



DRAFT MINUTES

March 25, 2021

PLANNING COMMISSION MEETING

6:30 P.M.

Council Chamber
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

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

2. ROLL CALL

Present: Krafka, Librea, Martin, Prior, Jensen

Absent: Caporusso, Brashears

3. PLEDGE OF ALLEGIANCE

Vice-Chair Jensen led the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

5.1. Minutes of March 11, 2021

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

Roll call vote:

Ayes: Librea, Prior, Martin, Krafka, Jensen

Noes: None

Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. NRSP PCL WW-17 – Pleasant Grove Apartments, 1721 Pleasant Grove Bl, File # PL20-0154

REQUEST

The applicant requests approval of a Design Review Permit to approve a 98-unit affordable apartment complex with an administrative/community building, 191 parking spaces, landscaping, and other site amenities on NRSP Parcel WW-17.

Commissioner Kafka recused himself as he is the Civil Engineer for this project.

Planning Manager, Greg Bitter, gave an overview of the City's Affordable Housing policies, Housing Element and specific plan process in relation to the proposed project.

Associate Planner, Shelby Maples, presented the Staff Report.

Commissioner Discussion:

- The City's policy is to place affordable housing within each specific plan.
- Twenty-four years ago, in 1997, the City designated this property for affordable housing with adoption of the North Roseville Specific Plan.
- The City's affordable housing policy was adopted in through a General Plan update in 1988 and requires all new specific plans to designate sites and units, equal to 10% of a specific plan's total unit count, for affordable housing.
- The State legislature has enacted laws that require local governments to provide for affordable housing and laws that make it very difficult to deny affordable housing projects.

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

Applicant representative, Steven Daues, stated he was in agreement with staff's recommendation. Mr. Daues and Chris Kelly, the project architect, responded to question from the Planning Commission.

Commissioner Discussion with Applicant:

- The Commission asked about potential cross-programming with Eskaton. The applicant indicated that the community garden was one example, but other ideas are being discussed.
- The Commission asked about whether or not the project interfered with existing access to open space and trails from the proposed project. The applicant replied that all existing access points to the open space and all the trails within the open space would be maintained.
- The Commission asked why the plans do not include balconies. The applicant replied that balconies facing Pleasant Grove would be impacted by road noise.

- The Commission asked why the plans do not include private outdoor space. The applicant replied that the main intent was to focus community activity within the two areas in the center of the site and the community garden.
- The Commission asked where the nearest public transit location is in relation to the project. City staff answered this question and described a bus stop just to the west of the project site in front of the Eskaton project and a location of dial-a-ride service on-site.

Public Comments:

Heather Kendall, Nancy Schubach, Mitchell Williams, Steve Cho, Kathleen West, Dianna Morales, and Gwen Myers provided comments.

- When purchasing a home eight years ago, notification was not given that a low-income housing would be built nearby.
- Do not approve of potential project's design.
- Low income housing increases crime.
- Project will impact schools.
- The project will create noise and there is no noise mitigation.
- Traffic concerns on Pleasant Grove Blvd.
- What type of recreation facilities are planned for children and teenagers?
- Project will impact Sun City residents.
- Apartment residents will impact use of Sun City Boulevard.
- Allow a U-turn at the CVS located at Pleasant Grove and Fiddymnt.
- Increase notification radius beyond the required 300 feet.
- Traffic impacts to surrounding neighborhoods.
- Reduce size of project.
- Increase in noise and traffic will occur with project.
- Support affordable housing but not at this location.
- The increase in traffic was not evaluated.
- A project approved 25 years ago is not relevant for today.

Vice-Chair Jensen closed the public comment period.

Commissioner Discussion:

- The Commission asked staff to reply to several of the public comments.
- Staff provided the following responses:
 - The City provides development information at the Civic Center and on the City website and does not notify new home buyers of proposed development in the surrounding area.
 - The project site was designated for multi-family affordable housing in 1997 with the adoption of the North Roseville Specific Plan. The proposed development was contemplated in light of all the other potential land uses that have been built out since that time. The proposed development is compatible with surrounding land uses.

