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AGENDA
PLANNING COMMISSION MEETING
JULY 24, 2014

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

PLANNING COMMISSIONERS

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

STAFF

Chris Burrows, Planning Manager
Greg Bitter, Principal Planner
Tricia Stewart, Senior Planner
Gina McColl, 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 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 JULY 10, 2014.

B. MAJOR PROJECT PERMIT EXTENSION – 8950 INDUSTRIAL AVENUE – BLUE OAKS COMMERCE CENTER – FILE# PL14-0324. The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 1 entitlement that permitted the development of 49.4 acres with 17 buildings totaling 575,505 square feet, providing a mix of office, industrial and commercial uses as well as frontage improvements to Blue Oaks Boulevard, Industrial Avenue, and Washington Boulevard. Applicant: Jennifer Kimura, LMK Consulting Engineers. Owner: Brian Williams, Harsch Investment Properties. (McColl)

V. NEW BUSINESS

A. DESIGN REVIEW PERMIT MODIFICATION, CONDITIONAL USE PERMIT MODIFICATION & LOT LINE ADJUSTMENT – COSTCO FUELING FACILITY ADDITION – 6720 AND 6750 STANFORD RANCH RD – FILE# PL13-0131. The applicant requests approval of entitlements to allow the construction of a Costco member's only gas station (20 pumps) and control enclosure with site modifications. The requested entitlements include a Design Review Permit Modification for the new gas station facility and site improvements, a Conditional Use Permit Modification to modify the existing CUP for Shell to reflect the new facility and operator, and a Lot Line Adjustment to modify the property line between the Costco and Shell properties to increase the Shell site by 0.371 acres. The new Costco gas station will replace the existing Shell station. Applicant: David Babcock, David Babcock & Associates. Owner: Michael Tooley, Micnan, LLC & Kim Katz, Costco Wholesale Corporation. (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.