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**AGENDA**  
**PLANNING COMMISSION SPECIAL MEETING**  
**NOVEMBER 18, 2010**  
**7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS**

**PLANNING COMMISSIONERS:**

Audrey Huisiking, Chair  
Gordon Hinkle, Vice-Chair  
Krista Bernasconi  
Don Brewer  
Sam Cannon  
Robert Dugan  
David Larson

**STAFF:**

Paul Richardson, Director  
Chris Burrows, Senior Planner  
Derek Ogden, Associate Planner  
Wayne Wiley, 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 OCTOBER 14, 2010.**

**V. NEW BUSINESS**

**A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT AND TENTATIVE SUBDIVISION MAP – 2000 WESTSIDE DR. – WRSP WESTPARK PHASE 3 – FILE #2010PL-050; PROJECT #'S GPA-000060, SPA-000042, RZ-000055, DA-000046 & SUB-0000147.**

The applicant requests: a General Plan Amendment and Specific Plan Amendment to increase the unit allocation in WRSP Westpark Phase 3 by 159 units (117 low density units and 42 high density units), change the land use designation of Parcel W-63 from Business Professional (BP) to Low Density Residential, and relocate Parcel W-16 to the western boundary; a Rezone of W-63 (9.78 acres) from BP to Small Lot Residential/Development Standards (RS/DS) and Rezone of parcels from Single Family Residential/Development Standards (R1/DS) to RS/DS; a Development Agreement Amendment (DAA) to add/revise sections relating to the proposed land use changes, infrastructure phasing, fees, and affordable housing allocations; and a Tentative Subdivision Map to subdivide approximately 139.1 acres of land into 533 single family lots, a 10.8 acre High Density Residential (HDR) site, a 4.7 acre park site, a 2.9 acre paseo lot, a .3 acre well site, landscape corridors and public right of way. Applicant: John Tallman, KMS Communities, LLC. (Wiley)

**VI. SPECIAL PRESENTATION**

**A. COMMUNITYWIDE SUSTAINABILITY ACTION PLAN – PROJECT# MISC-00130.**

The main objective of the City of Roseville *Communitywide Sustainability Action Plan* (SAP) is to set forth a comprehensive strategy to address emerging sustainability issues related to land use patterns, transportation, building design, energy use, water demand, and waste generation. The SAP outlines a road-map to reduce GHGs and air pollutant emissions within the community (i.e., vehicle emissions, emissions related to energy production) and to promote economic growth based on clean technology and sustainable practices. (Ogden)

**VII. REPORTS/COMMISSION/STAFF**

**VIII. 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 pm.
  - (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 am. 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 material 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 material 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.