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AGENDA
PLANNING COMMISSION MEETING
APRIL 12, 2007
7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Robert Dugan, Chair
Rex Clark, Vice-Chair
Donald Brewer
Sam Cannon
Gordon Hinkle
Kim Hoskinson
Audrey Huisiking

STAFF:

Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Eileen Bruggeman, Project Planner
Tricia Stewart, Associate Planner
Wayne Wiley, Assistant Planner
Chris Kraft, Engineering Manager
Bob Schmitt, Assistant City Attorney
Carmen Bertola, 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 MARCH 8, 2007

B. MAJOR GRADING PLAN – 1001 SECRET RAVINE PARKWAY (STONERIDGE SPECIFIC PLAN PARCEL 13) - FILE# 2006PL-185 (GP-000018). The applicant requests approval of a Major Grading Plan to allow additional grading of Parcel 13, located adjacent to a preserved open space area (Parcel 12), and extension of the existing on-site retaining walls. Pursuant to the Grading Ordinance this request requires review as a Major Grading Plan. Project Applicants/Property Owners: Tsakopoulos Family Trust, George Tsakoloupos. (Bruggeman)

C. MAJOR PROJECT PERMIT EXTENSION (STAGE 1) – 1445 EUREKA ROAD (STONE POINT PARCELS 6-14 & PORTION OF NERSP PARCEL 15) - FILE# 2007PL-001 (MPP-000010). The applicant requests approval of a one (1) year extension of the Major Project Permit (Stage 1- MPP 01-05A) for the Stone Point project, to allow for the construction of up to 500,000 square feet of research and development or professional office uses, 575 residential units, and a neighborhood park. Project Applicants/Property Owners: Ralph Deppisch, Steadfast Properties (Parcels 6 & 7) and Matt Bray, Richland Ventures, Inc. (Parcels 8-14). (Stewart)

D. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT MODIFICATION – 1020 WINDING CREEK DRIVE SUITE #130 – FOOTHILLS COMMERCE CENTER PHASE II – FILE# 2007PL-005 (PROJECT# CUP-000039 & DRP-000175). The applicant requests approval of a Conditional Use Permit to allow outdoor storage in a Light Industrial zone district; and a Design Review Permit Modification to modify a loading dock area to a 3040 square foot outdoor storage yard located to the east of Building E. Project Applicant: Bernard Furlow, Borges Architectural Group, Inc. Property Owner: Ken Giannotti, Stanford Ranch I, LLC. (Wiley)

- E. **MAJOR PROJECT PERMIT (STAGE 2) – 1197 GALLERIA BOULEVARD – NCRSP PARCEL 35 MACY’S ROSEVILLE GALLERIA - FILE#2007PL-022 (MPP-000012).** The applicant requests approval of a Stage 2 Major Project Permit (architecture and landscaping) for the expansion of Macy’s Department Store by 40,000 gross square feet (34,000 square feet net leasable). Project Applicant: Phillip Dolan, Associated Architects & Planners. Property Owner: Thomas C. Howard, Federated Department Stores. (Stewart)

V. **NEW BUSINESS**

- A. **DESIGN REVIEW PERMIT MODIFICATION, LOT LINE ADJUSTMENT AND ADMINISTRATIVE PERMIT – 8250 SIERRA COLLEGE BOULEVARD (DOUGLAS RIDGE MODIFICATION) FILE# 2005PL-127 (DRP-000080, LLA-000039 & AP-000162).** The applicant requests approval of a Design Review Permit Modification (DRPMOD) to allow the construction of two (2) four-story office buildings, where five (5) one- to two-story flex-office buildings were previously approved (one two-story building has since been constructed). The previously approved flex-office center was a total of 121,100 square feet. The proposed office complex (inclusive of the existing two-story office building) will be a total of 180,202 square feet, resulting in a net increase of 59,102 square feet; a Lot Line Adjustment to modify four (4) parcel boundaries to correspond to the revised building locations; and an Administrative Permit to authorize a parking reduction based on net leased office space. Project Applicant: Borges Architectural Group, Inc., Adam Lehner. Property Owner: Tanner Industries, John Tanner. (Bruggeman) **THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF APRIL 26, 2007.**
- B. **CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT– 1400 CHURCH STREET – CLASSIC TOW SERVICE –FILE# 2006PL-227 (PROJECT# CUP-000036 & DRP-000167).** The applicant requests approval of a Conditional Use Permit to operate a 14,000 square foot towing impound yard within a Light Industrial zone district; and a Design Review Permit to construct site improvements, including an eight-foot tall block wall, parking, lighting, and landscaping. Project Applicant/Owner: Richard W. Keller, Classic Tow Service. (Wiley)
- C. **REGIONAL MALL MASTER SIGN PROGRAM MODIFICATION – 1151 GALLERIA BOULEVARD – GALLERIA AT ROSEVILLE, NCRSP PARCEL 35 - FILE# 2007PL-029 (PSP-000061).** The applicant requests approval of a modification to the existing Regional Mall Master Sign Program (RMMSP) for the Galleria Mall. The revisions will provide criteria for temporary construction signage and temporary signage related to the Sacramento Capitals World Team Tennis event. Project Applicant/Property Owner: Bryan Tessner, Westfield LLC. (Stewart)

VI. **REPORTS/COMMISSION/STAFF**

VII. **ADJOURNMENT**

- 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 Department.
 - (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 p.m.
 - (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 9:00 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 Department 72 hours in advance.
 - (8) The Commission Chair may establish time limits for testimony.

All materials 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 Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department'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.