



DRAFT MINUTES

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

2. ROLL CALL

Present: Brashears, Caporusso, Haggenjos, Martin, Jensen

Absent: Covington, Prior

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 March 24, 2022

5.2. INFILL PCL 287 - Placer Food Bank PantryToGo Distribution CUP, 1401 Church St., File # PL22-0041

REQUEST

The applicant requests approval of a Conditional Use Permit to establish a regular food distribution service in an existing parking lot. The food distribution will operate on the first Friday of the month between 8:00am and 10:00am and will serve drive-through customers.

Motion by Vice Chair Martin, seconded by Commissioner Caporusso, to approve the Consent Calendar.

Roll call vote:

Ayes: Martin, Caporusso, Brashears, Haggenjos, Jensen

Noes: None

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 107 – E Street Duplexes, 121 E Street, File # PL21-0306

REQUEST

The applicant requests approval of a Tentative Subdivision Map to subdivide the 0.35-acre property into two (2) parcels, a Tree Permit for the removal of a native oak tree, a Design Review Permit for Residential Subdivisions to allow construction of one (1) duplex (two units) with an accessory dwelling unit (ADU) and a junior dwelling unit (JADU) on each lot (for a total of 4 units on each lot), and an Administrative Variance to deviate from the Two-Family Residential lot width standard.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discuss with Staff

- A Commissioner asked why staff would recommend approval of a deviation from the standard lot width of 60 feet and if a precedent would be created for future projects. Staff responded that all the setback requirements would be met and that several lots surrounding the project are 50 feet wide. Staff also stated that the project is not out of character with the rest of the neighborhood.
- A Commissioner stated that the project concept looked great.

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

Applicant representative, Wes Cambron, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

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

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty (50) conditions of approval;
2. Adopt the three (3) findings of fact and approve the Administrative Variance;
3. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivisions subject to twenty-four (24) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

Roll call vote:

Ayes: Brashears, Martin, Haggengjos, Caporusso, Jensen

Noes: None

Motion passed.

6.2. NIPA PCL CO-42 - Campus Oaks 7-Eleven, 1485 Blue Oaks Bl, File # PL 22-0047

REQUEST

The applicant requests a Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 Modification to construct a 4,872 sf fuel station with two restaurant uses and neighborhood convenience market. The original approval was under file #PL18-0080.

Associate Planner, Sean Morales, presented the staff report.

Commissioner Discuss with Staff

- A Commissioner asked for clarification on the number of restaurants that would be located in the building. Staff deferred to the applicant's representative for a response.

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

Applicant representative, Ryan Hooper, Thatch and Hooper, stated he had received a copy of the staff report and was in agreement with staff's recommendation. Mr. Hooper stated that the design had changed and only one (1) restaurant with a seating area would be located within the project.

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

Commissioner Discuss with Staff

- A Commissioner stated that it was great to see the Campus Oaks site continue to develop.
- A Commissioner stated that it was a good project that fits in well with the surrounding area.

Motion by Commissioner Caporusso, seconded by Commissioner Haggenjos to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eight (8) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to eight (8) conditions of approval.

Roll call vote:

Ayes: Caporusso, Haggenjos, Martin, Brashears, Jensen

Noes: None

Motion passed.

6.3. SVSP JMC Tentative Map #4, 3801 Santucci Bl, File # PL21-0223

REQUEST

The proposed project will create 516 single-family residential lots within the Sierra Vista Specific Plan (SVSP) for a subdivision known as JMC Tentative Map #4, as well as

reconfigure land use and zoning designations throughout the SVSP. The project includes a General Plan Amendment to: move Parcel CO-21, which has the effect of changing 7.8 acres of Medium Density Residential (MDR) to Low Density Residential (LDR); change Parcel CO-22 from 4.8 acres of MDR to 4.81 acres of LDR; change Parcel FD-7 from 8.97 acres of LDR to 8.34 acres of MDR; separate High Density Residential (HDR) Parcel FD-32 (8.9 acres) into HDR Parcels FD-32A (3.81 acres) and FD-32B (4.23 acres) and reduce the HDR acreage by 0.86 acres; and increase Community Commercial (CC) Parcel FD-41 from 5.71 acres to 6.24 acres. This will result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. The project also includes a Specific Plan Amendment to reflect the General Plan land use changes, remove the Mixed-Use overlay from Parcel FD-41, reallocate the affordable unit allocation of 34 middle-income purchase units from CO-20 and four (4) middle-income purchase units on DF-20 to new Parcel FD-32B, and to transfer units among several large lot parcels within the SVSP. A Rezone is requested to align zoning designations with the revised parcels and land use designations. The project also includes Amendments to three (3) Development Agreements, including the Fifth Amendment to the Federico Development Agreement, Second Amendment to the Mourier Investments LLC Development Agreement, and the Second Amendment of the DF Properties Development Agreement to reflect the project changes and reallocation of affordable units. Several additional entitlements are requested to support the development of JMC Tentative Map #4, including a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map for 516 single-family residential parcels, and a Design Review for Residential Subdivisions to evaluate architecture and modified development standards for Parcels CO-20, CO-21, and CO-22. The overall unit count within the SVSP will remain the same.

Associate Planner, Shelby Maples, presented the staff report.

Discussion with staff:

- Staff presented the Commission with a memorandum that included clean-up items, revised Exhibits B and G, and new language for the Conley Development Agreement.
- A Commissioner expressed his appreciation to staff for their work on the supplemental fee language and negotiating that with the applicant and to the applicant for their contribution.
- A Commissioner asked for clarification on the fee. Staff responded that the “catch-up” fee is not just for this project but for all the land use changes made by JMC in the Sierra Vista Specific Plan and that the fee becomes effective once the ordinance is effective. The fee would be subject to annual construction cost index increases every July 1, after the ordinance becomes effective. A Commissioner extended his appreciation for the attention paid to the affordable housing issues.
- A Commissioner asked for clarification on the ½-acre increase in commercial land use for this project Staff responded that there were two (2) commercial mixed use parcels at this intersection but that one of the 5-acre properties was changed from a

commercial mixed-use to a residential land use, allowing for the applicant to work on a variety of plans for the high density and commercial sites. The current proposal makes the site more viable for future commercial uses.

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

Applicant representative, Ryan Biziewski, stated he had received a copy of the staff report and was in agreement with staff's recommendation

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

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment with revised Exhibit B;
3. Recommend that the City Council approve the Specific Plan Amendment;
5. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
6. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the Mourier Investments LLC Development Agreement with revised Exhibit G;
7. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the DF Properties Development Agreement;
8. Recommend that the City Council adopt the five (5) findings of fact and approve the sixth amendment to the Westpark Federico Development Agreement;
9. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to seventy (70) conditions of approval;
10. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-seven (87) conditions of approval;
11. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to twenty-six (26) conditions of approval.

Roll call vote:

Ayes: Haggengjos, Brashears, Caporusso, Martin, Jensen

Noes: None

Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- City Council acted on three (3) projects that the Planning Commission recommended approval: Estia, Amoruso Ranch Specific Plan amendments, and Dry Creek General Plan Amendment and Rezone.
- There will be a May 12, 2022 Planning Commission meeting.

Commissioner Report

- A Commissioner asked what impact the organics recycling bill would have on projects and if it is retroactive. Staff indicated that all these new requirements are having an impact on project design, as additional organics containers must be accommodated on commercial project sites.

8. ADJOURNMENT

Motion by Commissioner Haggenjos, seconded by Vice-Chair Martin, to adjourn the meeting. The Motion passed unanimously at 7:18 p.m. with a voice vote.