



PLANNING & REDEVELOPMENT
311 Vernon Street
Roseville, CA 95678
(916) 774-5276

AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA
PLANNING COMMISSION MEETING
MAY 8, 2008

7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

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

STAFF:

Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Eileen Bruggeman, Project Planner
Steve Lindbeck, Project Planner
Tricia Stewart, Associate Planner
Joanna Cucchi, Associate 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 APRIL 24, 2008.

V. NEW BUSINESS

A. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT & ADMINISTRATIVE PERMIT – 9501 FAIRWAY DR – HRNSP PCL 45B, NIKO SPORTS BAR – FILE # 2006PL-080; PROJECT #'S DRP-000124, CUP-000027 & AP-000048. The applicant requests approval of a Design Review Permit to allow the construction of a two-story, 17,544 square foot restaurant and nightclub; a Conditional Use Permit to allow operation of a nightclub use in a Community Commercial Zone; and an Administrative Permit for a reduction in required parking based on shared parking. Applicant: Burrell Consulting Group, Jerry Aplash. Owner: Capitol City Restaurant, Mike Alizadeh. (Bruggeman)

B. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL. – WRSP PCL F-17 RE-SUBDIVISION – FILE #2008PL-021 (SUB-000118 & DRP-000251) The applicant requests approval of a Tentative Subdivision Map to revise interior parcel boundaries for 75 residential small lots in WRSP Fiddymont Ranch Village F-17; and a Design Review Permit for Residential Subdivision to establish development standards for the house plans proposed for the 75 lots. Applicant: Steve Hicks, Signature Properties. (Lindbeck)

- C. **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, & DEVELOPMENT AGREEMENT AMENDMENT – 1900-2150 BLUE OAKS BL. – WRSP PCL F-30 REZONE & UNIT TRANSFERS – FILE #2007PL-189 (GPA000042, SPA000030, RZ-000042 & DAA-000038).** The applicant requests approval to change the land use designation and zoning on the 8.7 acre WRSP Parcel F-30 from Business Professional to Community Commercial; and also requests the transfer of existing residential unit allocations from various Phase 2 & 3 parcels to High Density Residential Parcels F-21, F-22, F-23, F-24, F-25, & F-26. Applicant: Steve Hicks, Signature Properties. (Lindbeck)
- D. **ZONING ORDINANCE AMENDMENT - DENSITY BONUS - CITY WIDE - 311 VERNON ST – FILE #2008PL-038; PROJECT #OA-000016.** The applicant requests approval of Amendments to the Density Bonus Chapter of the Zoning Ordinance for consistency with State Government Code Section 65915-65918. (Stewart)
- E. **GENERAL PLAN AMENDMENT - CIRCULATION ELEMENT – BICYCLE MASPER PLAN – CITYWIDE - 311 VERNON STREET - FILE #2008PL-036; PROJECT #GPA-000047.** The applicant requests approval of a General Plan Amendment and adoption of the revised Bicycle Master Plan and associated Mitigated Negative Declaration. (Cucchi)

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.