



## AGENDA

January 9, 2020

PLANNING COMMISSION MEETING  
6:00 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 December 12, 2019

## 6. REQUESTS/PRESENTATIONS

### 6.1. INFILL PCL 187 - Wag Pet Hotel - 200 S Harding BI - PL19-0323

#### **REQUEST**

The applicant requests approval of a Zoning Ordinance text amendment to allow kennels with a Conditional Use Permit in the General Commercial (GC), Highway Commercial (HC) and Regional Commercial (RC) zones; a Conditional Use Permit to allow a Pet Hotel in the GC zone, and a Design Review Permit Modification to convert an existing 16,184 square-foot building into a luxury pet hotel for dogs and cats.

Applicant: Bob Caravona, Hawkins Companies, LLC  
Property Owner: Gregory Tomassian

#### **RECOMMENDATION**

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

- A. Recommend the City Council adopt two (2) findings of fact and approve the Zoning Ordinance Amendment.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-seven (47) conditions of approval.

### 6.2. SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, FD-21, FD-24 - Tentative Map, DRRS, AP, Unit Transfers - 2100 Sierra Glen Dr - PL17-0204

#### **REQUEST**

The applicant is proposing various modifications to land use and unit allocations within the Sierra Vista Specific Plan (SVSP). The requested entitlements include a General Plan Amendment to change the land use designation of Parcel JM-1 from Low Density Residential (LDR) to Medium Density Residential (MDR) and Parcel JM-21 from MDR to LDR; and a Specific Plan Amendment to reflect the land use changes, to transfer units among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21, and to make changes to the text, tables, and figures of the Sierra Vista Specific Plan (SVSP). As part of the project, four Development Agreements within the SVSP will be amended to reflect the changes in land use, acreages, and unit counts, to reallocate affordable housing units, and to modify fee deferrals. The project also includes Small Lot Tentative Subdivision Maps for Parcels FD-6, FD-7, and FD-24; a Modification to a Large Lot Tentative Subdivision Map for Parcels FD-24 and JM-20; and a Modification to a Small Lot Tentative Subdivision Map for Parcels JM-1, JM-20, and JM-21. Lastly, the applicant requests a Design Review Permit for a Residential Subdivision (DRRS) to establish development standards and home designs for the lots within FD-6, FD-7, FD-24, and JM-1, and a DRRS Modification for Parcel JM-20 and JM-21 to modify previously approved development standards. The requested entitlements would allow for development of 625 units on approximately 90 acres in the eastern portion of the SVSP area.

Applicant/Property Owner: Steve Schnable, Mourier Investments LLC

## **RECOMMENDATION**

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

- A. Consider the 2<sup>nd</sup> Addendum to the Sierra Vista Specific Plan;
- B. Recommend the City Council approve the Development Agreement Amendments;
- C. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- E. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Small Lot) subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Large Lot) subject to four (4) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision Modification subject to three (3) conditions of approval.

### **6.3. Zoning Ordinance Update - 311 Vernon Street (Citywide) - PL19-0230**

#### **REQUEST**

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance), primarily for the purpose of enhancing the readability and clarity of the regulations and definitions. Specific additional regulations have been modified or enhanced to reflect necessary updates and resolve inconsistencies, including: adding findings for the denial of an affordable housing project to reflect current state laws; updating the parking regulations for Clean Air and Electric Vehicle Charging consistent with Title 24; allowing height deviations for industrial buildings via a Design Review Permit, to make this section consistent with the existing provisions for commercial buildings; assigning the same location restrictions to public schools as are required for private schools in commercial and industrial zones; expanding the medical use types to include medical campus/office buildings and low-traffic uses (such as dialysis) to the parking standards; allowing for chemical and forensic testing facilities that use small amounts of cannabis in the testing process; and adding the requirement for a Conditional Use Permit for gas and drive-thru facilities adjacent to residential uses.

Applicant: City of Roseville

#### **RECOMMENDATION**

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

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance.

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

**8. ADJOURNMENT**