

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

AGENDA
PLANNING COMMISSION MEETING
OCTOBER 23, 2014

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

PLANNING COMMISSIONERS

David Larson, Chair
Krista Bernasconi, Vice-Chair
Justin Caporusso
Julie Hirota
Bruce Houdesheldt
Charles Kraffka
Joseph McCaslin

STAFF

Greg Bitter, Principal Planner
Lauren Hocker, Associate Planner
Gina McColl, 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 SEPTEMBER 26, 2014.

B. CONDITIONAL USE PERMIT MODIFICATION – 2014 TAYLOR ROAD – ROSEVILLE YAMAHA – FILE# PL14-0461. The applicant requests approval of a Conditional Use Permit Modification for the Roseville Yamaha Kawasaki. The applicant also proposes to add up to three new service benches, four office spaces, and security fencing to enclose the area behind the building. Applicant: Sean Copen, Roseville Yamaha Kawasaki (Hocker)

C. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, AND EASEMENT ABANDONMENT – 4073 SONATA WAY – WESTPARK VILLAGE 13B, LOT B WELL SITE – FILE# PL14-0435. The applicant proposes to amend the West Roseville Specific Plan to develop one single-family home as a substitute for constructing a public water well on the subject parcel. This request requires amending the subject parcels land use and zoning designations, amending the Development Agreement to specify the payment of fees in-lieu of constructing a public water well, and abandonment of the Irrevocable Offer of Dedication recorded on the parcel. Applicant: Leo Pantoja, KB HOME Sacramento (Hocker)

V. NEW BUSINESS

- A. MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION AND A MPP STAGE 2 – 9001 WASHINGTON BL – NIPA PCL 56 – FILE# PL14-0455.** The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to modify the previously approved Blue Oaks Commerce Center site plan by replacing approximately 40,962 square feet of retail and 80,724 square feet of industrial flex uses with an approximately 122,385 square foot office building. The applicant also requests approval of a MPP Stage 2 for the architecture and landscaping on the GSA Office building site. Applicant: Greg Bardini, Morton & Pitalo, Inc. (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.