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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**MAY 22, 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  
Kevin Payne, Assistant Director, Planning & RDA  
Chris Burrows, Senior Planner  
Wayne Wiley, Assistant Planner  
Chris Kraft, Engineering Manager  
Bob Schmitt, Assistant City Attorney  
Brandy LeBeau, 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 MAY 8, 2008.**

**B. TENTATIVE SUBDIVISION MAP – 7200 SIERRA COLLEGE BOULEVARD – SRSP PARCEL 49 STONERIDGE VILLAGE 10 – FILE # 2008PL-015; PROJECT # SUB-000114.**

The applicant requests approval of a Tentative Subdivision Map to subdivide 25.9 acres into ninety-five (95) single-family residential lots, two landscape corridors, a utility corridor and an open space lot. Applicant/Owner: Tom Gamette, Elliott Homes. (Wiley)

**C. VARIANCE – 122 SOUTH LINCOLN STREET – BOND PROPERTY VARIANCE – FILE# 2008PL-024 (PROJECT # V-000056).**

The applicant requests approval of a Variance to reduce the required side yard setback for an existing garage from 5 feet to 1'6". Pursuant to Section 19.74.020(b) of the Roseville Zoning Ordinance, approval of a Variance is required to allow exceptions to setbacks exceeding 35 percent of the development standard. Applicant/Owner: Steve Bond. (Wiley)

**V. NEW BUSINESS**

**A. APPEAL OF THE PLANNING DIRECTOR'S DETERMINATION – 1100 ORLANDO AVE – THE ROSEVILLE STATION & ULTRA LOUNGE – FILE # 2008PL-044; PROJECT #APP-000002.**

The applicant is appealing the Planning Director's Determination that the use of the property at 1100 Orlando Avenue for a nightclub (The Roseville Station and Ultra Lounge) is no longer permitted as a legal non-conforming use. The Planning Director has determined that the on-site nightclub activities have been expanded without securing the appropriate entitlements or permits. By expanding the use without appropriate approvals, the property has lost its prior legal non-conforming status that allowed a nightclub which was ancillary to a restaurant, at this location. Appellant: Abbott & Kindermann, LLP. Owner: Station Partners, LP. (Payne)

**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.*