



AGENDA

February 8, 2024

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 January 11, 2024

5.2. Southeast Roseville Specific Plan Parcel 7D – Office Condo Map, 2260 Douglas Bl, File # PL23-0344

REQUEST

The applicant requests approval of a Tentative Condominium Map to create twenty-two (22) commercial condominium units within an existing building with a request for a final parcel map waiver.

Applicant: Timothy Blair, Surveyors Group, Inc.

Owner: Alexander V. Leon, Epic Global Consulting LLC

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Tentative Condominium Map subject to twenty-four (24) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. North Central Roseville Specific Plan Parcel 49 – Dutch Bros Freedom Point, 1911 Freedom Wy, File # PL23-0056 - Item continued to March 14, 2024

6.2. Zoning Ordinance/North Central Roseville Specific Plan Text Amendment – Regional Commercial, File # PL23-0317

REQUEST

The project is a city-initiated update to Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) Section 19.12.020 (Commercial Use Types) to add multi-family residential uses as a permitted use within the Regional Commercial zone district provided units have been allocated within a Specific Plan, and a text amendment of the North Central Roseville Specific Plan to add multifamily uses as a permitted use within the Regional Commercial land use designation.

Applicant: City of Roseville

Owner: Citywide

RECOMMENDATION

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

1. Consider the one (1) finding of fact and recommend the City Council adopt a resolution to approve the Specific Plan Amendment.
2. Consider the two (2) findings of fact and recommend the City Council

approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code, Chapter 19.12.020 (Commercial Use Types).

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT