



AGENDA

March 14, 2019

PLANNING COMMISSION MEETING
7:00 p.m.
Council Chamber
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 February 14, 2019

5.2. Minutes of February 28, 2019

6. REQUESTS/PRESENTATIONS

6.1. General Plan Amendment and Rezone – NIPA PCL 25 – Rezone and General Plan Amendment – 8701 Foothills Boulevard – File # PL18-0371

REQUEST

The applicant requests a Rezone and General Plan Amendment to change the zone and land use of two (2) existing parcels consisting of approximately 8.92 acres from Neighborhood Commercial to Light Industrial, to be consistent with the surrounding parcels.

Applicant: Greg Bardini, Morton & Pitalo, Inc.

Property Owner: Brett Baumgarten, Clearview 8035 Foothills Blvd, LLC

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council consider the 2nd Addendum to the NIPA PCL 50 - Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map); and
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

6.2. Design Review Permit for Residential Subdivision – 7500 Foothills Boulevard – NWRSP PCL 11B – Liberty Village – File # PL18-0411

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to review the architecture and modifications to the landscaping plan for a 53-lot subdivision known as Liberty Village. A DRRS was previously approved for this project (formerly known as Breton Village, File #2007PL-072), but the entitlement has since expired.

Applicant/Owner: Dave Kalemba, Taylor Morrison of California, LLC

SUMMARY 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 thirty-two (32) conditions of approval.

6.3. General Plan Amendment, Rezone, Design Review Permit, Lot Line Adjustment, and Tree Permit – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – File # PL17-0247

REQUEST

The applicant proposes to construct a multi-family, senior, age-restricted (55+)

apartment complex consisting of ten apartment buildings, which would include 48 one-bedroom units and 28 two-bedroom units, a community clubhouse, and associated parking. The applicant requests a General Plan Amendment to change the land use designation of the site from Community Commercial (CC) and Medium Density Residential (MDR) to High Density Residential (HDR), and a Rezone to change the zoning designation of the site from Planned Development 7 (PD 7) to Attached Housing (R3). The applicant also requests a Design Review Permit to approve the site design and architecture, a Tree Permit to authorize the removal of 33 oak trees, and a Lot Line Adjustment on the eastern side and northwestern corner of the site.

Applicant: Craig Miers, Craig Miers + George Scott Architects, LLP
Owner: Sayed and Talat Hussain

SUMMARY RECOMMENDATION

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

- A. Adopt the Huntington Senior Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-one (91) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval; and
- F. 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