



DRAFT MINUTES

October 27, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

Chair Martin called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Jensen, Haggenjos, Prior, Randolph, Martin

Absent: Brashears, Covington

3. PLEDGE OF ALLEGIANCE

Chair Martin led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Martin opened the Public Comment period. Hearing none, Chair Martin closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of October 13, 2022

5.2. ARSP PCL AR-21, 25, 32, 33, 37 – Oakley at Amoruso Ranch DRRS, 1115 Saddle Creek Wy, File # PL22-0274

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 192 homes within the Amoruso Ranch Specific Plan, on parcels AR-21, AR-25, AR-32, AR-33, and AR-37. The request will establish unit designs for four (4) home plans with four (4) elevation styles each.

Motion by Commissioner Randolph, seconded by Commissioner Prior, to approve the Consent Calendar.

Roll call vote:

Ayes: Prior, Randolph, Haggenjos, Jensen, Martin,

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL CO-42 – The Ivy at Blue Oaks, 275 Roseville Pw, File # PL22-0178 (Continued from the September 22, 2022 meeting)

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 to allow construction of a new 98,200-square-foot assisted living and memory care facility, with 100 resident units, and an Administrative Permit to allow a 7 space parking reduction for the assisted living and memory care facility to be located on a 3.36-acre portion of the Campus Oaks Town Center.

Associate Planner, Escarlet Mar, presented the staff report

Chair Martin opened the Public Hearing and invited comments from the applicant and / or audience.

Applicant, Carissa Savant, Park I V Group, LLC, and Mark Maclaine, Vice President of Operations for Oakmont Management Group, stated they were in agreement with staff's recommendation.

Hearing none, Chair Martin, closed the public comment period and Public Hearing.

Motion by Commissioner Jensen, seconded by Commissioner Haggenjos, to:

1. Consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eighty-two (82) conditions of approval;
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to eighty-two (82) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to three (3) conditions of approval with the revised condition.

Revised condition:

This Administrative Permit approval shall be effectuated within a period of two (2) years from ~~October 13, 2022~~ **October 27, 2022** and if not effectuated shall expire on ~~October 13, 2024~~ **October 27, 2024**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

Roll call vote:

Ayes: Haggenjos, Prior, Jensen, Randolph, Martin

Noes: None

The Motion passed

7. COMMISSIONER / STAFF REPORT

Staff Reports

- There will be a November 10, 2022 Planning Commission meeting. The Kaiser Inpatient Bed Tower project is scheduled to be heard at this meeting.
- There will be a December 8, 2022 Planning Commission meeting.

Commissioner Reports

- None

8. ADJOURNMENT

Motion by Commissioner Prior, seconded by Commissioner Jensen, to adjourn the meeting. The Motion passed unanimously at 6:45 p.m. with a voice vote.