



DRAFT MINUTES

August 24, 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, Randolph, Prior, Covington

Absent: None

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 27, 2023

5.2. North Industrial Plan Area Parcel 55 – Placer Detailing, 10612 Industrial Av, File# PL23-0125

REQUEST

The applicant requests approval of a Conditional Use Permit to allow auto detailing services in the General Industrial (M2) zone for Placer Detailing.

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

Roll call vote:

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

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. Douglas-Harding Corridor Specific Plan Parcel DH-47 – Starbucks Drive-Through, 111 S Harding Bl, File # PL23-0055

REQUEST

The project is a request for a Conditional Use Permit and a Design Review Permit Modification to allow a portion of the existing fast-food drive-through establishment to be demolished and modified, and to reconfigure the drive through lane. The modifications include changes to the existing building, expansion of the existing single drive-through lane into a dual drive-through lane, as well as landscaping and lighting improvements.

Associate Planner, Escarlet Mar, presented the staff report.

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

Applicant representative, 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 Starbucks located in Roseville Square would remain open. Applicant responded that if the project was approved staff and inventory would be relocated to the proposed Starbucks.

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

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval; and,
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to sixty-three (63) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

6.2. North Industrial Plan Area Parcel CO-52 & Sierra Vista Specific Plan Parcel WB-30, WB-32, WB-52 & FD-34 – Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville, 401 Roseville Pw, 3380 Pleasant Grove Bl, 4201 Santucci Bl, and 1600 Westbrook Bl, File # PL23-0064

REQUEST

The project is a request for a General Plan Amendment (GPA), Master Plan Amendment (MPA), and Rezone for HP Campus Oaks (HPCO) Master Plan Parcel CO-52 to change the land use from Tech Park/Business Professional – Light Industrial (T/BP LI) to High Density Residential (HDR) and to change the zoning from Industrial/Business Park/Special Area (MP/SA) to Multi-Family Housing (R3) to allow the future development of 285 multi-family units. The affordable obligation of 143 low-income units (50 percent of new units proposed on Parcel CO-52) that is required by the City for the change in land use for Parcel CO-52 will be transferred from the HPCO Master Plan to Sierra Vista Specific Plan (SVSP) Parcels WB-30 and WB-32. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed changes, with the accompanying HPCO Master Plan Amendment to reflect the change in land use and zoning on Parcel CO-52. A Rezone, GPA, and Specific Plan Amendment (SPA) for SVSP Parcel WB-52 is requested to change the zoning from Park and Recreation (PR) to R3 and the land use designation from PR to HDR. Density bonuses and changes to the affordable housing obligations for Parcels WB-30, WB-32, and FD-34 are also requested. The allocation of additional multi-family units is requested pursuant to the Density Bonus Law (see Gov. Code, § 65915 et seq.). Lastly, a Third Amendment to the SVSP Westbrook Development Agreement (DA), a Sixth Amendment to the SVSP Westpark Federico DA, and a Tenth Amendment to the Hewlett Packard Master Plan DA are requested to document transfers of affordable housing obligations between the subject parcels, the revised affordable unit obligations on specified parcels, and to reflect the proposed land use changes and density bonuses. The requested entitlements will result in 285 market-rate HDR units on Parcel CO-52, with the density bonuses (including the transfer of CO-52’s low-income affordable unit obligation) on Parcels WB-30, WB-32, and FD-34 adding 256 HDR units affordable to low-income households and 10 HDR units affordable to very-low-income households to the City’s affordable housing unit inventory.

Associate Planner, Kinnie Shallow, presented the staff report.

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

Applicant representative, Marcus Lo Duca, Marcus Lo Duca Law Office, stated he had received a copy of the staff report and was in agreement with staff’s recommendation.

Commissioner Discussion

- A Commissioner expressed his appreciation for the investment and efforts to bring affordable housing to the City of Roseville.

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

Motion by Commissioner Martin, seconded by Commissioner Jensen to:

1. Consider the 5th Addendum to the Hewlett-Packard Campus Oaks Master Plan Environmental Impact Report (EIR) and the 12th Addendum to the Sierra Vista Specific Plan EIR;
2. Recommend the City Council adopt a resolution approving the General Plan Amendment;
3. Recommend the City Council adopt a resolution approving the Specific Plan Amendment for the Sierra Vista Specific Plan;
4. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend the City Council adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification for a Master Plan Amendment to the HP Campus Oaks Master Plan;
6. Recommend the City Council adopt the five (5) findings of fact and approve the Third Amendment to the SVSP Westbrook Development Agreement (DA);
7. Recommend the City Council adopt the five (5) findings of fact and approve the Sixth Amendment to the SVSP Westpark Federico DA; and
8. Recommend the City Council adopt the five (5) findings of fact and approve the Tenth Amendment to the Hewlett Packard Master Plan DA.

