



DRAFT MINUTES

February 8, 2024

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 January 11, 2024

5.2. Southeast Roseville Specific Plan Parcel 7D – Office Condo Map, 2260 Douglas Bl, File # PL23-0344

REQUEST

The applicant requests approval of a Tentative Condominium Map to create twenty-two (22) commercial condominium units within an existing building with a request for a final parcel map waiver.

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

Roll call vote:

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

Noes: Noes

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. North Central Roseville Specific Plan Parcel 49 – Dutch Bros Freedom Point, 1911 Freedom Wy, File # PL23-0056 - *Item continued to March 14, 2024*

6.2. Zoning Ordinance/North Central Roseville Specific Plan Text Amendment – Regional Commercial, File # PL23-0317

REQUEST

The project is a city-initiated update to Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) Section 19.12.020 (Commercial Use Types) to add multi-family residential uses as a permitted use within the Regional Commercial zone district provided units have been allocated within a Specific Plan, and a text amendment of the North Central Roseville Specific Plan to add multifamily uses as a permitted use within the Regional Commercial land use designation.

Associate Planner, Eric Singer, presented the staff report.

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

Commissioner Discussion

- A Commissioner asked what type of housing could be approved, multi-family, affordable housing or market-rate housing. Staff responded that the developer would determine the type of housing project. However, the affordable housing requirement would need to be met.
- A Commissioner asked if there would be a building height restriction. Staff responded that the typical height is 50 feet but if necessary, it could go higher.

Chair Covington closed the Public Hearing.

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

1. Consider the one (1) finding of fact and recommend the City Council adopt a resolution to approve the Specific Plan Amendment.
2. Consider the two (2) findings of fact and recommend the City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code, Chapter 19.12.020 (Commercial Use Types).

Roll call vote:

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

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- There will not be a Planning Commission meeting on February 22, 2024.
- Staff will have items for the March 14, 2024 Planning Commission meeting.

Commissioner Reports

- None

8. ADJOURNMENT

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