



MINUTES
February 27, 2020

PLANNING COMMISSION MEETING
6:30 p.m.
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Vice-Chair Brashears called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Jensen, Krafka, Martin, Mendonsa, Brashears
Absent: Caporusso

3. PLEDGE OF ALLEGIANCE

Commissioner Martin led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice-Chair Brashears opened the Public Comment period. Hearing none, Vice-Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Commissioner Martin, seconded by Commissioner Mendonsa, to approved the Consent Calendar.

The Motion Passed.

Roll Call votes:

Ayes: Mendonsa, Krafka, Jensen, Martin, Brashears

Noes: None

5.1. Minutes of February 13, 2020

6. REQUESTS/PRESENTATIONS

6.1. WRSP F-71 and F-66 - 5181 Fiddymment Rd - File # PL19-0048

REQUEST

The applicant requests approval of two Development Agreement Amendments (DAAs) to the Fiddymment Land Venture Development Agreement (DA). The proposed Eighth (8th) amendment will extend the term of the DA by 30 years, revise Section 2.2 related to land uses, amend the language related to groundwater wells and water conservation goals, and will move the planned elementary school site (F-71) from Phase 3 to Phase 2 of the Fiddymment Ranch portion of the West Roseville Specific Plan (WRSP). The proposed Ninth (9th) amendment will extend the term of the DA by 30 years and amend the language related to water conservation goals. Two separate DAAs are needed due to recent changes in property ownership within the Fiddymment Ranch portion of the WRSP.

Applicant: Steve Hicks, Taylor Builders

Property Owners: WRDC; Jen California 15, LLC; Taylor Morrison; Roseville Schools, LLC; ATC Realty One, LLC

RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR,
- B. Recommend the City Council approve the Eighth Amendment to the Fiddymment Land Venture Development Agreement, and
- C. Recommend the City Council approve the Ninth Amendment to the Fiddymment Land Venture Development Agreement.

Associate Planner, Charity Gold, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Steve Hicks, Taylor Builders, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

No public comments received. Vice-Chair Brashears closed the public hearing.

Motion by Commissioner Jensen, seconded by Commissioner Krafka, to:

- A. Consider the Addendum to the West Roseville Specific Plan EIR,
- B. Recommend the City Council approve the Eighth Amendment to the Fiddymment Land Venture Development Agreement, and,
- C. Recommend the City Council approve the Ninth Amendment to the Fiddymment Land Venture Development Agreement.

The Motion passed.

Roll Call vote:

Ayes: Jensen, Martin, Krafka, Mendonsa, Brashears
Noes: None

6.2. ARSP Amendment - 3884 Westbrook Bl - File # PL19-0312

REQUEST

Request for a Development Agreement Amendment, General Plan Amendment, Rezone, Specific Plan Amendment, and Tentative Large Lot Map modification to make changes to the Amoruso Ranch Specific Plan to include additional avoidance of wetland features by increasing the land designated as Open Space by 10 acres and reducing the land designated for Low Density Residential (LDR) by 10 acres, resulting in a loss of 50 LDR units. The units will be accommodated in an existing Community Commercial – Village Center (CC-VC) parcel. Other amendments include the removal of a 60kV electrical line, minor modifications to the configuration of Public/Quasi Public (P/QP) parcels, and to the obligations for a potential well site.

Applicant: John Norman, Brookfield Sunset, LLC

Property Owner: Brookfield Sacramento Holdings, LLC and Angela Eisenpress Successor Trustee of the Amoruso Family Living Trust

RECOMMENDATION

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

- A. Consider the Addendum to the Amoruso Ranch Specific Plan EIR,
- B. Recommend the City Council approve the General Plan Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the two (2) Development Agreement Amendments,
- F. Approve the Tentative Large Lot Map modification subject to six (6) conditions of approval,
- G. Adopt the amended MMRP.

Associate Planner, Gina McColl, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Representative, Marcus LoDuca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Were these changes anticipated by staff?

No public comments received. Vice-Chair Brashears closed the public hearing.

Motion by Commissioner Krafka, seconded by Commissioner Martin, to:

- A. Consider the Addendum to the Amoruso Ranch Specific Plan EIR,
- B. Recommend the City Council approve the General Plan Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the two (2) Development Agreement Amendments,
- F. Approve the Tentative Large Lot Map modification subject to six (6) conditions of approval,
- G. Adopt the amended MMRP.

