



AGENDA

March 14, 2024

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

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 February 8, 2024

5.2. Northeast Roseville Specific Plan Parcel 17 – Roseville Golfland Gel Blaster Arena, 1893 Taylor Rd, File # PL24-0036

REQUEST

The applicant requests a Conditional Use Permit Modification and Design Review Permit Modification to allow an approximately 6,130-square-foot gel blaster arena on the Roseville Golfland Sunsplash site. The proposed area will be located underneath an existing parking structure.

Applicant/Owner: Fred Kenney, Roseville Golfland Ltd.

RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification (CUPMOD) subject to five (5) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification (DRPMOD) subject to fifteen (15) conditions of approval.

5.3. Infill Parcel 270 - RG Automotive Conditional Use Permit, 804 Church St, File # PL24-0028

REQUEST

The project is a request for a Conditional Use Permit to allow operation of a retail automotive sales use within the existing 2,800 square-foot industrial building for no more than six (6) vehicles. All vehicle display will occur within the building and proposed business hours of operation are 9:00 am to 5:00 pm daily, by appointment only.

Applicant: Rick Grindrod, RG Automotive LLC

Property Owner: Grindrod Ronald & Hanni

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.

5.4. Sierra Vista Specific Plan Parcel FD-34 & WB-31 – Development Agreement Amendments, 1600 Westbrook Bl and 3250 Pleasant Grove Bl, File # PL24-0151

REQUEST

The project is a request for a Seventh (7th) Amendment to the Westpark Federico Development Agreement and for a Fourth (4th) Amendment to the Westbrook Development Agreement to reflect the 48-unit density bonus on Sierra Vista Specific Plan (SVSP) Parcel FD-34 for a total of 304 units (with

302 units designated as affordable), and the transfer of the 6 low income affordable obligation from SVSP Parcel WB-31 to SVSP Parcel FD-34. Parcel FD-34 will have a resulting affordable unit allocation of 256 very-low income rental units and 46 low income rental units.

Applicant: Greg Bardini, Morton & Pitalo, Inc.

Property Owner: Scott Canel, Pine Island Apartments, LLC

RECOMMENDATION

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

1. Recommend the City Council adopt the five (5) findings of fact and approve the Seventh Amendment to the SVSP Westpark Federico DA; and
2. Recommend the City Council adopt the five (5) findings of fact and approve the Fourth Amendment to the SVSP Westbrook DA.

6. REQUESTS/PRESENTATIONS

- 6.1. North Central Roseville Specific Parcel Parcel 49 – Dutch Bros Freedom Point, 1911 Freedom Wy, File #PL23-0056

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 1 Modification to replace the 12,000 SF Medical Office (Pad S) with a 950 sf Dutch Bros coffee kiosk with a drive-through and reduce 12,000 sf Medical Office (Pad T) to 8,000 sf. A MPP Stage 2 is requested to review the architecture for the Dutch Bros coffee kiosk with drive-through. A Tentative Parcel Map is also requested to subdivide Lot 9/Parcel 3 into two parcels.

Applicant: Kris Steward, Plan Steward, Inc.

Owner: John Stewart, 1911 Freedom LLC

RECOMMENDATION

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

1. Consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval.
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy (70) conditions of approval.
4. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty (50) conditions of approval.

- 6.2. Infill Parcel 32A – Pleis Addition, 161 S Lincoln St, File # PL23-0358

REQUEST

The project is a request for an Administrative Permit to allow a two-story, 1,127-square-foot addition to an existing 1,620-square-foot, single-family residence. The project will demolish an existing 380-square-foot detached garage and will replace it with a new 380-square-foot garage attached to the house. The total size of the addition, including the garage, will be 1,507 square feet.

Applicant: Jacob Pleis

Property Owner: Jacob R Pleis and Natasha Pleis

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT