



## **APPROVED MINUTES**

February 10, 2022

### **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)

#### **1. CALL TO ORDER**

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

#### **2. ROLL CALL**

Present: Caporusso, Haggenjos, Prior, Martin, 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**

##### **5.1. Minutes of January 27, 2022**

Motion by Vice-Chair Martin, seconded by Commissioner Prior, to approve the Consent Calendar with corrections.

Roll call vote:

Ayes: Prior, Martin, Haggenjos, Jensen

Abstain: Caporusso

Noes: None

The Motion passed.

## **6. REQUESTS/PRESENTATIONS**

### **6.1. SVSP PCL DF-20 – DRRS, 1601 Vista Grande Bl, File # PL21-0347**

#### **REQUEST**

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 130 single-family dwelling units in the DF-20 subdivision of the Sierra Vista Specific Plan. The homes will consist of four (4) plan types ranging in size from 1,645 to 2,518 square feet.

Associate Planner Escarlet Mar presented the staff report

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

Applicant representative Daryle Hassler, JMC Homes, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Motion by Commissioner Caporusso, seconded by Commissioner Haggenjos, to:

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to thirty (30) conditions of approval and adopt Revised Exhibit A.

Roll call vote:

Ayes: Martin, Prior, Caporusso, Haggenjos, Jensen

Noes: None

The Motion passed.

### **6.2. INFILL PCL 179–Dry Creek Greenway Trailhead Rezone, 649 Riverside Av, File # PL21-0273**

#### **REQUEST**

The City requests a Rezone to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation from Community Commercial/ Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) in order to comply with grant funding requirements that will facilitate development of a trailhead for the future Dry Creek Greenway East Trail.

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

Commissioner Discussion;

- A Commissioner asked for clarification on the public outreach for this project and if comments were received. Staff responded that no comments were received.

- A Commissioner asked about the parcel that is for sale across the road. Staff responded that it is not part of this proposed project.
- A Commissioner stated he was glad to see this parcel annexed into the open space and that it would be a great addition to the trailhead.

Planning Manager, Greg Bitter, indicated he was representing the City, as the applicant for this project and would be happy to answer any additional questions.

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

Motion by Commissioner Haggenjos, seconded by Commission Prior, to:

- A. Consider the Addendum to the Dry Creek Greenway East Trail Project EIR;
- B. Recommend the City Council approve the General Plan Amendment; and,
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

Roll call vote:

Ayes: Caporusso, Haggenjos, Prior, Martin, Jensen

Noes: None

The Motion passed.

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

### Staff Report

- There will be a February 24, 2022 Planning Commission meeting.

### Commissioner Report

- Commissioners welcomed Associate Planner Escarlet Mar to the City.

## **8. ADJOURNMENT**

Motion by Commissioner Haggenjos, seconded by Commissioner Caporusso, to adjourn the meeting. The Motion passed unanimously at 6:49 with a voice vote.