



## AGENDA January 12, 2023

PLANNING COMMISSION MEETING  
6:30 p.m.  
Council Chambers  
311 Vernon Street, Roseville, California  
[www.roseville.ca.us/CORTV](http://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](http://roseville.ca.us/watch) and [roseville.ca.us/agenda](http://roseville.ca.us/agenda), and the City's YouTube channel at [youtube.com/CityofRosevilleCa](http://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 8, 2022

## 6. **REQUESTS/PRESENTATIONS**

6.1. NCRSP PCL 40 - Highland Village Pad 3, 250 Gibson Dr, File # PL22-0331

### **REQUEST**

The applicant requests approval of a Major Project Permit (MPP) Stage 2 to allow construction of a 6,800 square-foot building on Pad 3 within the Highland Village commercial center, which will include retail and restaurant uses with a maximum of three (3) tenants in which one is restaurant Kura Sushi.

*Applicant:* Jeff Jennings, Jplus Architects, Inc.

*Property Owner:* Tim Gagnier, 990 Reserve Drive 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 MPP Stage 2 subject to seventy-four (74) conditions of approval.

6.2. NIPA PCL 55 – Justice Center Medium Security/ Vocational Training and Mental Health Facilities Major Project Permit Stage 1 Modification and Major Project Permit Stage 2, 11751 Go For Broke Rd, File # PL22-0243

### **REQUEST**

The applicant requests approval of a Major Project Permit Stage 1 Modification and a Major Project Permit Stage 2 to allow construction of two (2) new buildings within the South Placer Justice Center (SPJC), including an approximately 32,879 square foot Medium Security/Vocational Training Building and an approximately 11,563 square foot Mental Health Facility, as well as associated site improvements.

*Applicant:* Ken Topper, Morton Pitalo

*Owner:* Placer County

### **RECOMMENDATION**

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

1. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to six (6) conditions of approval; and,
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to fifty-nine (59) conditions of approval.

6.3. NCRSP PCL 42A – Shea Center Apartments Rezone, 572 Gibson Dr, File # PL21-0307

**REQUEST**

The applicant requests a General Plan Amendment and Specific Plan Amendment to the North Central Roseville Specific Plan (NCRSP) to modify the land use designation from Business Professional (BP) to High Density Residential (HDR); and a Rezone from Business Professional/Special Area North Central Roseville Specific Plan (BP/SA-NC) to Multi-Family Housing/Special Area North Central Roseville Specific Plan (R3/SA-NC) to allow the development of 360 multi-family dwelling units on the approximately 19.5 acre site. Further, the project includes a Development Agreement by and between the City of Roseville and Roseville Land Holdings, LLC to reflect the change in land use and document the requirements related to the provision of affordable housing units.

*Applicant:* Brad Shirhall, TLA Engineering and Planning  
*Property Owner:* Roseville Land Holdings, LLC

**RECOMMENDATION**

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

1. Recommend the City Council consider the Addendum to the 2035 General Plan Environmental Impact Report (SCH #2019080418, certified on August 5, 2020) and 2021 Housing Element Addendum;
2. Recommend the City Council adopt a resolution approving the General Plan Amendment (Land Use Map);
3. Recommend the City Council adopt a resolution approving the Specific Plan Amendment (Text & Land Use Map);
4. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone; and
5. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement by and between the City of Roseville and Roseville Land Holdings, LLC.

**7. COMMISSIONER / STAFF REPORT**

**8. ADJOURNMENT**