



## AGENDA

September 12, 2019

PLANNING COMMISSION MEETING  
7:00 p.m.  
Council Chambers  
311 Vernon Street  
Roseville, California  
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 August 22, 2019

## **6. REQUESTS/PRESENTATIONS**

### **6.1. SRSP PCL 47 - Renpoint Addition - 441 Renpoint Ct - PL19-0169**

*This item has been withdrawn from the Agenda and will be renoticed.*

### **6.2. Creekview Specific Plan Amendment - 3764 Westbrook BL - PL18-0190**

#### **REQUEST**

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Subdivision Map Modification for: 1) General Plan Amendment and Specific Plan Amendment to change the land use designations as follows: General Commercial (GC) from 15.5 acres to 9.3 acres; eliminate the Community Commercial/Business Professional (CC/BP) zoned lot; Medium Density Residential (MDR) from 66.0 acres to 51.2 acres; High Density Residential (HDR) from 18.7 acres to 17.7 acres; and Low Density Residential (LDR) from 157.3 to 182.7 acres; 2) Specific Plan Amendment to transfer 17 HDR units and 49 MDR units from lots south of the creek to lots north of the creek; 3) Rezone consistent with the land use changes; 4) Development Agreement Amendment to reflect these changes; and 5) Small Lot Tentative Subdivision Map Modification to create 1,133 residential lots.

Applicant: Kris Steward, Phillips Land Law, Inc.

Owner: Anthem United Creekview Developments, LP

#### **RECOMMENDATION**

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

- A. Consider the Addendum to the Creekview Specific Plan EIR,
- B. Recommend the City Council approve the General Plan Text and Land Use Amendments,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendments,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the Development Agreement Amendment,
- F. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map Modification subject to (127) conditions of approval.

## **7. BOARD MEMBER / COMMISSIONER / STAFF REPORT**

## **8. ADJOURNMENT**