



APPROVED MINUTES

August 8, 2024

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

1. CALL TO ORDER

Chair Covington called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Haggenjos, Jensen, Randolph, Unidad, 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 April 25, 2024

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

Roll call vote:

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

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. Infill Parcel 198 – WellSpace Health, 100 Stonehouse Ct, File # PL24-0330

REQUEST

The project is a request for a rezone of the 1.56-acre property from Industrial/Business Park to Community Commercial/Special Area to allow medical services with approval of a Conditional Use Permit. The project also includes a Conditional Use Permit, to allow WellSpace Health to operate a medical clinic on the site, a Design Review Permit Modification to modify the exterior of the building and add site accessibility improvements. An Administrative Permit for a parking reduction of six (6) spaces to allow the medical office use is also requested.

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, Ben Avey, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

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

Commissioner Discussion:

- A Commissioner expressed thankfulness for a third WellSpace in the community as the population grows more services are needed.

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

1. Adopt the WellSpace Health Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
3. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval;
4. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to six (6) conditions of approval; and,
5. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

6.2. Stoneridge Specific Plan Parcel 33 - Lost Oak Grading and Tree Permit, 116 Lost Oak Ct, File # PL24-0799

REQUEST

The applicant requests a Major Grading Plan and Tree Permit for contour grading of the residential lot (985 cubic yards net) and removal of six (6) protected oak trees to allow the construction of a single-family residence.

Associate Planner, Sean Morales, presented the staff report.

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

Applicant representative, Mila Muraff, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion with Applicant:

- A Commissioner asked if an alternative design that could save the trees was considered. Applicant responded that they worked with an architect and staff to come up with a design that would save the most trees.
- A Commissioner asked if placing the garage under the home was considered. Applicant and staff responded that it would not be feasible due to the slope of the site nor would it be a safe design.
- A Commissioner asked if there are measures in place to replace trees. Staff responded that the conditions of approval allow for a mixture of native and non-native trees to be planted along with the imposition of the tree mitigation fee. Applicant responded that they plan to plant trees in the backyard for shade and privacy.
- A Commissioner stated that the arborist report had addressed his concerns regarding the trees.

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

Motion by Commissioner Haggenjos, seconded by Commissioner Randolph to:

1. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-six (26) conditions of approval;
2. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval, including the updated Encroachment Exhibit and subsequent Arborist Report included as Attachment 2.

Roll call vote:

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

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

7.1. Election of the Planning Commission Chair

Chair Covington opened the public comment period. Hearing none, Chair Covington closed the public comment period.

Motion by Commissioner Haggenjos, seconded by Commissioner Jensen, to elect Vice-Chair Prior as the Chair.

Roll call vote:

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

Noes: None

The Motion passed.

7.2. Election of the Planning Commission Vice-Chair

Chair Covington opened the public comment period. Hearing none, Chair Covington closed the public comment period.

Motion by Commissioner Jensen, seconded by Vice-Chair Prior, to elect Commissioner Haggenjos as the Vice-Chair.

Roll call vote:

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

Noes: None

The Motion passed.

7.3. Election of the Design Committee Chair

Chair Covington opened the public comment period. Hearing none, Chair Covington closed the public comment period.

Motion by Commissioner Randolph, seconded by Commissioner Brashears, to elect Commissioner Haggenjos as the Chair.

Roll call vote:

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

Noes: None

The Motion passed.

7.4. Election of the Design Committee Alternate

Chair Covington opened the public comment period. Hearing none, Chair Covington closed the public comment period.

Commissioner Brashears made the motion, seconded by Commission Haggengjos to elect Commissioner Randolph as the Alternate.

Roll call vote:

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

Noes: None

The Motion passed.

8. ADJOURNMENT

Motion by Commissioner Randolph, seconded by Vice-Chair Prior, to adjourn the meeting. The Motion passed unanimously at 7:09 p.m. with a voice vote.