



DRAFT MINUTES
July 8, 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 Brashears called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Caporusso, Jensen, Covington, Martin, Prior, Brashears

Absent: None

3. PLEDGE OF ALLEGIANCE

Vice-Chair Jensen led those in attendance in 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 Martin, seconded by Commissioner Caporusso, to approve the Consent Calendar with the below edits to the Minutes from June 10, 2021:

Roll call vote:

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

Noes: None

Motion passed.

5.1. Minutes of June 10, 2021

A Commissioner requested the following edits to the June 10, 2021 minutes:

- Item 6.2 - Roll call vote to reflect:
Ayes: Prior, Caporusso, Librea, Martin, Jensen
- Item 6.2 - Commissioner Discussion's third bullet point to read:
A Commissioner expressed a desire to solve the problem of flavored tobacco ~~projects~~
products getting into the hands of minors.

5.2. SERSP PCL 3 – Kaiser Temporary Parking Lot, 2130 Douglas Bl., File # PL21-0121

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a temporary parking lot for the employees of the Kaiser Permanente Roseville Medical Center. The temporary lot will be in use until December 31, 2027. The project includes the construction of 389 parking spaces, two shuttle stops, and a screened storage area on the southeastern corner of the site. A Tree Permit is also requested to remove two (2) native oak trees.

6. REQUESTS/PRESENTATIONS

6.1. HRNSP PCL 44 – Turbo Shine Car Wash, 5850 Five Star Bl., File # PL21-0073

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit for a 3,588 square foot car wash facility.

Assistant Planner, Sean Morales, presented the staff report.

Commissioner Discussion:

- A Commissioner asked if noise from the surrounding business had been measured. The applicant representative replied that although no sound study had been performed, the vacuums are enclosed and the car wash dryer blower is enclosed and directed away from the closest neighborhood, which is a sensitive receptor.

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

The applicant representative, Michael Boskovich, stated he was in agreement with staff's recommendation.

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

Commissioner Discussion:

- A Commissioner commented that the project is a good fit for the site.

Chair Brashears closed the Public Hearing.

Motion by Commissioner Caporusso, seconded by Vice-Chair Jensen, to:

- A. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-nine (79) conditions of approval;

Roll Call vote:

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

Noes: None

Motion passed.

6.2. NIPA PCL 29 – Green Acres, 7300 Galilee Rd., File # PL21-0067

REQUEST

The applicant requests a Design Review Permit for a new retail store including indoor retail space (26,900 sf), an open sided green house (20,192 sf), house plant greenhouse (5,542 sf), lath house (26,204 sf), and outdoor retail area (72,928 sf) for Green Acres, and a Voluntary Lot Merger to create one lot from three existing lots, and abandonment of two easements.

Commissioner Prior recused himself due to a conflict of interest with the applicant. He left the dais and the room.

Associate Planner, Shelby Maples, presented the staff report.

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

The applicant representative, Karenda MacDonald, stated she was in agreement with staff's recommendation.

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

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

- A. Adopt the Green Acres Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-four (74) conditions of approval; and,
- C. Adopt the four (4) findings of fact and approve the Voluntary Merger subject to eight (8) conditions of approval.

Roll Call vote:

Ayes: Martin, Jensen, Covington, Caporusso, Brashears

Noes: None

Motion passed.

Commissioner Prior returned to the dais.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Senate Bill 330: Housing Crisis Act of 2019 Informational Item

Assistant City Attorney, Joe Speaker, presented the staff report.

Commissioner Discussion:

- A Commissioner asked to confirm the sunset date of SB 330. Staff responded that the sunset date is 2025.
- A Commissioner asked who decides the design standard objectives. Staff responded that at the March 21, 2021 Planning Commission meeting, the Planning Commission recommended that the City Council approve the Objective Design Standards. These standards were approved by the City Council on April 21, 2021.
- A Commissioner asked to confirm that there is a 60-day timeline deadline to review qualified affordable housing projects that meet the objective design standard criteria. Staff confirmed that this was correct.
- Commissioner asked how health and safety standards are confirmed. Staff responded that while a qualified affordable housing project is eligible to be approved through a ministerial action, the health and safety requirements found in the California Building Code will be met through the review of a Building Permit.

Chair Brashears invited comments from the audience. Hearing none, Chair Brashears closed the public comment period.

7.2. Election of the Planning Commission Chair

Chair Brashears opened the public comment period. Hearing none Chair Brashears closed the public comment period.

Motion by Commissioner Caporusso seconded by Commissioner Prior, to elect Vice-Chair Jensen as the Planning Commissioner Chair.

Roll call vote:

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

Noes: None

Motion passed.

7.3. Election of the Planning Commission Vice-Chair

Chair Brashears opened the public comment period. Hearing none Chair Brashears closed the public comment period.

Motion by Commissioner Caporusso, seconded by Commissioner Covington, to elect Commissioner Martin as the Planning Commissioner Vice-Chair.

Roll call vote:

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

Noes: None

Motion passed.

7.4. Election of Design Committee Chair

Chair Brashears opened the public comment period. Hearing none Chair Brashears closed the public comment period.

Motion by Vice-Chair Jensen, seconded by Commissioner Martin, to elect Commissioner Prior as the Design Committee Chair.

Roll call vote:

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

Noes: None

Motion passed.

7.5. Election of Design Committee Alternate

Chair Brashears opened the public comment period. Hearing none Chair Brashears closed the public comment period.

Motion by Vice-Chair Jensen, seconded by Commissioner Prior, to elect Commissioner Covington as the Design Committee Alternate.

Roll call vote:

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

Noes: None

Motion passed.

Staff Reports

- Rex Clark has been appointed to the Design Committee.
- Commissioner Covington has been re-appointed to the Planning Commission.
- Clifford R Haggenjos, Jr. has been appointed to the Planning Commission to fill the vacancy left by Commissioner Krafka.

- The City Council denied the Fiddymont Bungalow appeal and approved the project.
- There will be Planning Commission meetings on July 22 and August 12, 2021.
- The Housing Element update will be on the July 22, 2021 agenda.
- There were 1,806 single family permits issued 7/1/2020 through 6/30/2020.

Commissioner Reports

- Appreciation was extended to Chair Brashears for his leadership as Chair through the challenges of the past year.
- Appreciation was extended to Commissioners for working through the challenges of the past year.
- Appreciation was extended to staff for adapting and maintaining meetings over the past year.

8. ADJOURNMENT

Motion by Commissioner Caporusso, seconded by Vice-Chair Jensen, to adjourn the meeting. The Motion passed unanimously at 7:32 p.m. with a voice vote.