



Planning Commissioners Present: Krista Bernasconi, Don Brewer, Sam Cannon, Audrey Huisking, David Larson

Planning Commissioners Absent: Robert Dugan-Excused, Gordon Hinkle-Excused

Staff Present: Paul Richardson, Director, Planning
Nela Luken, Senior Planner
Kathy Pease, Senior Planner
Lisa Binner, Financial Analyst
Chris Kraft, Engineering Manager, PW
Kelye McKinney, Engineering Manager, EU
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME 7:00 PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Larson

ORAL COMMUNICATIONS None

CONSENT CALENDAR

Chair Huisking asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Huisking asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF APRIL 26, 2012.

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Bernasconi, to approve the Consent Calendar as submitted.

The motion passed unanimously.

OLD BUSINESS

V-A. WESTBROOK AMENDMENT TO THE SIERRA VISTA SPECIFIC PLAN – FILE #2011PL-043; PROJECT #GPA-000062, SPA-000044, RZ-000059 & DA-000048. The applicant requests consideration of the Westbrook Amendment which includes the following: General Plan Amendment; Specific Plan Amendment to establish residential, commercial, parks, open space, and public land use designations; Zoning Amendment to establish development standards for each parcel; and a Development Agreement between the City and the property owner to provide the infrastructure needed to support the proposed development. Applicant: Jeff Jones, Westpark S.V. 400, LLC. (Luken, Kraft, McKinney) **(THIS ITEM WAS CONTINUED FROM THE MEETING OF APRIL 26, 2012.)**

Senior Planner, Nela Luken, Senior Planner, Kathy Pease, and Financial Analyst, Lisa Binner, presented the staff report and responded to questions.

Chair Huisiking asked Assistant City Attorney, Bob Schmitt, if the Commission could take action and make a recommendation to the City Council based on letters received from the Law Offices of Hefner Stark & Marois, LLP, representing Placer Vineyard Development Group, LLC., and Mourier Investments, LLC.; Baseline P&R, LLC.; and Baybrook I.P., expressing concerns with the Draft Development Agreement as it pertains to the reimbursement language. Staff advised that the Commission could move forward in making a recommendation to the City Council on this project, as the reimbursement provisions are still under the discussion phase and will be finalized prior to council action on the project.

To address the comment letters received today, staff asked Commission to include the following modifications: delete Exhibits O-1, O-2, BB, and CC of the Westbrook Development Agreement until the details of the reimbursement discussions are complete.

Chair Huisiking opened the public hearing and invited comments from the applicant and/or audience.

On behalf of the Applicant and Property Owner, Attorney, Marcus LoDuca, LoDuca & Avidis, Roseville, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- Nick Brooks, Resident, addressed the Commission and expressed his support for the Westbrook project.
- Susan Duane, Resident, addressed the Commission and expressed her support for the Westbrook project.

Commission Discussion:

- Park credit factors involved in the 15.4 acres of Citywide park that is being contributed to the park in the Sierra Vista Specific Plan;
- Library facilities concept plan could be Library Annexes attached to Community Centers;
- Obligations of property owner must be met prior to construction;

Chair Huisiking closed the public hearing and asked for a motion.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Larson, to Recommend that the City Council amend the General Plan Land Use Map and General Plan Document as shown in the General Plan 2025 Redline; Recommend that the City Council adopt the finding and amend the Sierra Vista Specific Plan; Recommend that the City Council adopt the findings and approve the Rezone for the Westbrook property; Recommend that the City Council adopt the findings and approve the Westbrook Development Agreement including modifications to the Development Agreement by deleting Exhibits O-1, O-2, BB, and CC of the Westbrook Development Agreement until the details of the reimbursement discussions are complete; Recommend that the City Council adopt the CEQA Findings of Fact; Recommend that the City Council adopt the Water Supply Assessment, as submitted in the staff report.

The motion passed with the following vote:

Ayes: Bernasconi, Larson, Brewer, Cannon, Huisiking

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- May 24, 2012 meeting is cancelled due to lack of agenda items.

Commission:

- Commission requested updates on landscape issues at Lead Hill and Sunrise. Code enforcement will be asked to make contact;
- Concern with Sunrise & Douglas Bl property, problem with weeds;
- Concern with Cirby & Sunrise, weeds;
- Concern with N Sunrise weeds along the street;
- Will continue discussion of traffic problems at Roseville Aquatics Center during swim meets.

ADJOURNMENT

Chair Huisiking asked for a motion to adjourn the meeting.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of June 14, 2012. The motion passed unanimously at 7:42 PM.