

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

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**MAY 9, 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  
Tricia Stewart, 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 APRIL 25, 2013.**

**B. MAJOR PROJECT PERMIT EXTENSION (STAGE 2) – 1401 & 1421 EUREKA ROAD (1445 EUREKA ROAD) (NERSP PARCEL 15, LOTS 6 & 7) - FILE # 2006PL-053; PROJECT #MPP-000041.** The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 2 that was originally approved March 8, 2007 under MPP-000005. The MPP Stage 2 entitlement permitted the development of two six-story office buildings on Lots 6 & 7 within the Stone Point Master Plan area. Applicant: The Chambers Company, Todd Chambers. Property Owner: Amstar, Brian Cornell. (Stewart)

**V. NEW BUSINESS**

**A. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 4251 BOB DOYLE DRIVE – WRSP WESTPARK VILLAGE 26 – FILE #2013PL-001; PROJECT #SUB-000170 & DRP-000474.** The applicant requests approval of a Tentative Subdivision Map to divide Westpark Village W-26 into 132 single-family lots; and a Design Review Permit for a Residential Subdivision to construct 132 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. **REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DESIGN REVIEW PERMIT, TREE PERMIT & DEVELOPMENT AGREEMENT - NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029; PROJECT #RZ-000060, GPA-000063, SPA-000045, DRP-0000430, TP-000126 & DA-000051.** The applicant requests approval of a Rezone to change the zoning from Business Professional/Special Area – North Central (BP/SA-NC) to Attached Housing/Special Area – North Central (R3/SA-NC); a General Plan Amendment to change the land use from Business Professional (BP) to High Density Residential (HDR); a Specific Plan Amendment to address the changes in land use and zoning; a Design Review Permit for site design, architecture, and landscaping; a Tree Permit to allow the removal of four protected native oak trees totaling 167 inches and minor encroachment into the protected zone radius of one protected native oak tree; and a Development Agreement to vest entitlements and define project requirements and responsibilities between the City and the landowner. Project Applicant: Deana Ellis, Grove Communities, LLC. Property Owner: Tom Wong, Grove Communities, LLC. (Stewart)

**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.