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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**JUNE 12, 2014**

**7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS**

**PLANNING COMMISSIONERS**

Gordon Hinkle, Chair  
David Larson, Vice-Chair  
Krista Bernasconi  
Julie Hirota  
Bruce Houdesheldt  
Charles Krafka  
Joseph McCaslin

**STAFF**

Chris Burrows, Planning Manager  
Greg Bitter, Principal Planner  
Ron Miller, Associate Planner  
Marc Stout, City Engineer  
Bob Schmitt, Assistant City Attorney  
Julie Pistone, 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 24, 2014.**

**V. NEW BUSINESS**

**A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, LOT LINE ADJUSTMENT, SMALL LOT TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – OAKBRIAR F-23 SUBDIVISION – 1875 ORCHARD VIEW ROAD – FILE # PL13-0241.** The applicant requests approval to amend the West Roseville Specific Plan (WRSP) to allow development of a ±10.7 acre small lot residential subdivision consisting of 96 Medium Density Residential (MDR) lots. The zoning and land use of WRSP Fiddymont Parcel F-23 is proposed to be changed as follows: 1) change the zoning designation from Attached Housing (R3) to Small Lot Residential (RS); 2) change the land use designation from High Density Residential (HDR), 21.2 units per acre, to Medium Density Residential (MDR), 9.0 units per acre; and 3) transfer 138 units removed from Parcel F-23 to adjacent and nearby HDR Parcels F-21, F-22 & F-24. The proposed project will not increase the number of dwelling units within the WRSP. Applicant: Kent MacDiarmid, The MacDiarmid Company. Owner: Jim Ghielmetti, West Roseville Development Company, Inc. (Miller)

**VI. REPORTS/COMMISSION/STAFF**

**VII. ADJOURNMENT**

- 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 Department.
  - (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 9:00 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.
  - (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 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.