



APPROVED MINUTES

July 22, 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

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

2. ROLL CALL

Present: Caporusso, Haggenjos, Prior, Jensen

Absent: Brashears, Covington, Martin

3. PLEDGE OF ALLEGIANCE

Chair Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Motion by Commissioner Caporusso, seconded by Commissioner Prior, to approve the Consent Calendar with the following edit to Minutes of July 8, 2021, Item 7. Staff Report.

- There were 1,806 single family permits issued 7/1/2020 through 6/30/~~2020~~ 2021.

Roll call vote:

Ayes: Prior, Haggenjos, Caporusso, Jensen

Noes: None

Motion passed.

5.1. Minutes of July 8, 2021

5.2. NCRSP PCL 49 – Lot 7, 1720 Freedom Wy., File # PL20-0226

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the approved site development plan for Lot 7 within the North Central Roseville Specific Plan (NCRSP) Parcel 49 project site. The MPP Stage 1 would allow for a 6,000 square foot restaurant on proposed Parcel 1 (Pad N); a 12,000 square foot, two-story office building on Parcel 2 (Pad O); and two (2) 11,400 square foot, two-story office buildings on Parcel 3 (Pads V and W), resulting in an increase in the overall square footage for the Parcel 49 site of 26,800 square feet (from 436,889 square feet to 463,689 square feet), with a reduction of 16,000 square feet for restaurant uses and an increase of 42,800 square feet for office uses. A MPP Stage 2 is requested to evaluate the architecture and design for the proposed buildings on Pads N, O, V, and W. Additionally, the project proposes a Tentative Parcel Map to subdivide Lot 7 into three parcels.

5.3. NIPA PCL CO-3 – Tentative Subdivision Map, 570 Roseville Pw., File # PL21-0070 - WITHDRAWN BY STAFF

6. REQUESTS/PRESENTATIONS

6.1. CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – Creekview Amendments, 3764 Westbrook Bl., File # PL20-0201

REQUEST

The project includes a General Plan Amendment and Specific Plan Amendment to the Creekview Specific Plan (CSP) to transfer 36 units from Medium Density Residential parcels C-20 and C-22 to Low Density Residential parcels C-1 through C-4, and to establish modified development standards. No changes will be made to the overall unit count for the CSP. The project will make minor adjustments to the acreages of large lot parcels, which will require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. The CSP Development Agreement will be amended to reflect the change in units, acreages, and affordable housing allocations. In addition, a Large Lot Tentative Subdivision Map Modification is proposed for Parcels C-1 through C-7, C-20 and C-21, C-50, C-52, C-60 and C-80; a Small Lot Tentative Subdivision Map Modification is proposed for Parcels C-2 through C-4, and C-6 C-7; and a Small Lot Tentative Subdivision Map is proposed for Parcels C-20 to C-22.

Associate Planner, Kinnie Shallow, presented the staff report.

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

Applicant/Property Owner, Brian Moore, Anthem United Creekview Development Limited Partnership, stated he was in agreement with staff's recommendation.

Chair Jensen opened the public comment period. Hearing none, Chair Jensen closed the public comment period and Public Hearing.

Motion by Commissioner Prior, seconded by Commissioner Caporusso, to:

- A. Consider the 2nd Addendum to the Creekview 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 adopt the two (2) findings of fact and approve the Rezone;
- E. Recommend the City Council approve the Second Amendment of the Creekview Development Agreement;
- F. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-six (86) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map Modification subject to four (4) conditions of approval; and,
- H. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map Modification subject to six (6) conditions of approval.

Roll call vote:

Ayes: Prior, Caporusso, Haggengjos, Jensen

Noes: None

Motion passed.

6.2. 2021 Housing Element, 311 Vernon St., File # PL20-0178

REQUEST

Staff requests the Planning Commission consider the Addendum to the 2035 General Plan Environmental Impact Report (SCH #2019080418, certified on August 5, 2020) and review and make a recommendation to City Council on the proposed updated 2021 Housing Element. The purpose of the Housing Element is to identify current and projected housing needs, and set goals, policies, and programs to address those needs. The updated 2021 Housing Element covers the planning period of 2021 to 2029.

