



311 Vernon Street Roseville. CA 95678

## AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

# AGENDA PLANNING COMMISSION MEETING APRIL 26, 2012 7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

#### PLANNING COMMISSIONERS:

Audrey Huisking, Chair Gordon Hinkle, Vice-Chair Krista Bernasconi Don Brewer Sam Cannon Robert Dugan David Larson

#### STAFF:

Paul Richardson, Director Chris Burrows, Senior Planner Nela Luken, Senior Planner Kathy Pease, Senior Planner Steve Lindbeck, Project Planner Chris Kraft, Engineering Manager Bob Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

#### I. ROLL CALL

#### II. PLEDGE OF ALLEGIANCE

#### III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on <u>any</u> item or under Oral Communications are <u>limited to five (5) minutes</u>, 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 23, 2012.

# B. MAJOR GRADING PLAN - 10150 FOOTHILLS BL - CARLSBERG LOT 5 GRADING PLAN - FILE #2012PL-003; PROJECT # GP-000025

The applicant requests approval of a Major Grading Plan that would allow rough grading of the site and seasonal wetlands on the site to be filled. Applicant- Lisa Mattos, Baker-Williams Engineering Group, Property Owner-Denton Kelley, Stanford Ranch I, LLC (Ogden)

#### V. NEW BUSINESS

# A. WESTBROOK AMENDMENT TO THE SIERRA VISTA SPECIFIC PLAN - FILE #2011PL-043; PROJECT #GPA-000062, SPA-000044, RZ-000059 & DA-000048

The applicant requests consideration of the Westbrook Amendment which includes the following: 1) a General Plan Amendment; 2) a Specific Plan Amendment to establish residential, commercial, parks, open space, and public land use designations; 3) a Zoning Amendment to establish development standards for each parcel; and 4) a Development Agreement between the City and the property owner to provide the infrastructure needed to support the proposed development. Applicant: Westpark S.V. 400, LLC (Jeff Jones). (Lindbeck)

#### VI. REPORTS/COMMISSION/STAFF

#### VII. **ADJOURNMENT**

(1) (2) Notes: The applicant or applicant's representative must be present at the hearing.

- Complete Agenda packets are available for review at the main library or in the Planning Department.
- (3) (4) All items acted on by the Planning Commission may be appealed to the City Council.
- No new items will be heard after 10:00 pm.
- (5) (6) No smoking permitted in Council Chambers.
- All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 SUREWEST 73 and replayed the following morning beginning at 9:00 am. 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 Department 72 hours in advance.
- 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 Department 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 Department'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.