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**AGENDA  
PLANNING COMMISSION MEETING  
OCTOBER 27, 2005**

**7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS**

**PLANNING COMMISSIONERS:**

Robert Dugan, Chair  
Gray Allen, Vice-Chair  
Donald Brewer  
Sam Cannon  
Rex Clark  
Kim Hoskinson  
Audrey Huisiking

**STAFF:**

Paul Richardson, Planning Director  
Chris Burrows, Senior Planner  
Derek Ogden, Associate Planner  
Tricia Stewart, Assistant Planner  
Tom Habashi, Utility Director, Roseville Electric  
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 SEPTEMBER 22, 2005.**

**B. TENTATIVE SUBDIVISION MAP – 920, 950, 970 and 990 RESERVE DRIVE – VINTAGE OAKS OFFICE PARK – FILE: # SUB-000025.** The applicant requests approval of a tentative subdivision map to create 60 condominium units within an approved office/warehouse project. Project Applicant: Timothy Blair, Surveyor's Group, Inc. Project Owner: Jeff Kraft, Pico Ranch, Inc. (Stewart)

**C. CONDOMINIUM PARKING PLAN – 1299 ANTELOPE CREEK DRIVE – NCRSP PARCEL 22 – THE PRESERVES AT ANTELOPE CREEK (AKA PRESERVES AT CREEKSIDE) CONDOMINIUM CONVERSION - FILE# SUBD 04-20.** The applicant requests approval of a parking plan for a previously approved condominium conversion. On December 16, 2004 the Planning Commission approved a condominium conversion of the Preserves at Antelope Creek Apartments. The Commission required that a parking plan be drafted and approved by the Commission before recordation of the Final Map. Project Applicant: Burrell Consulting Group, Jerry Aplass. Property Owner: Kobra Properties, Abe Alizadeh. (Ogden)

**V. SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS**

**A. B.E.S.T. HOME PROGRAM.** Tom Habashi, Roseville Electric.

**B. GREENPRINT PRESENTATION.** Connie Gallippi, Sacramento Tree Foundation. (Burrows)

**VI. REPORTS/COMMENTS/COMMISSION/STAFF**

**A. APPOINTMENT OF PLANNING COMMISSIONER TO THE BLUE RIBBON CORPORATE CENTER COMMITTEE.**

**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.*