

RESOLUTION NO. 23-309

DENYING THE APPEAL FROM THE MAY 11, 2023 APPROVAL BY THE PLANNING COMMISSION; ADOPTING THE FOUR (4) FINDINGS OF FACT AND APPROVING THE DESIGN REVIEW PERMIT SUBJECT TO EIGHTY-TWO (82) CONDITIONS OF APPROVAL AND ADOPTING THE THREE (3) FINDINGS OF FACT AND APPROVING THE TENTATIVE PARCEL MAP SUBJECT TO FORTY-EIGHT (48) CONDITIONS OF APPROVAL

WHEREAS, on May 11, 2023 the Planning Commission held a public hearing on the Grocery Outlet (Project) located at 1751 Pleasant Grove Boulevard; and

WHEREAS, the Project consists of a 16,000 square-foot grocery building and a 4,600 square-foot freestanding pad building. The request also includes subdividing the existing parcel into three (3) lots; and

WHEREAS, the Project requires a Design Review Permit to construct a 16,000 square-foot grocery building and a 4,600 square-foot freestanding pad building and requires a Tentative Parcel Map to subdivide the existing parcel into three (3) lots; and

WHEREAS, on May 11, 2023, the Planning Commission voted 6 aye, 0 no, and 1 absent to approve the Design Review Permit after finding that with the conditions of approval, the Project was consistent with the following four (4) Findings of Fact:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.
2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.
3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.
4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

WHEREAS, on May 11, 2023, the Planning Commission voted 6 aye, 0 no, and 1 absent to approve the Tentative Parcel Map after finding that with the conditions of approval, the Project was consistent with the following three (3) Findings of Fact:

1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.
2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.
3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.

WHEREAS, following the Planning Commission's approval, an appeal was submitted by Donald B. Mooney representing Protect Our Roseville Neighborhoods on May 17, 2023, based on concerns that the project had an inadequate environmental review; and

WHEREAS, a review of the record shows that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects; and

WHEREAS, after holding a hearing on July 19, 2023 and considering the entire record, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Design Review Permit and Tentative Parcel Map, because the necessary findings of facts can be made; and

WHEREAS, staff recommends that the City Council adopt the four (4) Findings of Fact for the Design Review Permit and approve the Design Review Permit subject to eighty-two (82) conditions of approval; and

WHEREAS, staff recommends that the City Council adopt the three (3) Findings of Fact for the Tentative Parcel Map and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby denies the appeal of the Planning Commission's May 11, 2023 approval of the Design Review Permit and Tentative Parcel Map; and

BE IT FURTHER RESOLVED that the City Council hereby adopts the four (4) Findings of Fact for the Design Review Permit and approves the Design Review Permit subject to eighty-two (82) conditions of approval; and

BE IT FURTHER RESOLVED that the City Council hereby adopts the three (3) Findings of Fact for the Tentative Parcel Map and approves the Tentative Parcel Map subject to forty-eight (48) conditions of approval.

PASSED AND ADOPTED by the Council of the City of Roseville this \_\_\_\_\_, 2023, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

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MAYOR

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City Clerk