



**Planning Commission Meeting  
City Council Chambers  
311 Vernon Street, Roseville  
October 27, 2016 – 7:00 p.m.  
AGENDA**

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**Planning Commissioners**

Krista Bernasconi, Chair  
Bruce Houdesheldt, Vice-Chair  
Justin Caporusso  
Julie Hirota  
Charles Krafka  
Joseph McCaslin

**Staff**

Greg Bitter, Planning Manager  
Derek Ogden, Senior Planner  
Lauren Hocker, Associate Planner  
Gina McColl, Associate Planner  
Marc Stout, City Engineer  
Michelle Sheidenberger, Assistant City Attorney  
Lupe 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 AUGUST 25, 2016**

**B. SVSP PCL WB-24 – SOLIS RESIDENTIAL DESIGN REVIEW – 4050 SOLAIRE DR. – FILE #PL16-0253.** The applicant requests approval of a Design Review for a Residential Subdivision to allow the construction of 53 homes with varying plan types and elevations. Applicant: Brian Cutting, Woodside Homes of Northern California, LP. Owner: Brian Cutting, Woodside Ø5N, LP. (Hocker)

**V. NEW BUSINESS**

**A. NCRSP PCL 49 HOTELS – 9000 WASHINGTON BLVD. – FILE #PL16-0168.** The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to modify the uses on Parcels 3, 4 and 5 of the Bayside Church/Topgolf development. This modification would replace three retail buildings and one office building with a 104 room hotel and a 107 room hotel. This modification will result in a reduction 17,600 square feet of retail uses and 7,500 square feet of office uses and an overall increase of 86 hotel rooms for NCRSP Parcel 49. An MPP Stage 2 to review project architecture and landscaping is also requested for the hotels on Parcel 3 (Home2Suites) and Parcel 4 (Residence Inn). A Lot Line Adjustment is necessary to adjust the lot lines on Parcels 1, 3, 4 and 5 and to adjust easement boundaries on several other parcels to accommodate the proposed project. Applicant: Don Carpe, Tharaldson Investments. Property Owner: John Stewart, BSO, LLC. (McColl)

**VI. REPORTS: COMMISSION/STAFF**

**A. PLANNING COMMISSION CITY TOUR REPORT – CHAIR BERNASCONI, VICE-CHAIR HOUDESHeldt & COMMISSIONER MCCASLIN**

**VII. ADJOURNMENT**

***Agendas are available on the internet 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.*