



AGENDA

March 25, 2021

PLANNING COMMISSION MEETING
6:30 P.M.
Council Chamber
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. 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.

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 March 11, 2021

6. REQUESTS/PRESENTATIONS

6.1. NRSP PCL WW-17 – Pleasant Grove Apartments, 1721 Pleasant Grove Bl, File # PL20-0154

REQUEST

The applicant requests approval of a Design Review Permit to approve a 98-unit affordable apartment complex with an administrative/community building, 191 parking spaces, landscaping, and other site amenities on NRSP Parcel WW-17.

Applicant: Matthew Kozina, Mercy Housing California

Owner: Mark Jenkins, Eskaton

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval.

6.2. Density Bonus Update Project, 311 Vernon St, File # PL21-0074

REQUEST

The Density Bonus Update project (File PL21-0074) is a request to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code (Residential Density Bonus) to be consistent with state law.

Owner/Applicant: City of Roseville

RECOMMENDATION

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

- A. Recommend the City Council adopt an ordinance to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code.

6.3. Accessory Dwelling Unit Ordinance Update, 311 Vernon St, File # PL21-0075

REQUEST

The application is a request to amend the Roseville Municipal Code (RMC) in response to changes in state law related to Accessory Dwelling Units (ADUs)

and Junior Accessory Dwelling Units (JADUs). The amendment includes adjustments to Chapter 19.60 of the Zoning Ordinance. These proposed changes will bring that chapter of the City's Zoning Ordinance into compliance with state law.

Applicant/Owner: City of Roseville

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following action:

- A. Recommend the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to Accessory Dwelling Units.

6.4. Objective Design Standards Project, 311 Vernon Street, File # PL21-0018

REQUEST

The Objective Design Standards project (File PL21-0018) is a request to amend portions of Title 19 of the Roseville Municipal Code for the purpose of establishing a streamlined ministerial review of qualified affordable housing projects, consistent with SB 35 and AB 2162. The request also includes approval of Objective Design Standards which will be used in lieu of the City's Community Design Guidelines to evaluate qualified affordable housing projects during building permit review.

Owner/Applicant: City of Roseville

RECOMMENDATION

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

- A. Recommend the City Council approve the Objective Design Standards; and,
- B. Recommend the City Council adopt an ordinance to amend portions of Title 19 of the Roseville Municipal Code in order to acknowledge the establishment of Objective Design Standards and a new streamlined process for eligible affordable housing projects.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT