



AGENDA

September 26, 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 September 12, 2019

5.2. NIPA PCL 47A - Cokeva Parcel Map & DAA - 9000 Foothills BI - PL19-0152

REQUEST

The applicant requests approval of a Development Agreement Amendment (DAA) between the City of Roseville and R10 Foothill, LLC relative to the Hewlett-Packard Master Plan for Parcel 2 to vest development rights, clarify development obligations, and extend the term of the agreement. This DAA will be the 8th amendment to the Hewlett-Packard Development Agreement.

Applicant: Hilary Brown, Uhora Engineering & Planning, Inc.
Owner: Ann Nguyen, R10 Foothill, LLC

RECOMMENDATION

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

- A. Recommend that the City Council approve the Development Agreement Amendment for R10 Foothill, LLC (Eighth Amendment).

6. REQUESTS/PRESENTATIONS

6.1. SRSP PCL 47 - Renpoint Addition - 441 Renpoint Ct - PL19-0169

REQUEST

The applicant requests the approval of an Administrative Permit to construct a 2,286-square-foot addition and a 583-square-foot second garage to an existing single family residence. The addition includes the expansion and relocation of three bedrooms and creation of a second garage, a loggia and other living spaces. Pursuant to the City's Zoning Ordinance, residential additions exceeding 700 square feet in area require approval of an Administrative Permit.

Applicant: David Sipes, ESI Builders and Remodelers
Owner: Flaviane Petersen

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Administrative Permit subject to thirteen (13) conditions of approval.

6.2. WRSP PCL F-81 - Fiddymment Plaza - 4701 Fiddymment RD - PL19-0013

REQUEST

The applicant requests approval of a Design Review Permit to develop the project site with a mixed-use commercial development, including a gas station and fueling canopy (with five dispensers/ ten pumps), an 8,802 square-foot commercial building that includes 3,977 square feet of retail space, 1,938 square feet of restaurant space, and 2,887 square feet for a convenience store, and associated site improvements including parking, lighting, and landscaping.

Applicant: David Heumann, K12 Architects, Inc.
Owner: Dhillon & Son Enterprises, Inc.

RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan Environmental Impact Report (2004) and the Fiddyment Ranch Specific Plan Amendment 3 Subsequent Environmental Impact Report (2014).
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-eight (88) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT