



APPROVED MINUTES

January 27, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street

Roseville, California

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: Covington, Haggenjos, Prior, Martin, Jensen

Absent: Brashears, Caporusso

3. PLEDGE OF ALLEGIANCE

Vice-Chair 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 December 16, 2021

Motion by Commissioner Prior, seconded by Commissioner Covington, to approve the Consent Calendar with corrections.

Roll call vote:

Ayes: Haggenjos, Covington, Prior, Martin, Jensen

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL KT-20 & KT-30 – Affordable Unit Transfer, 3301 Santucci Bl., File # PL21-0289

REQUEST

The applicant requests approval of a Specific Plan Amendment and Development Agreement Amendment to transfer the obligation for 31 middle-income purchase units from parcel KT-20 to parcel KT-30 within the Sierra Vista Specific Plan area, and re-designate the units as 16 low and 15 very low-income units.

Associate Planner, Shelby Maples, presented the staff report.

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

Applicant representative, Chad Roberts, Hefner Law, 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 Covington, seconded by Commissioner Haggenjos, to:

- A. Recommend the City Council approve the Specific Plan Amendment; and,
- B. Recommend the City Council approve the Development Agreement Amendment.

Roll Call vote:

Ayes: Covington, Prior, Martin, Haggenjos, Jensen

Noes: None

The Motion passed

6.2. NIPA PCL CO-41 – Ace Hardware, 7890 Painted Desert Dr, File # PL21-0252

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 to allow construction of an approximate 14,000-square-foot retail building for Ace Hardware, which will be located on a 1.79-acre portion of the Campus Oaks Town Center.

Associate Planner, Kinnie Shallow, presented the staff report.

Commissioner Discussion:

- A Commissioner asked about the low vegetation to be planted along the back fence of the garden center. He had concerns with the possibility of theft and/or vandalism to Ace Hardware. Staff responded that staff will work Ace Hardware and the adjacent property owner to ensure security, safety and aesthetics.

- A Commissioner asked about parking and traffic circulation with the proposed daycare. Staff responded that the daycare is a placeholder and the use and design of the western parcel will be subject to a future proposal. Once an application is submitted, staff will work with the applicant on parking and traffic circulation to ensure the safety of pedestrians.

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

Applicant representative, Tom Towne, Sisler & Sisler stated he was in agreement with staff's recommendation. He responded to Commissioner questions.

Commissioner Discussion with Applicant:

- A Commissioner asked if the Harding Boulevard Ace Hardware store would be affected by the proposed Painted Desert Ace Hardware store. The Applicant responded that each store is owned independently and that the owner of the Harding Boulevard Ace Hardware store was in support of the proposed Painted Desert Ace Hardware store.

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

Commissioner Discussion:

- A Commissioner stated he was pleased with the design of the building and that the design fit the area.
- A Commissioner stated that this was a great project.
- A Commissioner stated that the community would welcome the project.

Chair Jensen closed the Public Hearing.

Motion by Commissioner Prior, seconded by Vice-Chair Martin to:

- A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eight (8) conditions of approval with Revised Exhibit A; and,
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval.

Roll Call vote:

Ayes: Martin, Haggengjos, Covington, Prior, Jensen

Noes: None

The Motion passed

7. COMMISSIONER / STAFF REPORT

Staff Reports

- Planning Commissions meetings will be held on February 10 and February 24, 2022.

- Staff will present a Housing Element update at a Planning Commission in March for its recommendation to City Council.
- Staff wanted to make the Planning Commission aware that the Pro Housing Designation will not come before the Planning Commission. It will be heard directly by City Council.
- The Sierra View Subdivision project was approved by the City Council at its January 19, 2022 meeting.

8. ADJOURNMENT

Motion by Vice-Chair Martin, seconded by Commissioner Covington, to adjourn the meeting. The Motion passed unanimously at 7:00 p.m. with a voice vote.