



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

Planning Commissioners

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

Staff

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Ron Miller, 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 OCTOBER 22, 2015

V. NEW BUSINESS

A. TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION & ADMINISTRATIVE PERMIT – 6300 BASELINE ROAD – SIERRA VISTA SPECIFIC PLAN (SVSP) KT PROPERTIES PARCELS KT-1A, KT-1B, KT-2, KT-3A, KT-3B, KT-4, KT-5, KT-20, KT-21A, KT-21B, KT-30, KT-40A, KT-40B, KT-51, KT-52, KT-60, KT-61, KT-80A & KT-80B – FILE # PL13-0096. The applicant requests approval of a Tentative Subdivision Map within the Sierra Vista Specific Plan (SVSP) to allow the creation of 1,163 single-family lots, one (1) High Density Residential lot, one (1) school lot, two (2) park lots, 53 landscape lots, and eight (8) open space lots, and an Administrative Permit to reallocate Residential units between villages, including the relocation of 34 Low Density Residential (LDR) units to Commercial Mixed Use (CMU) Parcels KT-40A & 40B. The proposed reallocation will result in an overall reduction of 21 units within the SVSP. The applicant also requests approval of a Design Review Permit of Residential Subdivision to modify development standards for SVSP Medium Density Residential Villages KT-20, KT-21A & KT-21B. Applicant: AKT Investments, Mark Enes. Owners: Baseline P&R, LLC and Baseline Investors, LLC, Mark Enes. (Miller)

VI. REPORTS: COMMISSION/STAFF

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.