



DRAFT MINUTES
September 22, 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, Haggenjos, Prior, Randolph, Covington, Martin
Absent: Jensen

3. PLEDGE OF ALLEGIANCE

Commissioner Haggenjos 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 September 8, 2022

5.2. SVSP PCL WB-41 – Verrado II DRRS, 3301 Pleasant Grove Bl,

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision (DRRS) to construct 63 homes within the Sierra Vista Specific Plan, Parcel WB-41. The request will establish unit designs for three (3) home plans that include three (3) elevation styles each.

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

Roll call vote:

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

Noes: None

6. REQUESTS/PRESENTATIONS

6.1. I-80 Widening Tree Permit, 814 Jo Anne Ln, File #PL 22-0122

REQUEST

The applicant requests approval of a Tree Permit for the removal of native oak trees. The Placer County Transportation Planning Agency (PCTPA), in cooperation with the California Department of Transportation (Caltrans), Placer County, and City of Roseville, propose to widen Interstate 80 (I-80) by adding a fifth through lane from east of Douglas Boulevard to west of Riverside Avenue (where five through lanes currently exist). Due to the widening of the freeway, 283 native oak trees would be removed totaling to 2999" inches diameter at breast height (dbh).

Associate Planner, Shelby Maples, presented the staff report.

Commissioner Discussion with Staff

- A Commissioner asked what the total in-lieu fee payment would amount to. Staff responded that \$353,882.00 would be collected.
- A Commissioner asked what the funds would be used for. Staff responded that funds are used for the City's tree replanting program.

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

Applicant representative, David Melko, Placer County Transportation Planning Agency, stated he was in agreement with staff's recommendation. He asked for clarification on the payment of in-lieu fees amount.

Chair Martin opened the public comment period.

Public Comment

Derek Pell spoke in opposition of the project.

- Expanding the freeway to relieve congestion will not help.
- The more miles that are travelled will cause harm to the environment.
- Money should be spent on alternative modes of transportation.

Chair Martin closed the public comment period and Public Hearing.

Commissioner Discussion with Staff

- A Commissioner asked that consideration for tree planting be given to the Dry Creek Greenway trailhead along Riverside Avenue. Staff responded that this request could be included as a recommendation in the conditions of approval.

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

1. Consider the Mitigated Negative Declaration (SCH #2016012021) for the I-80 Auxiliary Lanes Project.

2. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval with the modification to Conditions of Approval #4 and #21 as listed below.

Modified coa #4 - italics added

The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 2,999 inches DBH. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. Consideration should be given to providing onsite plantings within the Dry Creek Greenway Trailhead along Riverside Avenue subject to project feasibility and the Tree Preservation Ordinance. (Planning)

Modified coa #21- italics added

The approval of this Tree Permit shall expire on ~~September 22, 2024~~ March 22, 2023. An extension of time may be granted to allow an additional six (6) months, with an expiration of September 22, 2023. (Planning)

Roll call vote:

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

Noes: None

The Motion passed.

6.2. NIPA PCL 56 - Blue Oaks Commerce Center, 2200 Freedom Wy, File # PL22-0101

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 to allow construction of four (4) industrial buildings totaling approximately 310,000 square feet in size, which will be located on two (2) parcels totaling 23.94-acres in size.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discussion

- A Commissioner asked about the flow of traffic into the proposed project.
- A Commissioner raised concerns about the increased semi-truck traffic in the project area and the impact on Blue Oaks Boulevard.
- A Commissioner expressed concerns for traffic safety in the project area.
- A Commissioner commented that traffic signals on Freedom way should ease traffic concerns.
- A Commissioner expressed optimism that future improvements to Blue Oaks Boulevard would ease traffic congestion.

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

Applicant representative, Ryan Harsch, Harsch Investment Properties, stated he was in agreement with staff's recommendation.

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

Commissioner Discussion with Staff

- A Commissioner asked if parking was being increased or reduced. Staff responded that 50 parking spaces are proposed to be removed.

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

1. Consider the Addendum to the Blue Oaks Commerce Center Initial Study and Mitigated Negative Declaration; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to ten (10) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to ninety-three (93) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

6.3. NIPA PCL CO-42 – The Ivy at Blue Oaks, 275 Roseville Parkway, File # PL22-0178 - Item continued to October 27, 2022

7. COMMISSIONER / STAFF REPORT

Staff Reports

- Planning Commission meetings are planned for October 13, October 27, November 10, and December 8.

8. ADJOURNMENT

Motion by Vice-Chair Covington, seconded by Commissioner Brashears, to adjourn the meeting. The Motion passed unanimously at 7:18 p.m.