



## AGENDA

February 27, 2020

PLANNING COMMISSION MEETING  
6:30 p.m.  
311 Vernon Street  
Roseville, California  
[www.roseville.ca.us](http://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 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.

### 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.

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

Fiddymment 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.

**7. BOARD MEMBER / COMMISSIONER / STAFF REPORT**

**8. ADJOURNMENT**