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**AGENDA
PLANNING COMMISSION MEETING
JANUARY 27, 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 Huisking
Betty Sanchez

STAFF:

Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Wendy Hartman, Associate Planner
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 JANUARY 13, 2005

B. TREE PERMIT & ADMINISTRATIVE VARIANCES – 2112 & 2120 PETRUCHIO WAY – STONERIDGE EAST VILLAGE 8 (ELLIOTT HOMES) – FILE#S: TP 04-33, AV 04-08, & AV 04-09. The applicant requests approval of two Administrative Variances to allow for a 15-foot front yard setback where 20 feet is required for Lots 90 and 91 of the Stoneridge East Village 8 subdivision and a Tree Permit to allow site improvements for a single family home to encroach 22 percent into the protected zone radius of a native oak tree. Project Applicant: Dennis Phillips, Wood Rodgers. Owner: Harry Elliott, Elliott Homes. (Hartman)

V. NEW BUSINESS

A. GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP, & TREE PERMIT – 1470 BLUE OAKS BOULEVARD – FIDDYMENT 44 – FILE#S: GPA 03-11, RZ 03-09, DA 03-10, SUBD 04-07, & TP 04-49. The applicant requests approval of a General Plan Amendment to change the land use from Light Industrial (LI) to Low Density Residential (LDR 4.6), Parks and Recreation (PR), and Open Space (OS); a *Rezone* to change the zoning from Light Industrial (M1) to Small Lot Residential with Development Standards (RS/DS), Parks and Recreation (PR), and Open Space (OS); a Development Agreement to specify the terms of developing the property; a Tentative Subdivision Map to divide a 44.53 acre site into 148 residential lots and eight (8) lettered lots (open space, landscaping, & access easements); and Tree Permit to remove up to 50 native oak trees and encroach into the protected zone of several others. Project Applicant: J. Cleve Livingston; Boyden, Colluris, Livingston, & Sax. Owner: John Fiddymont, Walaire, Inc. (Hartman)

VI. REPORTS/COMMISSION/STAFF

A. Condominium Conversion Ordinance

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 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.