



AGENDA August 8, 2024

PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street, Roseville, California

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.

Levine Act Provisions - The Levine Act requires a Party (or its agent (s)) to a Proceeding before the City of Roseville that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officers (including Councilmembers, Planning Commissioners, and members of other City boards and commissions) totaling more than \$250 within the 12 months before the City decision.

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.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. CALL TO ORDER
2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of April 25, 2024

6. REQUESTS/PRESENTATIONS

6.1. Infill Parcel 198 – WellSpace Health, 100 Stonehouse Ct, File # PL24-0330

REQUEST

The project is a request for a rezone of the 1.56-acre property from Industrial/Business Park to Community Commercial/Special Area to allow medical services with approval of a Conditional Use Permit. The project also includes a Conditional Use Permit, to allow WellSpace Health to operate a medical clinic on the site, a Design Review Permit Modification to modify the exterior of the building and add site accessibility improvements. An Administrative Permit for a parking reduction of six (6) spaces to allow the medical office use is also requested.

Applicant: Andi Panagopoulos, Cunningham Engineering

Property Owner: Jonathan Porteus, PhD, WellSpace Health

RECOMMENDATION

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

1. Adopt the WellSpace Health Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
3. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval;
4. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to six (6) conditions of approval; and,
5. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

6.2. Stoneridge Specific Plan Parcel 33 - Lost Oak Grading and Tree Permit, 116 Lost Oak Ct, File # PL24-0799

REQUEST

The applicant requests a Major Grading Plan and Tree Permit for contour grading of the residential lot (985 cubic yards net) and removal of six (6) protected oak trees to allow the construction of a single-family residence.

Applicant: Andrey Ginzburg, Premier Design

Owner: Mila Muraff

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-six (26) conditions of approval; and,
2. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

7. COMMISSIONER / STAFF REPORT

- 7.1. Election of the Planning Commission Chair
- 7.2. Election of the Planning Commission Vice-Chair
- 7.3. Election of the Design Committee Chair
- 7.4. Election of the Design Committee Alternate

8. ADJOURNMENT