



AGENDA

February 25, 2021

PLANNING COMMISSION MEETING

6:30 p.m.

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.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
 - 5.1. Minutes of February 11, 2021
 - 5.2. INFILL PCL 191 – Paradise Laundry Expansion, 105 Ascot Dr, File # PL20-0270

REQUEST

The applicant requests approval of a Conditional Use Permit to expand an existing legal nonconforming laundromat use into an adjacent tenant space. The expansion includes six (6) washers, six (6) dryers, and will provide one (1) employee. The proposed hours will be 6 AM to 10 PM, consistent with the current operation.

Applicant: Scott Agee, Agee Engineering
Owner: Deborah Dower, Paradise Laundry

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 four (4) conditions of approval.

6. **REQUESTS/PRESENTATIONS**
 - 6.1. SVSP PCL KT-43 – Baseline Self-Storage, 5750 Baseline Rd, File # PL19-0350

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to construct an approximately 230,000 square foot self-storage facility that will consist of a 1,364 square foot office, a 1,452 square foot manager's residence, and 226,149 square feet of storage.

Applicant: Dave Stark, Stark Designs
Owner: KV Sierra Vista, LLC

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 five (5) conditions of approval.
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-two (92) conditions of approval.

6.2. SVSP PCL FD-08, FD-10, FD-21, FD-23 – JMC TM#3, 2150 Vista Grande BI, File # PL20-0119

REQUEST

The proposed project will create 613 single-family residential lots within the Sierra Vista Specific Plan (SVSP). The project entitlements include a General Plan Amendment to change the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use change and to transfer units among several large lot parcels within the SVSP, a Tentative Subdivision Map to create 613 single-family lots on parcels FD-8, FD-10, FD-21 & FD-23, a Major Grading Plan to allow rough grading for FD-10, and a Design Review for Residential Subdivision for FD-10, FD-21, and FD-23 to establish unit designs and modify development standards. Lastly, two Development Agreement Amendments are included to reflect the land use changes and unit transfers, revise development obligations with respect to groundwater and recycled water facilities, and to clarify evaluation of water conservation goals.

Applicant: David Cobbs, Baker Williams Engineering Group
Property Owner: Steve Schnable, Mourier Investments LLC

RECOMMENDATION

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

- A. Consider the 4th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR);
- B. Recommend the City Council approve the General Plan Amendment (Land Use Map);
- C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the First Amendment of the Mourier Investments, LLC Development Agreement;
- E. Recommend the City Council approve the Fourth Amendment of the Westpark Federico Development Agreement;
- F. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to ninety-nine (99) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-nine (29) conditions of approval; and
- H. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Planning Commission Meeting Start Time

8. ADJOURNMENT