



**Planning Commission Meeting
City Council Chambers
311 Vernon Street, Roseville
March 10, 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
Kathy Pease, Planning Manager
Derek Ogden, Senior Planner
Wayne Wiley, 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 25, 2016

B. MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – 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. Applicant: Karenda MacDonald, Borges Architectural Group. Property Owner: Justin Raithel, Revolutions Naturopathic Medical Solutions. (McColl) – THIS ITEM WAS CONTINUED FROM THE MEETING OF FEBRUARY 25, 2016.

V. SPECIAL PRESENTATIONS/WORKSHOPS/REPORTS

A. PUBLIC WORKSHOP – DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) – ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, PREZONING AND DEVELOPMENT AGREEMENT – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039 (ANN-000007, GPA-000061, SPA-00043, RZ-000058 & DA-000047). Staff presentation on the project and overview of the Draft EIR. The project site is located on the south side of West Sunset Boulevard approximately 1.5 miles west of Fiddymont Road. The proposed land use plan includes 2,827 residential units (in a mix of low, medium and high density), three commercial parcels totaling 51 acres, a 9.6-acre Elementary school site, seven neighborhood parks, and a 3-acre fire station site. The specific plan will also include 20 acres of Urban Reserve and approximately 145 acres of open space preserve. Applicant: Brookfield Residential. Property Owners: The Amoruso Family Living Trust. (Pease)

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.