



Planning Commissioners Present: Julie Hirota, Bruce Houdesheldt, David Larson, Joseph McCaslin  
Planning Commissioners Absent: Krista Bernasconi, Sam Cannon, Gordon Hinkle  
Staff Present: Paul Richardson, Planning Director  
Chris Burrows, Principal Planner  
Kathy Pease, Senior Planner  
Marc Stout, Senior Civil Engineer  
Robert Schmitt, Assistant City Attorney  
Carmen Bertola, Recording Secretary

**WELCOME**

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

**ORAL COMMUNICATIONS** None.

**CONSENT CALENDAR**

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

Vice-Chair Larson asked for a motion to approve the CONSENT CALENDAR as listed below:

**IV-A. MINUTES OF JUNE 9, 2013.**

**IV-B. CONDITIONAL USE PERMIT – 1110 MELODY LN – SPRINT WIRELESS TELECOMMUNICATION FACILITY – FILE #2013PL-015; PROJECT #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)

**MOTION**

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

The motion passed with the following vote:

Ayes: Hirota, McCaslin, Houdesheldt, Larson

Noes:

Abstain:

## NEW BUSINESS

### V-A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, TENTATIVE SUBDIVISION MAPS, WESTPARK PHASE 4– 2300 WESTBROOK BOULEVARD – FILE 2013PL-008, Project #s; GPA-000069, SPA-000050, RZ-000064, DA-000054, SUB-000172 & SUB-000176.

The applicant requests approval of amendments to the land use plan for the Westpark Phase 4 area of the West Roseville Specific Plan (WRSP). The revised land use plan for Westpark Phase 4 and the City parcels will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, HDR, CC, LI, P/R, P/Q-P, and R/W) within the project area. 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). The City-owned parcels at the southeast corner of future Blue Oaks Boulevard and Westbrook Boulevard would be changed from Light Industrial (LI) and Public Quasi-Public (PQ/P) to Community Commercial (CC) and Park & Recreation (P/R). Applicant/Property Owner for Westpark Phase 4: John Tallman, West Roseville, LLC. Applicant/Property Owner for City-Owned Parcels: City of Roseville. (Pease)

Senior Planner, Kathy Pease, presented the staff report and responded to questions.

Vice-Chair Larson opened the public hearing and invited comments from the applicant and/or audience.

Marcus Lo Duca of Lo Duca & Advis, representing the Applicant, addressed the Commission and responded to questions. He stated that they had received a copy of the staff report and were in agreement with staff's recommendations.

#### *Public Comment:*

- Loren Cook, President of the Westpark-Fiddymont Farms Neighborhood Association expressed his appreciation for the neighborhood outreach that was conducted by the applicant.

#### *Commission Discussion:*

- Pleased with bike trail system;
- Redistribution of planned large park acreage into many smaller parks;
- WRSP is well over required park acreage;
- Reduction of the buffer between the Waste Water Treatment Plant and residential neighborhoods;
- The WWTP does not use harsh chemicals and no longer requires 1K foot buffer;
- Parking for proposed apartment complex;
- Appreciate efforts between Applicant and residents.

Vice-Chair Larson temporarily closed the public hearing and asked for a motion.

## MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin, to: *Consider* the Addendum to the West Roseville Specific Plan EIR/Initial Study; *Recommend* that the City Council approve the General Plan Amendment; *Recommend* that the City Council adopt the one finding of fact and approve the Specific Plan Amendment; *Recommend* that the City Council adopt the two (2) findings of fact and approve the Rezone; *Recommend* that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment; Adopt the three (3) findings of fact and *Approve* the Large Lot Tentative Subdivision Map; and Adopt the three (3) findings of fact and *Approve* the Small Lot Tentative Subdivision Map, subject to the conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Houdesheldt, McCaslin, Hirota, Larson

Noes:

Abstain:

## **REPORTS/COMMENTS/COMMISSION/STAFF**

REPORTS FROM PLANNER

COMMISSION QUESTION/COMMENT

- Flight patterns – City has no jurisdiction. Staff will forward more information so it can be shared with residents. For more information, log on to [sacramento.aero/noise](http://sacramento.aero/noise). A person may track any over flight in area.
- Retirement of Paul Richardson.

## **ADJOURNMENT**

Vice-Chair Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Hirota, to adjourn to the meeting of July 25, 2013. The motion passed unanimously at 7:40 PM.