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AGENDA
PLANNING COMMISSION MEETING

JUNE 27, 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
Kathy Pease, Senior 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 JUNE 13, 2013.

B. CONDITIONAL USE PERMIT- 1110 MELODY LANE – SPRINT WIRELESS TELECOMMUNICATION FACILITY — FILE# 2013PL-015 (CUP-000082). The applicant requests approval of a Conditional Use Permit to modify the design of an existing telecommunication facility by changing the stealth design to a traditional antenna array in order to accommodate new antenna technology. Applicant: Tim Page, Crown Castle. Property Owner: Rick Patterson, M2 Melody, LLC. (Wiley)

V. NEW BUSINESS

A. REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, TENTATIVE SUBDIVISION MAP & DEVELOPMENT AGREEMENT - WESTPARK PHASE 4 – 2300 WESTBROOK BOULEVARD – FILE#S 2013PL-008, GPA-000069, SPA-000050, RZ-000064, DA-000054 & SUB- 000172. The applicant requests approval to amend the Westpark Phase 4 area of the West Roseville Specific Plan (WRSP) to make several adjustments to land uses including the residential unit allocation. The project would accommodate 894 low density residential (LDR) units, and 170 high density (HDR) units (original approvals included 780 LDR and 252 HDR units). Several City-owned parcels will be rezoned from Light Industrial (LI) and Public/Quasi Public (P/QP) to Community Commercial (CC) and Park and Recreation (P). The revised land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR and HDR, CC, P/R, P/Q-P, and Right-of-way) within the project area. Project Applicant: Westpark Associates and City of Roseville. Property Owner: West Roseville, LLC and City of Roseville. (Pease)

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.