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AGENDA
PLANNING COMMISSION MEETING
MAY 26, 2011

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

PLANNING COMMISSIONERS:

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

STAFF:

Paul Richardson, Director
Chris Burrows, Senior Planner
Ron Miller, Associate Planner
Tricia Stewart, Associate Planner
Gina La Torra, Associate Planner
Bill Aiken, Administrative Analyst, Redevelopment
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 APRIL 28, 2011.

B. CONDITIONAL USE PERMIT – 900 GALLERIA BL – NCRSP PARCEL 63, METRO PCS CELL TOWER CO-LOCATION – FILE #2011PL-020; PROJECT #CUP-000070. The applicant requests approval of a Conditional Use Permit to allow a 12-foot extension of an existing 139-foot tall PG&E tower with three new cellular antennas and construction of a 12' x 16' (192 sq.ft.) fenced, ground-mounted equipment area approximately 30' east of the existing tower. Owner: PG&E – Jennifer Tracy. Applicant: Metro PCS, Jerry Jazmadarian. (Miller)

V. SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

A. DOWNTOWN PARKING MANAGEMENT PLAN. The City requests that the Planning Commission review and comment on the Downtown Parking Management Plan. This policy document will complete a key implementation task established in Chapter 6, Strategy 6.6.2b of the Downtown Specific Plan (DTSP); to manage the parking supply and demand in Downtown Roseville. (Aiken)

VI. NEW BUSINESS

A. DESIGN REVIEW PERMIT MODIFICATION – 930 OAK RIDGE DRIVE - FILE# 2005PL-100 (DRP-000366). The applicant requests approval of a modification to the approved design for Phase 2 of the Alta Manor project, which consists of a 12,560 square foot (16 units) assisted living building fronting Oak Ridge Drive. Owner: Daniel Fong. Applicant: Ken Wang, Alta Manor. (Stewart)

- B. CONDITIONAL USE PERMIT – 2000 OPPORTUNITY DR – WESTSIDE CHRISTIAN CHURCH – FILE #2011PL-033; PROJECT #CUP-000071.** The applicant requests approval of a Conditional Use Permit to allow a community assembly use (Westside Christian Church) to operate within a Light Industrial (M1) zone. Owner: 7 Blocks of Granite. Applicant: Frank Mascaro, Westside Christian Church.

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.