



AGENDA May 9, 2019

PLANNING COMMISSION MEETING
7:00 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 April 25, 2019

5.2. NIPA PCL 55 - Placer County Coroner's Office - 10951 Veterans Dr - PL # 19-0042

REQUEST

The applicant requests approval of a Major Project Permit Stage One Modification and Major Project Permit Stage Two to allow construction of a one-story, 19,492 square foot steel and concrete structure to be used as a coroner's facility, with parking for eight visitors. Additionally, there will be a secure parking area with 34 spaces for staff and official vehicles to the north of the building. The secure yard will be screened with an eight-foot-tall, split face concrete masonry wall with an ornamental iron swinging vehicular gate.

Applicant: Mike Smith, Nacht & Lewis
Owner: Placer County

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage One Modification subject to seventeen (17) conditions of approval; and
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage Two subject to seventy-one (71) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL 50 - Foothills 30 Major Grading Plan - 7465 Foothills Bl. - PL # 18-0414

REQUEST

The applicant requests a Major Grading Plan approval to allow rough grading in two phases at the northeast corner of Foothills Blvd. and Pleasant Grove Blvd. Phase one involves removing berms along the frontages of the two roads and phase two involves using the cut from phase one as fill to create a level pad area in the southwest corner of the site for future development. A tree permit is also requested to remove three native oak trees on the site.

Applicant: Tiffany Wilson, RSC Engineering, Inc
Owner: Thad Johnson, Pappas Investments, For: Foothills 30 LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to thirty (30) conditions of approval; and
- C. Adopt the two (2) findings of fact and approve the Tree Permit subject to

seventeen (17) conditions of approval.

6.2. INFILL PCL 246 - Roseville Old Town Lofts - 241 Nevada Ave. - PL # 18-0178

REQUEST

The project consists of the construction of 23 attached single-family dwelling units. The project includes a request for a General Plan Amendment to change the land use designation of the property from Business Professional (BP) to High Density Residential (HDR), a Design Review Permit for construction of 23 single-family units and to modify the development standards of the existing Attached Housing (R3) zone, a Tentative Subdivision Map, and a Tree Permit.

Applicant: Phil Harvey, Kuchman Architects

Owner: Robert Pegos

SUMMARY RECOMMENDATION

- A. Adopt the Roseville Old Town Lofts Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-eight (68) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-eight (68) conditions of approval; and
- E. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT