



AGENDA March 24, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

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 and roseville.ca.us/agenda, and the City's YouTube channel at 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 10, 2022

6. **REQUESTS/PRESENTATIONS**

- 6.1. SERSP PCL 80 – Johnson Ranch Pickle Ball Courts, 2600 Eureka Rd, File # PL22-0027

REQUEST

The applicant requests approval of a Conditional Use Permit Modification to convert seven (7) existing tennis courts into 24 pickle ball courts.

Applicant/Owner: Larry Gilzean, Johnson Ranch Sports Club

RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.

- 6.2. Amoruso Ranch Specific Plan Amendments, 3884 Westbrook Bl, File # PL21-0184

REQUEST

The project includes a General Plan Amendment and Specific Plan Amendment to the Amoruso Ranch Specific Plan (ARSP) to reallocate units throughout the Specific Plan, and modify the land use on Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). No changes will be made to the overall unit count for the ARSP. The project proposes minor adjustments to the acreages of large lot parcels, which will require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. Additionally, the project proposes the second Amendment to the two ARSP Development Agreements by and between the City of Roseville and Brookfield Sunset, LLC and Jennifer M. Amoruso to reflect the project modifications, as well as modify language regarding water facility construction requirements and timing. A Large Lot Tentative Subdivision Map Modification is proposed for Phase A1 of the ARSP to align with the revised land use designations, and a Small Lot Tentative Subdivision Map is proposed to create 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. A Design Review for Residential Subdivisions (DRRS) is requested to modify development standards for the Small Lot Residential with Development Standards (RS/DS) zone.

Applicant: John Norman, Brookfield Sunset, LLC
Owner: Angela Eisenpress, Amoruso Family Trust

RECOMMENDATION

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

1. Consider the second Addendum to the Amoruso Ranch 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 amendments to the two (2) Development Agreement Amendments,
6. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to five (5) conditions of approval.
7. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-two (82) conditions of approval.
8. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to seven (7) conditions of approval.

6.3. SVSP PCL KT-40A & KT-40B – Estia, 6350 Baseline Rd, File # PL21-0256

REQUEST

The proposed project is a Tentative Subdivision Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements (“Baseline P&R DA” and “Baybrook DA”) applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

Applicant: Jeff Pemstein, Towne Development of Sacramento
Property Owner: KV Sierra Vista, LLC

RECOMMENDATION

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

1. Consider the 7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend the City Council approve the Specific Plan Amendment;
3. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment (“Baseline P&R DA”);
4. Recommend City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment (“Baybrook DA”);
5. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-three (93) conditions of approval;
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision

- Map subject to forty-seven (47) conditions of approval; and,
7. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT