



**Planning Commission Meeting
City Council Chambers
311 Vernon Street, Roseville
March 24, 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
Gina McColl, Associate 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 MARCH 10, 2016

V. NEW BUSINESS

A. TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516. The applicant requests approval of a Tentative Subdivision Map within the Sierra Vista Specific Plan (SVSP) to allow the creation of 115 single-family lots, one (1) park lot, three (3) paseo lots, two (2) landscape lots, and three (3) open space lots, and an Administrative Permit to reallocate two (2) residential units (1 unit from Village DF-1 and 1 unit from Village DF-2) to Village DF-20. The proposed reallocation will not change the overall allocated dwelling unit count within the SVSP. Applicant: Nick Alexander, NG Alexander Real Estate Development. Property Owner: Jeff Ronten, DF Properties, Inc. (Miller)

B. DESIGN REVIEW PERMIT MODIFICATION AND A CONDITIONAL USE PERMIT – 2351 PLEASANT GROVE BL – WRSP PCL W-72 VERIZON WIRELESS ANTENNA – FILE #PL15-0393. The applicant requests approval of a Design Review Permit Modification to allow building modifications including a 15 foot height increase to the existing church steeple. A Conditional Use Permit is requested to allow a new wireless antenna facility to be located within the modified steeple. Applicant: Andrew Lesa, Verizon Wireless c/o Epic Wireless. Property Owner: St John's Episcopal Church (McColl)

C. GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, SPECIFIC PLAN AMENDMENTS, REZONE, LARGE LOT TENTATIVE SUBDIVISION MAP, AND SMALL LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASES 2 & 3 – FILE #PL13-0318. The entitlements include: 1) General Plan amendment to change the land use designations from approximately 63.8 acres of Low Density Residential (LDR), 57.7 acres of Medium Density Residential (MDR), 27.5 acres of High Density Residential (HDR) and 42.7 acres of Community Commercial (CC) to approximately 107.6 acres of LDR, 34.6 acres of MDR, 24.1 acres of HDR and 24.5 acres of CC; 2) Development Agreement Amendments for the Westbrook and Westpark Development Agreements; 3) Amendments to the both the Sierra Vista Specific Plan and the West Roseville Specific Plan; 4) a rezone of the property consistent with the land use changes; 5) Large Lot Tentative Map to create 41 Large Lot Parcels; and, 6) Small Lot Tentative Map to create 582 single family lots, including 493 age restricted lots. Applicant: Ryan O'Keefe, Westpark Communities. Property Owner: Jeff Jones, Westpark S.V. 400, LLC (Hocker)

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.