

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

AGENDA
PLANNING COMMISSION MEETING
FEBRUARY 26, 2015

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

Greg Bitter, Planning Manager
Gina McColl, Associate Planner
Wayne Wiley, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Senior Deputy 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 JANUARY 22, 2015.

V. NEW BUSINESS

A. TENTATIVE SUBDIVISION MAP AND ADMINISTRATIVE PERMIT – 3100 NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-7, F-8C, F-8D, F-9B, F-9C, F-9D, F-11A & F-12 – FILE# PL14-0438. The applicant requests approval of an Administrative Permit to reallocate 24 residential units between six West Roseville Specific Plan (WRSP) large lot parcels and a Tentative Subdivision Map to create 722 single-family lots, nine (9) open space/paseo lots, and 20 landscape lots over eight large lot parcels. Applicant/Owner: David Ash, ATC Realty, LLC (Wiley)

B. MAJOR PROJECT PERMIT (MPP) STAGE 1, MPP STAGE 2, CONDITIONAL USE PERMIT, AND TENTATIVE SUBDIVISION MAP – 9000 WASHINGTON BL–NCRSP PCL 49 – FILE# PL14-0252. The applicant requests approval of a Major Project Permit (MPP) Stage 1 to establish a site development plan (master plan) for the approximately 59-acre site; a MPP Stage 2 for architecture and landscaping for the Topgolf development on Parcel 8 and associated site, landscaping and utility improvements; a Conditional Use Permit to allow the outdoor recreation component of Topgolf; and a Tentative Subdivision Map to merge and resubdivide two parcels into nine parcels. Applicant: Kris Steward, Phillips Land Law, Inc. Owner: John Stewart, Bayside Covenant Church (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 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 Division 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.