



## AGENDA May 12, 2022

PLANNING COMMISSION MEETING  
6:30 p.m.  
Council Chambers  
311 Vernon Street, Roseville, California  
[www.roseville.ca.us/CORTV](http://www.roseville.ca.us/CORTV)

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at [roseville.ca.us/watch](http://roseville.ca.us/watch) and [roseville.ca.us/agenda](http://roseville.ca.us/agenda), and the City's YouTube channel at [youtube.com/CityofRosevilleCa](http://youtube.com/CityofRosevilleCa).

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 April 28, 2022

5.2. NIPA PCL CO-3 – The Trails at Valley Oak, 570 Roseville Pw, File # PL22-0081

**REQUEST**

The applicant requests a Major Project Permit Stage 2 to evaluate the proposed architecture and development standards for the Trails at Valley Oak subdivision on Parcel CO-3 within the Hewlett Packard Campus Oaks Master Plan area.

*Applicant/Owner:* Cassie Kuehnau, The New Home Company

**RECOMMENDATION**

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

1. Adopt two (2) findings of fact and approve the Major Project Permit Stage 2 subject to 27 conditions of approval.

**6. REQUESTS/PRESENTATIONS**

6.1. WRSP PCL W-60B – Westbrook Storage, 2300 Westbrook Bl, File # PL22-0019

**REQUEST**

The project is a self-storage facility with Recreational Vehicle (RV) storage on approximately 10 acres in the West Roseville Specific Plan. The project includes two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The project entitlements include a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit, a Design Review Permit to review the site design, and an Administrative Permit for the proposed on-site caretaker's unit.

*Applicant:* Ron Smith, Sundance Development Group  
*Property Owner:* West Roseville LLC

**RECOMMENDATION**

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

1. Adopt the Westbrook Storage Initial Study/Negative Declaration;
2. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;

3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-four (84) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

6.2. NERSP PCL 25 – Sutter Parking Garage Expansion, 12 Medical Plaza, File # PL22-0024

**REQUEST**

The applicant requests approval of a Design Review Permit (DRP) to allow construction of a six-story parking garage as an expansion to an existing five-story parking garage located on the Sutter Roseville Medical Center campus. The new 192,000 square foot, six-story parking garage would provide an additional 551 parking stalls to the campus.

*Applicant:* Tony Amato, Dreyfuss + Blackford Architecture  
*Property Owner:* Sutter Valley Hospitals

**RECOMMENDATION**

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

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-three (63) conditions of approval.

6.3. Zoning Ordinance Updates 2022, File # PL21-0318

**REQUEST**

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance) to enhance the readability and clarity of the regulations and definitions, and make additional code changes to address new State laws. The changes include: adding required findings for disapproval of qualifying Housing Projects based on the California Government Code (Chapter 19.78); updating the Commercial Zone Districts to allow Small Community Care facilities (Chapter 19.10) and multi-family in the Neighborhood and Community Commercial zoning districts (Chapter 19.12); updating the Residential development standards to require an Administrative Permit for additions greater than 700 square feet on single-family or two-family dwelling units (Chapter 19.10); clarifying how the Professional Office parking requirement is calculated and, modifying the requirements for loading areas (Chapter 19.26); updating the Fast Food Restaurant outdoor parking requirement to be consistent with the indoor parking requirement (Chapter 19.52); updating the Veterinary Hospital definition (Chapter 19.08); clarifying that patio covers constructed concurrently with the main residence are considered part of the primary structure for setback purposes (19.22); updating the Design Review process for Compact Residential Development to allow existing residential properties to expand their building without having to procure a Design Review for Residential Subdivision (DRRS) permit (Chapter 19.10); updating the Project Expiration section to allow the Planning Manager to grant extensions that are longer than one (1) year (Chapter 19.76); adding the Tower Theater to the list of significant buildings in the City (Chapter 19.61); and revise any typos throughout Zoning Ordinance. In

addition, staff proposes to update various code sections based on new State Legislation related to Emergency Shelters parking requirements (AB 139), Transitional and Supporting Housing (AB 2162), Low-Barrier Navigation Centers (AB 101), Small Congregate Living Health Facility (State of California Health and Safety Code Section 1267.16), Antennas and Communications Facilities (AB 57), and Small and Large Family Day Care Homes (SB 234). Lastly, staff proposes to update the Large Community Care Facilities and Caretaker/Employee Housing to comply with the Housing Element Program 28 and 31.

*Applicant:* City of Roseville

### **RECOMMENDATION**

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

1. Recommend the City Council adopt the two (2) findings of fact and approve the Ordinance Amendments to Title 19 of the Roseville Municipal Code.

#### **6.4. Housing Element Implementation – Land Use Policy, File # PL22-0037**

### **REQUEST**

The request is a policy entitled “Guidelines for Specific Plan Amendments Affecting or Proposing Residential Land Use.” The proposed policy implements General Plan Housing Element Program 14 (Rezone Program for Adequate Sites), the Vacant Sites – Residential Intensification strategy. The policy would require Specific Plan Amendments of a certain size to also increase the density of any High Density Residential land which is within the Specific Plan and is owned or controlled by the applicant/owner. The purpose of the policy is to increase the citywide unit capacity of High Density Residential land, for the purpose of achieving and maintaining the City’s lower income Regional Housing Needs Allocation (RHNA) obligation.

*Applicant/Owner:* City of Roseville

### **RECOMMENDATION**

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

1. Recommend City Council adopt a Resolution approving the policy document “Guidelines for Specific Plan Amendments Affecting or Proposing Residential Land Use.”

## **7. COMMISSIONER / STAFF REPORT**

## **8. ADJOURNMENT**