



MINUTES
January 9, 2020

PLANNING COMMISSION MEETING

6:00 p.m.
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 Krafka 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 Jensen, seconded by Commissioner Martin, to approve the Consent Calendar.

The Motion Passed.

Roll Call vote:

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

Noes: None

5.1. Minutes of December 12, 2019

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 187 - Wag Pet Hotel - 200 S Harding BI - PL19-0323

REQUEST

The applicant requests approval of a Zoning Ordinance text amendment to allow kennels with a Conditional Use Permit in the General Commercial (GC), Highway Commercial (HC) and Regional Commercial (RC) zones; a Conditional Use Permit to allow a Pet Hotel in the GC zone, and a Design Review Permit Modification to convert an existing 16,184 square-foot building into a luxury pet hotel for dogs and cats.

Applicant: Bob Caravona, Hawkins Companies, LLC

Property Owner: Gregory Tomassian

RECOMMENDATION

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

- A. Recommend the City Council adopt two (2) findings of fact and approve the Zoning Ordinance Amendment.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-seven (47) conditions of approval.

Associate Planner, Charity Gold, presented the staff report.

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

Applicant representative Brittany Elliot, Hawkins Companies, LLC, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner comments:

- With the Zoning Ordinance Amendment, would each project come before the Planning Commission for approval?
- Is there a Wag Hotel in West Sacramento?
- Are the proposed operating hours for Roseville's project the same as West Sacramento's operating hours?
- Good project.
- Great location for this project.

No public comments. Chair Caporusso closed the public hearing.

Motion by Commissioner Jensen, seconded by Vice-Chair Brashears, to:

- A. Recommend the City Council adopt two (2) findings of fact and approve the Zoning Ordinance Amendment.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Design Review Permit

Modification subject to forty-seven (47) conditions of approval.

The Motion Passed.

Roll call vote:

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

Noes: None

6.2. SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, FD-21, FD-24 - Tentative Map, DRRS, AP, Unit Transfers - 2100 Sierra Glen Dr - PL17-0204

REQUEST

The applicant is proposing various modifications to land use and unit allocations within the Sierra Vista Specific Plan (SVSP). The requested entitlements include a General Plan Amendment to change the land use designation of Parcel JM-1 from Low Density Residential (LDR) to Medium Density Residential (MDR) and Parcel JM-21 from MDR to LDR; and a Specific Plan Amendment to reflect the land use changes, to transfer units among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21, and to make changes to the text, tables, and figures of the Sierra Vista Specific Plan (SVSP). As part of the project, four Development Agreements within the SVSP will be amended to reflect the changes in land use, acreages, and unit counts, to reallocate affordable housing units, and to modify fee deferrals. The project also includes Small Lot Tentative Subdivision Maps for Parcels FD-6, FD-7, and FD-24; a Modification to a Large Lot Tentative Subdivision Map for Parcels FD-24 and JM-20; and a Modification to a Small Lot Tentative Subdivision Map for Parcels JM-1, JM-20, and JM-21. Lastly, the applicant requests a Design Review Permit for a Residential Subdivision (DRRS) to establish development standards and home designs for the lots within FD-6, FD-7, FD-24, and JM-1, and a DRRS Modification for Parcel JM-20 and JM-21 to modify previously approved development standards. The requested entitlements would allow for development of 625 units on approximately 90 acres in the eastern portion of the SVSP area.

Applicant/Property Owner: Steve Schnable, Mourier Investments LLC

RECOMMENDATION

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

- A. Consider the 2nd Addendum to the Sierra Vista Specific Plan;
- B. Recommend the City Council approve the Development Agreement Amendments;
- C. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- E. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Small Lot) subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Large Lot) subject to four (4) conditions of approval;

- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision Modification subject to three (3) conditions of approval.

Senior Planner, Derek Ogden, presented the staff report.

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

Representative for JMC, Chad Roberts, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Are there any unresolved issues which were raised at the public meeting?
- Glad to see this project moving forward.
- Which school district will serve this project?
- Nice to see the clean-up of the subdivision maps.

No public comments. Chair Caporusso closed the public hearing.

Motion by Commissioner Martin, seconded by Commissioner Mendonsa, to:

- A. Consider the 2nd Addendum to the Sierra Vista Specific Plan;
- B. Recommend the City Council approve the Development Agreement Amendments;
- C. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- E. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Small Lot) subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Large Lot) subject to four (4) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision Modification subject to three (3) conditions of approval.
 - Motion includes *Revised PC Exhibit P Development Standards*.

The Motion Passed.

Roll call vote:

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

Noes: None

6.3. Zoning Ordinance Update - 311 Vernon Street (Citywide) - PL19-0230

REQUEST

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance), primarily for the purpose of enhancing the readability and clarity of the regulations and definitions. Specific additional regulations have been modified or enhanced to reflect necessary updates and resolve inconsistencies, including: adding findings for the denial of an affordable housing project to reflect current state laws; updating the parking regulations for Clean Air and Electric Vehicle Charging consistent with Title 24; allowing height deviations for industrial buildings via a Design Review Permit, to make this section consistent with the existing provisions for commercial buildings; assigning the same location restrictions to public schools as are required for private schools in commercial and industrial zones; expanding the medical use types to include medical campus/office buildings and low-traffic uses (such as dialysis) to the parking standards; allowing for chemical and forensic testing facilities that use small amounts of cannabis in the testing process; and adding the requirement for a Conditional Use Permit for gas and drive-thru facilities adjacent to residential uses.

Applicant: City of Roseville

RECOMMENDATION

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

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance.

Planning Manager, Greg Bitter, presented the staff report.

Chair Caporusso opened the public hearing and invited comments from the public.

Commissioner discussion regarding distance requirements for gas stations and fast food restaurants requiring a Conditional Use Permit:

- Define distance?
- Does not change land use right of applicant.
- This item shows the importance of public comment.
- Option 1 is easier to understand - 100 feet allows for more flexibility.

No public comment. Chair Caporusso closed the public hearing.

Vice-Chair Brashears made the motion, seconded by Commissioner Martin to:

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance with the definition of contiguous to include: a conditional use permit is required for fast food with drive through establishments or

gasoline sales establishments contiguous to properties with a residential zoning designation. For the purpose of this section, contiguous shall also include those parcels designated as a public utilities easement or landscape easement, or other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet (excluding right-of-way).

The Motion Passed.

Roll call vote:

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

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Principal Engineer, Matt Todd, explained the City's flashing yellow left turn traffic signals be installed on Foothills Bl.
- There will not be a Planning Commission meeting on January 23, 2020.
- The request to City Council to move the Planning Commission start time to 6:30 p.m. will be on the January 15, 2020 Agenda.
- The Planning Commission city tour will be scheduled for a Friday morning. Dates will be emailed to Commissioners once transportation has been secured.
- Reminder to Commissioners that the League of Cities Planning Commission Academy will be held March 4 - 6, 2020 in Sacramento. If you are interested in attending, please contact staff.

8. ADJOURNMENT

Motion by Commissioner Dohner, seconded by Commissioner Jensen, to adjourn the meeting. The Motion Passed unanimously at 7:03 p.m. with a voice vote.