- Staff identified the nearby schools and parks/open space that would be available to future residents of the Mercy development.
- A trip generation analysis was prepared by the City's Development Engineering staff and determined to be consistent with expected trips from this property and that there would not be an impact on level of service for Pleasant Grove Boulevard.
- The potential for noise and traffic has been evaluated through the specific plan adoption in 1997.
- Staff identified that u-turns are allowed at the CVS located at Pleasant Grove and Fiddymont.
- Staff explained that the use of the site for an affordable housing apartment complex is not before the Commission, rather the design of the site, the landscaping and the architecture of the buildings were the subject of the Design Review Permit.
- Staff proposed a new condition that would modify existing improvements within the intersection of Pleasant Grove Boulevard and Sun City Boulevard that would allow for east bound vehicles to safely make u-turns in order to turn and travel west on Pleasant Grove.

Vice-Chair Jensen closed the Public Hearing.

Motion by Commissioner Librea, seconded by Commissioner Martin, to adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-seven (77) conditions of approval, including the new condition to allow U-turns on Pleasant Grove Boulevard.

Roll call vote:

Ayes: Prior, Martin, Librea, Jensen

Noes: None

Motion passed.

Commissioner Krafka returned to the meeting.

6.2. Density Bonus Update Project, 311 Vernon St, File # PL21-0074

REQUEST

The Density Bonus Update project (File PL21-0074) is a request to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code (Residential Density Bonus) to be consistent with state law.

Senior Planner, Lauren Hocker, presented the Staff Report.

Vice-Chair Jensen opened the Public Hearing and invited comments from the public. Hearing none Vice-Chair Jensen closed the public comment period and Public Hearing.

Motion by Commissioner Prior, seconded by Commissioner Martin, to recommend the City Council adopt an ordinance to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code.

Roll call vote:

Ayes: Prior, Librea, Krafka, Martin, Jensen

Noes: None

Motion passed.

6.3. Accessory Dwelling Unit Ordinance Update, 311 Vernon St, File # PL21-0075

REQUEST

The application is a request to amend the Roseville Municipal Code (RMC) in response to changes in state law related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The amendment includes adjustments to Chapter 19.60 of the Zoning Ordinance. These proposed changes will bring that chapter of the City's Zoning Ordinance into compliance with state law.

Assistant Planner, Sean Morales, presented the Staff Report.

Vice-Chair Jensen opened the Public Hearing and invited comments from the public. Hearing none, Vice-Chair Jensen closed the public comment period and Public Hearing.

Motion by Commissioner Krafka, seconded by Commissioner Martin, to recommend the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to Accessory Dwelling Units.

Roll call vote:

Ayes: Krafka, Martin, Librea, Prior, Jensen

Noes: None

Motion passed.

6.4. Objective Design Standards Project, 311 Vernon Street, File # PL21-0018

REQUEST

The Objective Design Standards project (File PL21-0018) is a request to amend portions of Title 19 of the Roseville Municipal Code for the purpose of establishing a streamlined ministerial review of qualified affordable housing projects, consistent with SB 35 and AB 2162. The request also includes approval of Objective Design Standards which will be used in lieu of the City's Community Design Guidelines to evaluate qualified affordable housing projects during building permit review.

Associate Planner, Gina McColl, presented the Staff Report.

Commissioner Discussion:

- Describe how the Objective Design Standards would be applied and how a qualifying project would be processed.

Vice-Chair Jensen opened the Public Hearing and invited comments from the public. Hearing none, Vice-Chair Jensen closed the public comment period and Public Hearing.

Commissioner Discussion:

- The Objective Design Standards are well put together and easy to comply with.
- This takes care of the Planning side.
- Is it possible for Building and Engineering to have a similar process?
- What will be the time-savings and cost-savings?

Motion by Commissioner Krafka, seconded by Commissioner Prior, to recommend the City Council approve the Objective Design Standards, and to recommend the City Council adopt an ordinance to amend portions of Title 19 of the Roseville Municipal Code in order to acknowledge the establishment of Objective Design Standards and a new streamlined process for eligible affordable housing projects.

Roll call vote:

Ayes: Martin, Librea, Krafka, Prior, Jensen

Noes: None

Motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- The Coffee Shack project was approved by the City Council.
- There will be an April 8, 2021 Planning Commission meeting.
- Planning staff frequently updates the City's website with project information on the Projects of Information page.

Commissioner Reports

- The Commission asked if there is a requirement by the City to place notification signs on projects during the planning approval process. Staff responded that on-site notice is required when a project site requires a legislative entitlement, that is a General Plan Amendment, a Rezone, or a Specific Plan Amendment, but not for projects that only require Design Review Permits or other non-legislative action.

8. ADJOURNMENT

Motion by Commissioner Martin, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed unanimously at 8:21 p.m. with a voice vote.