



DRAFT MINUTES

January 12, 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 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

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

4. PUBLIC COMMENTS

Chair Martin opened the Public Comment period.

Chris Martinez requested area standard wages and benefits language be included in projects conditions of approvals.

Chair Martin closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of December 8, 2022

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

Roll call vote:

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

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. NCRSP PCL 40 - Highland Village Pad 3, 250 Gibson Dr, File # PL22-0331

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 2 to allow construction of a 6,800 square-foot building on Pad 3 within the Highland Village commercial center, which will include retail and restaurant uses with a maximum of three (3) tenants in which one is restaurant Kura Sushi.

Associate Planner, Sean Morales, presented the staff report.

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

Applicant representative, Victor Tanon, To Venture Holdings, LLC, stated he was in agreement with staff's recommendation.

Commissioner Discussion

- Commissioners expressed their appreciation for the unique architectural design.

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

Commissioner Prior made the motion, seconded by Vice-Chair Covington, to:

1. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to seventy-four (74) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

6.2. NIPA PCL 55 – Justice Center Medium Security/ Vocational Training and Mental Health Facilities Major Project Permit Stage 1 Modification and Major Project Permit Stage 2, 11751 Go For Broke Rd, File # PL22-0243

REQUEST

The applicant requests approval of a Major Project Permit Stage 1 Modification and a Major Project Permit Stage 2 to allow construction of two (2) new buildings within the South Placer Justice Center (SPJC), including an approximately 32,879 square foot Medium Security/Vocational Training Building and an approximately 11,563 square foot Mental Health Facility, as well as associated site improvements.

Vice-chair Covington recused herself due to a potential financial conflict of interest related to her employment.

Associate Planner, Shelby Maples, presented the staff report.

Commissioner Discussion

- A Commissioner asked if the buildings' design could be enhanced to appear less monotone and if the buildings would be visible to any other area besides the freeway. Staff responded that the buildings were designed to mimic and blend in with the established buildings at the project site and that as the buildings are tucked into the back of the property that they would not be visible other than from the freeway.

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

Project Manager, Lisa James, Placer County, stated she was in agreement with staff's recommendation. She responded to the Commissioner's question regarding the color scheme by stating that the muted color pallet was chosen so that the proposed buildings would blend in with the existing buildings.

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

Commissioner Haggenjos made the motion, seconded by Commissioner Jensen to:

1. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to six (6) conditions of approval; and,
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to fifty-nine (59) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

Vice-chair Covington returned to the dais.

6.3. NCRSP PCL 42A – Shea Center Apartments Rezone, 572 Gibson Dr, File # PL21-0307

REQUEST

The applicant requests a General Plan Amendment and Specific Plan Amendment to the North Central Roseville Specific Plan (NCRSP) to modify the land use designation from Business Professional (BP) to High Density Residential (HDR); and a Rezone from Business Professional/Special Area North Central Roseville Specific Plan (BP/SA-NC) to Multi-Family Housing/Special Area North Central Roseville Specific Plan (R3/SA-NC) to allow the development of 360 multi-family dwelling units on the approximately 19.5 acre site. Further, the project includes a Development Agreement by and between the City of Roseville and

Roseville Land Holdings, LLC to reflect the change in land use and document the requirements related to the provision of affordable housing units.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discussion

- A Commissioner asked if there were triggers in projects for affordable housing obligations. Staff responded that affordable housing obligations are outlined in the Development Agreement.
- A Commissioner asked if the City is obligated to assist the developer in finding financing for the 100% affordable housing. Staff responded that this project would be treated in a similar manner to other affordable housing projects and assistance would be provided to the developer when they are trying to apply for tax credits or state bond affordable housing allocations.
- A Commissioner asked if the project, as an affordable housing project, would pay all applicable fees except the public benefit fee. Staff responded that if the 100% affordable housing project is developed, the Development Agreement does not require a public benefit fee. However, if the self-finance project is developed, all the market rate apartments would pay \$1,010 per unit as a public benefit fee.
- A Commissioner asked if the project would be required to dedicate parkland. Staff responded that in-lieu parkland dedication acreage would not result in a park large enough to benefit the overall specific plan area. Park development impact fees would be collected to help the Park Department improve existing parks.

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

Applicant representative, Jeff Melrose, Development Manager for Shea Properties, stated he was in agreement with staff's recommendation.

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

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

1. Recommend the City Council consider the Addendum to the 2035 General Plan Environmental Impact Report (SCH #2019080418, certified on August 5, 2020) and 2021 Housing Element Addendum;
2. Recommend the City Council adopt a resolution approving the General Plan Amendment (Land Use Map);
3. Recommend the City Council adopt a resolution approving the Specific Plan Amendment (Text & Land Use Map);
4. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone; and,

5. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement by and between the City of Roseville and Roseville Land Holdings, LLC.

Roll call vote:

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

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- The Planning Commission meeting for January 26, 2023 has been canceled due to a lack of agenda items.
- There will be a Planning Commission meeting on February 9, 2023.
- At the December 21, 2022 City Council meeting, the Commercial Corridor project was approved.
- In December of 2022, the City of Roseville was awarded California's Prohousing designation. The City is 1 of 7 jurisdictions that have this designation.

8. ADJOURNMENT

Motion by Commissioner Prior, seconded by Commissioner Brashears, to adjourn the meeting. The Motion Passed unanimously at 7:15 p.m. with a voice vote.