



## APPROVED MINUTES

August 11, 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 Martin called the meeting to order.

#### 2. ROLL CALL

Present: Brashears, Jensen, Haggenjos, Prior, Randolph, Covington, Martin

Absent: None

#### 3. PLEDGE OF ALLEGIANCE

Commissioner Jensen led those in attendance in the Pledge of Allegiance.

#### 4. PUBLIC COMMENTS

Chair Martin opened the Public Comment period. Hearing none, Chair Martin closed the Public Comment period.

#### 5. CONSENT CALENDAR

##### 5.1. Minutes of July 28, 2022

Motion by Commissioner Randolph, seconded by Commissioner Brashears, to approve the Consent Calendar with the correction to the minutes.

Correction to Item 6.1. Informational Item: Commercial Corridor Plans, 311 Vernon Street, File # PL21-0383

Chair ~~Prior~~ Martin opened the public comment period.

Roll call vote:

Ayes: Randolph, Jensen, Prior, Haggenjos, Brashears, Covington, Martin

Noes: None

The Motion passed.

## **6. REQUESTS/PRESENTATIONS**

### **6.1. SRSP PCL 14 - Life Time Pickle Ball Courts, 1435 East Roseville Pw, File # PL22-0150**

#### **REQUEST**

The applicant requests a Conditional Use Permit Modification to allow the conversion of 4 clay tennis courts to 8 hard surface pickle ball courts, as well as the restriping of 3 existing hard surface tennis courts to 6 pickle ball courts at Life Time Fitness. The original CUP was file #2012PL-103.

Associate Planner, Sean Morales, presented the staff report.

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

Applicant's representative, Marcus Lo Duca, Law Offices of Marcus Lo Duca, stated he was in agreement with staff's recommendation.

#### Commissioner Discussion with Applicant's Representative

- A Commissioner requested clarification on the pickle ball tournament hours of operation. Applicant's representative stated that the tournaments will occur within the permitted hours of operation.

#### Public Comment

Mark Snedecor spoke in support of the project.

Chair Martin closed the public comment period and Public Hearing.

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

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.

Roll call vote:

Ayes: Jensen, Prior, Brashears, Covington, Haggenjos, Randolph, Martin

Noes: None

The Motion passed.

### **6.2. SRSP PCL 57 – Egov Addition, 3736 Miners Ravine Dr, File # PL22-0031**

#### **REQUEST**

The project is a request for an Administrative Permit to construct a 1,260 square foot addition to an existing single family residence. The addition will include 850 square feet of living space and 410 square feet of garage space.

Associate Planner, Escarlet Mar, presented the staff report.

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

Applicant, Eduard Egov, stated he had received copy of the staff report and was in agreement with staff's recommendation.

#### Commissioner Discussion with Applicant

- A Commissioner asked if the garage is currently used for parking vehicles. The applicant responded that it is.
- A Commissioner asked if the fence would encroach over the underground utilities. Staff responded that the fence would not encroach on the existing Public Utilities Easement.

#### Public Comment

Jeanette Acrell, Kenneth Thompson, Susan Shaven, and Stephanie Narthan spoke in opposition to the project.

- Concerns with proposed plan and how it may impact the fire hydrant.
- Concerns expressed that the home would be used as a rental property.
- Concerns with the number of vehicles parked outside of the home.
- Is the property zoned for multifamily?
- Property values may decrease.
- How long will the construction take and who will manage the construction.
- How will the dust from the construction be mitigated?
- Concerns that the vehicles parked at the home will cause a safety issues for vehicles traveling around the home.
- With the proposed addition the home it will be too large for the neighborhood.

Chair Martin closed the public comment period and Public Hearing.

#### Commissioner Discussion with Staff

- A Commissioner asked if a 3,500 square foot home is out of character for a 9,000 square foot lot. Staff responded that it was not and that for two-story homes, the allowable lot coverage is 45%, which the proposal meets.
- A Commissioner asked if SB9 would apply to this project. Staff responded that SB9 could not practically apply to this neighborhood as a review of the aerial photography of the neighborhood does not show lots that could meet the minimum requirements for SB9 compliance.
- A Commission asked if the plans were complete or if they were going to be revised. Staff responded that a building permit would need to be obtained once the project was approved and that those plans would be more detailed. However, the current plans only shows access from the new garage and interior of the home.

#### Commissioner Discussion with Applicant

- A Commissioner asked if the addition was an attached addition to the current home. Applicant responded that it was.
- A Commissioner asked if there were intentions to have access from an outside door or through the existing home. Applicant responded that access to the addition would only be through the existing home.

#### Applicant's Response to Public Comment

- The addition is not designed to be rental unit as it does not have a bathroom, kitchen nor exterior access.
- The home will not be used as a rental.
- The proposed addition will free up space in the garage for parking.
- The access to the proposed space is from the interior of the home.
- There are larger square foot houses down the street.
- Construction will begin as soon as possible and measures will be taken to mitigate the dust.

#### Commissioner Discussion

- A Commissioner noted that the home has several vehicles but was glad that the cars were not abandoned vehicles that the City would have to deal with.

Motion by Commissioner Jensen, seconded by Commissioner Randolph to:

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to five (5) conditions of approval.

Roll call vote:

Ayes: Haggengjos, Randolph, Jensen, Prior, Covington, Brashears, Martin

Noes: None

The Motion passed.

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

### Staff Reports

- There will not be a Planning Commission meeting on August 25, 2022

## **8. ADJOURNMENT**

Motion by Commissioner Prior, seconded by Commissioner Jensen, to adjourn the meeting. The Motion passed unanimously at 7:27 p.m. with a voice vote.