

PLANNING COMMISSION MEETING APRIL 26, 2012 MINUTES

Planning Commissioners Present: Krista Bernasconi, Donald Brewer, Sam Cannon, Robert Dugan,

Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Housing

Nela Luken, Senior Planner

Kelye McKinney, Engineering Manager, Environmental Utilities

Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

WELCOME 7:00 PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Hinkle

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Huisking asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Huisking asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF MARCH 8, 2012.

IV-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) THIS ITEM HAS BEEN CONTINUED OFF CALENDAR.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Hinkle, to approve the Minutes of March 8, 2012, as submitted.

The motion passed unanimously.

NEW BUSINESS

V-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: General Plan Amendment; Specific Plan Amendment to establish residential, commercial, parks, open space, and public land use designations; Zoning Amendment to establish development standards for each parcel; and a Development Agreement between the City and the property owner to provide the infrastructure needed to support the proposed development. Applicant: Jeff Jones, Westpark S.V. 400, LLC. (Luken, Kraft, McKinney)

Nela Luken, Senior Planner (Overview); Chris Kraft, Engineering Manager, Public Works (Transportation); and Kelye McKinney, Engineering Manager, Environmental Utilities (Public Utilities); presented the staff report, and responded to questions.

Chair Huisking opened the public hearing and invited comments from the applicant and/or audience.

Jacob Darrow, Roseville High School student, asked if the land shown in the proposed development is currently undeveloped and what is the purpose of the specific plan.

Applicant, Marcus LoDuca, LoDuca & Advis, representing Westpark Sierra Vista 400, LLC, addressed the Commission and requested to postpone Applicant comments until the meeting of May 10, 2012, when the Commission prepares to take action on this project.

Chair Huisking thanked staff for their presentation and continued the item to the meeting of May 10, 2012.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

 Mobile Food Vendor ordinance was approved by Council on 4/18/12 as recommended by the Planning Commission.

Commission Comments

- Consider alternatives for the ingress/egress of the Aquatic Center, as it is still a challenge;
- Request for contact with Douglas and Sunrise property owner due to concern with poorly maintained and dying landscape at this entryway into Roseville from the freeway.

ADJOURNMENT

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of May 10, 2012. The motion passed unanimously at 8:08 PM.