



## **DRAFT MINUTES**

February 11, 2021

### **PLANNING COMMISSION MEETING**

6:30 p.m.

311 Vernon Street  
Roseville, California  
[www.roseville.ca.us](http://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 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 Brashears led the Pledge of Allegiance.

**4. PUBLIC COMMENTS**

Chair Brashears opened the Public Comment period. Hearing none, Chair Brashears closed the Public Comment period.

**5. CONSENT CALENDAR**

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

Roll call vote:

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

Noes: None

Motion passed.

5.1. Minutes of December 10, 2020

5.2. 123 Alta Ave Rear Addition, 123 Alta Av, File # PL20-0229

**REQUEST**

The project applicant requests a variance to allow an addition of 138 square feet to the rear of a home. The variance includes a reduction in the required side yard setback for a corner lot from 15 feet to 5 feet. The proposed addition will be set back from the side property line the same distance as the existing house.

**6. REQUESTS/PRESENTATIONS**

6.1. Amy's Drive-Thru, 1119 Galleria Bl, File # PL20-0152

**REQUEST**

The project applicant requests a Major Project Permit Stage 2 for site development and architectural review for a new 4,908 square-foot Amy's Drive-Thru restaurant.

Associate Planner, Charity Gold, presented the staff report.

Chair Brashears opened the Public Hearing and invited the representative for this item to address the Commission.

Representative for the applicant, Joseph Junius, stated he had received a copy of the staff report and was in agreement with staff's recommendations. He also responded to questions from the Commission.

Commissioner questions to the applicant's representative:

- Will there be a water tower at the proposed Roseville site?

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

Motion by Commissioner Martin, seconded by Commissioner Prior, to adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-three (73) conditions of approval and approve Revised Exhibit C.

Roll call vote

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

Noes: None

The motion passed.

6.2. WRSP PCL W-20 - Coffee Shack, 1875 Pleasant Grove Bl, File # PL20-0142

**REQUEST**

The proposed project is a 910-square-foot drive-through coffee kiosk with associated parking, lighting, and landscaping. The project entitlements include a General Plan

Amendment and Specific Plan Amendment to modify the land use from Low Density Residential (LDR) to Community Commercial (CC), a Rezone from Single-Family Residential/Development Standards (R1/DS) to Community Commercial/Special Area (CC/SA), a Development Agreement Amendment to reflect the land use change, a Conditional Use Permit to allow a drive-through use contiguous to a residential zoned parcel, and a Design Review Permit to approve the building architecture and site design.

Associate Planner, Kinarik Shallow, presented the staff report.

Commissioner Discussion:

- Appreciate the deceleration lane and the room for queuing.
- Has an ordinance been established for parking requirements related to coffee kiosk projects?
- In the future, will there be a signal at Upland to allow for u-turns on Pleasant Grove?
- These site plans and building elevations are a placeholder until a tenant is identified.
- Rezone to CC zoning does not mean a coffee shop is the only type of use that would be allowed at this site.
- Tight site.
- Will a site plan and parking plan be included in a future design review?

Chair Brashears opened the Public Hearing and invited the representative for this item to address the Commission.

Representative for the applicant, Chad Roberts, stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Chair Brashears opened the public comment period.

Public Comments – Matt Gray, Hailey Patterson, Audrey & Charles Ehrlich:

- Mitigated negative declaration questions.
- Good area for coffee shop.
- Concern with traffic at exit point.
- When will area be rezoned?
- Appalled by the proposed 7:00 a.m. to 10:00 p.m. hours of operation.
- No sound protection such as a wall or plantings.
- This is not a proper project for this small site.

Chair Brashears closed the public comment period and Public Hearing.

Commissioner comments:

- Explain the noise from resident backyards versus commercial noise.
- Understand the concerns of neighbors to the project.
- Positive benefits with the project.
- Satisfy residents who have asked for services.
- Explain the notification process.
- Staff has addressed the potential use and traffic impacts.
- Is roadway noise part of the noise calculation?

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

- Adopt the WRSP PCL W-20 – Coffee Shack Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- Recommend the City Council approve the General Plan Amendment (Land Use Map);
- Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- Recommend the City Council approve the Ninth Amendment of the Development Agreement by and between the City of Roseville and VC Roseville, LLC;
- Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to six (6) conditions of approval; and
- Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-four (74) conditions of approval.

Roll call vote:

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

Noes: None

The motion passed.

## **7. BOARD MEMBER / COMMISSIONER / STAFF REPORT**

### Staff Reports

- Planning Commission meetings are planned for February 25 and March 11. Starting with the next meeting, the public can only make public comments via phone. Staff reading emails into the record during a meeting will no longer be available as a form of making public comments. Emails may still be submitted to staff in advance to be shared with the Commission.

### Commissioner Reports

- The Commission directed staff to agenzize the Planning Commission start time for the next Planning Commission meeting.

## **8. ADJOURNMENT**

Motion by Commission Martin, seconded by Commissioner Caporusso, to adjourn the meeting. The Motion passed unanimously at 7:43 p.m. with a voice vote.