Senior Planner, Lauren Hocker, presented the staff report.

Commissioner Discussion:

- Appreciation extended for a thorough presentation.

- A Commissioner requested clarification on property owners volunteering to “intensify” their sites. Staff responded that property owners have expressed interest in rezoning non-residential properties to high density residential with affordable housing due to recent changes to affordable housing tax credits. Staff stated it was within the City’s best interest to accommodate these requests.
- A Commissioner asked if it was achievable to obtain the 600 units through the “Opportunity Sites” already identified in the Rezone Program. Staff responded that this goal should be achieved over the next three (3) years.
- A Commissioner requested clarification on the relationship of affordability and density. The Commissioner asked if there is an assumption that low income housing will be provided through high density projects. Staff responded that in order to be placed on the affordable housing inventory a property needs to have a density of 23 units per acre or greater and that affordable housing is most often provided by developers through multi-family high density projects. A Commissioner asked for clarification on the term “inclusive housing”. Staff responded that “inclusive housing” means that more people in the population are able to use the housing product. For example, accessibility modification such as roll-in showers or wider door frames, etc., are incorporated.
- A Commissioner asked how objective design standards would be implemented. Staff responded that the objective design standards were approved by City Council in April and that qualifying affordable housing projects are eligible for this ministerial review. The objective design review process has been implemented in order to facilitate the processing of affordable housing projects and to make this process more predictable. A Commissioner commented on the amount of red-line in the sections dealing with homelessness and public outreach. The Commissioner asked if this was an opportunity to clean-up these sections of the Housing Element. Staff responded that State requirements on content regarding homelessness and public outreach had changed dramatically since the 2013 Housing Element cycle. The current section on public outreach described the 2013 public outreach efforts, so that section was completely revised. The modifications to the section on homelessness were made in response to comments received requesting additional data on housed versus unhoused populations and demographics of the homeless versus the general population.
- A Commissioner expressed concern on the third strategy, opportunity sites. The Commissioner asked if the property owners whose properties are depicted in the Housing Element had been contacted. Staff has responded that they have been contacted and notified that the Housing Element update would not lead to any direct changes to the status of these properties.
- A Commissioner stated that part of the Housing Element is to education stakeholders on housing needs and issues that are present in the community.
- A Commissioner asked for clarification on the implementation timeframe. Staff responded that the City has three (3) years to make up for the affordable housing deficit within the Housing Element.

- A Commissioner asked what the proper forum for addressing historic properties is. Staff responded that the majority of historic properties are in the Downtown Specific Plan and that the Downtown Specific Plan has policies specific to historic preservation and historic buildings. Also, the Zoning Ordinance has a section listing significant buildings that have been identified by City Council. Policies are in place, but there is not a formal preservation ordinance nor program. This has not been identified by City Council as a City priority. Staff also indicated that SB330, the Housing Crisis Act of 2019, outlines a process for identification of historic sites.

Chair Jensen opened the Public Hearing and public comment period. Hearing none, Chair Jensen closed the public comment period and Public Hearing.

Commissioner Discussion:

- The Commission expressed appreciation to staff for their diligent work on the 2021 Housing Element.
- The Commission was impressed with the quality of the report.

Motion by Commissioner Caporusso, seconded by Commissioner Haggenjos, to:

- A. Consider the Addendum to the 2035 General Plan Environmental Impact Report (SCH #2019080418, certified on August 5, 2020) and,
- B. Recommend City Council approve the 2021 Housing Element.

Roll call vote:

Ayes: Caporusso, Haggenjos, Prior, Jensen

Noes: None

Motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Report

- Welcome to Commissioner Haggenjos was extended.
- Congratulations was extended to Rob Jensen on his election as Chair.
- Thank you to Lauren Hocker and Trisha Isom for their work on the Housing Element.
- There will be a Planning Commission meeting on August 12, 2021.

Commissioner Report

- None

8. ADJOURNMENT

Motion by Commissioner Prior, seconded by Commissioner Caporusso, to adjourn the meeting. The Motion passed unanimously at 7:16 p.m. with a voice vote.