



PLANNING & REDEVELOPMENT
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Roseville, CA 95678
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AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA
PLANNING COMMISSION MEETING
JULY 24, 2008
7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Don Brewer, Chair
Robert Dugan, Vice-Chair
Sam Cannon
Gordon Hinkle
Kim Hoskinson
Audrey Huisking
David Larson

STAFF:

Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Steve Lindbeck, Project Planner
Gina La Torra, Associate Planner
Chris Kraft, Engineering Manager
Bob Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on any item or under Oral Communications are limited to five (5) minutes, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

IV. CONSENT CALENDAR

The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each and every one may be considered separately upon requests by the audience, the Planning Commission or the staff. Any item removed will be considered following old business.

A. MINUTES OF JUNE 26, 2008.

B. TENTATIVE PARCEL MAP & DEVELOPMENT AGREEMENT AMENDMENT – 7950 FOOTHILLS BL – NWRSP PCL 9 BRIDGES AT WOODCREEK OAKS – FILE # 2008PL-048 (PROJECT #'S SUB-000125, DA-000041). The applicant requests approval of a Tentative Parcel Map to rescind the previous 185 unit condominium map approval for the Bridges at Woodcreek Oaks, returning the development to a for-rent apartment development; and a Development Agreement Amendment to eliminate the obligations associated with the previous condominium project approval. Applicant/Owner: ConAm Bridges, LLC. (La Torra)

V. NEW BUSINESS

A. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 3151 MARKET ST – WRSP PCL W-25 TOWNHOMES – FILE #2006PL-024 (SUB-000047 & DRP-000101) The applicant requests approval of a Tentative Subdivision Map to divide Parcels 1 & 3 of Westpark Village Center W-25 into 80 single-family units and five common parcels; and a Design Review Permit for plans to construct 80 townhouse units in 10 three-plex buildings and 10 five-plex buildings. Applicant: Chris Downum, PL Roseville. (Lindbeck)

B. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE MAP, AND DEVELOPMENT AGREEMENT AMENDMENT – 2000 WESTSIDE DR. – WRSP WESTPARK PHASE 3 & 4 – FILE #2005PL-160 (GPA-000020, SPA-000013, RZ-000025, SUB-000044 & DA-000022). The applicant requests approval of a General Plan Amendment for Westpark Phase 3 & 4 to position commercial and high density residential sites adjacent to a school and park, and relocate other land uses within the development area; a Specific Plan Amendment for the same revisions; a Rezone to conform with the revised land use plan; a Large Lot Tentative Map to create parcels consistent with the revised land use plan; and a

Development Agreement Amendment to modify the existing Westpark Development Agreement to be consistent with the revised land use plan and add sections relating to fees. Applicant: Rick Jordan, PL Roseville. (Lindbeck) **THIS ITEM IS CONTINUED TO THE MEETING OF AUGUST 14, 2008.**

VI. REPORTS/COMMISSION/STAFF

VII. ADJOURNMENT

- Notes:
- (1) The applicant or applicant's representative must be present at the hearing.
 - (2) Complete Agenda packets are available for review at the main library or in the Planning Department.
 - (3) All items acted on by the Planning Commission may be appealed to the City Council.
 - (4) No new items will be heard after 10:00 p.m.
 - (5) No smoking permitted in Council Chambers.
 - (6) All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 SUREWEST 73 and replayed the following morning beginning at 9:00 a.m. The Meeting will also replay at 1 p.m. Saturday and Sunday of the following weekend.
 - (7) If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Department 72 hours in advance.
 - (8) The Commission Chair may establish time limits for testimony.

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.