



APPROVED MINUTES

September 9, 2021

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chamber

311 Vernon Street

Roseville, California

www.roseville.ca.us

Members of the public were able to attend the meeting in-person or could view the meeting on Comcast Channel 14, Consolidated Communications Channel 73 and AT&T U-verse. The meeting was video streamed live on the City's website and YouTube channel. Members of the public were able to offer public comment in-person or by phone.

1. CALL TO ORDER

Vice-Chair Martin called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Caporusso, Covington, Haggenjos, Prior, Martin

Absent: Jensen

3. PLEDGE OF ALLEGIANCE

Vice-Chair Martin led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice-Chair Martin opened the Public Comment period. Hearing none, Vice-Chair Martin closed the Public Comment period.

5. CONSENT CALENDAR

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

Roll call vote:

Ayes: Brashears, Prior, Covington, Haggenjos, Caporusso, Martin

Noes: None

The Motion passed.

5.1. Minutes of August 26, 2021

5.2. INFILL PCL 10 – Dyer Variance, 328 Roseville St., File # PL21-0249

REQUEST

The applicant requests a variance to the required 20 foot front setback which will allow an addition to the home with a 12'1" front setback. The addition will maintain the same setback as the existing home. The variance request would also allow the front porch to be constructed with the addition that varies from the required front porch setback. The porch would provide an 8'4" setback to the front property line.

6. REQUESTS/PRESENTATIONS

6.1. NCRSP PCL 40 – Roseville Junction MPP, 290 Conference Center Dr., File # PL21-0153

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 1 to evaluate the site plan, civil improvements and landscape of a commercial development that includes five buildings: Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature food trucks and modular container buildings in a configuration to be determined. A Tentative Parcel Map is also proposed to divide the site into six parcels. The development is proposed to be called Roseville Junction.

Assistant Planner, Sean Morales, presented the staff report.

Vice-Chair Martin opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Greg Bardini, Morton & Pitalo, stated he was in agreement with staff's recommendation. He respond to questions from the Planning Commission.

Commissioner Discussion with Applicant

- A Commissioner asked if there would be cross-access to the adjacent vacant parcel. The applicant responded that there would not as there is a grade difference between the parcels and that Conference Center Drive was intended to be the main access into both parcels. Staff responded that a retaining wall would be installed due to the grade difference between the lots.
- A Commissioner asked for further explanation of the modular containers buildings, specifically whether they would be stacked? The applicant responded that they would all be at ground level.
- A Commissioner asked why a pickle-ball court entertainment venue was chosen. The applicant responded that they were looking for outdoor activities that would complement the surrounding restaurants.
- A Commissioner asked if the pickle balls courts would be fenced in or if a customer would have to pay to play. The applicant responded that it would be a controlled yard with the ability to come and go freely.

Hearing no public comments, Vice-Chair Martin closed the public comment period and Public Hearing.

Commissioner Discussion:

- A Commissioner expressed excitement for the design concept for this parcel.
- A Commissioners requested the following corrections to the staff report:
 - Page 3 of the digital staff report: The proposed site plan, included as ~~Error!~~ Reference source not found Figure 2 and Exhibit A to this staff report...
 - Page 7: Consider the Addendum to the ~~Sierra Vista Specific Plan~~ North Central Roseville Specific Plan EIR.

Motion by Commissioner Caporusso, seconded by Commissioner Brashears to:

- A. Consider the Addendum to the Roseville Hotel and Conference Center EIR.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 subject to eighty-two (82) conditions of approval;
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-six (66) conditions of approval and with corrections to the staff report.

Roll call vote:

Ayes: Caporusso, Brashears, Prior, Covington, Haggenjos, Martin

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report:

- INFILL PCL 187 – Auto Repair & Car Wash, File #PL21-0081 project approved by the Planning Commission at the August 26, 2021 meeting has been appealed. It will be heard by the City Council at the October 20 meeting.
- There will not be a September 23, 2021 Planning Commission meeting.
- There will be October 14 and October 28, 2021 Planning Commission meetings.
- If there are agenda items, there will be a Special Planning Commission meeting on Thursday, November 18, 2021 as the regularly scheduled meetings fall on holidays.

Commissioner Reports:

- None

8. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed unanimously at 6:55 p.m. with a voice vote.