



AGENDA

October 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 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.

Applicant: Melanie Wallace, DR Horton
Owner: Brookfield Sacramento Holdings, LLC

RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Design Review for a Residential Subdivision subject to twenty-seven (27) conditions of approval.

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.

Applicant: Carissa Savant, Park IV Group, LLC
Property Owner: BBC Roseville Oaks, LLC

RECOMMENDATION

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

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.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT