

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

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**DECEMBER 11, 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 Krafka  
Joseph McCaslin

**STAFF**

Chris Burrows, Planning Manager  
Greg Bitter, Principal Planner  
Lauren Hocker, Associate Planner  
Derek Ogden, 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 NOVEMBER 13, 2014.**

**B. ADMINISTRATIVE PERMIT – 1906 TAYLOR RD. – BANGKOK CAFE – FILE# PL14-0583.** The applicant requests approval of an Administrative Permit to reduce the required parking for the commercial center by seven (7) spaces. Applicant: Capital Roseville, LLC, Del Masters (Ogden)

**C. TREE PERMIT – 2601 NORTH HAYDEN PARKWAY – WEST ROSEVILLE SPECIFIC PLAN (WRSP) PARCEL F-85 – FILE# PL14-0464.** The applicant requests approval of a Tree Permit to authorize removal of five native oak trees. Four trees will be removed for construction of an off-site sewer trunk line under Pleasant Grove Creek and one tree will be removed for grading associated with future development of Fiddyment Ranch Residential Village F-6C. Applicant: Signature Homes, Stephen Miller (Miller) **THIS ITEM WILL BE CONTINUED OFF CALENDAR.**

**V. NEW BUSINESS**

- A. TENTATIVE SUBDIVISION MAP AND ADMINISTRATIVE PERMIT – 3251 NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-13 A & B – FILE# PL14-0397.** The applicant requests approval of a Tentative Subdivision Map to allow the creation of 254 single-family lots, one (1) park lot, six (6) open space lots, and two (2) landscape lots and an Administrative Permit to reallocate three (3) units from Parcel F-12 to Parcel F-13A and two (2) units from Parcel F-12 to Parcel F-13B.  
Applicant: David L. Ash, ATC Realty, LLC (Hocker)

**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 Division.
  - (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 Division 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 Division'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.