



AGENDA

January 10, 2019

PLANNING COMMISSION MEETING

7:00pm

Council Chambers
311 Vernon Street
Roseville, CA 95678
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENTS
5. CONSENT CALENDAR

5.1. Minutes of December 13, 2018

6. REQUESTS/PRESENTATIONS

6.1. Tentative Subdivision Map, Lot Line Adjustment, and Administrative Permit – 4280 Santucci Blvd– SVSP PCL WB-20, WB-21, WB-22 & WB-23 – Westbrook Phase 3 Small Lot Map – PL18-0266

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 250 single-family residential lots, a Lot Line Adjustment to reconfigure large lot parcel lines, and an Administrative Permit to transfer units within parcels WB-20, WB-21, WB-22, WB-23, and WB-31 in the Westbrook area of the Sierra Vista Specific Plan.

Owner – Westpark S V 400, LLC, Attn: Ryan O’Keefe

Applicant – Vance Jones, MacKay & Soms

RECOMMENDATION

Staff recommends this item be continued to January 24, 2019.

6.2. ARSP Administrative Permit and Large Lot Tentative Subdivision Map – 3884 Westbrook Boulevard – File #PL18-0345

REQUEST

The applicant requests approval of a Large Lot Tentative Subdivision Map (LLTM) and an Administrative Permit for a Minor Modification to the Specific Plan. The modification will further subdivide two Open Space parcels within the Amoruso Ranch Specific Plan (ARSP) for phasing purposes. The subdivision will create 86 large lot parcels consistent with the ARSP Land Use Plan.

Owner – Amoruso Family Living Trust

Applicant – John Norman, Brookfield

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to 78 conditions of approval.
- B. Adopt the three (3) findings of fact and approve the Administrative Permit for a Minor Modification to the Amoruso Ranch Specific Plan subject to one (1) conditions of approval.

6.3. Tentative Subdivision Map, Major Project Permit Stage 2, and Administrative Permit – 8841 Crimson Ridge Drive – NIPA PCL CO-11, CO-13, CO-14, CO-16 – PL18-0175

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 101 small lot single-family residential parcels, a Major Project Permit Stage 2 for residential architecture and landscaping, and an Administrative Permit to transfer 13 units from parcels CO-1 and CO-7 to parcels CO-11, 13, 14, and 16 within the Campus Oaks Master Plan. The unit transfers will not change the number of units within a transferring or receiving parcel by more than 20-percent.

Applicant—Stephen Des Jardins, BBC Diamond Creek, LLC

Owner – BBC Roseville Oaks, LLC

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to 72 conditions of approval.
- B. Adopt the two (2) findings of fact to approve the Major Project Permit Stage 2 subject to 24 conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Administrative Permit subject to one (1) condition of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT