



**Planning Commission Meeting  
City Council Chambers  
311 Vernon Street, Roseville  
September 10, 2015 – 7:00 p.m.  
AGENDA**

**Planning Commissioners**

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

**Staff**

Greg Bitter, Planning Manager  
Lauren Hocker, 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 JULY 16, 2015**

**V. NEW BUSINESS**

**A. WRSP PCL W-24 Tentative Map, DRRS, and AP - FILE # PL15-0142.** The applicant requests approval of a Tentative Subdivision Map, Design Review Permit for a Residential Subdivision, and Administrative Permit for a Unit Transfer to construct 122 single-family lots on a 13.38-acre parcel. Applicant: Ken Topper, Morton & Pitalo, Inc. Property Owner: Sean McDiarmid, Lennar Homes of California (Hocker)

**VI. REPORTS/COMMISSION/STAFF**

**VII. ADJOURNMENT**

***Agendas are available on the internet at [www.roseville.ca.us](http://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.*