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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**JANUARY 24, 2013**  
**7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS**

**PLANNING COMMISSIONERS:**

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

**STAFF:**

Paul Richardson, Planning Director  
Chris Burrows, Principal Planner  
Steve Lindbeck, Project Planner  
Derek Ogden, Associate Planner  
Wayne Wiley, Associate 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 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 OCTOBER 25, 2012.**

**B. TENTATIVE SUBDIVISION MAP – 1551 PARKSIDE DR. – NRSP PCL DC-31B – FILE# 2005PL-161 (SUB-000169).** The applicant requests approval of a tentative subdivision map to allow the 0.65 acre lot to be subdivided into six medium density single family lots. Property Owner: Stephen Des Jardins, BBC Diamond Creek. Applicant: Jack Remington, Andregg Geomatics. (Ogden)

**C. MAJOR PROJECT PERMIT MODIFICATION – 1116 GALLERIA BL – NCRSP PARCEL 36 – THE RIDGE AT CREEKSIDE ENHANCEMENTS – FILE # 2012PL-097 (MPP-000040).** The applicant requests approval of a Major Project Permit Modification to remodel seven tower features throughout the site, establish a new color palette for the Ridge at Creekside, and repaint four of the eight pad buildings located within the center. Owner: Trey Gundlach; Evergreen/Britannia LJV. Applicant: Brian Williams; Perkins, Williams & Cotterill Architects. (Wiley)

**V. NEW BUSINESS**

- A. GENERAL PLAN AMENDMENT - INFILL UNIT ALLOCATIONS AND PERSONS PER HOUSEHOLD FACTOR – FILE# 2012PL-087 (GPA-000066).** The Planning Department requests approval of a technical update to the General Plan residential unit allocation for the Infill Area based on an analysis of all residential parcels in the Infill. This revision is needed to update the City's Geographic Information System database in preparation for integration into a new permit tracking system, which is expected be operational in the 2<sup>nd</sup> quarter of 2013. This unit verification effort will not change any property's zoning or change the development potential of any undeveloped or underdeveloped residential property in the Infill Area. The Planning Department also proposes to update the General Plan persons per household factor based on data from the 2010 U. S. Census. This number is used to convert unit allocation to population and is also used for calculating capacity analyses. This update does not alter any General Plan goals or policies. Applicant: City of Roseville. (Lindbeck)

**VI. REPORTS/COMMISSION/STAFF**

- A. APPOINT DESIGN COMMITTEE ALTERNATE REPRESENTATIVE**

**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.