



AGENDA

September 10, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

311 Vernon Street
Roseville, California
www.roseville.ca.us

Commissioners may teleconference pursuant to Executive Order N-29-20.

Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Meetings are also video streamed live and are available on the City's website and YouTube channel.

Members of the public may offer public comment by the following means:

Dial in Phone Number: 916-774-5353

Email: publiccomment@roseville.ca.us

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

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 August 27, 2020
 - 5.2. NERSP PCL16 – Golfland Sunsplash Bumper Car Arena, 1893 Taylor Road, File # PL20-0108

REQUEST

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to install a 1675-square-foot outdoor electric bumper car arena in an existing outdoor patio area. The applicant requests the option of regularly converting this area from an outdoor patio area to a bumper car arena.

Applicant/ Property Owner: Fred Kenney, Roseville Golfland Ltd.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to five (5) conditions of approval.
 - B. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to eighteen (18) conditions of approval.
- 5.3. SVSP PCL FD-1 – Tentative Subdivision Map, 2751 Silver Spruce Dr, File # PL20-0113

REQUEST

The project includes a request for a Small Lot Tentative Subdivision Map to divide the 18.6-acre Sierra Vista Specific Plan parcel FD-1 into 74 single-family lots.

Applicant: Vance Jones, MacKay & Somps
Owner: Westpark Sierra Vista LLC, Attn: John Tallman

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision

Map subject to sixty-nine (64) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. SERSP PCL 81 – Johnson Ranch Storage, 1851 E. Roseville Pw, File #PL18-0355

REQUEST

The applicant requests approval of a Rezone to amend the zoning designation of Planned Development 240 (PD240) allowing a wholesale/retail plant nursery, to PD240 allowing a personal storage facility with recreational vehicle and boat storage with a Conditional Use Permit for approximately 13.49 acres, and a Rezone of approximately 0.05 acres to R1 (Single-Family Residential) on a total of 13.54 acres in the Southeast Roseville Specific Plan area. The request also includes a Conditional Use Permit to allow a personal storage facility with recreational vehicle and boat storage in the PD240 zone; a Design Review Permit to allow approximately 50,437 square feet of modular storage buildings, approximately 136,439 square feet of parking for recreational vehicle and boat storage, and a 600-square-foot modular office building, with associated site improvements such as lighting and landscaping; a Tree Permit to allow the removal of oak trees; and a Lot Line Adjustment to adjust the property boundary with adjacent property owners.

Applicant: Tim Alatorre, Domum Architecture

Owner: Dennis Spangler Trust, et al.

RECOMMENDATION

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

- A. Adopt the Johnson Ranch Storage Mitigated Negative Declaration;
- B. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval;
- F. 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