



## AGENDA

October 25, 2018

### PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers

311 Vernon Street Roseville, California

#### 1. CALL TO ORDER

#### 2. ROLL CALL

Chair: Charles Krafka

Vice Chair: Justin Caporusso

Commissioner: Erich Brashears

Commissioner: Kristine Dohner

Commissioner: Bruce Houdesheldt

Commissioner: Rob Jensen

Commissioner: Tracy Mendonsa

#### 3. PLEDGE OF ALLEGIANCE

#### 4. PUBLIC COMMENTS

**NOTICE TO THE PUBLIC**

*Persons may address the governing body on items not on this agenda. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the governing body and limit their comments to three (3) minutes per person. The Brown Act, with certain exceptions, does not permit the governing body to discuss or take action on issues that are not listed on the agenda.*

#### 5. CONSENT CALENDAR

##### 5.1. MINUTES OF OCTOBER 11, 2018.

##### 5.2. WRSP PCL W-13 – VILLAGE 13D CADENCE DRRS – 3070 PLEASANT GROVE BL – FILE # PL18-0326.

**Request** – Approve a Design Review Permit for a Residential Subdivision to review the architecture and home designs for 88 lots in the Westpark Village 13D subdivision, known as Candence. No changes to the existing development standards are proposed

**Recommendation** – Pass a motion to take the following action:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-seven (27) conditions of approval

**Applicant/ Property Owner:** David Judy, KB Home Sacramento, Inc. (Shallow)

5.3. SVSP PCL JM-2 – DRRS FOR LDR SETBACK VARIATIONS – 1050 VISTA GRANDE BL – FILE # PL18-0314.

**Request** – Approve a Design Review Permit for a Residential Subdivision to allow deviations from the Sierra Vista Specific Plan development standards. The requested deviations include a reduction in the front and side yard setbacks. The modified standards would apply to the 187-lot subdivision known as JM-2 in the Villages at Sierra Vista.

**Recommendation** – Pass a motion to take the following action:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-four (24) conditions of approval.

**Applicant/ Property Owner:** Ryan Biziewski, JMC Homes (Morales)

**6. REQUESTS/PRESENTATIONS**

6.1. HPCO PCL CO-21, -31, -41, -42 – CAMPUS OAKS COMMERCIAL – 1495 BLUE OAKS BL – FILE # PL18-0080.

**Request** – The applicant requests approval of a General Plan Amendment and Rezone to modify the land uses of Parcels CO-21 and CO-31 from Business Professional (BP) to Community Commercial (CC), and a Development Agreement Amendment to reflect the land use changes. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed land use changes and master site plan for the Campus Oaks Commercial Center, and an MPP Stage 2 is requested for the proposed detailed site planning and building elevations for a portion of the Commercial Center. A Tentative Subdivision Map is requested to divide the site into 15 lots.

**Recommendation** – Pass a motion to take the following action:

- A. Consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study;
- B. Recommend the City Council approve the General Plan Text and Land Use Amendments;
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- D. Recommend the City Council approve the Development Agreement Amendment;
- E. Recommend the City Council adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 (Campus Oaks Master Plan Amendment);
- F. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to one hundred two (102) conditions of approval; and,
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-four (64) conditions of approval.

**Applicant/ Property Owner:** Stephen Des Jardins, BBC Roseville Oaks, LLC. (Hocker)

**7. COMMISSIONER / STAFF REPORT**

**8. ADJOURNMENT**