



APPROVED MINUTES

July 27, 2023

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

Chair Covington called the meeting to order at 6:30 p.m.

2. ROLL CALL

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

Absent: Martin

3. PLEDGE OF ALLEGIANCE

Chair Covington led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

5.1. Minutes of July 13, 2023

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

Roll call vote:

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

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. Infill Plan Parcel 30 – New Pacific School, 143 Clinton Av, File # PL23-0075

REQUEST

The applicant requests a Conditional Use Permit Modification and Design Review Permit Modification to allow the installation of (2) portable classroom buildings and ramps including landscape modifications as well as a modification to the distribution of students. The modification will allow an increase to 119 students on the 143 Clinton Ave. portion of the site and require a decrease to the maximum students allowed on the 202 Bonita St. portion of the site.

Associate Planner, Sean Morales, presented the staff report.

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

Applicant representative, Paul Keefer, Executive Director of Pacific Charter Institute, stated he had received a copy of the staff report and was in agreement with staff's recommendation. He responded to Commissioners' questions.

Mary Lee Sonke and Tamra Sayad spoke in opposition to the project:

- Oppose the use of portable classrooms.
- Portable units do not fit the aesthetic of the neighborhood.
- Limit enrollment to what the school currently has.
- There is not enough parking to accommodate growth.
- Residents currently park on the street as many of the homes do not have garages.
- Adding students will increase traffic.
- School events will increase traffic and add to the lack of parking.
- Teen drivers will cause safety issues.
- With the addition of the portable units there will be less grass for the children to play on.
- Children playing outside will increase noise to neighboring homes.
- Drivers use Clinton Avenue to bypass driving on Riverside Avenue.
- Light pollution concerns.

Chair Covington closed the public comment period.

Commissioner Discuss with Applicant

- A Commissioner asked why portables were being used instead of permanent structures. Applicant responded that they are trying to have the portables in place by the time the current school year begins. Also, the landlord may not want permanent buildings on the property.
- A Commissioner asked how high school students would be incorporated into the school. The applicant responded that the first year there would be open enrollment

for 25 freshman students and then when those freshman became sophomores another open enrollment would occur for an additional 25 freshman students. However, in three years there would be a need to move to another location as there would not be enough room for an additional 25 students.

- A Commissioner asked the applicant about the enrollment at the Rancho Cordova site. Applicant responded that there are currently 108 students enrolled in TK-5th grade.
- A Commissioner asked that if 100 students are added to the high school would attendance still be under capacity. Staff responded that it would be. Applicant responded that once the initial freshman class became juniors there would not be enough room at the site.
- A Commissioner asked about parking for student drivers. Applicant responded that by the time students are driving there will not be enough room on the current site for those students.
- A Commissioner asked about the reduction in play area for students. Applicant responded that concrete area will have play equipment and activities will be staged for students. Staff responded that the lawn area is being reduced and not the blacktop area.
- A Commissioner asked if there had been discussion on changing the façade of the portables to match the aesthetics of the neighborhood. Applicant representative, Tim Mattheis, architect on the project, responded that the goal was to keep the design as simple as possible and to match the color scheme of the current buildings. Applicant also responded that this is a temporary location. They are estimating that in five (5) years a larger facility would be needed.
- A Commissioner asked what the current student capacity is approved for. Staff responded that a Conditional Use Permit runs with the land and that 260 students is the maximum capacity.
- A Commissioner asked about the drop-off and pick-up process. The school principal, Eric Garber, responded that parents have two (2) options: parent(s) can use the loading and unloading zone or park in the Bonita parking lot and use the gate option.
- A Commissioner asked about lighting pollution from the school into the neighborhood. Staff responded that condition #26 of the Design Review Permit Modification would help to minimize impact to the surrounding homes.
- A Commissioner asked how the City ensures that the school has not exceeded its allowed student capacity. Staff responded that Code Enforcement could conduct an audit of the student population if a complaint is received

Chair Covington closed the Public Hearing.

Commissioner Discussion with Staff

- A Commissioner asked if the Conditional Use Permit Modification changes the number of students allowed on the site. Staff responded that it does not.

Motion by Commissioner Jensen, seconded by Commissioner Haggenjos to:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to six (6) conditions of approval with a correction to condition of approval #4.
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-nine (49) conditions of approval.

Correction to Conditional Use Permit Modification #4

The maximum number of students for 143 Clinton Ave. shall be 119. The maximum number of students for 202 Bonita St. shall be 141. (Planning)

Roll call vote:

Ayes: Jensen, Haggenjos, Brashears, Prior, Covington

Noes: Randolph

6.2. Infill Plan Parcel 315 - Champion Oaks GPA & Rezone, 1202 Samoa Wy, File # PL19-0047

REQUEST

The applicant requests approval of a General Plan Amendment to change the land use designation of two contiguous parcels, located at 1202 Samoa Way and 2014 North Cirby Way, from Open Space/Parks and Recreation/Floodplain (OS/PR/FP) to Low Density Residential (LDR-3.5) and a Rezone to change the zoning designation of the parcels from Floodway (FW) to Single-Family Residential (R1) to facilitate the future development of two single-family residences.

Commissioner Jensen recused himself from this item due to a conflict of interest related to his prior involvement with the project during his time working for the City of Roseville.

Associate Planner, Kinnie Shallow, presented the staff report.

Commissioner Discussion

- A Commissioner asked if the bridge seen on the historical aerial map was destroyed by the flood of 1986. Staff responded that it was.

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

Applicant representatives stated they had received a copy of the staff report and were not in agreement with staff's recommendation.

Attorney for the applicant, Erika Brintzer-Graff, stated that two (2) required finding of facts for a rezone could be made, that the initial study stated that no significant impacts would incur, that the proposed project is consistent with the General Plan policies, that the 2006 Planning Commission Staff Report allowed for a rezone and that the proposed project is not within the flood plain.

Applicant representative, Greg Bardini, Morton & Pitalo, Inc., presented a PowerPoint presentation depicting the location of the site, various flood plain maps, the location of other projects that had been rezoned to residential use in the nearby area, and photos of the site during rain events.

Commissioner Discussion with Applicant

- A Commissioner asked for the dates when the photos were taken that were used in the PowerPoint presentation. Applicant responded December 2021 and November 2022.

Chair Covington opened the public comment period.

Rebecca Prettyman opposed the project.

- The roads around the proposed project flood.
- It would be difficult for emergency personnel to extract individuals from the proposed homes.
- The owners / renters of the proposed homes may not be aware of the risks should a flood occur.

Chair Covington closed the public comment period.

A motion was made by Vice-Chair Prior, seconded by Commissioner Randolph to:

1. Conclude that the two (2) findings of fact cannot be made and recommend that the City Council deny the General Plan Amendment and Rezone.

Roll call vote:

Ayes: Haggengjos, Brashears, Prior, Randolph, Covington

Noes: None

The Motion passed.

Commissioner Jensen returned to the dais.

7. COMMISSIONER / STAFF REPORT

Staff Reports

- There will not be a Planning Commission meeting on August 10, 2023.
- There will be a Planning Commission meeting on August 24, 2023.
- The City Council approved the Grocery Outlet project and denied the appeal.
- The City Council will hear the entitlements for the Erickson Senior Living and Bee Shine Carwash projects at its August 16, 2023 meeting.

Commissioner Reports

- Appreciation was expressed to outgoing Chair Martin for his year of service.

8. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Randolph, to adjourn the meeting. The Motion passed unanimously at 7:35 p.m. with a voice vote.