



AGENDA

September 9, 2021

PLANNING COMMISSION MEETING

6:30 p.m.

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

Members of the public may attend the meeting in-person, or view the meeting on Comcast Channel 14, Consolidated Communications Channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel. During the Public Hearing, members of the public may offer public comment in-person or via the telephone at (916) 774-5353.

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 26, 2021

5.2. INFILL PCL 10 – Dyer Variance, 328 Roseville St., File # PL21-0249

REQUEST

The applicant requests a variance to the required 20 foot front setback which will allow an addition to the home with a 12'1" front setback. The addition will maintain the same setback as the existing home. The variance request would also allow the front porch to be constructed with the addition that varies from the required front porch setback. The porch would provide an 8'4" setback to the front property line.

Applicant/Owner: Gary Dyer

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Variance subject to two (2) conditions of approval.

6. **REQUESTS/PRESENTATIONS**

6.1. NCRSP PCL 40 – Roseville Junction MPP, 290 Conference Center Dr., File # PL21-0153

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 1 to evaluate the site plan, civil improvements and landscape of a commercial development that includes five buildings: Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature food trucks and modular container buildings in a configuration to be determined. A Tentative Parcel Map is also proposed to divide the site into six parcels. The development is proposed to be called Roseville Junction.

Applicant: Jeff Thompson, Morton & Pitalo, Inc.

Property Owner: Akki Patel, APRR Management, 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 Major Project Permit Stage 1 subject to eighty-two (82) conditions of approval;
- B. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-six (66) conditions of approval.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT