



DRAFT MINUTES

September 28, 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, Martin, Prior, Covington

Absent: Randolph

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.

Lorin Meeks-Harris introduced herself to the Commission. She was recently appointed to the Roseville Grants Advisory Commission and is participating in the Leadership Roseville program.

Chair Covington closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of September 14, 2023

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

Roll call vote:

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

Noes: None

The Motion passes.

6. REQUESTS/PRESENTATIONS

6.1. North East Roseville Specific Plan Parcel 8 – Sprinter Roseville, 1513 Eureka Rd and 1411 Rocky Ridge Dr, File # PL23-0124

REQUEST

The project is an approximately 97,000-square-foot Mercedes Benz Sprinter van sales and service facility that will consist of enclosed service and detail bays and on-site vehicle parts storage. Associated site improvements include landscaping, lighting, and parking. The project entitlements include a text only amendment to the Northeast Roseville Specific Plan (NERSP) Parcel 8 Design Guidelines to allow vehicle sales in the Community Commercial zone with approval of a Conditional Use Permit (CUP), a CUP to allow the use, and a Design Review Permit to review the site design and architecture.

Associate Planner, Kinnie Shallow, presented the staff report.

Commissioner Discussion

- A Commissioner asked if security fencing would be installed around the project perimeter and if there are locations for security gates on the northwest side of the proposed project. Staff responded that the applicant, if requested, would be amenable to adding rod iron fencing around the perimeter for security purposes.

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

Applicant representative, Linda Francis, Dennis J. Flynn 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 sales would be for new vans only. Applicant representative responded that primarily it will be new vans exclusive to Mercedes-Benz Sprinter.
- A Commissioner requested clarification on the number of jobs that would be created. Applicant representative responded that approximately 120 jobs would be created.
- A Commissioner asked if the service ramp was equipped with a roll-up door and if it would remain open during operating hours. Applicant representative responded that it was a roll-up door and that it would only be open to allow vehicles in and out of the service area.
- A Commissioner stated that this was a great project.
- A Commissioner appreciated that the location of the service doors was designed to minimize the views of these doors from Eureka Road.

- A Commissioner stated that this would become a destination point for future Sprinter owners.

Hearing no public comments, Chair Covington closed the public comment period.

Commissioner Discussion

- A Commissioner who visited the site, stated that the site is adjacent to a gas station and that CarMax can be seen from the proposed project site. The Commissioner believed that CarMax has set a precedent for auto sales along Eureka Road and the proposed project will fit in along the corridor.
- A Commissioner expressed his appreciation to Mercedes Benz Sprinter for choosing the City of Roseville for this project.

Chair Covington closed the Public Hearing.

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

1. Adopt the Sprinter Roseville Initial Study/Negative Declaration;
2. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;
3. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to six (6) conditions of approval; and
4. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval with the revision to condition #13.

Design Review Permit revised condition #13

- i. Prior to issuance of improvement plans, the landscape frontage along Rocky Ridge Drive shall be redesigned to reduce the amount of non-functional turf area. The plans shall be revised to the satisfaction of the Planning Division. (Planning)

Roll call vote:

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

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- There will be a Planning Commission on October 12, 2023.
- At the September 20, 2023, City Council meeting Council approved the Downtown Code and Ordinance Updates 2023 and North Industrial Planning Area (Hewlett-Packard Campus Oaks) Parcel CO-52 and Sierra Vista Specific Plan Parcels WB-30, WB-32, WB-52, and FD-34 - General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, Master Plan Amendment and Major Project Permit Stage 1 Modification.

Commissioner Report

- A Commissioner expressed his appreciation to Ms. Meeks-Harris for attending the meeting. He stated that many Commissioners and staff were graduates of the Leadership Roseville program.

8. ADJOURNMENT

Motion by Commissioner Haggenjos, seconded by Commissioner Martin to adjourn the meeting. The Motion Passed unanimously at 6:55 p.m. with a voice vote.