

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

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

# AGENDA PLANNING COMMISSION MEETING MARCH 24, 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 Eileen Bruggeman, Project Planner Steve Lindbeck, Associate 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 <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 MARCH 10, 2005.

# V. OLD BUSINESS

- A. TREE PERMIT 7200 SIERRA COLLEGE BOULEVARD (SIERRA COLLEGE BOULEVARD WIDENING PHASE 4) -- FILE# TP 04-42. The applicant requests approval of a Tree Permit to remove thirty-one (31) native oak trees and to encroach within the Protected Zone Radius of four (4) additional trees in association with the widening of Sierra College Boulevard as required by the Stoneridge Specific Plan. Applicant/Owner Price Walker, Elliott Homes. (Bruggeman) (THIS ITEM WAS CONTINUED FROM THE MEETING OF FEBRUARY 24, 2005.)
- B. TENTATIVE SUBDIVISION MAP AND TREE PERMIT 7200 SIERRA COLLEGE BOULEVARD (SRSP PARCEL 49) FILE#: SUBD 04-15 & TP 04-29. The applicant requests approval of a Tentative Subdivision Map to subdivide the approximate 25.9-acre site into ninety-five (95) single-family residential lots, an open space lot, and a landscape corridor. The applicant is also requesting a Tree Permit to remove ninety-nine (99) native oak trees, and to encroach within the Protected Zone Radius of approximately thirty (30) additional trees due to associated street and pad grading, and storm drain construction. Applicant/Property Owner Price Walker, Elliott Homes. (Bruggeman) (THIS ITEM WAS CONTINUED FROM THE MEETING OF FEBRUARY 24, 2005.)

# VI. NEW BUSINESS

- A. MAJOR PROJECT PERMIT MODIFICATION 1175 ROSEVILLE PARKWAY (THE FOUNTAINS) FILE # MPPMOD 98-03A. The applicant requests approval of a Major Project Permit (MPP) Modification for the construction of a combination of retail and office buildings on the approximately 54-acre site. The previously approved Stage One MPP included 321,500 square feet of retail space, and 224,000 square feet of office space (545,500 total square feet). The MPP Modification includes approximately 312,003 square feet of retail space, 73,061 square feet of restaurant space, and 197,600 square feet of professional office space (582,664 total square feet). Applicant & Owner Paul Bollinger, Peter P. Bollinger Investment Company. (Bruggeman)
- GENERAL PLAN AMENDMENT, REZONE, FLOOD ENCROACHMENT PERMIT, DESIGN B. REVIEW PERMIT MODIFICATION, VOLUNTARY MERGER, & TREE PERMIT - 650 DOUGLAS BOULEVARD - ROSEVILLE CHAMBER OF COMMERCE - FILE #'S GPA 04-04, RZ 04-06, FEP 04-03, DRPMOD 04-57, VM 04-03, & TP 04-44. The applicant requests approval of a General Plan Amendment to change the land use of a portion of the property from Low Density Residential/Floodplain and Open Space/Floodplain to Community Commercial/Floodplain: a Rezone to change the zoning of a portion of the property from Single Family Residential and Single Family Residential/Floodway to Business Professional and Business Professional/Floodway; a Flood Encroachment Permit to allow encroachment of the building expansion within the 100 year floodplain; a Design Review Permit Modification to allow for the construction of a 3,079 square foot addition to the existing building and to add 12 new parking spaces; a Voluntary Merger to merge the three (3) existing parcels into one parcel; and, a Tree Permit to remove up to two (2) native oak trees and encroach into the protected zone of six (6) others. Project Applicant: William Sandusky, Williams + Paddon. Property Owner: Wendy Gerig, Roseville Chamber of Commerce. (Hartman)
- C. DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT MODIFICATION 1893 TAYLOR ROAD NERSP PARCEL 17 (ROSEVILLE GOLFLAND SUNSPLASH) FILE #'S DRPMOD 04-45 & CUPMOD 05-02. The applicant is requesting approval of a Design Review Permit Modification to allow for the construction of structured parking over a portion of the existing parking lot. The upper deck of the structured parking will be used as a batting cage. During the summer season, the batting cage may be removed to provide additional parking for the amusement park. The applicant is also requesting to revise the existing parking area (including the CalTrans Park-n-Ride lot) to accommodate bus parking, add additional parking spaces, improve transit stop facilities, and create seasonal tandem parking for employees. A Conditional Use Permit Modification is being requested to regulate the operational characteristics of the batting cages and seasonal parking. Owner/Project Applicant: Fred Kenney, Roseville Golfland Ltd. (Hartman)
- D. ADMINISTRATIVE PERMIT 1470, 1480, 1490 EUREKA RD. NERSP PARCEL 13, EUREKA RIDGE PLAZA PARKING REDUCTION FILE# AP 04-71. The applicant requests approval of an Administrative Permit for a reduction in the required parking for the Eureka Ridge Plaza shopping center. Project Applicant/ Owner: Kobra Properties, Abe Alizadeh. (Lindbeck)

# VII. REPORTS/COMMISSION/STAFF

# 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 <u>Planning Department 72 hours</u> 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.