

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 AUGUST 27, 2009 7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

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

STAFF:

Paul Richardson, Director
Chris Burrows, Senior Planner
Nela Luken, Senior Planner
Mike Isom, Senior Planner
Tricia Stewart, Associate Planner
Ron Miller, Associate Planner
Derrick Whitehead, Environmental Utilities Director
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 <u>any</u> item or under Oral Communications are <u>limited to five (5) minutes</u>, 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 AUGUST 13, 2009.

B. GENERAL PLAN AMENDMENT – SAFETY ELEMENT – CITYWIDE – FILE #2009PL-027; PROJECT #GPA-000053. The City requests approval of a General Plan Amendment to make minor text changes to the Flood Protection Component of the Safety Element for consistency with State Law and to correct minor administrative errors. Applicant/Owner: City of Roseville. (Stewart)

V. NEW BUSINESS

- A. SPECIFIC PLAN AMENDMENT 1160 ROSEVILLE PARKWAY NCRSP PARCELS 38, 39A & 39B FOUNTAINS PHASE 2 FILE # 2009PL-029; PROJECT # SPA-000037. The applicant requests approval of a Specific Plan Amendment to change the Retail Commercial/Professional Office ratio for Parcels 38, 39A and 39B within the North Central Roseville Specific Plan (NCRSP) area. The applicant proposes to remove the 60% retail commercial restriction on these specific parcels to increase the retail commercial component of the above-referenced parcels in anticipation of development of Phase 2 of The Fountains Lifestyle Center. Applicant/Owner: Peter B. Bollinger Investment Co. Paul Bollinger. (Miller)
- B. SPECIAL PRESENTATION: WATER CONSERVATION/RELIABILITY POLICY. (Whitehead)

C. ZONING ORDINANCE AMENDMENT – WATER EFFICIENT LANDSCAPE ORDINANCE – FILE # 2009PL-069; PROJECT # OA-000022. In 2006, the State enacted legislation requiring the Department of Water Resources (DWR) to update the State Model Water Efficient Landscape Ordinance. The updated model ordinance contains several new landscape and irrigation design requirements aimed at reducing water consumption in landscape irrigation. All local land use agencies are required to adopt the model ordinance, or develop an ordinance that is at least as effective by January 2010. Should no action be taken, the DWR model ordinance would automatically become effective in January 2010 by statute. The City of Roseville has chosen to adopt an Ordinance tailored to meet the City's needs that is based on, and is at least as effective as, the model ordinance. The new Water Efficient Landscape Ordinance will be incorporated into the City's Zoning Ordinance as Chapter 19.67 and will supersede the City's existing water efficient landscape requirements. Applicant/Owner: City of Roseville. (Isom)

VI. REPORTS/COMMISSION/STAFF

VII. ADJOURNMENT

Notes: (1) The applicant or applicant's representative must be present at the hearing.

- 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.