

AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA
PLANNING COMMISSION MEETING
OCTOBER 25, 2012
7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Gordon Hinkle, Chair
David Larson, Vice-Chair
Krista Bernasconi
Sam Cannon
Robert Dugan
Bruce Houdesheldt

STAFF:

Paul Richardson, Planning Director
Chris Burrows, Principal 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 11, 2012.

V. NEW BUSINESS

A. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 2501 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER PARCEL W-25 – FILE # 2012PL-065 (PROJECT # SUB-000160 & DRP-000444). The applicant requests approval of a Tentative Subdivision Map to subdivide Parcels 1 & 3 of Village Center Parcel W-25 into 72 single-family lots. The applicant also requests a Design Review Permit for a Residential Subdivision to construct 72 detached homes and establish unit designs and development standards for the subdivision. Owner: Don Barnett, Lennar Homes of California Applicant: Greg Bardini, Morton & Pitalo, Inc. (Wiley)

B. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 2450 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER PARCEL W-22 – FILE # 2005PL-042 (PROJECT # SUB-000161 & DRP-000447). The applicant requests approval of a Tentative Subdivision Map to merge and re-subdivide 36 existing lots into 30 lots within Village Center W-22. The applicant also requests approval of a Design Review Permit for a Residential Subdivision to construct 30 detached homes and establish unit designs and development standards for the subdivision. Owner: Don Barnett, Lennar Homes of California. Applicant: Greg Bardini, Morton & Pitalo, Inc. (Wiley)

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 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.