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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**MARCH 10, 2005**

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

**PLANNING COMMISSIONERS:**

Kim Hoskinson, Chair  
Gray Allen, Vice-Chair  
Donald Brewer  
Rex Clark  
Robert Dugan  
Audrey Huisiking  
Betty Sanchez

**STAFF:**

Paul Richardson, Planning Director  
Chris Burrows, Senior Planner  
Chris Robles, Senior Planner  
Associate Planner, Wendy Hartman  
Associate Planner, Steve Lindbeck  
Bob Schmitt, Deputy 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 FEBRUARY 24, 2005.**

**V. OLD BUSINESS**

**A. DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT MODIFICATION – 1893 TAYLOR ROAD – NERSP PARCEL 17 (ROSEVILLE GOLFLAND SUNSPASH) – FILE #'S DRPMOD 04-45 & CUPMOD 05-02.** The applicant requests approval of a Conditional Use Permit Modification to expand the operation of the amusement park by adding an eight (8) stall batting cage. The applicant is also requesting approval of a Design Review Permit Modification to allow for the construction of the batting cage which may be transformed into additional parking during the summer season and to revise the existing parking lot area to accommodate bus parking and seasonal tandem parking for employees.

Owner/Project Applicant: Fred Kenney, Roseville Golfland Ltd. (Hartman) **(THIS ITEM IS CONTINUED TO THE MEETING OF MARCH 24, 2005.)**

**VI. NEW BUSINESS**

**A. DESIGN REVIEW PERMIT, TREE PERMIT, ADMINISTRATIVE PERMIT & TENTATIVE PARCEL MAP – 560, 570, 580 N. SUNRISE AVE – NERSP PARCEL 5B, NORTH SUNRISE PROFESSIONAL CENTER – FILE# DRP 04-46, TP 04-48, AP 04-83, & PM 04-21.** The applicant requests approval of plans to construct five medical office buildings totaling 73,107 square feet. Project approvals include: 1) a Design Review Permit for the building plans; 2) a Tree Permit to remove 10 native oak trees and encroach into the protected zone of another 19 native oaks; 3) an Administrative Permit for a reduction in the required parking on this site, which is shared with the United Artists Theater and Black Angus Restaurant; and 4) a Tentative Parcel Map to merge three existing parcels and re-subdivide them into five parcels. This item was originally heard on February 10, 2005 and continued off calendar. Project Applicant: Stephen D. Guest, RMW Architects. Property Owner: Timothy Gagnier, Granite Bay Ventures. (Lindbeck)

- B. **ZONING ORDINANCE AMENDMENT – CITYWIDE – CONDOMINIUM CONVERSION ORDINANCE - FILE# OA 05-01.** The applicant requests modifications to the City's Condominium Conversion Ordinance [RMC Chapter 19.58] to clarify amendments to the ordinance that were adopted in May of 2004. The amendments include: establishment of the date or event in which a renter becomes eligible for relocation benefits and when notifications of benefits are provided to a renter; requirement for a town hall meeting prior to public hearing; and clarification on the length of time that benefits are required to be provided. Project Applicant: City of Roseville. (Robles)

**VII. REPORTS/COMMISSION/STAFF**

- A. **OFF-STREET PARKING REQUIREMENTS**  
(Burrows)

**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 p.m.
  - (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 a.m. 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 materials 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 materials 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.*