the authority to do so.
- Proposed design is consistent with design of surrounding homes.
- Fun design of proposed subdivision.
- Classic mixed use neighborhood with businesses nearby.
- Walkable neighborhood.

Chair Krafka closed the public hearing.

Motion by Tracy Mendonsa, seconded by Kristine Dohner, to:

- A. Adopt the Villages at Kit Carson Initial Study and 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 adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to 82 conditions of approval.
- E. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to 29 conditions of approval.
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to 21 conditions of approval.

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

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- A Special Planning Commission meeting will be held on February 7, 2019. One of the items to heard will be proposed Dutch Brothers project.
- A Planning Commission meeting will be held on February 14, 2019.

Commissioner Reports

- Discussion regarding the timing of light at Pleasant Grove and Highland Pointe Drive.

8. ADJOURNMENT

Motion by Robert Jensen, seconded by Tracy Mendonsa, to adjourn the meeting. The Motion Passed unanimously at 8:00 p.m. with a voice vote.