



**Planning Commission Meeting
City Council Chambers
311 Vernon Street, Roseville
July 28, 2016 – 7:00 p.m.
AGENDA**

Planning Commissioners

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

Staff

Greg Bitter, Planning Manager
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, which 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 JUNE 23, 2016

V. NEW BUSINESS

A. NWRSP PCL 28 – PACIFIC BLUE SWIM LESSONS – 1028 WAILEA WAY – FILE #16-0178. The applicant requests approval of an Administrative Permit for a home occupation that does not conform to the Home Occupation Performance Standards. The applicant requests approval of private swimming and water safety instruction for one student at a time at the permit holder's home. Applicant: Nick Buendia, Pacific Blue Swim Lessons. Property Owner: Shannon Buendia, Pacific Blue Swim Lessons. (Hocker)

B. CAMPUS OAKS AMENDMENTS – 1485 BLUE OAKS BL. – FILE #16-0153. The proposed project includes a General Plan Amendments (Text and Land Use), Development Agreement Amendment, Rezone, Major Project Permit-Stage 1 (Master Plan Amendment), and Lot Line Adjustment to the Campus Oaks portion of the Hewlett-Packard Campus Oaks Master Plan area. The proposed project will amend portions of the approximately 234.5 acre Campus Oaks property by converting the five (5) acre CO-21 parcel from High Density Residential (HDR) to Business Professional (BP) land use, increasing the number of HDR units by 61, decreasing the number of Medium Density Residential (MDR) units by 49, and decreasing the number of Low Density Residential (LDR) units by 12. The acreage and unit allocation within the Master Plan will be amended for residential parcels to accommodate the adjustments to the residential land uses. The project will transfer 38 affordable residential units from parcel CO-21 to parcels CO-22 and CO-23 and add 11 additional affordable units to the plan area (distributed between parcels CO-22 and CO-23). Amendments are proposed to the Campus Oaks Development Agreement to account for the modifications to the Master Plan, and relate to affordable housing, fees and changes in land use. Applicant/Property Owner: BBC Roseville Oaks, LLC. (McColl)

VI. REPORTS: COMMISSION/STAFF

A. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR.

B. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND ALTERNATE.

VII. ADJOURNMENT

Agendas are available on the internet 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.