

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

AGENDA
PLANNING COMMISSION MEETING
JANUARY 22, 2015

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

Greg Bitter, Principal Planner
Lauren Hocker, Associate Planner
Gina McColl, Associate Planner
Ron Miller, Associate Planner
Derek Ogden, Associate Planner
Wayne Wiley, 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 DECEMBER 11, 2014.

B. TENTATIVE SUBDIVISION MAP – 1836 SIERRA GARDENS DR – SO. PLACER BUSINESS PARK OFFICE CONDO CONVERSION – FILE# PL14-0594. The applicant requests approval of a Tentative Subdivision Map to create 21 office condominiums within four existing office buildings. The application also includes a request to waive the requirement for a final map. Applicant: Timothy G. Blair, Surveyors Group, Inc. Owner: James Ballard, The STG Group (McColl)

C. CONDITIONAL USE PERMIT – 8990 WASHINGTON BL – NCRSP PCL 49 – PGE TOWER INCREASE – FILE# PL14-0563. The applicant requests approval of a Conditional Use Permit to replace an existing cellular extension that is located on top of a lattice power transmission tower. The existing tower and cellular extension is approximately 140 feet in height and the new extension will be approximately 144 feet in height with the new cellular extension. The project also includes related cellular antennas and ground equipment. Applicant: Jerome Wade, Verizon Wireless. Owner: Nancy Short, Bayside Covenant Church (Ogden)

D. **CONDITIONAL USE PERMIT – 1550 MAIDU DR – TELECOMMUNICATIONS MONOPOLE – FILE# PL14-0442.** The applicant requests approval of a Conditional Use Permit to; 1) construct a 92' monopole; 2) install 8 telecommunications antennas above stadium lights on the pole, and; 3) install ground-mounted equipment within a 30' x 30' lease area enclosed by a chain link fence with slats, 8 feet in height. Applicant: Charnel James, Verizon Wireless. Owner: Tara Gee, City of Roseville (Miller)

V. **NEW BUSINESS**

A. **REZONE, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION & TREE PERMIT – 4051 FOOTHILLS BL – NWRSP PARCEL 47 – FILE# PL14-0297.** The applicant requests approval of a Rezone to change the zoning of the property from Single Family Residential (R1) to Residential Small Lot/ Development Standards (RS/DS); a Tentative Subdivision Map to create 59 lots; a Design Review Permit for Residential Subdivision (DRRS) to establish unit designs and development standards for the subdivision; and a Tree Permit to remove one 53' native oak tree and encroach into the protected zone of three other trees. Applicant: David Cobbs, Baker-Williams Engineering Group. Owner: John Mourier, John Mourier Construction Inc. (Wiley)

B. **CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT MODIFICATION – 8150 INDUSTRIAL BL – BRIDGEWAY CHRISTIAN CHURCH – FILE# PL14-0389.** The applicant requests approval of a Conditional Use Permit to allow a community assembly use (Bridgeway Christian Church) to operate within a General Industrial (M2) zone, and a Design Review Permit Modification to allow a small expansion of an existing building. Applicant: Justin Storm, Bridgeway Christian Church. Owner: John Apostolos, Consolidated Communications (Hocker)

C. **MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) & MAJOR PROJECT PERMIT (STAGE 2) – 1460 STONE POINT DR – STONE POINT PARCELS 8 & 9 – FILE# PL14-0350.** The applicant requests approval of a Major Project Permit (Stage 1 & 2) to allow the construction of two 90,000 square foot medical office buildings on the site. Both building sites include parking areas, frontage improvements, lighting and landscaping. The applicant also requests a Major Project Permit Modification to reduce the amount of required parking for the medical offices. Applicant/Owner: Steve Vannatta, Cordova 83 Properties (Ogden)

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 Division.
 - (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 Division 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 Division 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 Division'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.