



APPROVED MINUTES
February 25, 2021

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.

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent: None

3. PLEDGE OF ALLEGIANCE

Chair Brashear led the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Brashears opened the Public Comment period.

Nick Bryant spoke to public transportation issues:

- Requested a shelter at Woodcreek Oaks and Junction.
- Requested a bench at Country Club and Junction.
- Requested additional police presence at the Civic Center Transfer points due to individuals sleeping in the shelters.

Chair Brashears closed the Public Comment period.

5. **CONSENT CALENDAR**

Motion by Commissioner Caporusso, seconded by Commissioner Martin, to approve the Consent Calendar.

Roll call vote:

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

Noes: None

The Motion passed.

5.1. Minutes of February 11, 2021

5.2. INFILL PCL 191 – Paradise Laundry Expansion, 105 Ascot Dr, File # PL20-0270 *REQUEST*

The applicant requests approval of a Conditional Use Permit to expand an existing legal nonconforming laundromat use into an adjacent tenant space. The expansion includes six (6) washers, six (6) dryers, and will provide one (1) employee. The proposed hours will be 6 AM to 10 PM, consistent with the current operation.

6. **REQUESTS/PRESENTATIONS**

6.1. SVSP PCL KT-43 – Baseline Self-Storage, 5750 Baseline Rd, File # PL19-0350 *REQUEST*

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to construct an approximately 230,000 square foot self-storage facility that will consist of a 1,364 square foot office, a 1,452 square foot manager's residence, and 226,149 square feet of storage.

Associate Planner, Charity Gold, presented the staff report.

Commissioner Discussion:

- Will the 50-ft landscape buffer be reduced when the road is built out to 6 lanes?
- Concerns with the proposed raised median/island on Baseline Road.
- Is it possible to have a raised pork chop within the driveway of the storage facility in order to prevent left turn exits onto Baseline Road?
- Prefer a raised pork chop island within the driveway instead of the proposed raised median/island in the center land of Baseline Road.

Chair Brashears opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Dave Stark, stated he was in agreement with staff's recommendation.

Commissioner discussion with the applicant:

- Describe the operational on-site security.

Chair Brashears opened the public comment period. Hearing none, Chair Brashears closed the public comment period.

Commissioner Discussion:

- Pork chop island within the driveway is a better alternative for preventing left turn exiting movements onto Baseline Road than a median/island on Baseline Road.
- Is it possible to make the pork chop island more visible?
- What is the height of the median/island curb?

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

- A. Adopt the Baseline Storage Initial Study/Negative Declaration.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-two (92) conditions of approval with revised condition #23.

Revised condition #23:

The driveway shall be a 40-foot wide A-7 type driveway with a minimum 30-foot radius. Site access shall be limited to right-turn ingress/egress and left-turn ingress only. In order to restrict left turn egress movements a raised median "pork chop" to direct vehicles to a right turn movements only shall be designed to the satisfaction of the City Engineer and constructed within the driveway. If Developer wishes to have left turn egress movements from the site, a traffic signal would be required per Section 3.5.7 and Exhibit "K" of the Development Agreement. This signal installation and all associated costs would be the responsibility of the Developer. (Engineering)

Roll call vote:

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

Noes: None

The Motion passed.

6.2. SVSP PCL FD-08, FD-10, FD-21, FD-23 – JMC TM#3, 2150 Vista Grande Bl, File # PL20-0119

REQUEST

The proposed project will create 613 single-family residential lots within the Sierra Vista Specific Plan (SVSP). The project entitlements include a General Plan Amendment to change the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use change and to transfer units among several large lot parcels within the SVSP, a Tentative Subdivision Map to create 613 single-family lots on parcels FD-8, FD-10, FD-21 & FD-23, a Major Grading Plan to allow rough grading for FD-10, and a Design Review for

Residential Subdivision for FD-10, FD-21, and FD-23 to establish unit designs and modify development standards. Lastly, two Development Agreement Amendments are included to reflect the land use changes and unit transfers, revise development obligations with respect to groundwater and recycled water facilities, and to clarify evaluation of water conservation goals.

Associate Planner, Kinarik Shallow, presented the staff report.

Chair Brashears opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Chad Roberts, stated he was in agreement with staff's recommendation.

Commissioner Discussion: None

Chair Brashears invited public comments. Hearing none, Chair Brashears closed the public comment period and Public Hearing.

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

- A. Consider the 4th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR);
- B. Recommend the City Council approve the General Plan Amendment (Land Use Map);
- C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the First Amendment of the Mourier Investments, LLC Development Agreement;
- E. Recommend the City Council approve the Fourth Amendment of the Westpark Federico Development Agreement;
- F. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to ninety-nine (99) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-nine (29) conditions of approval; and
- H. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Planning Commission Meeting Start Time

Planning Manager, Greg Bitter, provided background.

Commissioner Discussion:

- If the start time is changed too many times, it may cause confusion amongst the public.
- Allows those that work until 6:00 p.m. to attend a 6:30 p.m. meeting.
- The 6:30 p.m. start time was chosen as a compromise between a City Council recommended 6:00 p.m. start time and previously established Planning Commission 7:00 p.m. start time.
- When the Planning Commission returns to meeting in-person would a Commissioner still be able to participate via Microsoft Teams?

Chair Brashears opened the public comment period. Hearing none, Chair Brashears closed the public comment period.

No action was taken as there was consensus among Commissioners to maintain the 6:30 p.m. start time.

Staff Reports

- California League of Cities Planning Commissioner Academy will be held virtually March 25, 26, 31 and April 1. Commissioners interested in attending should contact Greg Bitter or Lupe Nelson.
- There will be Planning Commission meetings on March 11 and March 25.

Commissioner Reports

- With Placer County entering the red tier soon has a plan been discussed for in-person Planning Commission meetings?

8. **ADJOURNMENT**

Motion by Vice-Chair Jensen, seconded by Commissioner Librea, to adjourn the meeting. The Motion passed unanimously at 7:39 p.m. with a voice vote.