

AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA
PLANNING COMMISSION MEETING
AUGUST 23, 2012

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

PLANNING COMMISSIONERS:

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

STAFF:

Paul Richardson, Director
Chris Burrows, Senior Planner
Derek Ogden, Associate Planner
Wayne Wiley, Associate Planner
Tricia Stewart, 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 AUGUST 9, 2012.

B. 1424 WEST COLONIAL PW. – WEST COLONIAL ESTATES LOT 17 TREE PERMIT – FILE #2011PL-072; PROJECT #TP-000129 & V-000067. The applicant requests approval of a Tree Permit to allow the removal of 1 native oak tree and to encroach within the Protected Zone Radius (PZR) of 3 native oak trees to construct a single-family residence in the West Colonial Estates subdivision; and an Administrative Variance to encroach into the front yard setback, reducing the required 20' front yard setback to 18'. Owner/Applicant: Matt McKenzie, Premier United Communities. (Ogden)

C. 1400 WEST COLONIAL PW. – WEST COLONIAL ESTATES LOT 7 TREE PERMIT – FILE # 2012PL-058; PROJECT #TP-000130. The applicant requests approval of a Tree Permit to allow the removal of 2 native oak trees and to encroach within the Protected Zone Radius (PZR) of 2 native oak trees to construct a single-family residence in the West Colonial Estates subdivision. Owner/Applicant: Matt McKenzie, Premier United Communities. (Ogden)

D. 10001 DIAMOND CREEK BOULEVARD – NRSP PARCEL EV-1, ESKATON VILLAGE RESUBDIVISION – FILE #2012PL-052; PROJECT #MPP-000038 & SUB -000159. The applicant requests approval of a Major Project Permit Modification and Tentative Subdivision Map to merge and re-subdivide 36 residential lots in Eskaton Village Phase 2, resulting in 25 lots. Owner: Paul Eblen, Lakemont Village Roseville LLC. (Wiley)

V. NEW BUSINESS

- A. CONDITIONAL USE PERMIT MODIFICATION - AMERICAN MONTESSORI ELEMENTARY – 143 CLINTON AVE. - FILE# 2012PL-066; PROJECT #CUP-000078.** The applicant requests approval of a Conditional Use Permit Modification to allow a private elementary school to operate in an existing building in a Two-Family Residential (R2) zone. Applicant: American Montessori Elementary, Serena Azadan. Property Owner: The Rock of Roseville, Kenneth Wahlberg. (Stewart)

VI. REPORTS/COMMISSION/STAFF

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.