

PLANNING DEPARTMENT

311 Vernon Street Roseville, CA 95678 (916) 774-5276

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

AGENDA PLANNING COMMISSION MEETING JUNE 13, 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 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.

MINUTES OF MAY 23, 2013.

٧. **NEW BUSINESS**

DEVELOPMENT AGREEMENT AMENDMENTS - WEST ROSEVILLE SPECIFIC PLAN PHASES 3 & 4 - 2300 WESTBROOK BOULEVARD - FILE# 2013PL-022. PROJECT #DA-000056 & DA- 00057. The applicants request approval to amend their respective Development Agreements relative to the West Roseville Specific Plan (WRSP). The proposed amendments would provide for a fee to be paid upon issuance of a building permit for a new home in Phases 3 & 4 of Westpark and Phases 2 & 3 of Fiddyment Ranch to fund construction of the off-site portions of Blue Oaks Boulevard and Westpark Drive. Project Applicants: West Roseville, LLC, John Tallman and Bayless & Hicks, Stephen Hicks. Property Owners: West Roseville, LLC, Jeff Jones and ATC Realty One, LLC, Stephen Miller, (Miller)

VI. REPORTS/COMMISSION/STAFF

VII. ADJOURNMENT

Notes: The applicant or applicant's representative must be present at the hearing.

Complete Agenda packets are available for review at the main library or in the Planning Department. All items acted on by the Planning Commission may be appealed to the City Council.

(2) No new items will be heard after 10:00 pm.

(4) (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.

If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Department 72 hours in advance.

(7) 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.