



DRAFT MINUTES

October 26, 2023

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

Vice-Chair Prior called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Jensen, Martin, Prior

Absent: Haggenjos, Randolph, Covington

3. PLEDGE OF ALLEGIANCE

Commissioner Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

5.1. Minutes of October 12, 2023

Motion by Commissioner Martin, seconded by Commissioner Jensen, to approve the Consent Calendar.

Roll call vote:

Ayes: Jensen, Martin, Brashears, Prior

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. Northwest Roseville Specific Plan Parcel 18 – Starbucks Remodel, 1241 Pleasant Grove Bl, File # PL23-0065

REQUEST

The applicant requests approval of a Design Review Permit Modification for the renovation and minor expansion of the existing Starbucks drive-thru coffee kiosk, and an Administrative Permit for a parking reduction. The project will increase the building area from 530 square feet to 999 square feet and remodel the façade.

Associate Planner, Shelby Maples, presented the staff report.

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

Commissioner Discussion

- A Commissioner mentioned a comment made by an adjacent business owner and believed the proposed expansion would not cause an obstruction to other buildings in the commercial center. Staff commented that the existing mature landscaping and small size of the expansion would not negatively impact the visibility of other building within the center.
- A Commissioner stated that although the project's square footage is being doubled it is being done in a way that will not hinder the circulation of the shopping center.
- A Commissioner asked for clarification on the "reduction" in parking spaces. Staff responded that parking spaces were not being eliminated but instead the required number was being reduced from ten (10) to four (4) spaces. Also, it is anticipated that a maximum of four (4) employees will be working during any one time.

Applicant Noelia Santiago, Valerio Architects, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion

- A Commissioner asked if the hours of operation would be changing at the location. The applicant responded that they would not. Staff responded that this location is a principally permitted use so a conditional use permit is not associated with the location, therefore, staff does not have the ability to restrict the hours.

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

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

1. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to four (4) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Administrative Permit for a Parking Reduction subject to three (3) conditions of approval.

Roll call vote:

Ayes: Brashears, Jensen, Martin, Prior

Noes: None

The Motion passed.

6.2. Douglas-Harding Corridor Specific Plan Parcel DH-47 - Starbucks Conditional Use Permit Modification, 111 S Harding Bl, File # PL23-0297

REQUEST

The project is a request for a Conditional Use Permit Modification to modify the operational conditions of the approved Starbucks Drive-Through (File #PL23-0055). The modifications include changes to the business hours of operation to 4:00 a.m. - 12:00 a.m. daily.

Associate Planner, Escarlet Mar, presented the staff report.

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

Applicant Noelia Santiago, Valerio Architects, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

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

Motion by Commissioner Brashears, seconded by Commissioner Jensen to:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to four (4) conditions of approval.

Roll call vote:

Ayes: Martin, Jensen, Brashears, Prior

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- Staff plans to have items for the November 9 and December 14, 2023 Planning Commission meetings.

Commissioner Report

- None

8. ADJOURNMENT

Motion by Commissioner Martin, seconded by Commissioner Brashears, to adjourn the meeting. The motion passed unanimously at 6:50 p.m. by voice vote.