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AGENDA
PLANNING COMMISSION MEETING
JANUARY 26, 2012

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
Derek Ogden, 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 DECEMBER 8, 2011.

B. CONDITIONAL USE PERMIT– 10320 WOODCREEK OAKS BL. – NRSP PCL DC-91 CELL TOWER EXTENSION – FILE# 2011PL-006; PROJECT #CUP-000076. The applicant requests approval of a Conditional Use Permit to extend the existing cellular tower from 60 feet to 80 feet in height. Applicant / Property Owner: Neil Wiser, Fidelity Towers Inc. (Ogden)

V. OLD BUSINESS

A. FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT & DRAFT SUBSEQUENT EIR – 3000 HAYDEN PARKWAY – FILE #S GPA-000059, SPA-000040, RZ-000053, DA-000044 & SCH#20100082075. The applicant requests approval to amend the West Roseville Specific Plan (WRSP) to accommodate 1,905 additional residential units (580 Low Density Residential units, 609 Medium Density Residential Units, and 716 High Density Residential Units) in Fiddymment Ranch Phases 1, 2, and 3. The revised land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, LDR (Pocket Parks), MDR and HDR, CC, P/R, OS, P/Q-P, and Right-of-way) within the project area. In addition, the project proposes to change development densities within certain Fiddymment Ranch residential parcels. Also requested is certification of a Draft Subsequent EIR that analyzed the environmental effects of the proposed project. Applicant: West Roseville Development Company, LLC, Roseville/Fiddymment Land Venture, LLC. (Miller) **THIS ITEM IS CONTINUED OFF-CALENDAR.**

VI. NEW BUSINESS

- A. MAJOR PROJECT PERMIT MODIFICATION AND DEVELOPMENT AGREEMENT AMENDMENT – 10000 DIAMOND CREEK BL. – NRSP PCL DC-31A – FILE# 2009PL-059; PROJECT #MPP-000035 & DA-000050.** The applicant requests approval of a Major Project Permit Modification to allow the construction of 84 medium density single family residential units along with associated landscaping, lighting, and two urban relief lots; and a Development Agreement Amendment will modify and detail ownership and maintenance responsibility of the urban relief lots. Applicant / Property Owner: Robert Walter, Black Pine Holdings. (Ogden)

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.