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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**JUNE 23, 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  
Derek Ogden, 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 MAY 26, 2005. (CONTINUED FROM THE MEETING OF JUNE 9, 2005.)**

**B. MINUTES OF JUNE 9, 2005.**

**C. CONDITIONAL USE PERMIT – 350 ATLANTIC ST – AAT COMMUNICATIONS TOWER – FILE #CUP 05-03.** The applicant requests approval of a Conditional Use Permit to construct a 120-foot high monopole tower, capable of supporting antennae of five wireless carriers. The site is within the Union Pacific rail yard. Project Applicant: Nathan Smith, AAT Communications. Property Owner: Union Pacific Railroad. (Lindbeck) **(THIS ITEM WAS CONTINUED FROM THE MEETING OF MAY 26, 2005.)**

**D. CONDITIONAL USE PERMIT- 198 CIRBY WAY #135 – LUXE DAY SPA - FILE# CUP 05-04.**

The applicant requests approval of a Conditional Use Permit to operate a day spa (personal services) in a Light Industrial (M1) zone district. Project Applicant/Owner: Mark Len, Sycamore Gardens. (Ogden)

**E. TENTATIVE SUBDIVISION MAP MODIFICATION, SPECIFIC PLAN AMENDMENT & REZONE – 3000 MINERS RAVINE DRIVE –STONERIDGE SPECIFIC PLAN, PARCEL 58 – FILE#S: SUBDMOD 02-04A, SPA 05-11 & RZ 05-04.** The applicant requests approval of a

map modification to change a 61-unit, single-family residential subdivision from private to public streets, while retaining the previously approved lot configuration and amount of open space. The applicant also requests approval of a Specific Plan Amendment and Rezone to change from Small Lot Residential (RS/DS) to Single Family Residential (R1). Project Owner/Applicant: Parkland Homes, Greg Roberti. (Bruggeman)

**V. NEW BUSINESS**

- A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, & REZONE – 1035 ROSEVILLE PARKWAY & 200 GIBSON DRIVE – NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (NCRSP) PARCELS 44 & 40 (FILE #S PARCEL 44 GPA 04-06, SPA 04-07, DAA 04-16, RZ 04-08; PARCEL 40 SPA 04-01 AND DAA 04-02)** The applicant requests approval of: a General Plan Amendment to amend the General Plan Land Use Map by changing the land use designation on Parcel 44 from Business Professional to Medium Density Residential; a Specific Plan Amendment: Parcel 44 - to amend the North Central Roseville Specific Plan to change the specific plan designation from Business Professional to Medium Density Residential to allow for development of a maximum of 240 residential units, and Parcel 40 - to allow for buildings up to ten stories in height, and to increase the permitted floor area ratio from .4 to .8 on Parcels 40B, 40C, and 40D; a Development Agreement Amendment to modify the North Central Roseville Specific Plan Development Agreement to reflect the changes to the specific plan and identify both the obligations of the land owner and City; and a Rezone to rezone Parcel 44 from its current designation of Business Professional to Attached Housing with Design Standards (R3/DS). Property Owner: Richland Planned Communities, Stephen Thurtle. Project Applicant: Sandberg, Lo Duca & Aland, LLP, Marcus Lo Duca. (Bruggeman & Hartman)

**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 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.*