



AGENDA July 8, 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 June 10, 2021

5.2. SERSP PCL 3 – Kaiser Temporary Parking Lot, 2130 Douglas Bl., File # PL21-0121

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a temporary parking lot for the employees of the Kaiser Permanente Roseville Medical Center. The temporary lot will be in use until December 31, 2027. The project includes the construction of 389 parking spaces, two shuttle stops, and a screened storage area on the southeastern corner of the site. A Tree Permit is also requested to remove two (2) native oak trees.

Applicant: Spencer James, McCarthy Building Companies, Inc.
Property Owner: Chang Yi, Kaiser Foundation Hospitals

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 Permit Modification subject to fifty-eight (58) conditions of approval; and,
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. HRNSP PCL 44 – Turbo Shine Car Wash, 5850 Five Star Bl., File # PL21-0073

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit for a 3,588 square foot car wash facility.

Applicant: Michael Boskovich, Pull Architecture, Inc.
Owner: SFP B LIMITED PARTNERSHIP

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-nine (79) conditions of approval;

6.2. NIPA PCL 29 – Green Acres, 7300 Galilee Rd., File # PL21-0067

The applicant requests a Design Review Permit for a new retail store including indoor retail space (26,900 sf), an open sided green house (20,192 sf), house plant greenhouse (5,542 sf), lath house (26,204 sf), and outdoor retail area (72,928 sf) for Green Acres, and a Voluntary Lot Merger to create one lot from three existing lots, and abandonment of two easements.

Applicant: Karenda Macdonald, Borges Architectural Group, Inc.
Owner: Tam Roseville, LLC

RECOMMENDATION

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

- A. Adopt the Green Acres Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-four (74) conditions of approval; and
- C. Adopt the four (4) findings of fact and approve the Voluntary Merger subject to eight (8) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Senate Bill 330: Housing Crisis Act of 2019 Informational Item

7.2. Election of the Planning Commission Chair

7.3. Election of the Planning Commission Vice-Chair

7.4. Election of Design Committee Chair

7.5. Election of Design Committee Alternate

8. ADJOURNMENT