

RESOLUTION NO. 17-430

DENYING THE APPEAL FROM THE  
AUGUST 10, 2017 APPROVAL BY THE PLANNING COMMISSION,  
ADOPTING THE FOUR FINDINGS OF FACT FOR THE DESIGN REVIEW PERMIT  
AND APPROVING THE DESIGN REVIEW PERMIT

WHEREAS, in 2014, as part of the West Roseville Specific Plan Amendment 3 project (SPA 3 Project), the property located on the corner of Fiddymment Road and Angus Road was rezoned from Single Family Residential/Development Standards to Community Commercial; and

WHEREAS, as part of that process, several neighborhood meetings were held and notices were mailed to residents of the community prior to the Planning Commission's recommendation and the City Council's approval of the SPA 3 Project; and

WHEREAS, on August 10, 2017, the Planning Commission held a public hearing on the Fiddymment Plaza Commercial Project located on the corner of Fiddymment Road and Angus Road within the SPA 3 Project area; and

WHEREAS, the Fiddymment Plaza Commercial Project is a 10,306 square-foot mixed-use project consisting of retail, restaurant and gas station uses; and

WHEREAS, on August 10, 2017, the Planning Commission voted 4-1 to approve a Design Review Permit to allow construction of the Fiddymment Plaza Commercial Project after finding that the project was consistent with the following four 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 watercourses, 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 and 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, West Roseville Specific Plan, and Community 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, West Roseville Specific Plan, and Community 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, following the Planning Commission's approval, neighbors from the Diamond Creek and Westpark neighborhoods filed an appeal of the Planning Commission's approval based on concerns related to inadequate noticing, increased traffic, air quality impacts, and incompatibility with the surrounding residential homes; and

WHEREAS, a review of the proposed site layout and building design has determined that the Fiddymment Plaza Commercial Project complies with the General Plan, West Roseville Specific Plan, Community Design Guidelines, and Zoning Ordinance; and

WHEREAS, the Fiddymment Plaza Commercial Project is also a principally permitted use in the Community Commercial zone and the property owner has the right to develop the site as proposed with approval of a Design Review Permit; and

WHEREAS, the Fiddymment Plaza Commercial Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 pertaining to in-fill development projects and pursuant to Section 305 of the City of Roseville Implementing Procedures; and

WHEREAS, after holding a hearing on October 4, 2017, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Fiddymment Plaza Commercial Project because it is a principally permitted use and because the four (4) Findings of Fact for a Design Review Permit can be made; and

WHEREAS, staff also 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 one hundred (100) conditions of approval.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Roseville hereby denies the appeal of the Planning Commission's August 10, 2017 approval of the Fiddymment Plaza Commercial Project; and

BE IT FURTHER RESOLVED that the four (4) Findings of Fact for the Design Review Permit are hereby adopted and the Design Review Permit is hereby approved, subject to one hundred (100) conditions of approval.

PASSED AND ADOPTED by the Council of the City of Roseville this 4<sup>th</sup> day of October, 2017, by the following vote on roll call:

CC ATTACHMENT 2

AYES COUNCILMEMBERS: Gore, Alvord, Herman, Allard, Rohan

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

  
MAYOR

ATTEST:

  
City Clerk