



MINUTES
August 13, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

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

Commissioners teleconferenced pursuant to Executive Order N-29-20. Members of the public viewed the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live and was available on the City's website and YouTube channel. Members of the public were able to offer public comment by phone or email.

1. CALL TO ORDER

Chair Caporusso called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Jensen, Librea, Krafka, Martin, Prior, Caporusso
Absent: None

3. PLEDGE OF ALLEGIANCE

Chair Caporusso and his daughters led 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

Commissioner Krafka made the motion, seconded by Commissioner Martin, to:

- A. Approve Item 5.1. Minutes from the June 25, 2020 Planning Commission meeting;
- B. Pull Item 5.2. Third Amendment to the Westpark Federico Development Agreement, 1701 Westbrook Bl, File # PL20-0105 to be heard at the September 27, 2020 Planning Commission meeting; and,
- C. Approve Item 5.3. NIPA PCL 45 – Tarbiya Institute, 10021 Foothills Bl and 10031 Foothills Bl - File # PL19-0349.

Motion Passed.

Roll call vote:

Ayes: Jensen, Prior, Martin, Librea, Krafka, Brashears, Caporusso

Noes: None

- 5.1. Minutes of June 25, 2020 Planning Commission Meeting
- 5.2. Third Amendment to the Westpark Federico Development Agreement, 1701 Westbrook Bl, File # PL20-0105 (Continued to 9/27/2020)
- 5.3. NIPA PCL 45 – Tarbiya Institute, 10021 Foothills Bl and 10031 Foothills Bl, File # PL19-0349

6. REQUESTS/PRESENTATIONS

- 6.1. RGSP PCL RG-6 - Riverside Parking, 212 Riverside Av, File # PL19-0167
Assistant Planner, Sean Morales, presented the staff report.

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

Discussion with the property owner, Sylvia Slade, and Commissioners ensued.

Commissioner Discussion:

- Has staff been working with the applicant to resolve the outstanding issue?
- Have other projects in the Riverside Gateway Specific Plan been approved without meeting the specified design guidelines?
- What type of fencing/barrier is the applicant proposing?
- Have more cost effective designs been discussed with staff?
- Is the applicant interested in working with staff on an alternate solution?
- Streetscape improvements on Riverside were completed by the City with a cost of approximately \$10 million.
- City's vision for the Riverside Gateway plan area should be carried forward and the guidelines should be met.

No public comment was received. Chair Caporusso closed the public hearing.

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

- A. Adopt the three (3) findings of fact for the Administrative Permit and approve the Administrative Permit subject to five (5) conditions of approval.

Motion included revision to condition #3 (italicized wording added)

The project shall incorporate a knee wall with decorative metal fencing in a design to be approved by the Planning Division. The design shall be similar to the fencing example shown in Figure 2 above. *An alternative design that meets the intent of the Riverside Gateway Specific Design Guidelines Section 8.4.5 could be considered and approved by the Planning Division in lieu of the above referenced knee wall and fencing.*

Motion Passed.

Roll call vote:

Ayes: Prior, Librea, Krafka, Brashears, Jensen, Martin, Caporusso

Noes: None

- 6.2. SERSP PCL 81 – Johnson Ranch Storage, 1851 E. Roseville Pw, File # PL18-0355
Chair Caporusso opened the public hearing. Hearing none, Chair Caporusso closed the public hearing.

Motion by Commissioner Martin, seconded by Commissioner Krafka, to continue this item to the September 10, 2020 Planning Commission meeting.

Motion Passed.

Roll call vote:

Ayes: Librea, Martin, Jensen, Prior, Brashears, Krafka, Caporusso

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Election of the Planning Commission Chair

Chair Caporusso opened public comment. Hearing none, Chair Caporusso closed public comment.

Motion by Commissioner Jensen, seconded by Commissioner Martin, to elect Vice-Chair Brashears as Planning Commission Chair.

Motion Passed.

Roll call vote:

Ayes: Martin, Jensen, Brashears, Krafka, Librea, Prior, Caporusso

Noes: None

7.2. Election of the Planning Commission Vice-Chair

Chair Caporusso opened public comment. Hearing none, Chair Caporusso closed public comment.

Motion by Commissioner Krafka, seconded by Commissioner Martin, to elect Commissioner Jensen as Planning Commission Vice-Chair.

Motion Passed.

Roll call vote:

Ayes: Krafka, Brashears, Prior, Jensen, Martin, Librea, Caporusso

Noes: None

7.3. Election of Design Committee Chair

Chair Caporusso opened public comment.

Chair Caporusso requested that Planning Manager, Greg Bitter, give an overview of the Design Committee.

No public comments were received. Chair Caporusso closed public comment.

Motion by Commissioner Jensen, seconded by Commissioner Librea, to elect Commissioner Martin as Design Committee Chair.

Motion Passed.

Roll call vote:

Ayes: Jensen, Librea, Martin, Prior, Brashears, Krafka, Caporusso

Noes: None

7.4. Election of the Design Committee Alternate

Chair Caporusso opened public comment. Hearing none, Chair Caporusso closed public comment.

Motion by Commissioner Krafka, seconded by Commissioner Jensen, to elect Commissioner Librea as Design Committee Alternate.

Motion Passed.

Roll call vote:

Ayes: Jensen, Krafka, Librea, Martin, Prior, Brashears, Caporusso

Noes: None

Staff Reports

- Thank you to Chair Caporusso for his term as Chair.
- Welcome extended to Commissioner Prior.
- Congratulations extended to newly appointed Chair Brashears
- City Council approved the General Plan Update at last week's City Council meeting.
- City Council heard and overturned the Plaza at Blue Oaks appeal, approving the project.
- The Belvedere Townhomes project will be heard at the August 27, 2020 Planning Commission meeting.
- The Johnson Ranch Storage project will be heard at the September 10, 2020 Planning Commission meeting.
- COVID-19 update:
 - A majority of the Development Services staff continues to work remotely.
 - Development activity in Roseville continues.
 - The electronic processing of permits and plan review have benefited the City.

8. ADJOURNMENT

Motion by Vice-Chair Brashears, seconded by Commissioner Jensen, to adjourn the meeting.

The Motion Passed unanimously at 7:45 p.m. with a voice vote.