



AGENDA

November 14, 2019

PLANNING COMMISSION MEETING

6:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

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.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENTS
5. CONSENT CALENDAR
 - 5.1. Minutes of October 24, 2019

5.2. SVSP PCL WB-20 & WB-21 - Aspire at Solaire - 4380 Santucci Bl - PL19-0302

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 147 detached single-family homes and to establish unit designs for the Aspire at Solaire subdivision.

Applicant: Shayal Sharma, K. Hovnanian Homes of Northern California, Inc.
Owner: Michael Wyatt, K. Hovnanian Homes of Northern California, Inc.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-eight (28) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NCRSP Parcel 49A - Freedom Point Building B Modification - 4200 Thrive Dr - PL19-0260

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the approved site development plan for Parcel 1 within the Parcel 49 project site, located in the North Central Roseville Specific Plan (NCRSP) area. The MPP Stage 1 would increase the overall square footage of approved Building B by approximately 1,500 square feet (from 3,600 square feet to 5,000 square feet), allow 2,200 square feet of retail within Building B, and decrease the area dedicated to Restaurant/Fast Food by approximately 900 square feet (from 3,600 square feet to 2,500 square feet). A MPP Stage 2 is requested to evaluate the architecture and design of proposed Building B. The Parcel 1 drive-through lane and parking areas have already been constructed under prior Freedom Point – Parcel 49 project approvals.

Applicant: Rocelyn Bajao and Linda Erle, Borges Architectural Group
Owner: Roseville Covenant Group LLC, Et Al.

RECOMMENDATION

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

- A. Consider the Addendum to the NCRSP PCL 49 Bayside Church/ Topgolf Mitigated Negative Declaration.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to six (6) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT