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AGENDA
PLANNING COMMISSION MEETING
NOVEMBER 12, 2009

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

PLANNING COMMISSIONERS:

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

STAFF:

Paul Richardson, Director
Chris Burrows, Senior Planner
Nela Luken, Senior Planner
Kathy Pease, Senior Planner
Steve Lindbeck, Project Planner
Derek Ogden, Associate Planner
Tricia Stewart, Associate Planner
Wayne Wiley, 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 SEPTEMBER 24, 2009.

B. CONDITIONAL USE PERMIT – 2501 EUREKA ROAD – SERSP PCL 27 – CLEARWIRE CELL TOWER EXTENSION – FILE # 2009PL-092 (CUP-000057). The applicant requests approval of a Conditional Use Permit to allow a 6-foot extension of an existing 119-foot PG&E tower with three new cellular antennas and three microwave dishes. Applicant: Dale Smith, Clearwire US, LLC. Owner: Kurtis Eid, Pacific Gas and Electric. (Wiley)

C. MINOR GRADING PLAN & TREE PERMIT – 401 ARRAN COURT & 2009 ARRAN ST – SRSP EAST, VILLAGE 9, LOTS 29 & 30 – FILE # 2009PL-096 (GP-000023 & TP-000119). The applicant requests approval of a Minor Grading Plan to allow minimal grading on two no-grade residential lots; and a Tree Permit to remove five native oak trees and to encroach into two native oak trees up to 35%. Applicant/Owner: Tom Gamette, Elliott Homes, Inc. (Wiley)

D. **TENTATIVE SUBDIVISION MAP & DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL – WRSP PCL F-17 – FILE #2009PL-095 (PROJECT #SUB-000139, DRP 000315, & DRP-000317)**. The applicant requests approval of a Tentative Subdivision Map to revise the interior parcel boundaries of 35 lots within Fiddymont Ranch Parcel F-17, eliminating the “Z-lot” configuration on 35 lots and creating conventional lot lines; a Design Review Permit to modify the approved architectural design of the houses on 57 of the undeveloped lots within Parcel F-17; and a Design Review Permit (under separate application) for house plans to be constructed on the lots controlled by DR Horton. Owner/Applicant: Steve Hicks, Signature Properties (for SUB-000139 & DRP-000315) and Mike Meyer, Western Pacific Housing (for DRP-000317). (Stewart)

V. **NEW BUSINESS**

A. **MAJOR PROJECT PERMIT (STAGE 2) – 11901 GO FOR BROKE RD. – SOUTH PLACER JUSTICE CENTER ADULT CORRECTIONAL FACILITY – FILE #2009PL-078 (MPP-000029)**. The applicant requests a Stage 2 (architecture & landscaping) approval of a Major Project Permit for the development of a 299,280 square foot County Correctional Facility. Applicant: Placer County, Dennis Salter. (Ogden)

VI. **SPECIAL PRESENTATION / WORKSHOP**

A. **SIERRA VISTA SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT**
(Luken, Pease, Lindbeck)

VII. **REPORTS/COMMISSION/STAFF**

VIII. **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.