



Planning Commissioners Present: Krista Bernasconi, Gordon Hinkle, Julie Hirota, Bruce Houdesheldt (7:04pm), David Larson, Joseph McCaslin

Planning Commissioners Absent: Sam Cannon, Excused

Staff Present: Chris Burrows, Principal Planner  
Ron Miller, Associate Planner  
Chris Kraft, Engineering Manager  
Robert Schmitt, Assistant City Attorney  
Carmen Bertola, Recording Secretary

**WELCOME** 7:00PM

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Larson

**ORAL COMMUNICATIONS** None

**CONSENT CALENDAR**

Chair Hinkle asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Hinkle asked for a motion to approve the CONSENT CALENDAR as listed below:

**IV-A. MINUTES OF MAY 23, 2013.**

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Bernasconi, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Larson, Hirota, McCaslin, Hinkle

Noes:

Abstain: Commissioner Bernasconi abstained from the minutes citing her absence from the meeting of May 23, 2013.

**NEW BUSINESS**

**V-A. DEVELOPMENT AGREEMENT AMENDMENTS – 2300 WESTBROOK BOULEVARD – WRSP PHASE 3 & 4 DEVELOPMENT AGREEMENT AMENDMENTS – FILE #2013PL-022; PROJECT #DA-000056 & DA-000057.** The applicants request approval to amend the West Roseville and WP3 Capital Partners, LLC Development Agreement (DA) (Westpark DA); and the ATC Realty One, LLC Development Agreement (Fiddymont Ranch DA). Both Agreements are relative to the West Roseville Specific Plan (WRSP) and the proposed modifications to the Agreements would provide for a fee paid at the time of the issuance of residential building permit for Phases 3 & 4 of Westpark and Phases 2 & 3 of Fiddymont Ranch, (with the exception of Village 14) to fund construction for the off-site portions of Blue Oaks Boulevard and Westpark Drive. 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)

Associate Planner, Ron Miller, and Engineering Manager, Chris Kraft, presented the staff report and responded to questions.

Chair Hinkle opened the public hearing and invited comments from the applicant and/or audience.

Representing the Applicant, Marcus LoDuca of LoDuca and Advis, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

*Public Comment:*

- None

*Commission Discussion:*

- Observance and appreciation of the efforts between staff and applicants to come to agreement for both of the proposed Development Agreements;
- Review of the letters submitted by the Law Offices of George Phillips on behalf of the owners of the Creekview property.

Chair Hinkle temporarily closed the public hearing and asked for a motion.

**MOTION**

Commissioner Bernasconi made the motion, which was seconded by Commissioner Larson, to Recommend that the City Council adopt the five (5) findings of fact for the Development Agreement Amendments; and Recommend the City Council approve the West Roseville and WP3 Capital Partners, LLC (Westpark) Development Agreement Amendment and the ATC Realty One, LLC (Fiddymont Ranch) Development Agreement Amendments as submitted in the staff report.

The motion passed with the following vote:

Ayes: Bernasconi, Larson, Houdesheldt, Hirota, McCaslin, Hinkle

Noes:

Abstain:

**REPORTS/COMMENTS/COMMISSION/STAFF**

*Reports from Planner:*

- There will be a Planning Commission meeting on June 27th. Commissioner Bernasconi asked to be excused from this meeting as she will be out of town.
- No Planning Commission meeting on July 11<sup>th</sup>.
- Commissioner Houdesheldt asked to be excused from the meeting of July 25<sup>th</sup> as he will be out of town.
- Commissioner Bernasconi reported that she may not be in attendance at the meeting of July 25<sup>th</sup>.

*Commission Comments/Questions:*

- Landscape concerns along Eureka Rd between I-80 Freeway, Taylor Rd, and N. Sunrise Av.;
- Update on Eureka Rd improvements;
- Update on former Solar Master corner property at Douglas Bl and Sunrise Av.

**ADJOURNMENT**

Chair Hinkle asked for a motion to adjourn the meeting.

**MOTION**

Commissioner Larson made the motion, which was seconded by Commissioner Bernasconi, to adjourn to the meeting of June 27, 2013. The motion passed unanimously at 7:26PM.