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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**JULY 12, 2012**

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

**PLANNING COMMISSIONERS:**

Gordon Hinkle, Vice-Chair  
Krista Bernasconi  
Don Brewer  
Sam Cannon  
Robert Dugan

**STAFF:**

Paul Richardson, Director  
Chris Burrows, Senior Planner  
Derek Ogden, Associate Planner  
Gina McColl, Associate Planner  
Ron Miller, 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 MAY 10, 2012.**

**B. MAJOR PROJECT PERMIT EXTENSION – 8950 INDUSTRIAL AVENUE – BLUE OAKS COMMERCE CENTER – FILE# 2007PL-039; PROJECT #MPP-000037.** The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 1 that was originally approved May 27, 2010 under the permit MPP-000013. The MPP Stage 1 entitlement permitted the development of 49.4 acres with 17 buildings totaling 575,505 square feet, providing a mix of office, industrial and commercial uses as well as frontage improvements to Blue Oaks Boulevard, Industrial Avenue, and Washington Boulevard. Applicant: VLMK Consulting Engineers. Property Owner: Harsch Investment Properties. (McColl)

**C. TREE PERMIT – 1813 PARK OAK DRIVE – SRSP PARCEL 33 TREE PERMIT – FILE # 2012PL-033 (TP-000127).** The applicant requests approval of a Tree Permit to allow the removal of 4 native oak trees and to encroach within the Protected Zone Radius (PZR) of six native oak trees to construct a single-family residence in the Whispering Canyon subdivision in the Stoneridge Specific Plan. Owner: Rick Ryan. Applicant: John Caulfield, Landmark Builders. (Miller)

D. **MAJOR GRADING PLAN – 10150 FOOTHILLS BL. – CARLSBERG LOT 5 GRADING PLAN – FILE# 2012PL-003 (GP-000025)- AND MITIGATED NEGATIVE DECLARATION.** The applicant requests approval of a Major Grading Plan that would allow rough grading of the site and seasonal wetlands on the site to be filled. Applicant: Lisa Mattos, Baker-Williams Engineering Group. Property Owner: Denton Kelley, Stanford Ranch I, LLC. (Ogden)

V. **REPORTS/COMMISSION/STAFF**

A. **ELECTION OF CHAIR AND VICE-CHAIR**

B. **ELECTION OF DESIGN COMMITTEE REPRESENTATIVE & ALTERNATE**

VI. **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.