



APPROVED MINUTES

March 14, 2024

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us

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 February 8, 2024

5.2. Northeast Roseville Specific Plan Parcel 17 – Roseville Golf and Gel Blaster Arena, 1893 Taylor Rd, File # PL24-0036

REQUEST

The applicant requests a Conditional Use Permit Modification and Design Review Permit Modification to allow an approximately 6,130-square-foot gel blaster arena on the Roseville Golf and Gel Blaster site. The proposed area will be located underneath an existing parking structure.

5.3. Infill Parcel 270 - RG Automotive Conditional Use Permit, 804 Church St, File # PL24-0028

REQUEST

The project is a request for a Conditional Use Permit to allow operation of a retail automotive sales use within the existing 2,800 square-foot industrial building for no more than six (6) vehicles. All vehicle display will occur within the building and proposed business hours of operation are 9:00 am to 5:00 pm daily, by appointment only.

5.4. Sierra Vista Specific Plan Parcel FD-34 & WB-31 – Development Agreement Amendments, 1600 Westbrook Bl and 3250 Pleasant Grove Bl, File # PL24-0151

REQUEST

The project is a request for a Seventh (7th) Amendment to the Westpark Federico Development Agreement and for a Fourth (4th) Amendment to the Westbrook Development Agreement to reflect the 48-unit density bonus on Sierra Vista Specific Plan (SVSP) Parcel FD-34 for a total of 304 units (with 302 units designated as affordable), and the transfer of the 6 low income affordable obligation from SVSP Parcel WB-31 to SVSP Parcel FD-34. Parcel FD-34 will have a resulting affordable unit allocation of 256 very-low income rental units and 46 low income rental units.

Motion by Commissioner Haggenjos, seconded by Commission Jensen, to approve the Consent Calendar as listed.

Roll call vote:

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

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. North Central Roseville Specific Parcel 49 – Dutch Bros Freedom Point, 1911 Freedom Wy, File #PL23-0056

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 1 Modification to replace the 12,000 SF Medical Office (Pad S) with a 950 sf Dutch Bros coffee kiosk with a drive-through and reduce 12,000 sf Medical Office (Pad T) to 8,000 sf. A MPP Stage 2 is requested to review the architecture for the Dutch Bros coffee kiosk with drive-through. A Tentative Parcel Map is also requested to subdivide Lot 9/Parcel 3 into two parcels.

Senior Planner, Derek Ogden, presented the staff report.

Commissioner Discussion

- A Commissioner asked about the hours of operations. Staff responded that hours of operation are designed to be consistent with similar drive-through uses which are adjacent to residential projects within the City.

- A commissioner asked about the City's Noise Ordinance Leq standard of ambient noise plus 3db. Staff responded that is in fact the standard and that local ambient noise conditions were already exceeding City thresholds. Therefore, the project will not exacerbate those conditions.

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

Applicant Kris Steward, Plan Steward, Inc., stated she had received a copy of the staff report and was in agreement with staff's recommendation.

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

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

1. Consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval.
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy (70) conditions of approval.
4. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty (50) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

6.2. Infill Parcel 32A – Pleis Addition, 161 S Lincoln St, File # PL23-0358

REQUEST

The project is a request for an Administrative Permit to allow a two-story, 1,127-square-foot addition to an existing 1,620-square-foot, single-family residence. The project will demolish an existing 380-square-foot detached garage and will replace it with a new 380-square-foot garage attached to the house. The total size of the addition, including the garage, will be 1,507 square feet.

Associate Planner, Kinnie Shallow, presented the staff report.

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

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

Public Comment

Delia Tubbs and Susan Sparks spoke in opposition of the project.

- The project addition is too tall and will prevent natural light from entering the side property area. In addition, the project will reduce privacy of the home located at 159 S. Lincoln.
- Concerns were expressed with the size and location of the proposed addition.
- The look of the street would change.
- The dynamic of the neighborhood would change.
- The applicant will not have space for parking their vehicles and will park on the public street.
- Concerns were expressed with the newly constructed driveway.

Chair Covington closed the public comment period.

Commissioner Discussion

- A Commissioner asked what the difference in height would be between the existing roof line and the proposed roof line. Staff responded that the project will increase the height of the home by approximately 5 to 6 feet.
- A Commissioner asked what is the height of the existing trees and landscaping along the shared property line? Also, whose property is the vegetation on? Staff responded that the landscape is approximately 20 feet tall, and it is located on the 159 S. Lincoln property.
- A Commissioner asked if the 5-foot setback is standard for R1 zones. Staff responded that it is the current City standard.
- A Commissioner asked if the applicant had requested any variance for the project. Staff responded that the project meets all development standards and therefore a variance was not requested nor needed.
- A Commissioner asked when the house was built. The applicant responded 1925.
- A Commissioner asked when the 5-foot setback was established. Staff responded since at least 1995 and most likely many years prior to 1995.
- A Commissioner requested clarification on the project's notification process. Staff stated that Administrative Permits are typically approved at the staff level by the Planning Manager unless a request for a public hearing is received during the 10-day notice of intent to approve the project. In this case, before the 10-day notice of intent to approve the project was sent, staff received comments/concerns with the project. Therefore, staff decided to move the item to the Planning Commission. Neighbors within the 300-foot radius received notification that the item would be heard by the Planning Commission, and a notice was published in the Roseville Press Tribune and placed on the RCONA website. Staff stated that a notice was not required for the driveway project, but the applicant did obtain an encroachment permit from Development Services - Engineering for the work.

- A Commissioner asked if a 35-foot height limit is standard for a residential neighborhood. Staff responded that it is.
- A Commissioner stated that as a Commission it must allow projects to be built that meet the design standards set by the City.

Chair Covington closed the Public Hearing.

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

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

Roll call vote:

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

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- The next Planning Commission meeting is scheduled for April 25, 2024.

Commissioner Report

- None

8. ADJOURNMENT

Motion by Vice-Chair Prior, seconded by Commissioner Martin, to adjourn the meeting. The Motion passed unanimously at 7:07 p.m. with a voice vote.