



**Planning Commission Meeting
City Council Chambers
311 Vernon Street, Roseville
July 16, 2015 – 7:00 p.m.
AGENDA**

Planning Commissioners

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

Staff

Greg Bitter, Planning Manager
Kathy Pease, Planning Manager
Trisha Stewart, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, 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 JUNE 25, 2015

V. NEW BUSINESS

A. DEVELOPMENT AGREEMENT AMENDMENT – HEWLETT PACKARD DEVELOPMENT AGREEMENT AMENDMENT (SECOND AMENDMENT) – FILE# PL14-0374. The proposed project includes a Development Agreement (DA) Amendment to the Hewlett Packard DA (considered the Second Amendment). The existing DA currently covers the entire Hewlett Packard campus (±500 acres). The property is no longer owned and operated by a single owner and two of the four property owners propose to amend the DA to address the following: 1) Define the vested development rights of both amending landowner's parcels (including infrastructure capacities); 2) Specify the obligations of each amending landowner's parcel for Master Plan infrastructure and provide dedication and reimbursement provisions to support development; 3) Extend the term of the Development Agreement; and, 4) Updates to the existing terms and provisions for development of the amending landowner's parcels (Parcels 1 [HP] and 4 [BBC Roseville]) all in substantial conformance with the intent and basic provisions of the Hewlett-Packard Roseville Master Plan. Applicants/Property Owners: Hewlett Packard and BBC Roseville Oaks, LLC (Stewart)

B. REZONE, GENERAL PLAN AMENDMENT, MASTER PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS AND LARGE LOT TENTATIVE SUBDIVISION MAP – 1485 BLUE OAKS BL. – HEWLETT PACKARD CAMPUS OAKS PROJECT – FILE# PL14-0373. The proposed project includes a Rezone, General Plan Amendment, Master Plan Amendment, Development Agreement Amendments and Large Lot Tentative Subdivision Map. The project area includes approximately 375 acres of land which includes 189 acres of undeveloped land proposed for a mixed used residential project, 45 acres of open space that will remain open space, and 140 acres of Hewlett Packard's existing property which, with the exception of 8.7 acres of the HP portion of the project proposed as a park use, no other land use changes are proposed. The 189 acres of undeveloped land proposed for a mixed use residential project would include 948 residential units, business professional, commercial, light industrial (tech/business park), parks, open space and public/quasi-public uses. The project would also include new internal roadways to support the proposed land uses. Applicants/Property Owners: BBC Roseville Oaks, LLC and Hewlett Packard (Stewart)

VI. REPORTS/COMMISSION/STAFF

A. ELECTION OF CHAIR AND VICE-CHAIR.

B. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND ALTERNATE.

VII. ADJOURNMENT

Agendas are available on the internet at www.roseville.ca.us

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 a.m. 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.