



## **DRAFT MINUTES**

October 14, 2021

### **PLANNING COMMISSION MEETING**

6:30 p.m.

Council Chambers

311 Vernon Street

Roseville, California

[www.roseville.ca.us/CORTV](http://www.roseville.ca.us/CORTV)

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, Martin, Prior, Jensen

Absent: Brashears, Covington

#### **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 Vice-Chair Martin, to approve the Consent Calendar.

Roll call vote:

Ayes: Martin, Caporusso, Prior, Haggenjos, Jensen

Noes: None

The Motion passed.

5.1. Minutes of September 9, 2021

5.2. WRSP PCL F-6C1 – DRRS, 2751 N. Hayden Pw, File # PL21-0245

**REQUEST**

The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to modify development standards and establish unit designs for 135 single-family homes in the F-6C1 subdivision of the West Roseville Specific Plan. The homes will consist of three (3) plan types ranging in size from 1,621 to 1,832 square feet.

**6. REQUESTS/PRESENTATIONS**

6.1. INFILL PCL 189 – Echo Park Automotive, 180 N Sunrise Av, File # PL21-0230

**REQUEST**

The project is a request for a Conditional Use Permit to allow automotive sales and a car wash in the Community Commercial (CC) zoning district. The project also includes a Design Review Permit Modification to modify the exterior of the existing building and to construct an approximate 2,000-square-foot car wash building within the parking lot. The site will be occupied by Echo Park Automotive, a vehicle reconditioning facility and automotive sales use.

Associate Planner, Kinnie Shallow, presented the staff report.

Commissioner Discussion

- A Commissioner requested clarification on the signage for the proposed project. Staff indicated that signage would be approved at a later date, but the

Chair Jensen opened the public hearing and invited comments from the applicant and/or audience.

Applicant representative, Greg Thatch, Law Offices of Gregory D. Thatch, stated he was in agreement with staff's recommendation. Mr. Thatch then responded to questions from the Planning Commission.

Commissioner Discussion with Applicant

- A Commissioner asked if this was the third vacant Fry's building to be repurposed by Echo Park. Mr. Thatch responded that this would be the second vacant Fry's building repurposed by Echo Park.
- A Commissioner asked if there would be a showroom inside the building. Mr. Thatch responded that there would be a small showroom.

Hearing no public comments, Chair Jensen closed the public comment period and the Public Hearing.

Commissioner Comments

- A Commissioner thanked the applicant's for considering Roseville for this project.

- A Commissioner indicated that this is a great re-use of the space.
- A Commissioner indicated they were glad to have this large vacant building filled.
- A Commissioner opined that the noise generated from the carwash would not be an issue, since the carwash is isolated.

Motion by Commissioner Caporusso, seconded by Commissioner Prior to:

- A. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to three (3) conditions of approval; and,
- B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to twelve (12) conditions of approval with revision to condition # 9.

#### Revised condition #9

*The applicant shall replace and replant any missing or dead landscaping within the project site and the project frontage, including shade and screen trees, to the satisfaction of the Planning Division. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)*

Roll call vote:

Ayes: Caporusso, Haggenjos, Martin, Prior, Jensen

Noes: None

The Motion passed.

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

### Staff Report

- At the October 6, 2021 City Council meeting, the Solaire Phase 6 project was approved.
- There will not be a Planning Commission meeting on October 28, 2021.
- Special Planning Commission meetings are scheduled for November 18 and December 16.
- To comply with the provisions of AB 361, a Brown Act Urgency Measure that took effect October 1, 2021 all Roseville City Council and board and commission meetings will now allow only in-person public comment. The public was able to call in to tonight's meeting as legal notices had already been mailed out and posted before staff was notified the provision.

### Commissioner Report

- The Chair requested that the Planning Commission be updated on Senate Bill 9 at a future Planning Commission meeting. Staff respond that it is hoping to bring an update to the Commission early next year.

## **8. ADJOURNMENT**

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