

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

AGENDA
PLANNING COMMISSION MEETING
APRIL 25, 2013

7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS

Gordon Hinkle, Chair
David Larson, Vice-Chair
Krista Bernasconi
Sam Cannon
Julie Hirota
Bruce Houdesheldt
Joseph McCaslin

STAFF

Paul Richardson, Planning Director
Chris Burrows, Principal Planner
Ron Miller, Associate Planner
Derek Ogden, 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 FEBRUARY 28, 2013.

B. TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 2801 PLEASANT GROVE BL – SVSP WESTBROOK LARGE LOT TENTATIVE MAP – FILE # 2011PL-043; PROJECT #SUB-000168 & AP-000442. The applicant requests approval of a Large Lot Tentative Map to subdivide approximately 400 acres into 40 large lots to match the Sierra Vista Specific Plan (SVSP) Land Use Map; and an Administrative Permit for a minor revision to the SVSP by dividing two Low Density Residential (LDR) large lots into four LDR large lots with no increase to the number of dwelling units. Applicant: John Tallman, Westpark Associates. Property Owner: Jeff Jones, Westpark SV 400. (Miller)

V. NEW BUSINESS

A. CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT – MERRYHILL SCHOOL OF ORLANDO AV. – 1115 ORLANDO AV. – FILE #2013PL-007; PROJECT #CUP-000081 & DRP-000479. The applicant requests approval of a Conditional Use Permit and Design Review Permit to operate a private school serving Pre-Kindergarten through eighth grades. The project includes renovation of the existing 19,160 square foot office building and adding outdoor play areas. Applicant: Neil Garawitz, Nobel Learning Communities Inc. Owner: Dan Hrды, Valley Oak Investments LP. (Ogden)

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.