



APPROVED MINUTES

July 28, 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 Martin called the meeting to order.

2. ROLL CALL

Present: Haggengjos, Jensen, Prior, Randolph, Martin

Absent: Brashears, Covington

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.

Robert Bruce Laycock expressed concerns with the homeless issue surrounding the Dry Creek trail near his home.

Chair Martin closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of July 14, 2022

5.2. INFILL PCL 226 – 730 Sunrise Ave. Condo Map, 730 Sunrise Ave. Bldg. #200, File # PL22-0066

REQUEST

The applicant requests approval of a Tentative Condominium Map to create six (6) commercial condominium units within an existing building with a request for a parcel map waiver. The subject property is an existing lawful parcel, being Parcel E, as shown on Parcel

Map in Book 5 of Parcel Maps, at Page 62, Placer County records, commonly known as 730 Sunrise Avenue #200.

Motion by Commissioner Haggenjos, seconded by Commissioner Randolph, to approve the Consent Calendar.

Roll Call vote:

Ayes: Prior, Haggenjos, Jensen, Randolph, Martin

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

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

REQUEST

Staff requested that the Planning Commission receive an informational presentation regarding the Commercial Corridor Plans project and receive community input on the preliminary draft Specific Plans. No action was required by Planning Commission.

Senior Planner, Lauren Hocker, and Associate Planner, Jessica Lynch, presented the staff report.

Commissioner Discussion

- A Commissioner asked how the boundaries for the proposed Specific Plans were set, and specifically, what criteria was used. Staff responded that for Douglas Harding and Douglas Sunrise the boundaries were based by picking up the commercial properties along those major roadways plus any existing high density properties adjacent to the corridors. The boundary for Atlantic Street extended to the open space area, bordering Dry Creek because this open space has a low density residential land use designation and the thought was to change this area to an open space land use designation. Boundaries were established based on zoning and natural breaks in locations.
- A Commissioner asked if the streetscape would be updated as in the Riverside Gateway Specific Plan.
- A Commissioner asked if a homeless shelter was to be included. Staff responded that it was not.
- A Commissioner asked if the changes to the PD zones affect current property owners. Staff responded that the intent was not to prohibit uses that are currently allowed.

Chair Martin opened the public comment period.

Mary McDowell, Derek Pell, Seth Tansey, Cori Sullivan, Robert Bruce Laycock, Donna Pucilowski, Craig Garbe, Faye Aentman, Kohn Dwight, and Nick Alexander provided comments.

Public Comments

- Will the streetscape affect residential streets?
- What will be the plan for the trailer park on Atlantic?
- Will there be incentives to add units to the open space?
- There is a lack of parking in the Atlantic Street Corridor.
- Does the City have intentions to purchase properties?
- Eminent domain concerns.
- Are streetscape improvements available to residential streets?
- The project name is deceptive. While the plans are called the commercial corridor plans, there is an intent to allow more housing.
- Support for re-zonings that allow for infill development.
- Design guidelines blend in nicely with existing architecture.
- Lack of vision for transportation options.
- Consider including street diets in project area.
- Study roadway improvements to encourage safe walkability and bikeability.
- What housing types are included in medium density residential? Apartments or townhomes?
- Is RS zoning still single-family housing?
- Consider industrial instead of commercial projects by the U-Haul area.
- Concerns with additional housing in these neighborhoods.
- Initiate a housing voucher program instead of designing housing.
- Love the plan.
- Be less restrictive with design plans.
- Concerned with low-income housing in this part of the City.
- Define the boundaries for the Douglas-Sunrise Corridor.
- Water usage concerns.
- Traffic concerns.
- The area where Atlantic Street changes into Vernon Street is dangerous.
- A cross walk is needed to cross the street to 105 Noshery restaurant.
- Will there be incentives to update existing housing?
- Add a glossary of terms to the documents.
- Communication is needed in terms a typical person can understand.
- There were questions regarding zoning and allowed uses.
- Will sidewalk and gutters be installed in the Atlantic Street Corridor?
- Will “streetscape improvements” be applied to existing single-family neighborhoods?

Staff Comments

- The City will not be buying any property or using eminent domain to take property.

- The City is not developing any housing or other uses in the plan areas.
- The City is trying to incentivize private investment and development in the plan areas.
- The City wants to make it easier and less costly for property owners to improve existing property or develop vacant or underutilized property.
- The plan does not require 850 additional units; rather the plan includes infrastructure capacity studies to ensure there is adequate capacity to serve 50 units in the Atlantic Corridor, 200 units in the Douglas Harding Corridor and 600 units in the Douglas Sunrise Corridor.
- The plans do not require all 850 units to be affordable housing, rather the goal of the plans is consistent with existing City policy to have 10% of the total units to be affordable.
- There will be additional opportunities to provide feedback.
- Information regarding the Commercial Corridor Project can be found at: www.roseville.ca.us/corridorplans
- Staff can be contacted at: corridorplans@roseville.ca.us

7. COMMISSIONER / STAFF REPORT

- There will be an August 11, 2022 Planning Commission meeting.
- Commercial Corridor Plans Workshop will be presented at the August 3, 2022 City Council meeting.
- Also, the Sutter Parking Garage Expansion Design Review Permit Appeal and Sierra Vista Specific Plan Parcel JM-41 and JM-30 - General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment will be heard at the August 3, 2022 City Council meeting

8. ADJOURNMENT

Motioned by Commissioner Prior, seconded by Commissioner Jensen, to adjourn the meeting. The motion passed unanimously at 8:28 p.m.