



DRAFT MINUTES
March 13, 2025

PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street, Roseville, California

1. CALL TO ORDER

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

2. ROLL CALL

Present: Brashears, Jensen, Randolph, Unidad, Prior.

Absent: Covington, Haggengjos.

3. PLEDGE OF ALLEGIANCE

Chair Prior led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Prior opened the Public Comment.

Jennifer Chapman commented on a traffic study that looked at accidents on Sunrise Avenue between Coloma and Cirby between 2020 and 2023. She expressed concerns that this study was not provided to the Commission at their January 9, 2025, public hearing regarding the Sunrise Medical Office project. She believed the study was relevant and should have been brought to the Commissions attention. She pointed out that the number of accidents reported in the study was typical for a roadway similar to Sunrise. She questioned whether or not all the accidents were reported. She encouraged the Commission to look at the study.

Chair Prior closed the Public Comment.

5. CONSENT CALENDAR

5.1. Minutes of January 9, 2025

Staff stated there is an edit to the public comments for Item 6.1 as follows:

A commentator provided a petition ~~with 39 signatures opposing the project~~ signed by residents of the Terraces of Roseville asking for a 15-day extension to the public comment period for the environmental documents

5.2. Highland Reserve North Specific Plan Parcel 40 - Pinkberry Parking Reduction, 781 Pleasant Grove Bl, File # PL24-1092

REQUEST

The applicant requests an Administrative Permit for a Parking Reduction of 6 spaces for a proposed 921-square foot Pinkberry restaurant.

5.3. North Industrial Plan Area Parcel 50 - Charis Day Spa Conditional Use Permit, 9077 Foothills Bl, File # PL24-0926

REQUEST

The applicant requests a Conditional Use Permit to operate a massage and day spa in the Light Industrial (M1) zone district.

Chair Prior opened the public comment.

Jennifer Chapman asked that the video record be reviewed when preparing the minutes and that Sheila Dorr-Las' name be corrected.

Chair Prior closed the public comment.

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

Roll Call Vote:

Ayes: Unidad, Randolph, Jensen, Brashears, Prior.

Noes: None.

The Motion passed.

6. COMMISSIONER / STAFF REPORT

6.1. Review and Comment Regarding Modifications To Roseville Municipal Code Section 19.26.030.C.4 (Parking Reductions For Eating And Drinking Establishments)

REQUEST

Staff request that the Commission consider modifications to Roseville Municipal Code Section 19.26.030C.4 that would allow for parking reductions related to eating and drinking establishments to be approved by the Planning Manager. Currently, parking reductions for eating and drinking establishments may only be considered by the Planning Commission.

The Commission's direction will be reflected in an upcoming amendment to the Zoning Ordinance (RMC Title 19 – Zoning).

Commissioners Discussion

- A Commissioner inquired whether the proposed Zoning Ordinance Amendment will streamline the parking reduction process and reduce turnaround for the applicants. Staff stated that it will, when applicable.
- A Commissioner asked staff to clarify whether the public notification process would remain the same if the proposed Zoning Ordinance Amendment were to be approved. Staff stated that this will not alter the requirements of the public notification process.
- A Commissioner asked whether the proposed parking reductions may still be brought to Planning Commission upon request. Staff responded that upon any recipient's receipt of the Notice of Intent to Approve, they will have 10 days to request a public hearing.
- A Commissioner requested for staff to consider setting a threshold at which the size of the parking reduction would create the need for a Planning Commission public hearing.
- A Commissioner inquired whether onsite signage for administrative permits will be present for public notification purposes. Staff stated they are still determining which circumstances will create the need for project notification signage.
- A Commissioner expressed that the proposed Zoning Ordinance Amendment creates the potential for improved efficiency when staff process parking reduction permits.

Chair Prior opened the public comment.

Jennifer Chapman and Brinderjit Parhar provided public comments.

- Brinderjit Parhar, the applicant for Item 5.2, commented that allowing approval of parking reductions by the Planning Manager rather than requiring each reduction request related to an eating and drinking establishment to be evaluated by the Planning Commission may reduce project delays significantly.
- Jennifer Chapman expressed concern about the approval of a proposed Zoning Ordinance Amendment. She suggested the Commission maintain the current regulations. She then made general comments regarding parking calculations, noticing and the parking approvals for a previously approved project.

Hearing no further public comment, Chair Prior closed public comment period.

Commissioner Discussion

- A commissioner asked staff whether the level of analysis on a proposed parking reduction would differ under review of the Planning Manager versus presentation before the Planning Commission. Staff responded that there would be no change in the information requested or the level of analysis.

7. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Randolph, to adjourn the meeting. The Motion passed unanimously at 7:03 p.m. with a voice vote.