



AGENDA

October 13, 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 September 22, 2022

6. **REQUESTS/PRESENTATIONS**

6.1. WRSP PCL F-31 – Plaza at Blue Oaks Parking Reduction, 1950 Blue Oaks Bl, File # PL22-0337

REQUEST

The project is a request for an Administrative Permit for a parking reduction to allow a 14% reduction for shared uses located within the Plaza at Blue Oaks center.

Applicant: Joseph Zawidski, Signature Homes

Property Owner: Fiddymment F-31 Retail, LLC

RECOMMENDATION

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

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

6.2. Commercial Corridor Plans, File # PL21-0383

REQUEST

Staff requests consideration of three related and connected Specific Plans, also referred to as Corridor Plans, centered along older commercial corridors in developed areas of the City. The three Specific Plans are the Atlantic Street Corridor Specific Plan, the Douglas-Harding Corridor Specific Plan, and the Douglas-Sunrise Corridor Specific Plan. The purpose of these three Specific Plans is to encourage and facilitate the revitalization and redevelopment of the areas consistent with the vision for each plan. The project includes land use and zone district amendments to correct inconsistencies, replace outdated zone districts with the City's current zone districts, and create logical land use and zoning patterns; water and sewer infrastructure studies to ensure there is sufficient available capacity to support up to 850 units of multifamily residential development across all three Plan Areas (up to 50 units in the Atlantic Street Corridor, up to 200 units in the Douglas-Harding Corridor and up to 600 units in the Douglas-Sunrise Corridor); conceptual streetscape plans; design guidelines and development standards for multifamily and nonresidential development; frontage improvement guidelines and standards; permitted use tables; and entitlement process streamlining. The project also includes land use corrections over areas adjacent to the three Specific Plans. These include correcting the land use designation over the Dry Creek open space area from the existing Low Density Residential designation to the Open Space designation and removing the land use designation over arterial roadways, because land use designations

are generally not applied to arterial roadways elsewhere in the City.

The project includes a General Plan Amendment to amend General Plan text and exhibits to reflect the adoption of three new Specific Plans and amend the Land Use Diagram consistent with the three new Specific Plans, which includes changing land use designations to be consistent with the existing zoning or underlying use of the land and surrounding properties, correcting land use from Low Density Residential to Open Space over the Dry Creek open space area, and removing the land use designations over arterial roadways within and adjacent to the three new Specific Plans. The project also includes a Rezone to replace outdated Planned Development zone districts within the Specific Plans with one of the City's current zone districts, to change the zone district of specified properties to be consistent with the existing use of the land and surrounding properties, and to establish Special Area (SA) zone district overlay in each of the Specific Plan areas. The project includes an Ordinance Amendment to Title 19 of the Roseville Municipal Code (Zoning Ordinance), Chapter 19.18.030 Special Area District for the purpose of adding the three new Specific Plans to the list of Special Area Districts, adding new Chapter 19.33 Commercial Corridor Plans to establish the permitted uses (including non-conforming uses), development standards, parking standards, and entitlement and approval procedures for the three Specific Plans; amending Chapter 19.24.020 (Nonconforming Uses and Structures) to refer to the new Chapter 19.33 standards; amending Chapter 19.26.030 (Parking space requirements by use type) to refer to the parking reduction processes of the new Chapter 19.33; and amending Chapter 19.78.020 (Required public hearings, authorized Approving Authority and public notice) acknowledging the new approval procedures within the new Chapter 19.33.

Applicant/Owner: City of Roseville

RECOMMENDATION

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

1. Consider the Addendum to the 2035 General Plan Environmental Impact Report (SCH #2019080418, certified on August 5, 2020) and 2021 Housing Element Addendum. (Exhibit A)
2. Recommend City Council adopt a resolution for a General Plan Amendment to amend General Plan Land Use Element text to reflect the adoption of three new Specific Plans; amend Land Use Element Figure II-1 (Planning Areas) to add the boundaries of the three new Specific Plans; and amend Figure III-3 (Pedestrian Districts) and Figure VIII-3 (Land Use Designations with City's Regulatory Floodplain) because these figures include the boundaries of the City's Specific Plans or land use map as background information on the figure; and amend the General Plan Land Use Map (Land Use Element Figure II-2) consistent with the three new Specific Plans, to correct land use from Low Density Residential to Open Space over the Dry Creek open space area, to remove the land use designations over arterial roadways within and adjacent to the three new Specific Plans, and other minor changes. (Exhibit B.1 – B.7)
3. Recommend City Council adopt one finding of fact and adopt a resolution

- to approve the Atlantic Street Corridor Specific Plan. (Exhibit C)
4. Recommend City Council adopt two (2) findings of fact and approve a Rezone to change the underlying zone districts as shown in Exhibit D and apply the Special Area (/SA-AT) overlay zone to property within the Atlantic Street Corridor Specific Plan. (Exhibit D)
 5. Recommend City Council adopt one finding of fact and adopt a resolution to approve the Douglas-Harding Corridor Specific Plan. (Exhibit E)
 6. Recommend City Council adopt two (2) findings of fact and approve a Rezone to change the underlying zone districts as shown in Exhibit F and apply the Special Area (/SA-DH) overlay zone to property within the Douglas-Harding Corridor Specific Plan. (Exhibit F)
 7. Recommend City Council adopt one finding of fact and adopt a resolution to approve the Douglas-Sunrise Corridor Specific Plan. (Exhibit G)
 8. Recommend City Council adopt two (2) findings of fact and approve a Rezone to change the underlying zone districts as shown in Exhibit H and apply the Special Area (/SA-DS) overlay zone to property within the Douglas-Sunrise Corridor Specific Plan. (Exhibit H)
 9. Recommend City Council adopt two (2) findings of fact and approve a Rezone to change the underlying zone districts on specified properties in the Infill Planning Area as shown in Exhibit I.
 10. Recommend City Council adopt two (2) findings of fact and approve an Ordinance Amendment to Title 19 of the Municipal Code (Zoning Ordinance), Chapter 19.18.030 Special Area (SA) District for the purpose of adding the three new Specific Plans to the list of Special Area Districts; adding new Chapter 19.33 Commercial Corridor Plans to establish the permitted uses (including non-conforming uses), development standards, parking standards, and entitlement and approval procedures for the three Specific Plans; amending Chapter 19.24.020 (Nonconforming Uses and Structures) to refer to the new Chapter 19.33 standards; amending Chapter 19.26.030 (Parking space requirements by use type) to refer to the parking reduction processes of the new Chapter 19.33; and amending Chapter 19.78.020 (Required public hearings, authorized Approving Authority and public notice) acknowledging the new approval procedures within the new Chapter 19.33. (Exhibit J)

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT