



**Planning Commission Meeting
City Council Chambers
311 Vernon Street, Roseville
February 25, 2016 – 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
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 FEBRUARY 11, 2016

B. MAJOR PROJECT PERMIT STAGE 1 MODIFICATION AND MAJOR PROJECT PERMIT STAGE 2 – 254 CONFERENCE CENTER DR – NCRSP PCL 40C REVOLUTIONS NATUROPATHIC MEDICAL OFFICE (HIGHLAND VILLAGE) – FILE #PL15-0421. The applicant requests approval of a Major Project Permit (MPP) to allow the construction of an approximately 4,336 square foot one-story medical office building within the Highland Village center. The request includes a MPP Stage 1 Modification to modify the Highland Village site plan by replacing the bank building designated for Parcel 8 with the medical office, and a MPP Stage 2 to approve the building design and site landscaping. (McColl)

V. NEW BUSINESS

A. ADMINISTRATIVE PERMIT – 2425 BENT TREE DRIVE – NRSP PCL DC-4 – VASQUEZ RESIDENCE – 810-SQUARE-FOOT ADDITION – FILE #PL15-0448. The applicant requests to construct an 810-square-foot addition to the second (2nd) story of the existing home. The addition will include a new master bedroom, bathroom, laundry, and walk-in closet. Applicant: Andrey Ginsberg, Premier Design. Owner: Sergio Vazquez, Gold Coast Construction. (Hocker)

B. ORDINANCE RELATED TO THE CITY'S REGULATION OF MEDICAL MARIJUANA DISPENSARIES AND MARIJUANA CULTIVATION – FILE #PL16-0029. The request is to repeal Chapters 9.95 (Medical Marijuana Dispensaries) and 9.96 (Marijuana Cultivation) of Title 9 – Health and Safety of the Roseville Municipal Code and add Chapters 19.62 (Medical Marijuana Dispensaries) and 19.63 (Marijuana Cultivation) to Title 19 - Zoning of the Roseville Municipal Code. The proposed ordinance will amend the Roseville Municipal Code to ensure compliance with the California Medical Marijuana Regulation and Safety Act (MMRSA) of 2015. Regulations related to marijuana cultivation, medical marijuana use, distribution, delivery, cultivation, transport, and processing and the definition of marijuana dispensaries are proposed to be modified by the ordinance. (Bitter)

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.