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AGENDA
PLANNING COMMISSION MEETING
DECEMBER 10, 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
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 NOVEMBER 12, 2009.

B. CONDITIONAL USE PERMIT – 1660 E. ROSEVILLE PKWY – METRO CALVARY CHURCH – FILE #2009PL-101 (CUP-000059). The applicant requests a Conditional Use Permit to allow a community assembly use within a Business Professional Zone District. Applicant: Metro Calvary Church, Greg Cline. Owner: NNN Parkway Corporate Plaza LLC, John Thomas Koss. (Ogden)

C. CONDITIONAL USE PERMIT – 1620 ROSEVILLE PKWY – NERSP PCL 3 – CLEARWATER CELL TOWER EXTENSION – FILE # 2009PL-100 (CUP-000058). The applicant requests approval of a Conditional Use Permit to allow a 6-foot extension of an existing 139-foot PG&E tower with three new cellular antennas and three clearwire microwave dishes. Applicant: Dale Smith, Clearwire US, LLC. Owner: Eric Jacobson, Pacific Gas and Electric. (Wiley)

V. NEW BUSINESS

A. LOT LINE ADJUSTMENT, REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND DEVELOPMENT AGREEMENT AMENDMENT—O'BRIEN ANNEXATION PROJECT (STEP 2) – 2850 WESTSIDE DRIVE AND 4401 WESTPARK DRIVE - FILE# 2009PL-112 (LLA-000062, RZ-000052, GPA-000058, SPA-000039, AND DA-000043). The City requests approval of a Lot Line Adjustment to modify the property lines of three properties (two City-owned and one privately owned parcel) to create more developable sites with improved access. As it relates to the PL Roseville property, the following entitlements are requested: a Rezone to change the zoning from Light Industrial Special Area (M1/SA) to General Commercial (GC) and Light Industrial (M1); a General Plan Amendment to change the land use from General Industrial (IND) to Community Commercial (CC) and Light Industrial (LI); a Development Agreement Amendment to update references in the Development Agreement related to zoning and land use and to modify the agreement as needed to accommodate the property line adjustments; and a Specific Plan Amendment which will bring the O'Brien property into the West Roseville Specific Plan Area and will allow for updates to the specific plan document as it relates to mapping and zoning and land use references. Project Applicant: City of Roseville. Property Owner: City of Roseville (2850 Westside Drive) and PL Roseville, Greg Van Dam (4401 Westpark Drive) (Stewart) **THIS ITEM IS BEING CONTINUED TO THE MEETING OF JANUARY 14, 2010.**

B. ANNEXATION, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ZONING ORDINANCE AMENDMENT AND DEVELOPMENT AGREEMENT – SIERRA VISTA SPECIFIC PLAN – 6810 FIDDYMENT ROAD – FILE #2007PL-044 (ANN-000002, GPA-000034, SPA-00024, RZ-000037 & DA-000029). The applicant requests approval of an amendment to the City's Sphere of Influence boundary of approximately 373 acres and an Annexation of approximately 2,064 acres of vacant land generally located west of Fiddymment Rd. and north of Baseline Rd. The applicant also requests a General Plan Amendment and adoption of a new Specific Plan to establish residential, commercial, parks, open space, and public land use designations, a Zoning Ordinance Amendment to establish development standards for each parcel and to amend the City's RS Development Standards, and Development Agreements between the City and each of the six property owners to provide the infrastructure needed to support the proposed development. The applicant also requests that the Planning Commission accept Public Comment on the Draft EIR; that they provide their own comments on the EIR; and that the Commission forward a recommendation to the City Council that they certify the EIR. The Planning Commission will also consider the project at the following scheduled public meetings: **January 14, 2010 and January 28, 2010**, or soon thereafter as the matter may be heard. Owner/Applicant: Sierra Vista Landowner Group. (Luken, Pease, Lindbeck)

VI. REPORTS/COMMISSION/STAFF

A. APPOINTMENT OF ONE PLANNING COMMISSIONER TO THE SUSTAINABILITY ACTION COMMITTEE.

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.