



AGENDA December 14, 2023

AGENDA AMENDED
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 November 9, 2023

6. **REQUESTS/PRESENTATIONS**

- 6.1. North Central Roseville Specific Plan Parcel 35 – Fleming’s Steakhouse, 1101 Galleria Bl, File # PL23-0252 - Withdrawn from Agenda to be re-noticed for January 11, 2024 Planning Commission Meeting

REQUEST

The project applicant requests a Major Project Permit Stage 2 for site development and architectural review for a new 8,110 square-foot Fleming’s Prime Steakhouse restaurant.

Applicant: Terry Womack, Go2Permitting, LLC
Owner: Galleria Boulevard 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 Major Project Permit Stage 2 subject to seventy-four (74) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

- 6.2. West Roseville Specific Plan Parcel F-30 - Fiddymment Road Self-Storage, 2150 Blue Oaks Bl, File # PL23-0032

REQUEST

The project is a request for a Conditional Use Permit to allow a personal storage facility with caretaker housing within the Community Commercial zone district, a Design Review Permit to review the site design, landscaping and building elevations, and a Tentative Parcel Map to subdivide the existing single ±8.2-acre parcel into three (3) commercial parcels.

Applicant: Sean O'Neil, Genesis Engineering
Property Owner: West Roseville Development, Co.

RECOMMENDATION

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

1. Adopt the Fiddymment Road Self-Storage Initial Study/Mitigated Negative Declaration; and
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval; and
3. Adopt the four (4) findings of fact and approve the Design Review Permit

- subject to seventy-eight (78) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-seven (47) conditions of approval.

6.3. North Central Roseville Specific Plan Parcel 40 - Roseville Junction Hotels, 290 Conference Center Dr, File # PL23-0054

REQUEST

The applicant requests a Major Project Permit Stage 1 Modification to modify the site plan including the building footprints for two hotels within the Roseville Junction development. A Major Project Permit Stage 2 is also requested to review the building elevations for the two hotels; Hyatt Caption (122 rooms, 4 floors, and 60,050 sf) and Hyatt House (126 rooms, 4 floors, and 77,765 sf). A Parking Reduction is requested to reduce the required parking for the hotels based on data from other similar locations. A Lot Line Adjustment is included for a minor modification to the lot line between the hotels and future beer garden. Review of a Planned Sign Permit Program for Roseville Junction is also requested. The original Roseville Junction approval was under File #PL21-0153.

Applicant: Greg Bardini, Morton & Pitalo, Inc.

Property Owner: Rohit Ranchhod, Roseville Junction 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 1 Modification subject to five (5) conditions of approval.
2. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to seventy-nine (79) conditions of approval.
3. Adopt the two (2) findings of fact and approve the Administrative Permit for a Parking Reduction subject to three (3) conditions of approval.
4. Approve the Lot Line Adjustment subject to (9) nine conditions of approval.
5. Adopt the three (3) findings of fact and approve the Planned Sign Permit Program subject to three (3) conditions of approval.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT