



**Planning Commission Meeting
City Council Chambers
311 Vernon Street, Roseville
March 9, 2017 – 7:00 p.m.
AGENDA**

Planning Commissioners

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

Staff

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lea Estrada, 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 FEBRUARY 23, 2017

B. SVSP PCL WB-4-SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – 1901 WESTBROOK BLVD – FILE # PL16-0410. The applicant requests approval of a Tentative Subdivision Map Modification to adjust the lot widths for the approved lots and an Administrative Permit for a Unit Transfer, as the map modifications will result in an additional 11 lots. The project would transfer two (2) units from Parcel WB-20, two (2) units from Parcel WB-21, and seven (7) units from Parcel WB-22 into project Parcel WB-4. Applicant: Ryan O’Keefe, Westpark S.V. 400, LLC. Owner: Jeff Jones, Westpark S.V. 400, LLC. (Hocker)

C. SVSP PCL WB-7 MAP MODIFICATION & UNIT TRANSFER – 5050 & 5100 SUMMERFAIRE DR – FILE # PL16-0379. The applicant requests approval of a Tentative Subdivision Map Modification to adjust the lot widths for the approved lots and an Administrative Permit for a Unit Transfer, as the map modifications will result in an additional 11 lots. The proposed project would transfer five (5) residential units from Parcel WB-20 and six (6) residential units from Parcel WB-21 into project Parcel WB-7. Owner/Applicant: Ryan O’Keefe, WP Development Company, LLC. (McColl)

V. NEW BUSINESS

A. NIPA CAMPUS OAKS DESIGN GUIDELINES – 1485 BLUE OAKS BLVD – FILE # PL15-0340. The applicant requests approval of a Major Project Permit (MPP) Stage 1 to adopt design guidelines for the Campus Oaks plan area. The design guidelines are a companion document to the HP Campus Oaks Master Plan. Owner/Applicant: Stephen Des Jardins, BBC Roseville Oaks, LLC. (McColl)

VI. REPORTS: COMMISSION/STAFF

VII. ADJOURNMENT

Agendas, staff reports, and attachments/exhibits are available 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.