The Motion passed.

Roll Call vote:

Ayes: Martin, Mendonsa, Krafka, Jensen, Brashears

Noes: None

6.3. WRSP PCL F-55 & W-60a - General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Small Lot Tentative Subdivision Map, Tree Permit, and Development Agreement - 2401 Blue Oaks BI & 2600 Westbrook BI - File # PL19-0180

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, and Rezone to change the land use and zoning designations for Parcels F-55 and W-60a in the West Roseville Specific Plan (WRSP) area. As proposed, the land use designation for parcel F-55 will be modified from Parks and Recreation (PR) to Low Density Residential (LDR), High Density Residential (HDR), and Open Space (OS), with a portion remaining as PR; and the zoning designation will be modified from PR to Small Lot Residential/Development Standards (RS/DS), Attached Housing (R3), Open Space (OS), and Parks and Recreation (PR) to accommodate a 99-unit single-family residential subdivision. The land use designation for parcel W-60a will be modified from Light Industrial (LI) to PR, and the zoning designation will be modified from Light Industrial/Special Area (M1/SA) to PR to accommodate a regional sports park. The Specific Plan Amendment will increase the number of single-family residential units in the WRSP by 99 units, as well as increase the High Density Residential (HDR) land area by 0.49 acres. A Development Agreement by and between the City of Roseville and West Roseville, LLC relative to the F-55 and W-60a properties within the WRSP is requested to reflect the land use changes, as well as document vested rights and developer obligations. A Large Lot Tentative Parcel Map is requested for parcel F-55 to create four new large lot parcels and a right-of-way lot (Lot A). A Small Lot Tentative Subdivision Map is requested on parcel F-55 to create 99 single-family residential lots, a stormwater facility lot (Lot A), Lot B for a future parking area, and landscape and right-of-way lots. A Tree Permit is requested to allow the removal of four blue oak trees (*Quercus douglasii*), one valley oak tree

(*Quercus lobata*), conditional removal of one blue oak tree, and encroachment into the dripline of two blue oak trees.

Applicant: John Tallman, West Roseville LLC

Owner: City of Roseville, West Roseville LLC

RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR and the Fiddymont Ranch Amendment 3 Subsequent EIR,
- B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the Development Agreement,
- F. Adopt the three (3) findings of fact and approve the Large Lot Tentative Parcel Map subject to thirty-two (32) conditions of approval,
- G. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to sixty (60) conditions of approval,
- H. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

Associate Planner, Shelby Vockel, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Representative, Marcus LoDuca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Jasmin Pemgo spoke in opposition of the project.

Public Comment:

- Impacts of over-development.
- School boundaries discussion.

Commissioner Discussion:

- Who will own and maintain lot A?
- With the relocation of the park next to the wastewater treatment plant, are there any concerns with odors?
- How does the City interact with the school district during the planning process?
- Appreciate the applicant putting in the overflow parking.
- Lot B discussion.
- Is it typical for the City to take responsibility for the water quality basin?
- No net loss with park acreage.
- Park discussion.

Vice-Chair Brashears closed the public hearing.

Motion by Commissioner Jensen, seconded by Commissioner Mendonsa, to:

- A. Consider the Addendum to the West Roseville Specific Plan EIR and the Fiddymt Ranch Amendment 3 Subsequent EIR,
- B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the Development Agreement,
- F. Adopt the three (3) findings of fact and approve the Large Lot Tentative Parcel Map subject to thirty-two (32) conditions of approval,
- G. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to sixty (60) conditions of approval,
- H. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The Motion passed.

Roll Call vote:

Ayes: Jensen, Mendonsa, Martin, Krafka, Brashears

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will not be a Planning Commission meeting on March 12, 2020.
- There will be a Planning Commission meeting on March 26, 2020.
- Staff will send out a new poll to determine a date for a Planning Commission tour of the City.

Commission Reports

- None

8. ADJOURNMENT

Motion by Commissioner Mendonsa, seconded by Commissioner Krafka, to adjourn the meeting. The Motion Passed unanimously at 7:31 p.m. with a voice vote.