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AGENDA
PLANNING COMMISSION MEETING
FEBRUARY 27, 2014

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
Wayne Wiley, Associate Planner
Marc Stout, City Engineer
Bob Schmitt, Assistant City Attorney
Julie Pistone, 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 FEBRUARY 13, 2014.

V. NEW BUSINESS

A. GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT & TENTATIVE SUBDIVISION MAP – BLUE OAKS RETAIL CENTER – 1498 BLUE OAKS BLVD – FILE #PL13-0101. The applicant requests approval of a General Plan Amendment to change the land use of 4.7 acres of the 10 acre property from Business Professional (BP) to Community Commercial (CC), a Rezone to change the zoning of 4.7 acres of the property from BP to Community Commercial/Special Area (CC/SA), a Design Review Permit to allow the construction of six buildings totaling 94,420 square feet, and a Tentative Subdivision Map to subdivide the 10 acre parcel into eight lots. Applicant: Richard Sambucetti, Borges Architectural Group. Owner: Curt Burwell, Burwell Management Company (Wiley)

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.