



## **DRAFT MINUTES**

April 25, 2024

### **PLANNING COMMISSION MEETING**

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

[www.roseville.ca.us/CORTV](http://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, Randolph, Covington

Absent: Martin, Prior

#### **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 from March 14, 2024**

Motion by Commissioner Randolph, seconded by Commissioner Brashears, to approve the Consent Calendar.

Roll call vote:

Ayes: Jensen, Brashears, Randolph, Haggenjos, Covington

Noes: None

The Motion passed.

## **6. REQUESTS/PRESENTATIONS**

### **6.1. Zoning and Subdivision Ordinance Legislative Update 2024, File # PL 24-0106**

#### **REQUEST**

The project is a city-initiated update to Title 18 (Subdivision Ordinance) and Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) in response to state legislation passed in 2023 and to make minor corrections and maintenance updates. The project includes amendments to the following Zoning Ordinance sections: Section 19.12.020 (Permitted Use Types) to add hydrogen fuel stations to the permitted uses table, remove the requirement for a Conditional Use Permit for electric vehicle charging stations, and create a new definition for hydrogen fuel stations in Section 19.08.090 (Commercial Use Types) pursuant to state law; Section 19.10.030 (Residential Zone General Development Standards) to add table notes limiting the number of units permitted on a parcel created through a ministerial mapping process, pursuant to state law; Section 19.22.030 (Accessory Structures) to reduce the setback for fences located in street side yards adjacent to key lots from ten feet down to five feet from back of sidewalk and create a new definition for a clear vision triangle adjacent to residential driveways in Section 19.95.030 (Definitions of Terms and Phrases); Chapter 19.28 (Residential Density Bonus) to incorporate changes to residential density bonuses per changes to state law; Sections 19.60.060 and 19.60.070 (Accessory Dwelling Units) to modify the language for evaluating the appearance of Accessory Dwelling Units to reflect objective design standards; and Chapter 19.80 (Appeals) to detail the process regarding an appellant's failure to appear for an appeal. The project also includes amendments to the following Subdivision Ordinance sections: Chapter 18.05 (Tentative Map Applications – Ministerial) to create a process for review and approval of Ministerial Multifamily Maps of 10 lots or fewer. The amendments to the Subdivision Ordinance are to reflect changes in state law (Senate Bill 684).

Associate Planner, Eric Singer, presented the staff report.

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

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

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

Roll call vote:

Ayes: Randolph, Haggenjos, Brashears, Jensen, Covington

Noes: None

The Motion passed.

## **7. COMMISSIONER / STAFF REPORT**

### Staff Report

- There will not be a Planning Commission meeting on May 9, 2024.
- A Planning Commission meeting is planned for May 23, 2024.
- City Council approved the Sierra Vista Specific Plan Parcels FD-34 & WB-31 project (1600 Westbrook Blvd. and 3250 Pleasant Grove Blvd.) - Development Agreement Amendments at its April 3, 2024 City Council meeting.

### Commissioner Report

- None

## **8. ADJOURNMENT**

Motion by Commissioner Brashears, seconded by Commissioner Haggenjos, to adjourn the meeting. The Motion passed at 6:43 p.m. with a voice vote.