

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

AGENDA
PLANNING COMMISSION MEETING
DECEMBER 12, 2013

7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS

Gordon Hinkle, Chair
David Larson, Vice-Chair
Krista Bernasconi
Julie Hirota
Bruce Houdesheldt
Charles Krafka
Joseph McCaslin

STAFF

Chris Burrows, Planning Manager
Ron Miller, Associate Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
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 NOVEMBER 14, 2013.

V. NEW BUSINESS

A. GENERAL PLAN AMENDMENT. SPECIFIC PLAN AMENDMENT. REZONE. TENTATIVE SUBDIVISION MAPS. DEVELOPMENT AGREEMENT AMENDMENT. AND DRAFT SUBSEQUENT EIR – 3000 HAYDEN PARKWAY – WRSP FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – FILE #2013PL-005. PROJECT #'S - GPA-000068. SPA-000049. SUB-000171. SUB-000179. RZ-000063 & DA-000053. The applicant proposes to amend the West Roseville Specific Plan (WRSP) to accommodate 1,661 additional residential units (580 Low Density Residential units, 609 Medium Density Residential Units, and 472 High Density Residential Units) in Fiddyment Ranch Phases 2 and 3. The revised land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, LDR (Pocket Parks), MDR and HDR, CC, P/R, OS, P/Q-P, and Right-of-way) within the project area. The project proposes to change development densities within certain Fiddyment Ranch residential parcels. Additionally, the project proposes to create a new large lot map for the project area and subdivide three of the new large lot parcels into 414 residential lots. A Draft Subsequent Environmental Impact Report has been prepared to analyze potential environmental effects of the proposed project. Owner/Applicant: ATC Realty One LLC/Signature Management Co. (Miller)

- B. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, & TENTATIVE SUBDIVISION MAPS – 6810 FIDDYMENT ROAD – SVSP JMC MAPS - FILE# 2012PL-038; PROJECT # GPA-000064, SPA-000046, RZ-000061, DRP-000449, SUB-000157, SUB-000158.** The applicant requests approval of entitlements for approximately 254.8 acres of land within the Sierra Vista Specific Plan area. The requested project entitlements include: 1) a General Plan Amendment to modify the map to reflect changes to the boundaries of Lots JM-30, JM-41, JM-83, JM-51 and JM-52; 2) a Specific Plan Amendment to increase Lot JM-30 (HDR) from 6.1 acres to 7.6 acres and increase the allocated high density residential units from 138 to 159, decrease Lot JM-41 (CC) from 15.0 acres to 13.5 acres, increase Lot JM-83 (OS) from 6.2 acres to 6.3 acres, increase the number of units in Lot JM-02 from 148 to 187 units, and modify the boundaries of Lot JM-51 and Lot JM-52 (park sites); 3) a Rezone to modify the zoning boundaries on Lots JM-30, JM-41, JM-83, JM-51 and JM-52; 4) a Design Review Permit for Residential Subdivision to establish design standards for the Medium Density Residential Villages JM-20 and JM-21; 5) a Tentative Subdivision Map to subdivide 254.8 acres into 35 large lots; and 6) a Tentative Subdivision Map to create 1,020 single-family lots within six villages. Applicant: Steve Schnable, John Mourier Construction. Owner: Mourier Investments, LLC. (McColl)

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.