



AGENDA December 16, 2021

SPECIAL PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street

Roseville, California

www.roseville.ca.us/CORTV

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

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1. **CALL TO ORDER**
 2. **ROLL CALL**
 3. **PLEDGE OF ALLEGIANCE**
 4. **PUBLIC COMMENTS**
 5. **CONSENT CALENDAR**

5.1. Minutes of November 18, 2021

6. **REQUESTS/PRESENTATIONS**

- 6.1. Sierra View Subdivision Map Project (File # PL21-0162) and SVSP PCL WB-41 Rezone Project (File # PL21-0161)

ITEM 6.1a: General Plan Amendment, Rezone, Tentative Subdivision Map, Tree Permit – 360 Diamond Oaks Road – INFILL PCL 3 & 100 – Sierra View Subdivision Map – File #PL21-0162

The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, located to the east of the Sierra View Country Club. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) and a Rezone from Multi-Family Housing (R3) to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential (R1) to RS. A Tentative Subdivision Map is requested to subdivide the parcels into 75 single-family lots. Lastly, a Tree Permit is requested to remove native oak trees on the site in order to facilitate development of the lots. The remaining 93 units allocated to Infill Parcel 100 will be transferred to Sierra Vista Specific Plan (SVSP) Parcels WB-41 (+63 units) and WB-31 (+30 units).

Applicant: John Tallman, WP Sierra View LLC
Property Owner: SVLC 23 LLC

ITEM 6.1b: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Subdivision Map – 3301 Pleasant Grove Boulevard – SVSP PCL WB-41 – Rezone – File # PL21-0161

The proposed project will allow the construction of 63 single-family homes on SVSP Parcel WB-41 and an additional 30 units on SVSP Parcel WB-31. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). The SVSP will be amended to reflect the 30 additional units transferred to High Density Residential Parcel WB-31 from Infill Parcel 100. A Second Amendment of the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. Lastly, a Tentative Subdivision Map is

included to subdivide Parcel WB-41 into 63 medium density residential lots.

Applicant: John Tallman, Westpark S V 400 LLC

Property Owner: Westpark S V 400 LLC

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the Sierra View Subdivision Map Project, as described above (File # PL21-0162):

- A. Recommend the City Council approve the General Plan Amendment (Land Use Map);
- B. Recommend the City Council approve the Rezone;
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-five (65) conditions of approval; and
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

For the SVSP PCL WB-41 Rezone Project, as described above (File # PL21-0161):

- A. Recommend the City Council approve the General Plan Amendment (Land Use Map);
- B. Recommend the City Council approve the Specific Plan Amendment (Text & Land Use Map);
- C. Recommend the City Council approve the Rezone;
- D. Recommend the City Council approve the Second Amendment of the Westbrook Development Agreement; and
- E. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-six (56) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. SENATE BILL 9 - Informational Item

REQUEST

This is an informational item. Staff requests the Planning Commission receive an informational presentation regarding the adoption of Senate Bill (SB) 9 (see Attachment 1), which changes the number of units allowed on parcels within single-family residential zones, and the need to amend the City's Zoning Ordinance and Subdivision Ordinance as a result of this legislation.

8. ADJOURNMENT