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**AGENDA
PLANNING COMMISSION MEETING
NOVEMBER 10, 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 Huisling

STAFF:

Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Wendy Hartman, Project Planner
Steve Lindbeck, Project 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 OCTOBER 27, 2005.

B. GRADING PLAN, TREE PERMIT, & ADMINISTRATIVE PERMIT – 10420 WOODCREEK OAKS BLVD – WOODCREEK EAST PARCEL 1 – File #s: GP-000008, TP-000046, & AP-000081. The applicant requests approval of a Grading Plan to grade a portion of the site to allow for the construction of a single family home; an Administrative Permit for the associated accessory structures; and a Tree Permit to remove two native oak trees and encroach into the protected zone of several others. Project Applicant: Cleve Livingston; Boyden, Cooluris, Livingston & Saxe. Property Owner: Steve Thurtle. (Hartman)

V. NEW BUSINESS

A. GENERAL PLAN AMENDMENT, REZONE, GRADING PLAN & TREE PERMIT – 2009 N CIRBY WAY (PRIMARY APPLICATION ADDRESS) – DE MELLO REZONE – FILE #S: GPA 02-08, RZ 02-04, GP 03-19, & TP 03-30. The applicant requests approval of: a General Plan Amendment to change the land use of a portion of the property from Open Space/Parks & Recreation/Floodplain to Low Density Residential; a Rezone to change the zoning of a portion of the property from Floodway to Single Family Residential; a Grading Plan to import 10,390 cubic yards of fill material; and a Tree Permit to remove up to 29 native oak trees and encroach into the protected zone of several others. Project Applicant: Jerry Alass, Burrell Consulting Group. Property Owner: Vasco DeMello (representative for property owners). (Hartman) **THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF DECEMBER 22, 2005.**

B. SPECIFIC PLAN AMENDMENT, REZONE, AND DEVELOPMENT AGREEMENT AMENDMENT – 4900 FIDDYMENT RD. – WRSP FIDDYMENT RANCH PHASE 2 – File # SPA-000010, RZ-000020, DAA 05-06. The applicant requests approval of: a Specific Plan Amendment to change a portion of West Roseville Specific Plan (WRSP) Parcel F-15 from LDR to MDR and to transfer residential unit allocations among WRSP large lots; a Rezone of

several LDR large lots from Single Family Residential to Small Lot Residential; a Development Agreement Amendment to modify the existing Fiddyment Ranch Development Agreement to add or revise sections relating to affordable housing allocations, neighborhood and pocket parks, fees, and property owner disclosures. Project Applicant: Tim Denham, Wood Rodgers, Inc. Property Owner: Signature Properties. (Lindbeck)

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.