



## **DRAFT MINUTES**

February 9, 2023

### **PLANNING COMMISSION MEETING**

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

[www.roseville.ca.us/CORTV](http://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, Randolph, Covington, Martin

Absent: None

#### **3. PLEDGE OF ALLEGIANCE**

Commissioner Randolph 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.

#### **5. CONSENT CALENDAR**

##### **5.1. Minutes of January 12, 2023**

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

Roll call vote:

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

Noes: None

The Motion passed.

## 6. REQUESTS/PRESENTATIONS

### 6.1. WRSP PCL F-22 – Parcel Map and Unit Transfer, 5251 Fiddymont Road, File# PL22-0304 **REQUEST**

The applicant requests a Tentative Parcel Map to subdivide West Roseville Specific Plan Parcel F-22 into two parcels, F-22A and F-22B. Parcel F-22A will have a unit allocation of 82 units and Parcel F-22B will have a unit allocation of 162 units. No changes to the overall WRSP unit count will be made. A Specific Plan Amendment and Development Agreement Amendment are requested to reallocate affordable housing units among the subject parcels. Lastly, a Tree Permit is requested to allow removal of one 68” valley oak tree on site to accommodate future development.

Associate Planner, Kinarik Shallow, presented the staff report.

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

Applicant, Kris Steward, Plan Steward, Inc., stated she was in agreement with staff's recommendation.

Commissioner Discussion:

- A Commissioner asked why the lot was being split. The applicant responded that it would allow for advantageous funding and a phased project.

Hearing no other public comment, Chair Martin closed the public comment and Public Hearing.

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

1. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;
2. Recommend the City Council adopt the five (5) findings of fact and approve the Tenth Amendment of the Fiddymont Land Venture Development Agreement;
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to seventeen (17) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the Tree Permit subject to nineteen (19) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

## **7. COMMISSIONER / STAFF REPORT**

### Staff Reports

- The Planning Commission's approval of the Blue Oaks Commerce Center project, which was appealed by Lozeau I Drury, LLP, was upheld by the City Council at its January 18, 2023 meeting (the Appeal was denied).
- Staff will have agenda items for the February 23, 2023 Planning Commission meeting.
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### Commissioner Reports

- A Commissioner asked about the status the Nevada Street Loft project. Staff responded that a demo permit was received and approved and that the applicant has requested an extension for its entitlements.

## **8. ADJOURNMENT**

Motion by Commissioner Brashears, seconded by Commissioner Prior, to adjourn the meeting. The Motion Passed unanimously at 6:45 p.m. with a voice vote.