Roll call vote:

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

Noes: None

The Motion passed.

6.3. Downtown Specific Plan Parcel DT-6 – 200 Vernon Mixed-Use Development, 200 Vernon St, File #PL22-0382

REQUEST

The applicant requests approval of a Minor Design Review Permit (MDRP) for a mixed-use development, including 12 residential units, office and retail space, as well as a restaurant with rooftop bar. The project includes exterior façade and parking lot improvements for an existing building on Parcel DT-6 in the Downtown Specific Plan (DTSP). The Planning Commission will consider an appeal of the Planning Manager's approval of the above described MDRP.

Chair Covington opened the Public Hearing.

Associate Planner, Shelby Maples, made the presentation.

Chair Covington invited the project representative to address the Commission.

Project representative Matt Marks, Tower Investments, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Chair Covington invited the appellant to address the Commission. The appellant was not in attendance.

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

Commissioner Discussion

- A Commissioner inquired about parking restrictions in the nearby garages. Staff responded that the only restriction is the 72 hour parking limitation.
- A Commissioner asked if the appellant provide other evidence of their claim. Staff responded that the letter was the only evidence provided.
- A Commission expressed their appreciation for the re-investment in the Downtown Specific Plan (DTSP).
- A Commission expressed his disappointment that the appellant did not attend the meeting.
- A Commissioner stated that the proposed project is perfect for DTSP.
- A Commissioner expressed his enthusiasm for the project.

Chair Covington closed the Public Hearing.

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

1. Deny the appeal of the July 14, 2023 approval by the Planning Manager; and,
2. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to seventy-six (76) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

6.4. Downtown Code and Ordinance Updates 2023, File # PL23-0186

REQUEST

The project is a City-initiated minor update to the Downtown Code and to Title 17 (Sign Ordinance) and Title 19 (Zoning Ordinance) of the Roseville Municipal Code. The request includes amendments to Downtown Code Chapter 2 (Land Use and Zoning) to update the permitted use table to reflect changes in state law, including adding community care facilities (small and large) and long-term care facilities (small and large) as uses permitted in districts where residential uses are permitted, adding low barrier navigation centers as a permitted use where multifamily uses are permitted, adding electric vehicle charging centers as a use type (to reflect this emerging new use), modifying "gasoline sales" to "fuel sales" to recognize alternative fuels, and adding a table note clarifying that transitional and supportive

housing uses are permitted where residential uses are permitted or conditionally permitted; amendments to Downtown Code Chapter 3 (Regulatory Incentives) to add a note indicating that parking standards may be reduced by sections of the Government Code related to density bonuses, proximity to transit, and other sections of law; amendments to Downtown Code Chapter 4 (District Standards) to amend Section 4.6.2 to require 80% of ground floor space be non-residential, instead of requiring 80% be retail and 20% be office; and to amend Chapter 7 (Downtown Specific Ordinances) to clarify and simplify Section 7.11 relating to Downtown Murals. The request also includes one minor amendment to Title 17 (Sign Ordinance) Section 17.06.220 to allow three wall signs for corner tenants and one minor amendment to Title 19 (Zoning Ordinance) Section 19.86.020 to indicate that text amendments to Title 19 shall be initiated by City Council, Planning Commission, or the Planning Manager.

Senior Planner, Lauren Hocker, presented the staff report.

Commissioner Discussion

- A Commissioner asked how the change to Downtown Code Chapter 4.6.2 would be beneficial. Staff responded that it would allow for a greater variety of acceptable business types.

Chair Covington opened the Public Hearing and invited comments from the audience. Hearing none, Chair Covington closed the public comment period and Public Hearing.

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

1. Consider the two (2) findings of fact and recommend City Council adopt the Ordinance Amendment to amend Chapters 2, 3, 4, and 7 of the Downtown Code.
2. Review and comment on the Ordinance Amendment to Title 17 of the Roseville Municipal Code.
3. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.

Roll call vote:

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

Noes: None

The Motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

- The entitlements for the Erickson Senior Living and Bee Shine Car Wash projects were approved at the August 16, 2023, City Council meeting.
- There will be a September 14, 2023 Planning Commission meeting.

8. ADJOURNMENT

Motion by Commissioner Martin, seconded by Commissioner Brashears to adjourn the meeting. The Motion Passed unanimously at 7:31 p.m. with a voice vote.