



## AGENDA April 28, 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 March 24, 2022

5.2. INFILL PCL 287 - Placer Food Bank PantryToGo Distribution CUP, 1401 Church St., File # PL22-0041

**REQUEST**

The applicant requests approval of a Conditional Use Permit to establish a regular food distribution service in an existing parking lot. The food distribution will operate on the first Friday of the month between 8:00am and 10:00am and will serve drive-through customers.

*Applicant:* Dave Martinez, Placer Food Bank  
*Property Owner:* Eric Denio

**RECOMMENDATION**

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

1. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to three (3) conditions of approval.

**6. REQUESTS/PRESENTATIONS**

6.1. INFILL PCL 107 – E Street Duplexes, 121 E Street, File # PL21-0306

**REQUEST**

The applicant requests approval of a Tentative Subdivision Map to subdivide the 0.35-acre property into two (2) parcels, a Tree Permit for the removal of a native oak tree, a Design Review Permit for Residential Subdivisions to allow construction of one (1) duplex (two units) with an accessory dwelling unit (ADU) and a junior dwelling unit (JADU) on each lot (for a total of 4 units on each lot), and an Administrative Variance to deviate from the Two-Family Residential lot width standard.

*Applicant:* Antonio Conti, Conti & Associates, Inc.  
*Property Owner:* Allstate Renovations, Inc.

**RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty (50) conditions of approval;
2. Adopt the three (3) findings of fact and approve the Administrative Variance;

3. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivisions subject to twenty-four (24) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

6.2. NIPA PCL CO-42 - Campus Oaks 7-Eleven, 1485 Blue Oaks Bl, File # PL 22-0047

**REQUEST**

The applicant requests a Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 Modification to construct a 4,872 sf fuel station with two restaurant uses and neighborhood convenience market. The original approval was under file #PL18-0080.

*Applicant:* Scott Pedersen, Morton & Pitalo, Inc.

*Property Owner:* BBC Roseville Oaks, LLC

**RECOMMENDATION**

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

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eight (8) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to eight (8) conditions of approval.

6.3. SVSP JMC Tentative Map #4, 3801 Santucci Bl, File # PL21-0223

**REQUEST**

The proposed project will create 516 single-family residential lots within the Sierra Vista Specific Plan (SVSP) for a subdivision known as JMC Tentative Map #4, as well as reconfigure land use and zoning designations throughout the SVSP. The project includes a General Plan Amendment to: move Parcel CO-21, which has the effect of changing 7.8 acres of Medium Density Residential (MDR) to Low Density Residential (LDR); change Parcel CO-22 from 4.8 acres of MDR to 4.81 acres of LDR; change Parcel FD-7 from 8.97 acres of LDR to 8.34 acres of MDR; separate High Density Residential (HDR) Parcel FD-32 (8.9 acres) into HDR Parcels FD-32A (3.81 acres) and FD-32B (4.23 acres) and reduce the HDR acreage by 0.86 acres; and increase Community Commercial (CC) Parcel FD-41 from 5.71 acres to 6.24 acres. This will result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. The project also includes a Specific Plan Amendment to reflect the General Plan land use changes, remove the Mixed-Use overlay from Parcel FD-41, reallocate the affordable unit allocation of 34 middle-income purchase units from CO-20 and four (4) middle-income purchase units on DF-20 to new Parcel FD-32B, and to transfer units among several large lot parcels within the SVSP. A Rezone is requested to align zoning designations with the revised parcels and land use designations. The project also includes Amendments to three (3) Development Agreements, including the Fifth Amendment to the Federico Development Agreement, Second Amendment to the Mourier Investments LLC Development Agreement, and the Second Amendment of the DF Properties Development Agreement to reflect

the project changes and reallocation of affordable units. Several additional entitlements are requested to support the development of JMC Tentative Map #4, including a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map for 516 single-family residential parcels, and a Design Review for Residential Subdivisions to evaluate architecture and modified development standards for Parcels CO-20, CO-21, and CO-22. The overall unit count within the SVSP will remain the same.

*Applicant:* David Cobbs, Baker Williams Engineering

*Owner:* Ryan Biziewski, Mourier Investments, LLC

## **RECOMMENDATION**

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the Mourier Investments LLC Development Agreement;
6. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the DF Properties Development Agreement;
7. Recommend that the City Council adopt the five (5) findings of fact and approve the fifth amendment to the Westpark Federico Development Agreement;
8. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to seventy (70) conditions of approval;
9. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-seven (87) conditions of approval;
10. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to twenty-six (26) conditions of approval.

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

## **8. ADJOURNMENT**