



AGENDA February 7, 2019

SPECIAL MEETING NOTICE
PLANNING COMMISSION
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 January 24, 2019

5.2. Major Project Permit Stage 1 Modification and Lot Line Adjustment – 200 Gibson Drive – NCRSP PCL 40 - Highland Village – File # PL18-0258

REQUEST

The applicant requests approval of a Major Project Permit Modification to the Highland Village site plan to eliminate Building 5, increase the size of restaurant Buildings 3 and 4, and add 46 parking spaces to the project site. The request includes changing Building 2 from an office use to medical use. A Lot Line Adjustment is also requested to reconfigure parcels consistent with the revised site plan.

Applicant: David Crawford, RMW Architecture & Interiors

Owner: Timothy Gagnier, 990 Reserve Drive, 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 Major Project Permit Stage 1 Modification subject to six (6) conditions of approval.
- B. Approve the Lot Line Adjustment subject to eleven (11) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. Design Review Permit, Parking Reduction, and Voluntary Merger – 1017 Douglas Boulevard – Infill Pcl 187 – Drive-Thru Coffee Kiosk – File # PL18-0006

REQUEST

The applicant requests approval of a Design Review Permit to construct an 800 square-foot drive thru coffee kiosk and associated improvements, an Administrative Permit for a one (1) space parking reduction, and a Voluntary Merger to merge two (2) existing lots into one (1) lot for development.

Applicant: Tiffany Wilson, RSC Engineering, Inc

Owner: Chase Burke, Ethan Conrad Properties

SUMMARY RECOMMENDATION

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

- A. Conclude that Finding 2 of the required four (4) findings of fact cannot be made to approve the Design Review Permit, and accordingly deny the Design Review Permit.
- B. Decline to take action on the Administrative Permit for a Parking Reduction, as the denial of the Design Review Permit invalidates the request for an Administrative Permit.
- C. Direct staff to process the Voluntary Merger administratively.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT