



**Planning Commission Meeting  
City Council Chambers  
311 Vernon Street, Roseville  
October 12, 2017 – 7:00 p.m.  
AGENDA**

**Planning Commissioners**

Bruce Houdesheldt, Chair  
Joseph McCaslin, Vice-Chair  
Krista Bernasconi  
Erich Brashears  
Justin Caporusso  
Charles Krafka  
Tracy Mendonsa

**Staff**

Greg Bitter, Planning Manager  
Derek Ogden, Senior Planner  
Gina McColl, Associate Planner  
Marc Stout, City Engineer  
Michelle Sheidenberger, Assistant City Attorney  
Lupé 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 SEPTEMBER 22, 2017**

**B. MINUTES OF SEPTEMBER 28, 2017**

**V. NEW BUSINESS**

**A. NCRSP PCL44 – BROADSTONE/HOLDEN APARTMENT COMPLEX AND ASSISTED LIVING FACILITY – 1035 ROSEVILLE PW – FILE # PL17-0132.**

Recommendation(s): Pass a motion to

- A.** Adopt the Negative Declaration;
- B.** Recommend the City Council approve the General Plan Amendment;
- C.** Adopt the four (4) findings of fact and approve the Design Review Permit subject to one-hundred-one (101) of approval; and
- D.** Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty-four (54) conditions of approval.

**Applicant:** Peter Solar, Alliance Realty Partners, LLC & Kris Steward, Phillips Land Law, Inc. **Property Owner:** Thad Johnson, Cordova 83 Properties. (McColl)

**VI. REPORTS: COMMISSION/STAFF**

**VII. ADJOURNMENT**

**Agendas, staff reports, and attachments/exhibits are available at [www.roseville.ca.us](http://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.*