



AGENDA

October 12, 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 September 28, 2023

5.2. Infill Parcel 276 – Kenroy Design Review Permit Modification, Conditional Use Permit, and Parking Reduction, 209 Kenroy Ln, File # PL22-0384

REQUEST

The applicant requests approval of a Design Review Permit Modification, Conditional Use Permit, and Parking Reduction to allow an automotive body and equipment repair use to operate at 209 Kenroy Ln. Suites 2, 4, 6, and 8 of the building currently operate as a legal nonconforming automotive body and equipment repair use, and the request includes expansion into Suite 10. The project also includes modification of the existing parking lot layout, and a request to reduce the total parking requirement by 12 spaces.

Applicant: Collette Bruce, Team Safety LLC
Owner: David Clark

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval;
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to two (2) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Administrative Permit for a Parking Reduction, subject to three (3) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. West Roseville Specific Plan Parcel F-22 – Specific Plan Amendment and Development Agreement Amendment, 5251 Fiddymont Rd, File # PL23-0245

REQUEST

The applicant requests a Specific Plan Amendment (SPA) and Development Agreement Amendment (DAA) to merge WRSP Parcels F-22A and F-22B into new Parcel F-22, and to adjust the unit allocations and affordable housing allocations accordingly. No changes to the overall unit and affordable housing counts are proposed.

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; and
2. Recommend the City Council adopt the five (5) findings of fact and approve the 11th Amendment of the Fiddymont Land Venture Development Agreement.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT