



AGENDA

February 9, 2023

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 January 12, 2023

6. **REQUESTS/PRESENTATIONS**

- 6.1. WRSP PCL F-22 – Parcel Map and Unit Transfer, 5251 Fiddymment Road, File # PL22-0304

REQUEST

The applicant requests a Tentative Parcel Map to subdivide West Roseville Specific Plan Parcel F-22 into two parcels, F-22A and F-22B. Parcel F-22A will have a unit allocation of 82 units and Parcel F-22B will have a unit allocation of 162 units. No changes to the overall WRSP unit count will be made. A Specific Plan Amendment and Development Agreement Amendment are requested to reallocate affordable housing units among the subject parcels. Lastly, a Tree Permit is requested to allow removal of one 68" valley oak tree on site to accommodate future development.

Applicant: Kris Steward, Plan Steward, Inc.

Property Owner: West Roseville Development Company Inc.

RECOMMENDATION

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

1. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;
2. Recommend the City Council adopt the five (5) findings of fact and approve the Tenth Amendment of the Fiddymment Land Venture Development Agreement;
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to seventeen (17) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the Tree Permit subject to nineteen (19) conditions of approval.

7. **COMMISSIONER / STAFF REPORT**

8. **ADJOURNMENT**