



AGENDA April 8, 2021

PLANNING COMMISSION MEETING

6:30 p.m.

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

Commissioners will 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. Public comment can be provided during the meeting by phoning 916-774-5353.

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.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**

5.1. Minutes of March 25, 2021

6. **REQUESTS/PRESENTATIONS**

6.1. SVSP PCL KT-21A & 21B – Sierra West DRRS, 2521 Vista Grande Bl, File # PL20-0241

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 287 single-family homes in the Sierra West subdivision (Parcel KT-21A, KT-21B of the Sierra Vista Specific Plan). The project includes a total of eight (8) plan types, ranging in size from 1,774 to 2,804 square feet.

Applicant: Rachel Corona, Lennar Homes

Owner: Sierra Vista Communities, LLC

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-five (25) conditions of approval.

6.2. INFILL PCLs 32B, 241, 288 - Wills Rd. U-Haul, 111 Wills Rd, File # PL21-0019

REQUEST

The applicant requests approval of a Design Review Permit and Tentative Parcel Map to expand the existing U-Haul business. The project includes the demolition of the existing buildings on the site and construction of a three-story self-storage building and a one-story general storage building. The total proposed building square footage is 151,797. A new parking lot with landscaping, lighting and bioretention will also be included. The existing parcels will be merged and re-subdivided into four new parcels.

Applicant: Tiffany Wilson, RSC Engineering, Inc.

Owner: Amerco Real Estate Company

RECOMMENDATION

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

- A. Adopt the Wills Road U-Haul Initial Study/Mitigated Negative Declaration.

- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-seven (87) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-five (35) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT