

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

AGENDA
PLANNING COMMISSION MEETING
APRIL 23, 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
Lauren Hocker, Associate Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, 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 MARCH 26, 2015.

V. NEW BUSINESS

A. TENTATIVE SUBDIVISION MAP AND ADMINISTRATIVE PERMIT – NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH F-6A, F-6B, F-6D, F-10A-C, F-11B, F-91B & C, AND F-94 – FILE # PL14-0469. The applicant requests approval of a Tentative Subdivision Map to allow the creation of 496 single-family lots on Parcels F-6A and F10A-C and an Administrative Permit to reallocate a total of twenty-four (24) units from Parcels F-10B, F-10C, and F-11B to Parcel F-6A. Owner: David L. Ash, ATC Realty, LLC (Hocker)

B. TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, ADMINISTRATIVE PERMIT & TREE PERMIT – NORTH HAYDEN PARKWAY & CRAWFORD PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-6C, F-8B & F-11B – FILE NUMBERS PL14-0625 & PL14-0464. The applicant requests approval of a Tentative Subdivision Map to allow the creation of 586 medium density single-family lots on Parcels F-6C, F-8B & F-11B and an Administrative Permit to reallocate 7 units from Parcel F-11B to F-6C. Additionally, the applicant requests approval of a Tree Permit to authorize removal of one (1) native oak tree for grading associated with future development of Fiddyment Ranch Residential Village F-6C. Applicant/Owner: David L. Ash, ATC Realty, LLC (Miller)

- C. **GENERAL PLAN AMENDMENT – GENERAL PLAN UPDATE 2015: FLOODPLAIN LEGISLATION – FILE # PL15-0053.** A General Plan Amendment to update the text and policies within the Land Use Element, Open Space and Conservation Element, and Safety Element consistent with the requirements of SB 5, which requires cities and counties to amend their general plans to reflect new informational requirements and standards for flood protection. Applicant: City of Roseville (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 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.