



## **DRAFT MINUTES**

August 12, 2021

### **PLANNING COMMISSION MEETING**

6:30 P.M.

Council Chamber  
311 Vernon Street  
Roseville, California  
[www.roseville.ca.us](http://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, Martin, Prior  
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 Prior, to approve the Consent Calendar with the following edit to the Minutes of July 22, 2021, Item 6.2. 2021 Housing Element.

- A Commissioner asked if it was achievable to obtain the 600 units through the "Opportunity Sites" ~~portion~~ already identified ~~of~~ in the Rezone Program. Staff responded that this goal should be achieved over the next three (3) years.

Roll call vote:

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

Noes: None

Motion passed.

5.1. Minutes of July 22, 2021

**6. REQUESTS/PRESENTATIONS**

6.1. NIPA PCL CO-3 - Tentative Subdivision Map, 570 Roseville Pw., File # PL21-0070

**REQUEST**

The applicant requests a Tentative Subdivision Map for the Campus Oaks Master Plan Parcel CO-3 to include 62 single-family residential lots. A tree permit is also requested to allow an 11% encroachment into the protected zone of an existing Blue Oak tree on proposed Lot A within the subdivision.

Assistant Planner, Sean Morales, presented the staff report.

Commissioner Discussion:

- A Commissioner requested a description of the bicycle and pedestrian access through the area. Staff gave an overview of the bicycle and pedestrian network.

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

Applicant representative, Ken Topper, Morton & Pitalo, stated he was in agreement with staff's recommendation.

Vice-Chair Martin opened the public comment period. Hearing none, Vice-Chair Martin closed the public comment period and Public Hearing.

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-four (64) conditions of approval; and,
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to nineteen (19) conditions of approval.

Roll call vote:

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

Noes: None

Motion passed.

## 6.2. HRNSP PCL 45A - Dutch Bros, 10051 Fairway Dr., File # PL21-0015

### **REQUEST**

Request for a Design Review Permit to allow construction of a 930-square foot Dutch Bros coffee house with drive-thru in the northwest corner of an existing parking lot along Fairway Drive.

Assistant Planner, Sean Morales, presented the staff report.

### Commissioner Discussion:

- A Commissioner asked if there would be outdoor seating. The applicant responded that there would be a waiting area with a few chairs and table for those that choose to use the walk-up window.
- A Commissioner asked for clarification on useable parking spaces. The Commissioner asked that, in light of the 85 parking spaces anticipated to be removed, plus the unusable parking spaces adjacent to Home Depot (used for material and seasonal storage), will there be enough parking at this commercial center? Staff responded that an Administrative Permit allows Home Depot to use the parking spaces for materials and seasonal storage (which is calculated into the available parking spaces) and if necessary, the City would work with Home Depot on the parking allocation to ensure no more than the approved parking spaces are used for seasonal storage.

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

Applicant representative, Rob Wood, Millennium Planning & Engineering, stated he was in agreement with staff's recommendation.

### Commissioner Discussion with Applicant:

- A Commissioner asked if the EV parking spot would have a charging station and why that particular location was selected. The applicant responded that it would not have a charging station at this time and that the spot was chosen because it would be the easiest location to connect to electrical in the future.

Vice-Chair Martin opened the public comment period. Hearing none, Vice-Chair Martin closed the public comment period and Public Hearing.

### Commissioner Discussion:

- There was a discussion about the traffic study. Specifically, a Commissioner asked about the trip generation tables, the passby trip rates and the overall number of new trips anticipated to this new use and whether or not this project will have the highest estimated number of trips when compared to the other locations analyzed in the traffic study. Staff reviewed the methodology for calculating passby trips, discussed peak hour trips and confirmed that based on the assumptions in the traffic study, the project is estimated to have more tips than the other locations analyzed in the traffic study.

- A Commissioner asked if the “keep clear” striping is effective. Staff responded that they have not heard feedback either way at other locations where it has been used.
- A Commissioner stated they were concerned that if the Fairway Drive traffic light is red, traffic may back-up into the parking lot, possibly causing issues for cross-traffic to exit the parking lot. Staff addressed how the traffic study addressed this.
- A Commissioner asked for clarification regarding the intersection traffic video (at the Fairway Drive/Home Depot exit lane) that was referenced in the Traffic Study. The Commissioner noted that the video was dated 12/5/2020 and asked if there was a video of this intersection prior to the Covid pandemic that could have been used. Staff responded that the City only stores intersection videos for 24 hours and that this 12/20/20 date was requested by the consultant for inclusion in the study.

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

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-two (72) conditions of approval.

Roll call vote:

Ayes: Covington, Prior, Brashears, Haggenjos, Martin

Noes: Caporusso

Motion passed.

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

### Staff Reports

- There will be agenda items for the August 26, September 9, and September 23, 2021 Planning Commission meetings.

### Commissioner Reports

- None

## **8. ADJOURNMENT**

Motion by Commissioner Caporusso, seconded by Commissioner Prior, to adjourn the meeting. The motion passed unanimously at 7:13 p.m. with a voice vote.