



AGENDA January 27, 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 December 16, 2021

6. **REQUESTS/PRESENTATIONS**

6.1. SVSP PCL KT-20 & KT-30 – Affordable Unit Transfer, 3301 Santucci Bl., File # PL21-0289

REQUEST

The applicant requests approval of a Specific Plan Amendment and Development Agreement Amendment to transfer the obligation for 31 middle-income purchase units from parcel KT-20 to parcel KT-30 within the Sierra Vista Specific Plan area, and re-designate the units as 16 low and 15 very low-income units.

Applicant: Julie Hanson, J.R. Hanson Consulting LLC

Owner: Larry Gualco, Sierra Vista Communities LLC

RECOMMENDATION

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

- A. Recommend the City Council approve the Specific Plan Amendment; and,
- B. Recommend the City Council approve the Development Agreement Amendment.

6.2. NIPA PCL CO-41 – Ace Hardware, 7890 Painted Desert Dr, File # PL21-0252

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 to allow construction of an approximate 14,000-square-foot retail building for Ace Hardware, which will be located on a 1.79-acre portion of the Campus Oaks Town Center.

Applicant: Tom Towne, Sisler and Sisler Construction

Property Owner: BBC Roseville Oaks, LLC

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eight (8) conditions of approval; and,
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval.

7. **COMMISSIONER / STAFF REPORT**

8. ADJOURNMENT