



AGENDA

September 28, 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 14, 2023

6. **REQUESTS/PRESENTATIONS**

- 6.1. North East Roseville Specific Plan Parcel 8 – Sprinter Roseville, 1513 Eureka Rd and 1411 Rocky Ridge Dr, File # PL23-0124

REQUEST

The project is an approximately 97,000-square-foot Mercedes Benz Sprinter van sales and service facility that will consist of enclosed service and detail bays and on-site vehicle parts storage. Associated site improvements include landscaping, lighting, and parking. The project entitlements include a text only amendment to the Northeast Roseville Specific Plan (NERSP) Parcel 8 Design Guidelines to allow vehicle sales in the Community Commercial zone with approval of a Conditional Use Permit (CUP), a CUP to allow the use, and a Design Review Permit to review the site design and architecture.

Applicant: Linda Francis, Dennis J. Flynn Architects

Property Owner: Travis Batts, Pappas Gateway LP

RECOMMENDATION

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

1. Adopt the Sprinter Roseville Initial Study/Negative Declaration;
2. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;
3. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to six (6) conditions of approval; and
4. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval.

7. **COMMISSIONER / STAFF REPORT**
8. **ADJOURNMENT**