



AGENDA August 12, 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.

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

5.1. Minutes of July 22, 2021

6. **REQUESTS/PRESENTATIONS**

6.1. NIPA PCL CO-3 - Tentative Subdivision Map, 570 Roseville Pw., File # PL21-0070

REQUEST

The applicant requests a Tentative Subdivision Map for the Campus Oaks Master Plan Parcel CO-3 to include 62 single-family residential lots. A tree permit is also requested to allow an 11% encroachment into the protected zone of an existing Blue Oak tree on proposed Lot A within the subdivision.

Owner: BBC ROSEVILLE OAKS LLC

Applicant: Ken Topper, Morton & Pitalo, Inc.

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-four (64) conditions of approval.
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to nineteen (19) conditions of approval.

6.2. HRNSP PCL 45A - Dutch Bros, 10051 Fairway Dr., File # PL21-0015

REQUEST

Request for a Design Review Permit to allow construction of a 930-square foot Dutch Bros coffee house with drive-thru in the northwest corner of an existing parking lot along Fairway Drive.

Applicant: Robert E. Wood, Millennium Planning & Engineering

Owner: Farrukh Saeed and Shabnum Saeed Trust

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-two (72) conditions of approval.

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

8. **ADJOURNMENT**