



**Planning Commission Meeting
City Council Chambers
311 Vernon Street, Roseville
May 26, 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
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 APRIL 14, 2016

V. NEW BUSINESS

A. NCRSP ANTELOPE CREEK FLOOD CONTROL PROJECT – 750 GALLERIA BOULEVARD – FILE #PL15-0026. The applicant requests approval of a Flood Encroachment Permit and Tree Permit in order to construct flood control and associated improvements in a section of Antelope Creek, including modifying an existing culvert where the Antelope Creek Trail crosses Antelope Creek and installing a weir, rock slope protection in several locations, soil borrow activities, and habitat restoration activities. Applicant: E. Brian Keating, Placer County Flood Control and Water Conservation District. Property Owner: City of Roseville. (Hocker)

B. SVSP PARCELS DF-1 & DF-2 TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET – 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 Owners: Jeff Ronten, DF Properties, Inc. (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.