



DRAFT MINUTES
November 10, 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 at 6:30 p.m.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

Chair Martin 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 October 27, 2022

Motion by Commissioner Prior, seconded by Commissioner Jensen, to approve the Consent Calendar.

Roll call vote:

Ayes: Prior, Haggenjos, Jensen, Brashears, Martin

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. North Roseville Specific Plan Parcel DC-9A – Moonrock Ranch Subdivision, 2545 Tradewinds Dr, File # PL22-0255

REQUEST

The applicant requests a Tentative Subdivision Map to allow the merging and resubdivision of three (3) parcels, totaling approximately 3.39 acres, into six (6) parcels.

Associate Planner, Escarlet Mar, presented the staff report.

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

Property Owner, Steven Des Jardins, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Commissioner Discussion

- A Commissioner asked if the utility construction for the water and sewer laterals would be covered by the improvement standards, would they redo the street, or would it be a trench backfill. Staff responded that it would be covered by the improvement standards and be reviewed at the time of construction.

Motion by Commissioner Prior, seconded by Commissioner Jensen, to:

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty (58) conditions of approval.

Roll call vote:

Ayes: Prior, Haggengjos, Jensen, Brashears, Martin

Noes: None

The Motion passed.

6.2. Del Webb Specific Plan Parcel 21 – West Roseville Marketplace, 1798 Pleasant Grove Bl, File # PL22-0089

REQUEST

The applicant requests a Design Review Permit to construct a 76,000-square-foot shopping center consisting of a ±55,600-square-foot anchor grocery store, ±14,000-square-feet of inline shops, a ±5,500-square-foot freestanding pad building with a drive-through, a gas station with 8 dispensers (total of 16 pumps), and a ±900-square-foot freestanding kiosk building. Furthermore, the project includes a Tentative Parcel Map to subdivide two (2) parcels totaling approximately 8.81 acres into four (4) lots, a Conditional Use Permit to allow the gasoline sales and the drive-through establishment contiguous to residential zoned properties, and a Planned Sign Permit Program for the shopping center.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discussion

- A Commissioner asked if driveway #4, the most easterly driveway on Pleasant Grove Boulevard, would affect the church. Staff responded that it would not.

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

Applicant representative, Jeffrey Wood, West Roseville Associates, LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Commissioner Discussion

- This project will be a great resource for West Roseville.

Motion by Commissioner Jensen, seconded by Commissioner Prior, to:

1. Adopt the West Roseville Marketplace Initial Study/Mitigated Negative Declaration;
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-six (86) conditions of approval;
4. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-four (44) conditions of approval; and
5. Adopt the three (3) findings of fact and approve the Planned Sign Permit Program subject to three (3) conditions of approval.

Roll call vote:

Ayes: Haggengjos, Brashears, Jensen, Prior, Martin

Noes: None

The Motion passed.

6.3. North East Roseville Specific Plan Parcel 12 – Kaiser Inpatient Bed Tower Project, 1600 Eureka Rd, File # PL22-0038

REQUEST

The applicant requests a Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 in order to construct an approximate 278,000-square-foot, six-story inpatient bed tower building for the Kaiser Permanente Roseville Medical Center. The project will also consist of a new 800 stall four-level parking garage with rooftop parking; relocation of the northwest corner loop road; new main hospital entrance and drop off area; expansion of the

existing Emergency Department to add 36 new treatment bays; and a new generator yard and internal upgrades to the existing Central Utility Plant. The project includes an Amendment to the Development Agreement by and between the City of Roseville and Kaiser Foundation Hospitals to address the increased use intensity and vested entitlements; and a Specific Plan Amendment (text only) to the Northeast Roseville Specific Plan to modify the minimum setback requirements.

Commissioner Jensen recused himself from this item due to a potential financial conflict of interest relating to his spouse's employment. He left the dais at 6:35 p.m.

Associate Planner, Kinnie Shallow, present the staff report.

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

Applicant representative, Kim Menzel, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

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

Commissioner Discussion

- A Commissioner stated he is happy to see Kaiser Permanente expanding in the City, having confidence in Roseville, and that their facilities are accommodating the growth of the community.
- A Commissioner was appreciative of the jobs that would be provide with this project.
- A Commissioner was appreciative of Kaiser Permanente putting their trust in Roseville and is looking forward to the project.

Motion by Commissioner Haggenjos, seconded by Commissioner Prior to:

1. Certify the Final Supplemental Environmental Impact Report (SEIR) (SCH#2022020590) for the Kaiser Permanente Roseville Medical Center Campus Inpatient Bed Tower Project, adopt the Findings of Fact and Statement of Overriding Considerations, and adopt the Mitigation Monitoring & Reporting Program;
2. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;
3. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment by and between the City of Roseville and Kaiser Foundation Hospitals;
4. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification and Stage 2 subject to one hundred forty-four (144) conditions of approval.

Roll call vote:

Ayes: Brashears, Prior, Haggenjos, Martin

Noes: None

The Motion passed.

Commissioner Jensen returned to the dais at 7:09 p.m.

7. COMMISSIONER / STAFF REPORT

Staff Report

- The November 16, 2022 City Council meeting has been canceled due a lack of quorum.
- The Blue Oaks Commerce Center Appeal and the Kaiser Inpatient Bed Tower project's entitlements will be heard at the December 7, 2022 City Council meeting.
- The Commercial Corridor project will be presented at the December 21, 2022 City Council meeting.

Commissioner Reports

- None

8. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed unanimously at 7:10 p.m.