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AGENDA
PLANNING COMMISSION MEETING
JULY 9, 2009

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

PLANNING COMMISSIONERS:

Don Brewer, Chair
Robert Dugan, Vice-Chair
Sam Cannon
Gordon Hinkle
Kim Hoskinson
Audrey Huisking
David Larson

STAFF:

Paul Richardson, Director
Chris Burrows, Senior Planner
Steve Lindbeck, Project Planner
Derek Ogden, Associate Planner
Ron Miller, Associate Planner
Jan Shonkwiler, Housing Programs Manager
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 JUNE 11, 2009.

B. TREE PERMIT MODIFICATION – SRSP PARCEL 33 & 38 VILLAGE 4 TREE PERMIT MODIFICATION – 1453 E. ROSEVILLE PW. - FILE# 2009PL-039; PROJECT #TP-000117. The applicant requests approval to modify the original master Tree Permit (TP 03-06) for the Whispering Canyon subdivision in the Stoneridge Specific Plan, to change the tree preservation bond responsibility from the Home Owner's Association (HOA) to the individual property owner. Project Applicant/Property Owner: Stoneridge Village 4 HOA, Amy Jeffereson. (Ogden)

V. NEW BUSINESS

A. CONDITIONAL USE PERMIT MODIFICATION – 100 AUTOMALL DRIVE – NERSP PARCEL 13A - AUTOMALL WALL RENOVATION PROJECT - FILE # 2009PL-012; PROJECT # CUP-000056. The applicant requests approval of a Conditional Use Permit Modification to renovate the Roseville Automall's existing perimeter wall, which will include the addition of vehicle display pads and associated signage at six (6) locations. Additionally, the applicant has requested modifications to the existing Master Use Permit which governs operation of the Roseville Automall. Modifications include (but are not limited to: 1) the addition of vehicle display platforms, 2) revisions to building setback standards, 3) expansion of permitted uses to include "stand-alone" pre-owned vehicle dealerships, and sale of recreational vehicles, boats and

motorcycles, 4) increased design flexibility through the City's Design Review Permit process, and 5) use of tents and other exterior structures for display, detailing, etc. Applicant: Borges Architectural – Adam O. Lovern. Owner: Roseville Automall Association – c/o Eberhart & Co -Bruce Westrup. (Miller)

- B. GENERAL PLAN AMENDMENT - 2008-2013 HOUSING ELEMENT OF THE GENERAL PLAN – FILE #2009PL-058; PROJECT #GPA-000057.** The City of Roseville Housing Division requests the Planning Commission review and forward a recommendation to the City Council to adopt the draft 2008-2013 Housing Element of the General Plan, and the associated Initial Study/Negative Declaration. Owner: City of Roseville. (Shonkwiler)
- C. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT AND 2 TENTATIVE SUBDIVISION MAPS – WRSP FIDDYMENT F-15 & F-16 – 4821 FIDDYMENT ROAD – FILE #2008PL-092 (GPA-000049, SPA-000035, RZ-000047, DA-000042, SUB-000126, SUB-000128).** The applicant requests approval of a General Plan Amendment to change West Roseville Specific Plan Parcels F-15 and F-16 from Medium Density (7 units/acre) to Low Density (4 units/acre); a Specific Plan Amendment for the same changes and to transfer existing residential unit allocations from F-15 & F-16 to LDR Parcel F-9 and HDR Parcels F-25 & F-26; a Rezone of F-15 from RS/DS (Small Lot) to R1/DS (Single Family); a Development Agreement Amendment to modify the existing Fiddymment Development Agreement to be consistent with the revised land use plan; a Tentative Map to subdivide F-15 into 167 single-family lots; and a Tentative Map to subdivide F-16 into 110 single-family lots. Owner/Applicant: Steve Hicks, Signature Properties. (Lindbeck)

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 pm.
 - (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 am. 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 material 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 material 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.