



311 Vernon Street Roseville. CA 95678

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AGENDA PLANNING COMMISSION MEETING JANUARY 23, 2014 7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS

Gordon Hinkle, Chair David Larson, Vice-Chair Krista Bernasconi Julie Hirota Bruce Houdesheldt Charles Krafka Joseph McCaslin

STAFF

Chris Burrows, Planning Manager Ron Miller, Associate Planner Derek Ogden, Associate Planner Marc Stout, City Engineer Bob Schmitt, Assistant City Attorney Julie Pistone, Recording Secretary

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on <u>any</u> item or under Oral Communications are <u>limited to five (5) minutes</u>, 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 12, 2013.

B. CONDITIONAL USE PERMIT – 9300 PRAIRIE WOODS WY – SBA & AT&T CELLULAR MONOPOLE – FILE # 2013PL-040 (CUP-000087). The applicant requests approval of a Conditional Use Permit to construct an 80 foot tall monopine with 9 antennas and install ground-mounted equipment within a 50' x 50' lease area enclosed by a chain link fence with slats, 8 feet in height. Applicant: Streamline Engineering & Design, Alyse Mathis. Owner: Roseville City School District, Dennis Snelling. (Miller)

V. NEW BUSINESS

A. CONDITIONAL USE PERMIT – 411 LINCOLN STREET – McRAE OPERA HOUSE CONDITIONAL USE PERMIT – FILE # PL13-0270. The applicant requests approval of a Conditional Use Permit to expand an existing Nightclub use by allowing patrons to utilize an enclosed patio area (enclosure) at the rear of the McRae Opera House building. Applicant/Owner: Richard Ryan. (Miller)

В. MAJOR PROJECT PERMIT MODIFICATION, TENTATIVE SUBDIVISION MAP AND DEVELOPMENT AGREEMENT AMENDMENT - 1581 PARKSIDE WY. -NRSP PCL DC-31C - FILE # 2013PL-017. The applicant requests approval of a Major Project Permit Modification and Tentative Subdivision Map to allow the construction of 81 single family residential units along with associated landscaping and lighting. The Development Agreement Amendment will amend the number and type of units to be constructed on the parcel and also amend park fees and other obligations for the parcel. Applicant: Greg Bardini, Morton & Pitalo Inc. Owner: Stephen Des Jardins, BBC Diamond Creek LLC (Ogden)

VI. REPORTS/COMMISSION/STAFF

VII. **ADJOURNMENT**

- Notes: The applicant or applicant's representative must be present at the hearing.
 - Complete Agenda packets are available for review at the main library or in the Planning Department. (2)
 - (3) (4) All items acted on by the Planning Commission may be appealed to the City Council.
 - No new items will be heard after 10:00 pm.
 - (5) (6) No smoking permitted in Council Chambers.
 - 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.
 - If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Department 72 hours in advance.
 - 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.