



City Council Chambers
311 Vernon Street, Roseville, California

roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Planning Commission are held on the second and fourth Thursday of the month at 6:30 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Planning Commission cannot discuss or act on items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 to a Planning Commissioners in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit Levine Act – City of Roseville for updated forms and information.

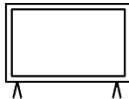
Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.

City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All Roseville meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol. (City Council Only)

Viewing Options: The City of Roseville provides three options for viewing meetings:

In person  Meetings take place at the City Council Chambers, 311 Vernon Street	Online  Watch meetings live on the City's YouTube channel or at roseville.ca.us/watch. Past meetings are also available on the City's YouTube channel.	On TV  Watch live on government access channel (Comcast 14).
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John Prior, Chair
Clifford Haggengos, Jr., Vice Chair
Erich Brashears, Commissioner
Tracy Covington, Commissioner
Robert Jensen, Commissioner
Andraé Randolph, Commissioner
Kim Ryan Unidad, Commissioner
Greg Bitter, Liaison
Lupe Nelson, Secretary

AGENDA

Planning Commission Meeting

May 8, 2025

6:30 PM

City Council Chambers

311 Vernon Street, Roseville, California

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion of the Planning Commission. Any person may request an item be removed from the Consent Calendar for further discussion.

5.1 Minutes of March 13, 2025 (DEVELOPMENT SERVICES - PLANNING)

Summary: Minutes of March 13, 2025

CONTACT: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

6. REQUESTS/PRESENTATIONS

**6.1 Infill Parcel 86B – Rocky Ridge Apartments, 1995 Rocky Ridge Dr, File # PL23-0351
(DEVELOPMENT SERVICES - PLANNING)**

REQUEST: The applicant requests a Design Review Permit (DRP) for an 18-unit multifamily project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27

parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

Applicant: Sara Lebastchi, D and S Development

Owner: Steve Lebastchi, SSL Enterprise

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

1. Adopt the Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty (80) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

CONTACT: Escarlet Mar 916-774-5247 emar@roseville.ca.us

6.2 Zoning and Subdivision Ordinance Legislative Update 2025, File # PL25-0221 (DEVELOPMENT SERVICES - PLANNING)

REQUEST: The request is a city-initiated update to Title 18 (Subdivision Ordinance) and Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) in response to state legislation passed in 2024 and to make minor corrections and maintenance updates. The request includes amendments to the following Zoning Ordinance sections: Section 19.08.090 (Commercial Use Types) to add a definition for microbreweries, update language from “coin-operated” to “pay-for-play” within the definition for amusement center, add permanent make-up/microblading to the types of uses categorized as Personal Services, and to include brewpubs as a type of convenience and full service eating establishment; Section 19.10.020 (Residential Zone Permitted Use Types) and Section 19.12.020 (Commercial Zone Permitted Use Types) to add footnotes specifying that administrative and office space not exceed 25% of the total floor area for supportive housing per changes to state law, and to add veterinary clinics as allowed with a Conditional Use Permit in the Regional Commercial zone district; Section 19.14.020 (Industrial Zone Permitted Use Types) to add microbreweries as an allowed use by right in all Industrial zones; Section 19.22.020 (Accessory Uses) to create specific regulations for the use and operation of portable on-demand (POD) storage containers within Residential zones; Section 19.22.030 (Permitted Accessory Structures to Dwelling Use Type) to add shipping containers as an accessory structure that is prohibited in Residential zones; Section 19.26.030 (Parking Space Requirements by Use Type) to allow parking reductions for eating and drinking establishments to be approved administratively; Chapter 19.28 (Residential Density Bonus) to incorporate changes to residential density bonuses per changes to state law; Chapter 19.33 (Commercial Corridor Specific Plans) to require a minimum density of 20 units/acre for multifamily uses in the Commercial Corridor Specific Plan Areas; Sections 19.60.060 (Accessory Dwelling Units) to specify that replacement parking is not required for ADUs if an uncovered parking space is demolished and that multifamily sites may have up to eight detached Accessory Dwelling units

per changes to state law; Section 19.76.210 (Extension); Section 19.76.050 (Application Processing Procedures) to require all projects subject to public hearing post a project notification on-site; and Section 19.82.030 (Procedure) to allow Major Project Permit Extensions to be approved administratively. The project also includes amendments to the following Subdivision Ordinance sections: Chapter 18.05 (Tentative Map Applications – Ministerial) to further revise the Ministerial Maps eligibility criteria to include certain single-family zones. The amendments to the Subdivision Ordinance are to reflect changes in state law (Senate Bill 1123 of 2024).

Applicant: City of Roseville

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

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

CONTACT: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

7. COMMISSIONER/STAFF REPORTS

8. ADJOURNMENT